



## **DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

### **UNDER s104 RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	J & C Leith
<b>RM reference:</b>	RM190362
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for Land Use and Subdivision Consent to undertake a two lot subdivision and identify two building platforms
<b>Location:</b>	1025 Lake Hawea – Albert Town Road, Wanaka
<b>Legal Description:</b>	Lot 2 DP27175 held in Certificate of Title OT19A/244
<b>Zoning:</b>	Rural General (Operative District Plan) Rural (Proposed District Plan)
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Limited Notified
<b>Delegated Authority:</b>	Richard Campion – Team Leader Resource Consents
<b>Final Decision:</b>	<b>Granted Subject to Conditions</b>
<b>Date Decisions Issued:</b>	<b>23 October 2019</b>

### **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 108/220 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's file and responses to any queries) by Richard Campion, Resource Consents Team Leader, as delegate for the Council.

## 1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (S42A) report prepared for Council (attached as 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 limited notified on 27 August 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 Richard Campion (Team Leader, Resource Consenting) on 23 October 2019.

## 3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6 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.

### 3.1 RELEVANT PLAN CONSIDERATIONS

#### Operative District Plan (ODP)

The subject site is zoned Rural General.

Resource consent is required for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(v) for any subdivision of Rural General zoned land and the identification of residential building platforms. Council shall have regard to, but not be limited by the Assessment Matters set out in 15.2.3.6(b).

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

#### Proposed District Plan (PDP)

The subject site is zoned Rural.

- A **discretionary** subdivision activity resource consent pursuant to Rule 27.5.6 for the proposed subdivision
- A **discretionary** land use activity resource consent pursuant to Rule 21.4.10 for the identification of building platforms

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

## 4. SUMMARY OF EVIDENCE HEARD

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

## 5. ASSESSMENT

### 5.1 ACTUAL AND POTENTIAL EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 8.2 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108/220 of the RMA as required to avoid, remedy or mitigate adverse effects.

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

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is consistent with the relevant policies and objectives of the District Plan.

### 5.4 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.

## 6. DECISION ON LAND USE AND SUBDIVISION CONSENT PURSUANT TO SECTION 104 OF THE RMA

Pursuant to section 104 of the RMA land use and subdivision consent are **granted** subject to the conditions stated in *Annexure 1* of this decision imposed pursuant to Sections 108 and 220 of the RMA.

## 7. 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). (*Subdivision Consent*) or payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate. (*Land-use Consent*)

### *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 Wendy Baker on phone (021) 1843309 or email [wendy.baker@qldc.govt.nz](mailto:wendy.baker@qldc.govt.nz)

Report prepared by

Decision made by



Wendy Baker  
**CONSULTANT PLANNER**

Richard Campion  
**TEAM LEADER, RESOURCE CONSENTING**

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

# **ANNEXURE 1 CONSENT CONDITIONS**

## **LAND USE CONSENT CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1L, rev L, dated 17/07/19
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1K, rev K, dated 30/05/19
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1K, rev L, dated 30/05/19
  - Vivian + Espie 'Structural Landscape Plan, Leith Subdivision Proposal – Lake Hawea Albert Town Rd, Hawea' Ref 1349-04 SLP, dated 30.07.19

**stamped as approved on date 22 October 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. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.
4. The registration of the residential building platform shall occur in accordance with the conditions set out in subdivision consent RM190362. *(This condition is volunteered by the applicant to avoid duplication of conditions and encumbrances.)*

## **SUBDIVISION CONSENT CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1L, rev L, dated 17/07/19
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1K, rev K, dated 30/05/19
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1K, rev L, dated 30/05/19
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### **Volunteered Conditions in respect of State Highway**

3. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the titles of proposed Lot 1 and Lot 2 of the subdivision of land shown on Scheme Plan "Lot 1 and 2 being a proposed subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))" (Drawing: S4011\_S1F Dated: 30/05/19); that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:

*Any new dwelling or other noise sensitive location on the site in or partly within 100m of the edge of State Highway 6 carriageway must be designed, constructed and maintained to achieve.:*

- a) *An indoor design noise level of 40 dB LAeq(24h) inside all habitable spaces.*
4. Prior to Section 224(c) certification, the consent holder shall provide evidence to the Queenstown Lakes District Council that the following has been completed:
    - a) The access for Lot 1 and Lot 2 from State Highway 6 carriageway is constructed at the location identified on the approved scheme plan); and,
    - b) The access for Lot 1 and 2 from the State Highway 6 carriageway is constructed and sealed in general accordance with the NZ Transport Agency Planning Policy Manual Diagram C standard with a minimum radius of 9m and culverts and drainage as required; and,
    - c) The area between the access from state highway and the boundary of Lot 1 and Lot 2 is sealed and to a sufficient width to accommodate a passenger vehicle.
    - d) All accesses not identified as authorised Crossing Places [per attachment 1] are permanently closed and the road reserve is re-instated to be consistent with the adjacent treatment including any of the following that apply:
      - i) The removal of any gates;
      - ii) The reinstatement of the fence line;
      - iii) The removal of any culverts;
      - iv) The reinstatement of any berm and/or highway drainage; and

- v) The regressing of the road reserve.

#### Engineering Conditions

5. 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*

6. 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.
7. No works shall be undertaken within State Highway 6 without the prior approval of the NZ Transport Agency pursuant to Section 51 of the Government Rounding Powers Act 1989. A Traffic Management Plan and Consent to Work on the Highway shall be submitted to and approved by the Transport Agency through their State Highway network consultants (Aspiring Highways) at least fourteen working days prior to the commencement of any works on the State Highway.
8. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following requirements:
- a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The formation of an access way to the building platform in Lot 2, in accordance with Council's standards. This shall include:
    - i) The gradient of the access way shall not exceed 1:5.
    - ii) Any sections of the access way with a gradient exceeding 1:6 shall be sealed.
    - iii) The access way shall have a minimum formed width of 3.5m.
    - iv) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
    - v) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
    - vi) The minimum standard for carriageway formation shall be either a single granular layer consisting of a minimum compacted depth of 150mm of AP40 metal for unsealed sections and 100mm of AP40 for sealed sections.
    - vii) Culverts shall be provided where required, adequately sized to cater for run-off from the critical 5% AEP storm event.



- viii) Passing bays/road widening shall be provided on any single lane sections of the access, including on any steep and/or curved sections of the access, and shall be at spacings not exceeding 100m.
  - c) The provision of sealed vehicle crossings to Lots 1 & 2 from State Highway 6 to meet the New Zealand Transport Agency (NZTA) requirements and standards. A copy of the NZTA reviewed and approved plans shall be submitted to Council prior to works commencing. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- 9. Prior to commencing any work on the site 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 to ensure that neighbouring sites 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.
- 10. At least 7 days prior to commencing earthworks, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks and undertake inspection and assessment as necessary to provide a Schedule 2A certificate and geotechnical completion report as required under Condition (15g).

*To be monitored throughout earthworks*

- 11. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Mt Iron Geodrill (Mt Iron Geodrill ref G19097, dated 22 November 2018).
- 12. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 13. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those required for the upgrading of the access to the site.

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

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

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

- 15. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

- b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all reviewed and accepted works detailed in Condition (8) above.
- d) The existing access to the water tanks on Lot 1 shall be upgraded to comply with Council's standards, including a minimum formation width of 3.5m and the removal of all vegetation within this width.
- e) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supplies 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>).
- f) In the event that the test results required in Condition 15(e) above show either 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 Records of Title 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 RM190362 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- g) The consent holder shall provide the Subdivision Planner at Council with confirmation from the NZTA that all accesses not identified as Authorised Crossing Place Locations have been closed, including any of the following that apply:
  - i) The removal of any gates;
  - ii) The reinstatement of the fence line;
  - iii) The removal of any culverts;
  - iv) The reinstatement of any berm and/or highway drainage; and
  - v) The re-grassing of the road reserve.

This shall be consistent with the adjacent treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.

- h) All earthworks and geotechnical investigations shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering the building platform

area in Lot 2. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

- i) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform on Lot 2 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 building platform on Lot 2 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*

16. In the event that the Engineering Acceptance issued under Condition (8) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

*[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].*

17. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) At the time a residential unit is erected on Lot 2, the minimum floor level shall be 500mm above the finished ground level.
  - c) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (15h) contains limitations such as specific foundation requirements for each lot that do not meet NZS3604 foundation conditions or remedial works required, then a consent notice shall be registered on the relevant Records of Title detailing requirements for the lot owner(s).

- d) 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 Mt Iron Geodril, dated 28/05/2019. 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.
- e) 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.
- f) At the time that a residential unit is erected on Lots 1 – 2, 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).
- g) At the time a residential unit is erected on Lots 1 - 2, 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.

*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 4km 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.*

#### Landscape Conditions

18. Prior to s224(c) certification, the mountain beech shown on the approved Landscape Plan shall be established with irrigation, mulch and protection from rabbit browse, and shall be in good health.

#### Ongoing Landscape Management and Design Conditions

19. 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) Within the lower portion of Lot 2 there shall be no linear tree planting. The lower portion is to be maintained in open low stature vegetation such as grazed pasture or cropping. The lower portion of the site is the entire area of Lot 2 shown on the approved landscape plan between the eastern boundary of the site and the hatched area.
  - b) The upper portion of Lot 2 shall be maintained in native shrubland as shown on the approved landscape plan.
  - c) All the following wilding prone exotic species shall be eradicated from proposed Lot 2 within 3 years of any building being erected and thereafter the site shall be kept free of these species in an ongoing way:
    - a. Contorta or lodgepole pine (*Pinus contorta*);
    - b. Scots pine (*Pinus sylvestris sylvestris*);
    - c. Douglas fir (*Pseudotsuga menziesii*);
    - d. European larch (*Larix decidua*);
    - e. Corsican pine (*Pinus nigra*);
    - f. Bishops pine (*Pinus muricata*);
    - g. Ponderosa pine (*Pinus Ponderosa*);
    - h. Mountain pine (*Pinus mugo uncinata*);
    - i. Dwarf Mountain pine (*Pinus mugo*);
    - j. Maritime pine (*Pinus pinaster*);
    - k. Sycamore (*Acer pseudoplatanus*);
    - l. Hawthorn (*Crataegus monogyna*);
    - m. Boxthorn (*Lycium ferocissimum*);
    - n. Buddleia (*Buddleja davidii*);
    - o. Grey willow (*Salix cinereal*);
    - p. Crack willow (*Salix fragilis*);
    - q. Cotoneaster (*Simonsii*);
    - r. Rowan (*Sorbus aucuparia*);
    - s. Spanish heath (*Erica lusitanica*).
  - d) No residential domestic activities (including but not limited to the development of gardens; lighting; planting of any exotic vegetation; erection of structures; parking of vehicles including boats; caravans etc; location of children's play equipment such as trampolines etc) shall be undertaken or located outside of the defined curtilage areas identified on the Structural Landscape Plan;
  - e) The mountain beech trees shown on the approved landscape plan shall be retained. If any tree should die, this must be replaced within the next planting season with a tree of at minimum 1.5m in height. Replacement is not required where 25 trees remain in the cluster which may occur as a result of natural regeneration.

- f) Building coverage within the registered building platform on Lot 2 shall not exceed 500m<sup>2</sup>.
- g) The maximum building height shall be 5.5 metres (proposed Lot 1) and 5.8m (proposed Lot 2) above existing ground level;
- h) The exterior cladding of all buildings shall be coloured in the natural range of browns, greens or greys with a light reflectivity value of between 5% and 20%;
- i) The roofing materials of all buildings shall be coloured in the natural range of browns, greens, greys with a light reflectivity value of between 5% and 15% and shall be of matt finish. No opaque or pale skylight panels shall be used for roofing material to avoid banding effects that would highlight built form. Any additional structures or fixtures attached to the roof such as chimneys or satellite dishes shall be coloured to match the roof;
- j) Planting inside curtilage areas shall exclude ornamental, brightly coloured plants or trees and shall include no less than 50% of total plant numbers to be indigenous species. Planting shall provide softening and integration of built form and associated domestication into the surrounding context of kanuka vegetation and be complementary to the natural characteristics of the site;
- k) Any fencing of lot boundaries and any fencing outside of the curtilage areas shall be of post and wire or post and netting only (including rabbit netting);
- l) All external lighting shall be down lighting only and not create light spill beyond the property. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting shall be located within the curtilage area only as identified on the landscape plan.

#### **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](mailto: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](mailto:engineeringacceptance@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto: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:  
RM190362

Tuesday, 22 October 2019

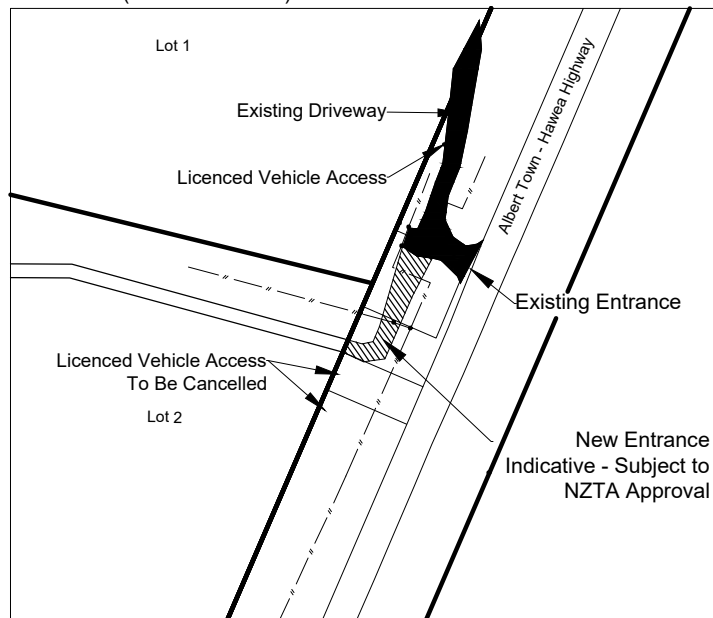
Lot 1  
DP 27175

Lot 1  
2.5901ha

Lot 2  
17.9930ha

Part Lot 3  
DP 27175

DIAGRAM (NOT TO SCALE)



Ties subject to Survey.  
Building Platform to be  
centered around existing  
Dwelling.

Proposed Building  
Platform

Licensed Vehicle Access

Licensed Vehicle Access

Proposed Accessway

Approved Implement  
Shed Location

Water Bore Location

Existing access way  
to be upgraded

500mm Diameter  
culvert at  
creek crossing

Proposed Accessway

Proposed Building  
Platform

Water Tank

**NOT FOR CONSTRUCTION  
SETOUT FROM APPROVED  
LAND TRANSFER PLAN ONLY**

## NOTES:

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- Additional easements may be required at the time of final Land Transfer Survey

## Notes:

- Boundary data has been sourced from DP 27175
- Abutting boundary data has been sourced from LINZ XML
- The within Lot is subject to existing Land Covenants & Consent Notices.

## Schedule of Existing Easements in Gross

Purpose	Shown	Servient Tenement	Grantee	Creating Document
Right to convey electricity	o-r-p	Lot 2 hereon	Central Electric Limited	T962942.16
Right to convey electricity	r-s	Lot 2 hereon	Central Electric Limited	T962942.16

## Schedule of Existing Easements

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	B	Lot 2 hereon	Lot 3 DP 27175	EC962942.17
Right to locate and operate pump	C	Lot 2 hereon	Lot 3 DP 27175	EC962942.17
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	D	Lot 2 hereon	Lot 3 DP 27175	EC962942.17

The adjoining road (State Highway 6) is a Limited Access Road declared in Gazette Notice 5016824.1

Notices 5034490.1 and 5034490.2 are pursuant to Section 91 Transit New Zealand Act 1989



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APPLICANT  
John and Colleen Leith

COMPRISED IN  
CFR OT19A/253

TERRITORIAL AUTHORITY  
Queenstown Lakes District Council

LAND DISTRICT  
Otago

TOTAL AREA  
20.5831ha

DATE  
20/07/2018

Drawing Title

Lots 1 and 2 Being a proposed  
Subdivision of Lot 2 DP 27175  
(1025 Lake Hawea - Albert  
Town Highway  
(State Highway 6))

Prepared for

Resource Consent

Plan Revisions

REV.	DESCRIPTION	DATE
E	AUTHORISED CROSSING PLACES ADDED	10/10/18
F	BORERS REMOVED/ADDED & BUILDING PLATFORM ADDED	24/01/19
G	BUILDING PLATFORM MOVED	27/02/19
H	AERIAL PHOTO REMOVED	12/03/19
I	BUILDING PLATFORM TIES ADDED	02/04/19
J	ACCESS WAY POSITION & WATER TANK ADDED	13/04/19
K	BP TIES & LONG SECTION ADDED	30/05/19
L	BUILDING PLATFORM ADJUSTED	17/07/19

SCALE

1:2500 @ A3

DATUM & LEVEL

Lindis Peak 2000

LEVEL IN TERMS OF Dunedin Vertical Datum 1958 ORIGIN BAUB (D 217) RL = 355.12

REVISION	DRAWING REFERENCE	Sheet
L	S4011_S1L	1 OF 1
SURVEYED	DATE	CHECKED
SP	16/04/19	CG
DRAWN	DATE	APPROVED
SP	17/07/19	CG



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM190362

Tuesday, 22 October 2019

Lot 1

Licensed Vehicle Access

Edge of seal  
Albert Town - Hawea Highway

Accessway

Edge of metal

Wooden Rail Fence

Post and Wire Fence

Licensed Vehicle Access

Licensed Vehicle Access

Lot 2

Post and Wire Fence

NOT FOR CONSTRUCTION  
SETOUT FROM APPROVED  
LAND TRANSFER PLAN ONLY

- NOTES:
- Aerial imagery is indicative only

- NOTES:
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APPLICANT  
John and Colleen Leith

COMPRISED IN  
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TERRITORIAL AUTHORITY  
Queenstown Lakes District Council

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TOTAL AREA  
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SCALE

1:2500 @ A3

DATUM & LEVEL

Lindis Peak 2000

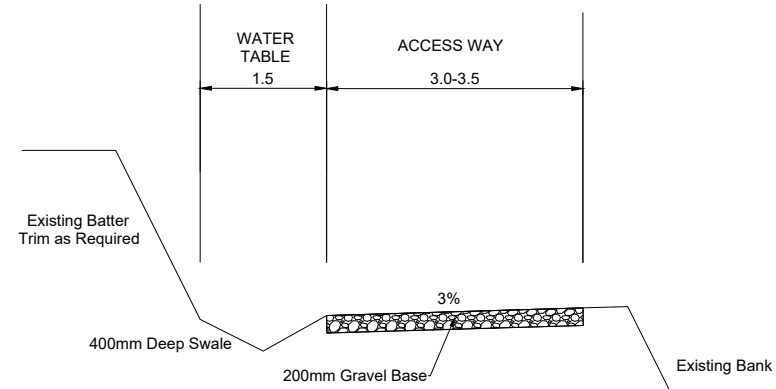
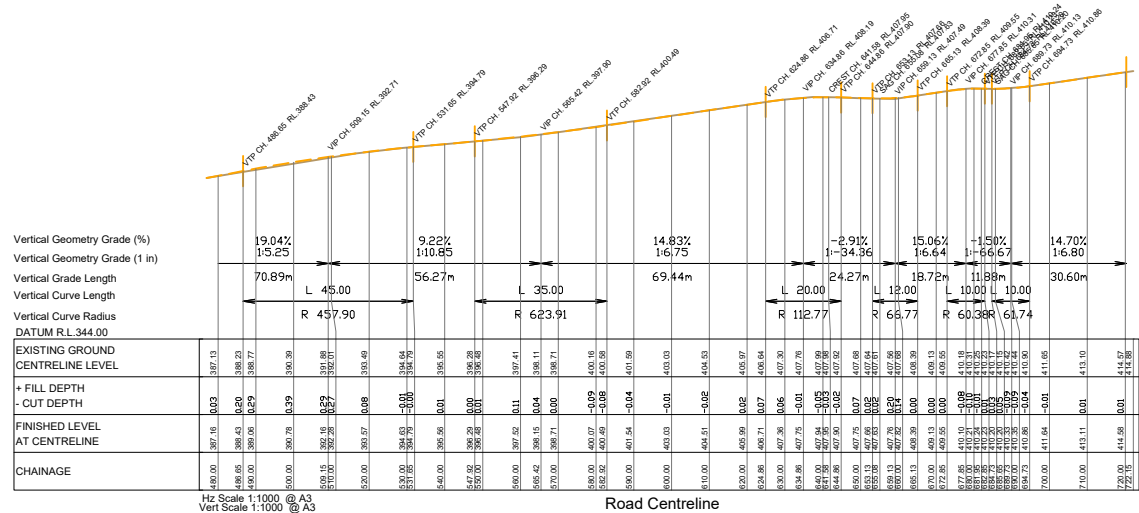
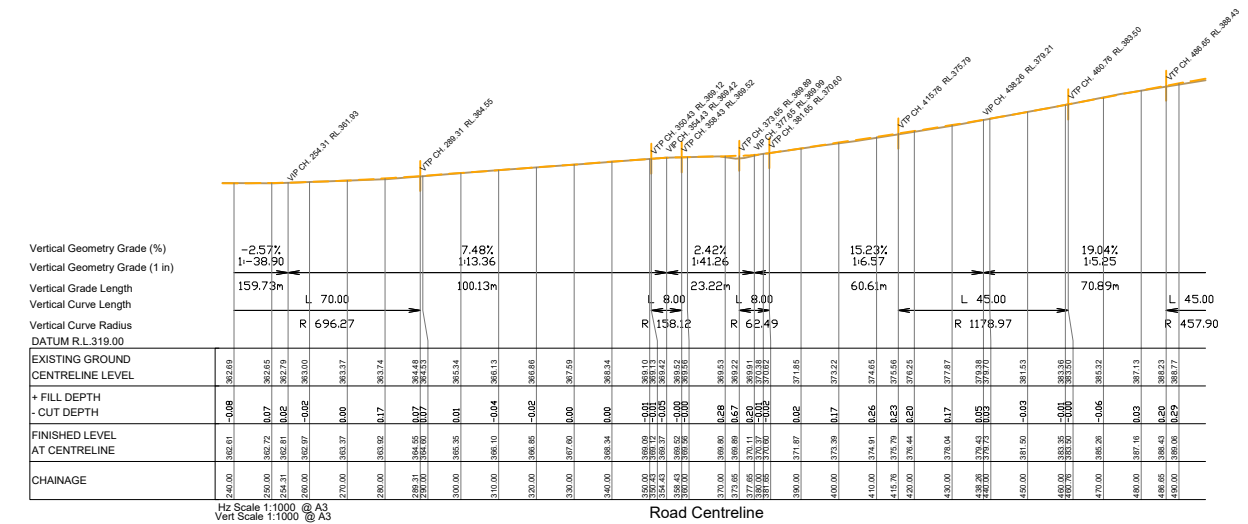
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K		S4011_S1K		1 OF 1	
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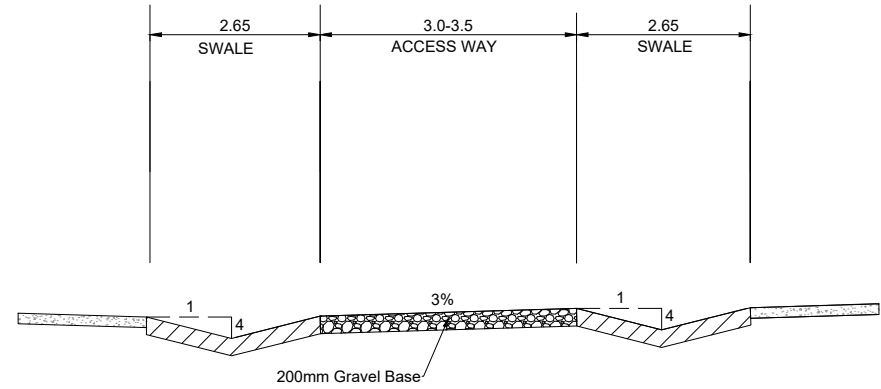
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM190362

Tuesday, 22 October 2019



Typical Access Cross Section - Hill Sections



Typical Access Cross Section - Flat Sections

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APPLICANT		John and Colleen Leith
COMPRISED IN		CFR OT19A/253
TERRITORIAL AUTHORITY		Queenstown Lakes District Council
LAND DISTRICT		Otago
TOTAL AREA	DATE	
20.5831ha	20/07/2018	

Drawing Title

Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175 (1025 Lake Hawea - Albert Town Highway (State Highway 6))

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Resource Consent

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SCALE

1:2500 @ A3

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SP	30/05/19	CG	30/05/19



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM190362

Tuesday, 22 October 2019

Lot 5  
DP 22638

Curtilage Area  
(Area 1900m<sup>2</sup>)

Lot 1  
DP 27175

Area of existing planting to be retained  
in accordance with RM090034

Lot 1  
2.5901ha

Curtilage Area  
(Area 1900m<sup>2</sup>)

Proposed building platform  
(Area 1000m<sup>2</sup>)

Existing dwelling

Existing sheds  
and stockyard

Lot 2  
DP 308814

Proposed building platform  
(Area 760m<sup>2</sup>)

Cluster of 25 Mountain Beech  
planted at 35L grade

Area to be maintained as  
native shrubland 9.45Ha

Approved Shed  
(RM181346)

Proposed Accessway

Lot 2  
17.9930ha

Lot 13  
DP 300251

Lot 1  
DP 303793

Part Lot 3  
DP 27175

#### VEGETATION MANAGEMENT / PLANTING NOTES:

The Structural Landscape Plan shall be implemented in accordance with the conditions of the resource consent that relates to the proposed activities.

All wilding prone exotic species (being all species listed in Rule 34.4.2 of the Proposed District Plan – decisions version) shall be eradicated from Lot 2 within 3 years of any building being erected within the Lot 2 building platform and thereafter Lot 2 shall be kept free of these species in an ongoing way.

The area to be maintained as native shrubland (identified as the hatched area) shall be kept free of other exotic weed species including exotic broom, gorse, briar rose and hawthorn species. Natural regeneration of native species, including bracken, kanuka and grey shrubland species, are encouraged to establish in this area. All native species that have established within this area from self-seeding shall be retained, including in the areas that are currently in pasture identified as (P). Existing pasture in the areas identified as (P) can be mowed occasionally to a minimum height of 150mm or grazed occasionally. Care shall be taken not to harm any regenerating native species in the pasture. If being grazed, fencing shall be placed around any areas of regenerating shrubland within the areas of pasture identified as (P).

The area to be maintained as native shrubland shall be fenced at its boundaries in fencing that is effective in stock protection. Ongoing effort shall be made kept this area free of all animal pests.

All new trees are to be automatically irrigated by sprinklers or drippers following the first 5 years of growth. If any tree dies or becomes diseased, it shall be replaced within the next planting season. Replacement trees shall be planted at a minimum 35L planting grade.



REF: 1349-04 SLP  
DATE: 30.07.19  
SCALE: 1:2500 @ A3

## Structural Landscape Plan

Leith Subdivision Proposal - Lake Hawea Albert Town Rd, Hawaea

**vivian+espie**

resource management and landscape planning  
vivian+espie Limited Resource Management and Landscape Planning  
PO Box 2514  
Physical Address 1/2118 Glenda Drive Frankton, Queenstown  
Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz



# **ANNEXURE 2 COUNCIL'S S42A PLANNING REPORT**

**FILE REF: RM190362**

**TO** Richard Campion, Resource consents Team Leader

**FROM** Wendy Baker, Consultant Planner

**SUBJECT** Report on a Limited Notified Consent Application.

**SUMMARY**

**Applicant:** J & C Leith

**Location:** 1025 Lake Hawea – Albert Town Road, Wanaka

**Proposal:** Land Use and Subdivision Consent to undertake a two lot subdivision and identify two building platforms

**Legal Description:** Lot 2 DP27175 held in Certificate of Title OT19A/244

**Operative Plan Zoning:** Rural General

**Proposed Plan Zoning:** Rural

**Limited Notification Date:** 27 August 2019

**Closing Date for Submissions:** 24 September 2019

**Submissions:** One submission in support of the application.

**RECOMMENDATION**

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

1. It is considered that the adverse effects of the activity will be acceptable for the following reasons:
  - The subdivision, residential building platform (rbp) and any future built form within the rbp will be reasonably difficult to see from most public roads and also from private properties. They will be visible from Te Awa Road, but proposed vegetation and existing topography will assist in mitigating the visual effects.

- The landscape character of the area will not be substantially changed by the addition of an allotment and a future dwelling.

- The subdivision can be adequately accessed and serviced.

2. The proposal is consistent with the relevant objectives and policies of the District Plan for the following reasons:

- The landscape character and visual amenity of the area will be maintained.

- Servicing and access of the new allotment and future built form can be provided.

3. The proposal promotes the overall purpose of the RMA.

## 1. INTRODUCTION

My name is Wendy Alice Baker. I am an Independent Resource Management Consultant based in Arrowtown. I am a Full Member of the New Zealand Planning Institute and chair of the Central Otago branch of the Institute. I am also a certified Independent RMA Hearings Commissioner and Panel Chair.

I have worked in the resource management field in New Zealand for around 15 years and prior to that in policy planning in The Netherlands for some 5 years. I hold the qualification of a Masters of Science from the Vrije Universiteit in Amsterdam, The Netherlands.

Between 2004 and 2013, I was employed by Civic Corporation Limited (CivicCorp) and its successor Lakes Environmental Limited (Lakes) in roles of Policy Planner, Resource Consents Planner and Resource Consents Team Leader. CivicCorp and Lakes were at that time charged with performing regulatory functions under the Resource Management Act, including processing resource consents, on behalf of Queenstown Lakes District Council.

From 2013 until January 2017 I held the position of Resource Consents Team Leader at Christchurch City Council.

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 decision maker. It contains a recommendation that is in no way binding. It should not be assumed that the decision maker will reach the same conclusion.

## 2. PROPOSAL AND SITE DESCRIPTION

Resource consent is sought to undertake a two lot subdivision as follows:

Proposed Allotment	Area (ha)	Building Platform	Access
1	2.59	40m x 25m (1000m <sup>2</sup> )	Existing access/crossing and driveway
2	17.99	40m x 25m (1000m <sup>2</sup> )	Existing access/crossing, but swinging south within roading corridor, before entering into proposed Lot 2 (no requirement for right of way)

Design controls on any future dwellings are volunteered to be registered as consent notices as set out in paragraph 4.3 of the report prepared by Daniel Curley of IP Solutions, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 1). Structural landscaping is proposed

Servicing of Lot 1, which contains the existing residential activity, will continue unchanged in respect of the three waters, power and telecommunications.

Lot 2 is to have a new bore supply with up to 8,000 litres of water per day available and a 45,000 litre on site watertank for both potable and fire fighting. Foul and stormwater will be disposed of to ground and electricity and telecommunications will be provided to the building platform.

Access to both lots will be from the existing crossing point, however access to Lot 2 will separate and dog leg within the road reserve before entering Lot 2. The driveway is to be formed over an existing farm track /ROW alignment.

A number of amendments to details have been made to the application following lodgement as a result of the further information request and in response to Council's peer review of the landscape assessment. These form part of the application and are addressed as relevant in this report.

The description in the applicant's AEE, along with emails from the applicant dated 10 June and 2 August together set out the details of the proposal which is adopted for the purposes of this report.

#### *Site and Locality Description, Relevant Site History*

The applicant has provided a detailed description of the site and locality and relevant site history in paragraphs 7 through 13 of the Landscape and Visual Assessment prepared by Stephen Quinn of Vivian+Espie Limited submitted with the application and attached as Appendix 2. This description is considered accurate and is adopted for the purpose of this report.

### **3. SUBMISSIONS**

#### **3.1 SUBMISSIONS**

One submission was received in support of the application from John Cossens of 963 Lake Hawea-Albert Town Road, Hawea. Mr Cossens considers that the proposal is well designed and will have minimal adverse effects on himself or users of SH6 or Te Awa Road. Mr Cossens raises concerns with Council's Landscape Architect's peer review of the proposal, in particular her view diverging from the applicant's Landscape Architect's view. He is of the view that it would be useful and helpful to all those living in the area for there to be more consistency in how landscapes are regarded by landscape experts.

I consider it appropriate to address Mr Cossens' submission here. The differences between Ms Mellsop and Mr Quinn (Landscape Architects for the Council and the Applicant respectively) are of one order of magnitude on the scale they have both employed in their assessments. This does not warrant the level of concern raised by Mr Cossens in terms of inconsistency. Such concern is justified where two experts differ widely in their professional opinion only. The Applicant has amended the proposal such that both experts are now in agreement and therefore the matters of concern that Mr Cossens raises become moot points in terms of this assessment. His support for the proposal is of relevance and is considered as appropriate in this report.

### **4. CONSULTATION AND WRITTEN APPROVALS**

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

Written approval has been obtained from the New Zealand Transport Authority (NZTA) who administer and manage State Highway 6 which runs along the front of the subject site and from which it obtains legal and physical access.

### **5. PLANNING FRAMEWORK**

#### **5.1 THE DISTRICT PLAN**

The Queenstown Lakes District Plan is currently being reviewed. This is occurring in stages. To date Stages 1 and 2 have had decisions made, appeals are closed and currently in the process of being mediated. Stage 3 has been notified with submissions currently open

##### **5.1.1 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. - Protects the ongoing operation of Queenstown 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.<sup>1</sup>*

Resource consent is required for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(v) for any subdivision of Rural General zoned land and the identification of residential building platforms. Council shall have regard to, but not be limited by the Assessment Matters set out in 15.2.3.6(b).

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

### 5.1.2 Proposed District Plan (PDP)

The subject site is zoned Rural.

*The purpose of the Rural Zone is to enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.<sup>2</sup>*

- A **discretionary** subdivision activity resource consent pursuant to Rule 27.5.6 for the proposed subdivision
- A **discretionary** land use activity resource consent pursuant to Rule 21.4.10 for the identification of building platforms

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

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

Based on the applicants' 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.

## 6. STATUTORY CONSIDERATIONS

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

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

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of:*
  - (i) *A national environmental standards;*
  - (ii) *Other regulations;*
  - (iii) *a national policy statement*
  - (iv) *a New Zealand coastal policy statement*

<sup>1</sup> Operative Queenstown Lakes District Plan, 5.3.1

<sup>2</sup> Proposed Queenstown Lakes District Plan, 21.1



- (v) *a regional policy statement or proposed regional policy statement*
- (vi) *a plan or proposed plan; and*
- (c) *any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

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

*After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –*

- a) may grant or refuse the application; and*
- b) if it grants the application, may impose conditions under section 108.*

Section 106 of the RMA states:

*(1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that—*

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

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources.

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

## **7. INTERNAL REPORTS**

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

- Engineering Assessment, QLDC Consultant Resource Management Engineer, Mr Cameron Jones (Appendix 1)
- Landscape Assessment with 8<sup>th</sup> August 2019 Addendum, QLDC Consultant Landscape Architect, Ms Helen Mellsop (Appendix 2)

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

## **8. ASSESSMENT**

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

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

## 8.1 LANDSCAPE CLASSIFICATION

The applicant's landscape architects and Council Landscape Architect, Ms Mellsop, agree that the landscape is classified as a Visual Amenity Landscape (VAL) under the ODP and a Rural Character Landscape under the PDP.

## 8.2 EFFECTS ON THE ENVIRONMENT

### 8.2.1 The Permitted Baseline/Existing Environment/Receiving Environment

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case all subdivision and all development requires a resource consent therefore the relevance of the permitted baseline is minimal.

### 8.2.2 Actual and Potential Effects on the Environment

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

This assessment relies upon the expert advice provided by Consultant Landscape Architect, Helen Mellsop and Council Resource Management Engineer, Cameron Jones. Their reports are adopted and are appended to this decision including an addendum from Ms Mellsop regarding changes made in response to her initial report. The applicant has agreed to the conditions of consent recommended by Mr Jones. These conditions have therefore been considered to be part of the application in terms of the notification determination.

As set out in the applicant's AEE at page 10 "The actual effects of the scheme proposed will relate to the future presence of a dwelling and/or accessory buildings, new patterns of human activity, and associated vehicle movements to, from and in the location of proposed Lot 2".

The Assessment of Effects provided at section 6 of the applicant's AEE, is generally considered accurate. It is therefore adopted for the purposes of this report with the exception of the landscape matters and a number of smaller issues which are addressed below.

#### Landscape Character

Ms Mellsop assessed the original proposal and reached the view that there is potential for the proposal to be absorbed into the landscape without detracting from its rural character and naturalness, and with a low level of adverse effects. The applicant provided amendments as a response to Ms Mellsop's comments in an email dated 2 August 2019 which reduce the building platform on Lot 2 to 750m<sup>2</sup> with a maximum built area of 500m<sup>2</sup>; reduced the curtilage areas on both lots, agreed in general terms to conditions relating to the lower part of Lot 2 remaining in pastoral management and avoiding linear tree planting; and agreed to the planting of mountain beech on Lot 2 prior to 224c.

The amended proposal has been reviewed by Ms Mellsop and she has provided an addendum in which she advises that the proposal now has only low adverse effects on the landscape character. This aligns with the applicant's landscape expert's conclusions. (It is noted here that the submission by Mr Cossens is critical of the conditions recommended by Ms Mellsop and is concerned about the differences between the assessments by Ms Mellsop and the applicant's landscape architect Mr Quin. As the proposal now stands, the disagreement between the landscape experts is minimal and is therefore not addressed further.)

The adverse effects on the environment in terms of changes to the landscape character are therefore considered to be minor.

## **Visual Amenity**

Ms Mellsop has advised that she considers that the proposal as it was originally submitted stands would have moderate adverse visual effects when viewed from properties to the south, north and northeast, from some locations on the State Highway adjacent to the site and from Te Awa Road and properties adjoining Te Awa. In this situation, the effects on visual amenity in general would be more than minor.

If Ms Mellsop's recommendations as set out above are included and the proposed beech trees are established prior to issuing s224c certification for the subdivision, then Ms Mellsop is of the view that the effects on views from the State Highway would be no more than minor. Views from the properties surrounding the site and from the properties adjoining Te Awa Road would be minor. The applicant has now included these matters in the application and on that basis the adverse visual amenity effects on the environment will be minor.

## **Infrastructure**

Mr Jones has recommended a set of standard conditions to ensure that the subdivision is carried out in accordance with the Council's development code of practice. The applicant has agreed to the inclusion of these conditions and on that basis it is considered that the application can be adequately serviced and accessed.

## **Traffic Generation and Vehicle Movements**

The proposal will add an additional household to the subject site in an area of the site not previously used for residential activity. This will result in increased vehicle movements, usually in the order of eight per day. Once the vehicles have exited the site they will be easily and imperceptibly be absorbed into the traffic on the State Highway. The access to Lot 2 is shared with access to Part Lot 3 DP 27175, the allotment to the south. Mr Jones recommends that the gradient of the access be reduced to a maximum of 1:6, or that the access be sealed. He has also recommended culverts and passing bays be installed. This can be managed at detailed design stage by condition of consent. The applicant has agreed to this condition. On this basis, the use of this access by additional vehicles will have minimal effects on safety and efficiency and also minimal effects on amenity.

Mr Jones made some recommendations in terms of the vehicle access off the State Highway. The applicant in an email dated 2 August 2019 4.09pm volunteered conditions to be included in the application and has also obtained written approval from NZTA. On this basis the effects on the users of the State Highway are considered to be less than minor. The effects on the environment of the crossing will be less than minor.

## **Earthworks**

Mr Jones has assessed the earthworks, and advises that more earthworks than stated will be required as fill will need to be imported to the site to construct the accessway. However, he advised that subject to standard conditions the adverse effects can be managed such that they will be acceptable. The applicant has agreed to these conditions.

## **Natural Hazards**

The Mt Iron Geodril report suggests that the site could be susceptible to sheet flows and has suggested the use of small bunds or dish channels. Mr Jones recommends any finished floor level be at least 500mm above the surrounding ground level in order to provide adequate freeboard above sheet flows. The applicant has agreed to this condition. There are no other natural hazards known to be associated with this site and on that basis, the effects of natural hazards are considered to be less than minor.

## **Conclusion on adverse effects**

The adverse effects of the proposal will be minor.

### 8.3 THE DISTRICT PLAN –OBJECTIVES AND POLICIES

The relevant objectives and policies are contained in Parts 4, 5 and 15 of the ODP and in parts 3, 6, 21 and 27 of the PDP.

#### ODP

The applicant has assessed some of the objectives and policies of in part 7.0 of the AEE; generally this assessment is agreed with. The AEE addresses the provisions in the ODP which seek to protect landscape, visual amenity and landscape character effects which are particularly pertinent to this proposal.

There is no disagreement with the applicant that the adverse effects on landscape and visual amenity are adequately mitigated or avoided (Part 4, Objective 4.2.5). Associated Policy 4 relates specifically to Visual Amenity Landscapes and seeks to avoid, remedy or mitigate adverse effect on landscapes which are either highly visible from public places or visible from public roads. In this case the proposed residential building platform and future built form will be reasonably difficult to see from the adjacent State Highway, but visible from Te Awa Road. The effects on views from Te Awa Road will be softened and obscured by the proposed vegetation, the restriction on future built form and topography. On this basis the proposal is considered not inconsistent with Policy 4. Policy 8 relates to cumulative degradation. In this case the addition of one dwelling and one allotment will not result in over domestication of the landscape and the proposal is considered to be a relatively sympathetic development of the rural landscape. Policy 9 relates to structures and ensuring their location and external appearance preserves the visual coherence of the VAL. Both Ms Mellsop and Mr Quinn agree that the conditions proposed in terms of future built form in the rbp will assist in ensuring this. Policy 16 similarly seeks to minimise adverse effects on the visual coherence of the landscape and also on the open character, but applies to all landuse rather than just structures as for Policy 9. The subdivision will not significantly change the landscape or the open character. The applicant has volunteered a condition to protect the open area to the front (SH) side of the site from any further development or subdivision which will assist in ensuring that this policy is achieved on a long term basis.

The applicant's assessment of the provisions of Part 5 is concurred with and is therefore adopted in full.

In terms of Part 15 which the applicant has not assessed, the relevant objectives and policies in this part (15.1.13) seek that subdivisions are provided with necessary services (Objective 1) and that the cost of services is met by the subdivider (Objective 2). The proposal achieves both of these goals and is therefore consistent with the objectives and policies in Part 15.

Overall the proposal is therefore considered to be consistent with the relevant objectives and policies of the ODP.

#### PDP

The applicant has assessed some of the objectives and policies of in part 7.0 of the AEE; generally this assessment is agreed with. The AEE addresses the provisions in the PDP in Chapters 6, 21 and 27. This assessment is agreed with and is therefore adopted in full for the purposes of this report.

The only other relevant chapter is Chapter 3 Strategic Direction. To a significant extent the objectives and policies in this chapter are overarching and are given effect to by the provisions of the underlying chapters. This is the case for Objective 3.2.5 which is particularly relevant to this application as it seeks to retain the District's distinctive landscapes, with Policy 3.2.5.2 seeking that the rural character and the visual amenity values on the Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in areas that have the potential to absorb change. In this case the proposal (as amended) is able to be absorbed by the location with the rural character and the visual amenity values being retained. The remainder of the objectives and policies in Chapter 3 are not specifically relevant, and the proposal is not inconsistent with them in any event.

The proposal is considered to be consistent with the relevant objectives and policies of the PDP.

#### **8.4 OTHER MATTERS UNDER SECTION 104(1)(b))**

The only other matter under section 104(1)(b) that I consider to be of relevance is consistency with the Regional Policy Statement (both Operative and Proposed). In this case the Regional Policy Statement is adequately given effect to by both the PDP and the ODP and on that basis there is little value in a detailed assessment of its provisions. The proposal achieves the outcomes sought by the Regional Policy Statement.

#### **8.5 OTHER MATTERS**

##### **8.5.1 Precedent**

This proposal will set a precedent in so far as it will set the expectation that similar residential building platforms (and future built form) that have minimal effects on landscape and visual amenity, do not result in adverse cumulative effects, can be adequately serviced and accessed and are consistent with the relevant objectives and policies of the prevailing planning instruments may be granted consent. This is wholly consistent with the approach set out in the RMA and therefore the precedent set is not undesirable.

##### **8.5.2 Subdivision (s106 RMA)**

Section 106 of the RMA states that a consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case suitable legal and physical access has been proposed for each lot and there is no risk from natural hazards. Therefore consent can be granted.

### **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 will assist the applicant in providing for his economic and social well being without this significantly affecting the natural and physical resources' potential. There will be insignificant adverse effects on the life-supporting capacity of air, water, soil and ecosystems and the adverse effects on the environment have been deemed to be acceptable.

There are no matters of national importance listed in Section 6 of the RMA which are considered relevant. In particular there are no risks from natural hazards associated with this proposal.

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

- (aa) *the ethic of stewardship*
- (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:*

The proposal will assist in the future management of the land (aa) by protecting the lower paddocks from further development through a restrictive encumbrance. The amenity values and the quality of the environment will not be significantly affected. The proposal is considered to represent an efficient use of the land.

Overall, I consider the proposal promotes sustainable management and therefore achieves the purpose of the RMA

## 11. RECOMMENDATION

- The adverse effects of the proposal are acceptable, the proposal is consistent with the relevant objectives and policies and achieves the purpose of the RMA.
- Pursuant to Section 104B, I recommend consent is granted for the proposal to undertake a two lot subdivision and identify a residential building platform subject to the conditions in Appendix 5 which have been agreed to by the applicant.

Report prepared by

Reviewed by




Wendy Baker

**CONSULTANT PLANNER**

Richard Campion

**TEAM LEADER RESOURCE CONSENTS**

**Attachments:**

Appendix 1	Applicant's AEE
Appendix 2	Applicant's Landscape Assessment
Appendix 3	Landscape Architect's Report
Appendix 4	Engineering Report
Appendix 5	Recommended Conditions of Consent

**Report Dated:** 14 October 2019

**APPENDIX 1 – APPLICANT’S AEE**



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1<sup>st</sup> February 2019

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

**Attention: Wanaka Planning Department**

## 1.0 INTRODUCTION

Please find a resource consent application and accompanying plans for the two-lot subdivision of 1025 Lake Hawea - Albert Town Road, which is owned by the Applicant John and Colleen Leith.

In summary of the application, resource consent is sought to subdivide Lot 2, DP 27175 into two allotments that in addition to the existing rural-living establishment, will provide for the creation of one new rural-living title and associated building platform among a new boundary configuration.

It is also proposed that a building platform be identified upon proposed Lot 1, which will generally encompass the existing residential dwelling on site.

This application includes a description of the subdivision scheme, service provisions, and an assessment of the likely outcomes associated with subdivision as proposed (including future residential land-use upon proposed Lot 2), as well as a discussion on how those likely outcomes align to the relevant District Plan assessment criteria.

## 2.0 APPLICATION DETAILS

APPLICANT	JOHN AND COLLEEN LEITH
SITE LOCATION	1025 LAKE HAWEA – ALBERT TOWN ROAD, WANAKA
LEGAL DESCRIPTION	LOT 2, DP 27175
CERTIFICATE OF TITLE REFERENCE	OT19A/243
SITE AREA	20.58 HECTARES
ZONING	RURAL GENERAL
PROPOSED ZONE	RURAL

## 3.0 APPENDICES

APPENDIX A	CERTIFICATE OF TITLE & CURRENT INTERESTS
APPENDIX B	SUBDIVISION PLAN
APPENDIX C	UTILITY SERVICE CONFIRMATION
APPENDIX D	ENGINEERING REPORT
APPENDIX E	WATER SUPPLY DETAILS
APPENDIX F	LANDSCAPE ASSESSMENT REPORT
APPENDIX G	COMMENT FROM MR BEARDMORE OF ORC
APPENDIX H	CORRESPONDENCE WITH NZTA

This application includes a description of the proposed subdivision and an assessment of effects associated with creating the scheme as proposed (as illustrated on those plans attached as **Appendix B** to this application) and a discussion of the alignment of those outcomes with the relevant Operative and Proposed District Plan assessment criteria.



#### 4.0 SITE DESCRIPTION AND PROPOSAL

##### 4.1 SITE DESCRIPTION

The subject site comprises 20.58 hectares of rural land that is accessed from the Lake Hawea – Albert Town State Highway, approximately 600m north of its intersection with Te-Awa Road, and 2km south of Lake Hawea.

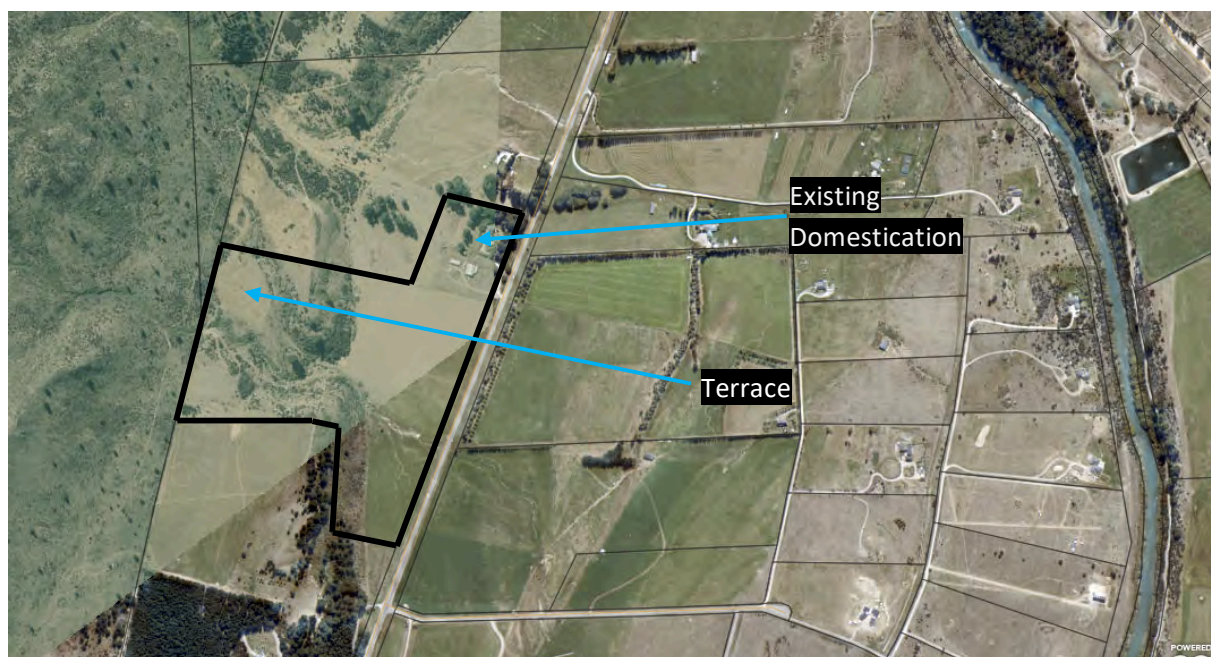
There is an existing gateway which services the property from/on the western side of the Lake Hawea – Albert Town Road at the location of an NZTA ‘approved crossing place’.

The existing residential establishment comprises a residential dwelling, numerous accessory/farm buildings (including an old dilapidated wool shed), stock yards, associated parking and domestic gardens.

Somewhat visually separate from the above described domestication (which is generally located in close proximity to the road corridor in the northern portion of the property), located approximately 450m to the south-west is an elevated terrace, of which comprises land that is mostly contained/screened from view by re-generating vegetation upon an escarpment face.

It is this portion of the site that this application most directly relates to, in respect of establishing new domestication within the proposed building platform on proposed Lot 2.

**FIG 1 SITE LOCATION**



As has been detailed by Mr Quinn as part of his landscape effects report (attached as **Appendix F** to this application), the subject site comprises a combination of flat pastoral paddocks, vegetated up-hill sloping topography and a higher moderately pastured terrace-level adjacent the property’s western boundary.

The flatter pastoral areas are currently used for a mix of low-intensity rural/hobby-level stock farming activities and a calf-raising/hay shed has been approved at the base of the terrace riser/escarpment face under resource consent RM181346.

There is an existing farm track which for much of its upper half generally follows the route of a Right of Way, which is registered over the property in favour of Part Lot 3, DP 27175 (neighbouring property adjoining the subject site's southern boundary).

The existing residential activity is serviced by an approved bore-water supply, electricity, telecom and on-site foul and storm-water disposal.

In terms of the subject site's landscape category, as a result of his assessment, Mr Quinn considers the site to fall within the category of the Hawea Flats Visual Amenity Landscape, which relates to those rural landscapes that wear a cloak of human activity much more obviously, and which include the District's down lands, flats and terraces.

#### 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 allotment and building platform, and one reconfigured allotment containing existing domestication, which as part of this application is proposed to be contained within a building platform.

Proposed Allotment	Area (ha)	Building Platform	Access
1	2.59	40m x 25m (1000m <sup>2</sup> )	Existing access/crossing and driveway
2	17.99	40m x 25m (1000m <sup>2</sup> )	Existing access/crossing, but swinging south within roading corridor, before entering into proposed Lot 2 (no requirement for right of way)

Please find a subdivision scheme plan prepared by Southern Land Surveyors attached as **Appendix B** to this application.

#### 4.3 DESIGN CONTROLS (VOLUNTEERED TO BE REGISTERED IN THE FORM OF CONSENT NOTICE)

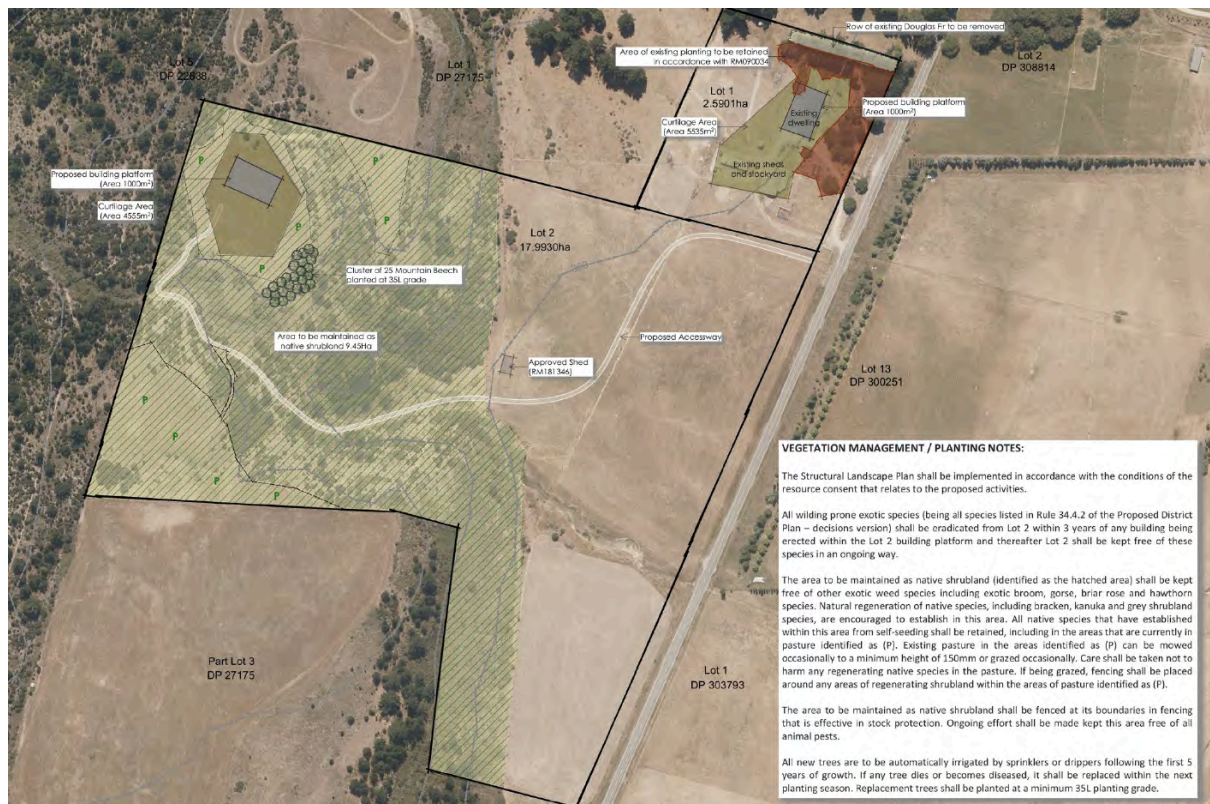
1. Future maximum building heights shall be 5.5 metres (proposed Lot 1) and 5.8m (proposed Lot 2) above existing ground level;
2. Planting shall be undertaken within the site in accordance with the Structural Landscape Plan proposed as part of this application;
3. As per the Structural Landscape Plan, approximately half of the site (9.45 ha) is to be retained in native shrubland. Further regeneration of native species in existing pastoral areas in this half of the site is to be encouraged through a proposed management regime including fencing off this area and ongoing weed removal, as stipulated in the notes included on the Structural Landscape Plan;

4. All wilding prone exotic species (being all species listed in Rule 34.4.2 of the Proposed District Plan) shall be eradicated from proposed Lot 2 within 3 years of any building being erected within the Lot 2 building platform and thereafter the site shall be kept free of these species in an ongoing way;
5. No residential domestic activities (including but not limited to the development of gardens; lighting; planting of any exotic vegetation; erection of structures; parking of vehicles including boats; caravans etc; location of children's play equipment such as trampolines etc) shall be undertaken or located outside of the defined curtilage areas identified on the Structural Landscape Plan;
6. The exterior cladding of all buildings shall be coloured in the natural range of browns, greens or greys with a light reflectivity value of between 5% and 20%;
7. The roofing materials of all buildings shall be coloured in the natural range of browns, greens, greys with a light reflectivity value of between 5% and 15% and shall be of matt finish. No opaque or pale skylight panels shall be used for roofing material to avoid banding effects that would highlight built form. Any additional structures or fixtures attached to the roof such as chimneys or satellite dishes shall be coloured to match the roof;
8. Planting inside curtilage areas shall exclude ornamental, brightly coloured plants or trees and shall include no less than 50% of total plant numbers to be indigenous species. Planting shall provide softening and integration of built form and associated domestication into the surrounding context of kanuka vegetation and be complementary to the natural characteristics of the site;
9. Any fencing of lot boundaries and any fencing outside of the curtilage areas shall be of post and wire or post and netting only (including rabbit netting);
10. All external lighting shall be down lighting only and not create light spill beyond the property. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting shall be located within the curtilage area only as identified on the landscape plan.

#### 4.4 STRUCTURAL LANDSCAPING

As referenced by the design controls listed above under **4.3 DESIGN CONTROLS**, as part of this application, a structural landscaping plan is proposed. This plan is illustrated below and attached as part of **Appendix F** to this application.



**FIG 4 STRUCTURAL LANDSCAPE PLAN****4.5 PROVISION OF SERVICES****4.5(I) WATER SUPPLY**

The subject site/existing residential activity upon proposed Lot 1 is currently provided water via an existing bore-water supply. No changes to this existing supply are proposed for the purpose of creating Lot 1, and no new easements are necessary due to the existing supply being located outside of proposed Lot 2's boundary configuration.

Proposed Lot 2 will be allocated 8,000 litres per day from a new bore supply to fill a 45,000l water-tank, which will allow for a suitable apportionment of static fire-fighting and potable supply at the time of land use establishment.

Please find applicable water supply supporting documents attached as **Appendix E** to this application.

**4.5(II) FOUL AND STORM-WATER DISPOSAL**

The existing residential establishment upon proposed Lot 1 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 2 will provide for storm and foul sewer disposal to ground.

An engineering assessment of the soil/ground type and conditions of proposed Lot 2 has determined that conditions are suitable for disposal to ground. Please find this engineering assessment attached as **Appendix D** to this application.

#### 4.5(iii) ELECTRICITY AND TELECOM

The existing dwelling and accessory buildings on proposed Lot 1 is currently serviced with both electricity and telecommunications. No changes to these existing connections are proposed and all necessary (if any) easements will be created should consent be approved.

As part of this application, it is proposed that prior to the creation of title for proposed Lot 2 the building platform will be provided with connections to both of these utility services.

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

#### 4.6 PROVISION OF VEHICLE ACCESS

The subject site gains vehicle access directly from the Lake Hawea – Albert Town Road via an existing crossing place, which currently services the existing dwelling in the location of proposed Lot 1.

The Applicant has been corresponding with the New Zealand Transport Authority in respect of this subdivision application, and subject to NZTA receiving this application as lodged, it has been agreed that this existing crossing also be utilised for the purpose of serving proposed Lot 2's access.

The existing crossing is located within State Highway Road Reserve, which provides for the new access to dog-leg south-west from this existing crossing (within the reserve) before entering into proposed Lot 2's area.

Once a QLDC Planner has been allocated this application, the Applicant will request formal approval to the application from NZTA and will forward this to QLDC as soon as possible.

This approval will specify any upgrades/physical works that may be required to accommodate the additional loading, however correspondence thus far received has indicated that the existing crossing is of sufficient design/standard.

A driveway will be more formally constructed over the existing farm track alignment, before entering onto the existing farm track/ROW alignment which climbs onto the terrace, proposed to accommodate Lot 2's building platform.

The driveway will be upgraded to meet all relevant Council formation standards, with predicted earthwork requirements being less than otherwise permitted under the District Plan.

**FIG 5 EXISTING AND PROPOSED ALIGNMENT OF ACCESS FROM THE STATE HIGHWAY**


#### 4.7 NATURAL HAZARDS

A number of possible natural hazard features are registered in the location of the subject site, however most of those possible hazard features registered do not apply to the top of the terrace in the location that proposed Lot 2's building platform is to be established.

Please find an engineering report on these possible hazard features attached as **Appendix D** to this application. In summary of this reporting:

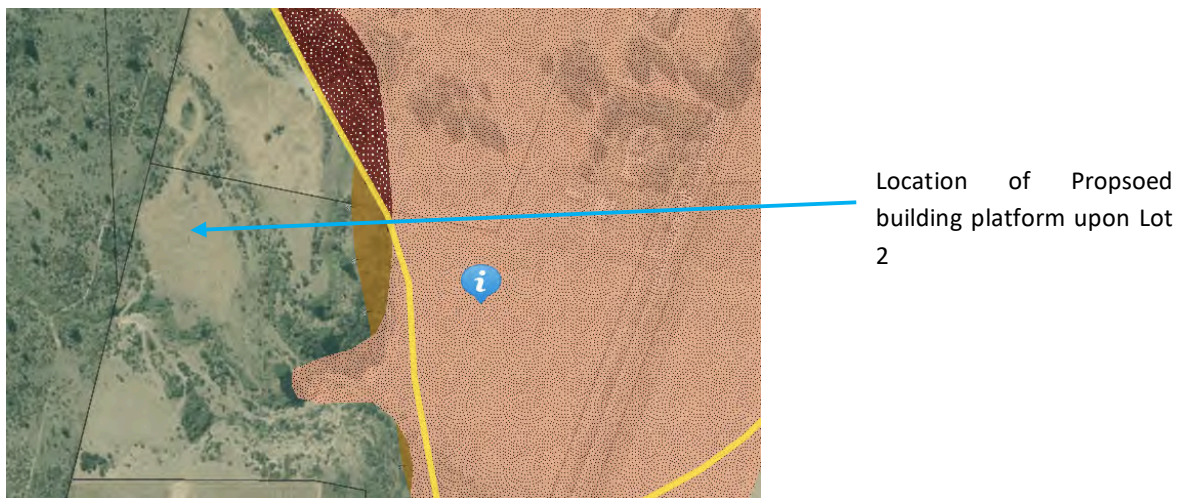
- Freeze and thaw effects are relevant for the region of the subject site and so it is recommended that all standard foundations are embedded at least 0.4m below finished ground levels with careful consideration given to final ground level clearances of exterior cladding;
- Overland flow is considered to only form a minor risk to the site from downslope flow across the site. It is considered that protective measures can include landscaping (minor bunds) or dish channels installed to divert cross-slope flow away from buildings and/or foul sewer dispersal fields;
- No seismic faults were observed on, or near the site during site assessment. The active Cardrona fault is mapped approximately 900m to the east of the site.
- While there have been several identified rupture events in investigation trenches dug across the fault by research groups in the past, the recurrence interval for a magnitude 7.0 event is estimated at 6,200 years. It is expected that rupture on the NW Cardrona Fault would produce Peak Ground Accelerations (PGA) in the order of 0.3g, however the risk to buildings in the Wanaka area is considered to be the same as for those in the wider Wanaka area.



- The greater risk to the site and the wider Wanaka area is the Alpine Fault, approximately 85km to the west. It is believed that the Alpine Fault could be capable of producing a magnitude 8.0 event and has a recurrence interval of 350-400 years.

Overall, subject to very standard landscape or dish channel installation as part of the building/yard establishment which will address overland cross-slope flows, no adverse effects are anticipated associated with a natural hazard feature.

**FIG 6 GIS HAZARD LAYER/REGISTER**



#### **4.8 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 in the location of proposed Lot 2, followed by an investigation of historic documents and known land use associated with the site, both from land use records held on QLDC's file and from discussions with the Applicant.

After inspection of files, there is no known history of Lot 2's land area accommodating any concentrated use of chemicals and/or any other hazardous contaminants (herbicides/pesticides/waste discharges and/or other).

As such, there is no anecdotal or documented history of any historic activity being located within the area of proposed Lot 2 that would otherwise present a risk of soil contamination and/or a risk to human health.

Please find commentary from Mr Simon Beardmore of Otago Regional Council in this respect, attached as **Appendix G** to this application.

#### **4.9 LANDSCAPE CATEGORY AND ASSESSMENT**

As will be expanded upon within the Assessment of Potential Adverse Effects, Mr Quinn of Vivian+Espie Ltd has undertaken an assessment as to how the proposed subdivision will affect the existing landscape amenity values of the subject site and surrounding landscape.

Mr Quinn has determined the subject site to qualify as part of a Visual Amenity Landscape that is capable of absorbing the level of development proposed.

## 5.0 RELEVANT PROVISIONS OF THE OPERATIVE & PROPOSED DISTRICT PLAN

### 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 a residential building platform in the Rural General Zone shall be processed as a discretionary activity.

### 5.2 ACTIVITY STATUS UNDER THE PROPOSED DISTRICT PLAN

Under the Proposed District Plan, the site is to be zoned Rural and the proposed subdivision activity would require 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 70m<sup>2</sup> and not greater than 1,000m<sup>2</sup>.

## 6.0 ASSESSMENT OF POTENTIAL ADVERSE EFFECTS

The following assessment of potential adverse effects has been aligned to the assessment matters applicable to land use and subdivision development as outlined within applicable sections of both Operative and Proposed District Plans.

### 6.1 EFFECTS RELATING TO LOT SIZES AND DIMENSIONS

***Whether the lot is of sufficient area and dimensions to effectively fulfil the intended purpose, having regard to the relevant standards for land uses in the zone:***

If approved, the proposed subdivision will provide for one new rural-living activity to be established upon proposed Lot 2 in the future.

The building platform proposed to be established in the location of the existing dwelling on proposed Lot 1 will simply provide for a change of activity status for future alterations and/or building establishment in the direct location of the platform. This building platform is unlikely to materially influence physical outcomes upon proposed Lot 1.

With respect to built-form, applicable district planning bulk and location standards seek to site residential buildings within building platforms, locate buildings to be at least 15m from any boundary 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 2, future outcomes will meet or well-exceed relevant bulk and location standards applicable to built form established within the



Rural General zone. Other 'relevant standards' primarily relating to engineering matters will also be met and/or approved prior to engineering approval.

Overall, the proposed scheme will ensure that both allotments comprise 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.

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

Proposed Lot 1 will not see a change in its current methods for disposing of storm water and/or foul sewer that will continue to be 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 2, being over 17ha in area also 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 and storm water within the boundaries of the site, no adverse effects are anticipated in this regard.

***Whether the proposed lots are of a suitable slope to enable safe and effective use for their anticipated purpose:***

Proposed Lot 2 will provide for a moderately sloped, safe and effective building site that will be effective in providing for the purpose of rural-living. No adverse effects are anticipated in respect of proposed Lot 2's ground slope.

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

If approved, subdivision of the site will provide for the introduction of one new rural-living activity within the landscape setting that Mr Quinn has described in his report attached as **Appendix F** to this application.

Given that the proposed boundary location will follow an existing fence line, the two proposed allotment sizes are unlikely to generate adverse effects themselves, but rather will provide options of land tenure/multi ownership options over the current single titled land area.

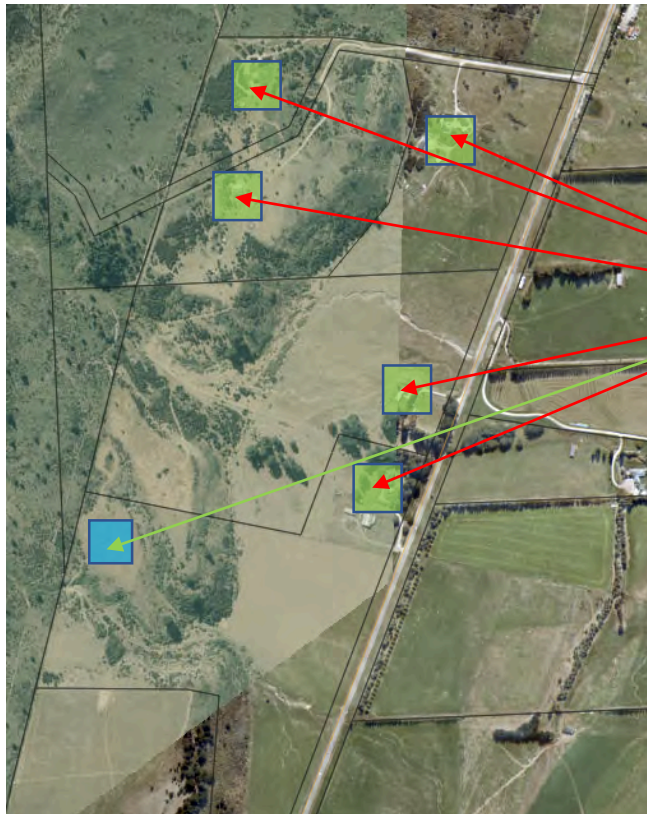
Actual effects of the scheme proposed will more relate to the future presence of a dwelling and/or accessory buildings, new patterns of human activity, and associated vehicle movements to, from and in the location of proposed Lot 2.

With respect to the existing subdivision patterns on the western side of the State Highway in proximity to the site, the following aerial views show domestication in both the upper and lower terrace landscape formations directly west of the Lake Hawea – Albert Town State Highway. Some consistency with this pattern is presented by the proposed activity.

**FIG 7 WESTERN SIDE OF HIGHWAY FURTHER NORTH (LAKE HAWEA IN TOP NORTH EASTERN CORNER)**



Examples of development approved upon terraces west of State Highway – further north of subject site



Examples of development approved upon lower and upper terraces (proposed building platform marked in blue)

With respect to vehicle access and associated vehicle movements to and from the State Highway road corridor, such activity will be consolidated to the existing access point, which has been the topic of pre-application consultation with NZTA.

While the proposal will serve as a stimulus for upgrading the existing farm track to allow for 90 percentile vehicle passage to the location of proposed Lot 2's building platform, any upgrades will be in accordance with applicable Council standards, which will address safety matters associated with operation upon an alignment that already accommodates vehicle movements.

Further to this, it is not considered that new vehicle movements associated with residential occupation (approximately 8 movements per day) will give rise to a degree of adverse effect on any person who happens to witness one or more of these movements from outside of the subject site.

Overall, the proposed subdivision, including access will be generally compatible with the pattern of adjoining subdivision on the western side of the State Highway and associated land use activities upon those properties.

## **6.2 EFFECTS ON LANDSCAPE CHARACTER AND AMENITY**

### ***Visual effects on landscape character:***

As a result of his assessment, Mr Quinn considers that landscape character effects that will be associated with the proposed subdivision activity will be cumulative in nature.

Visually, as experienced from various locations outside of the site (as discussed in detail within Mr Quinn's report as SH6, Domain Road, Te Awa Road and parts of the Hawea walking track) the incremental addition of new built form at the location of the platform (Lot 2) will provide some limited evidence (to observers) of there being another residential activity/dwelling in that vicinity of the subject site.

While this is the case, Mr Quinn then also discusses the positive effects associated with landscape protection and enhancement offered by the landscape details of the application, which would complement and bolster the natural landscape character of a greater land area within the site, beyond just the platform area itself.

On balance, Mr Quinn considers that the level of adverse cumulative effect is able to be adequately mitigated by proposed design controls and landscaping which will ensure that buildings will appear suitably recessive within an identified building platform location – if approved to be set within an improving natural landscape being managed and improved on an on-going basis.

In consideration of Mr Quinn's assessment, the subdivision as proposed will not give rise to adverse effects on natural landscape character that are more than very low in degree.

### ***Form and density of development:***

As potentially observed on the ground, future built form within proposed Lot 2 will appear generally compatible with the form/density and pattern of adjoining subdivision and development further north on the western side of the Lake Hawea – Albert Town Highway.

The potential effects associated with an observation of the proposed density have been highly tailored to the subject site's individual landscape features, to enable outcomes associated with the development of built form to be sensitive and compatible with the site's landscape.

Overall, the form of development will be appropriate, and if experienced/viewed by any person outside of the site it will not appear discordant with an observer's existing or as experienced understanding of rural living density in the general location of land between Te-Awa road and Lake Hawea.

### 6.3 EFFECTS RELATING TO PROVIDING ACCESS AND SERVICES

All services including access will be installed and/or where necessary upgraded in accordance with applicable Council standards. No adverse effects are anticipated in this regard.

### 6.4 EFFECTS RELATING TO NATURAL HAZARDS

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

The engineering report submitted as part of this application has suitably addressed possible effects associated with hazard features. Conclusions of that reporting have been canvassed previously under Section 4.7 **NATURAL HAZARDS**, and full reporting can be found at **Appendix D** of this application.

Overall, the building platform proposed to be established upon Lot 2 will not present a risk to human occupation associated with hazard features identified on Council's hazard register.

## 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 as being to manage activities so they can be carried out in a way that:

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

The Objectives and Policies of the Operative District Plan that are most relevant to this application are contained in Sections 4, 5 and 15 of the Plan. While all relevant Objectives and Policies have been considered, this application will cite some of the most relevant of these, which address matters that typically present most contention in the context of rural subdivision.

#### 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 by Mr Quin of Vivian+Espie Ltd to be capable of absorbing the level of change proposed. As such, this application has avoided developing an alternative site, or another part of the subject site that could otherwise be less capable, and potentially more vulnerable to degradation.

The proposed subdivision will harmonise with the local topography as much is practically possible, and as a result of structural landscaping controls and future management will protect and enhance nature conservation values.

Overall, the proposal will avoid and mitigate actual and potential adverse effects on landscape and visual amenity values. Likely outcomes associated with subdivision will therefore be consistent with the above Objective and related policy.

**4 Visual Amenity Landscapes**

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

- ***Highly visible from public places and other places which are frequented by members of the public generally; and***
- ***Visible from public roads.***

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

The upper less sloping terrace of subject site proposed to accommodate proposed Lot 2's building platform could not be described as being 'highly' visible from areas that are able to be frequented by the public generally.

Potential cumulative effects associated with visibility of future built form will be somewhat balanced/offset by positive effects associated with landscape protection and enhancement offered by the landscape details of the application, which will complement and bolster natural landscape character values on site.

While users of public spaces outside of the site (State Highway, Te-Awa Road, Domain Road and the Hawea track) may potentially observe an incremental increase in domestication, proposed design controls will ensure that any such increase, and resultant change in landscape character will give rise to a degree of adverse effect that is very low, especially when experienced in balance with enhanced natural values that will result from landscape protection and enhancement - forming an integral component of this application.

Overall, proposed outcomes will be consistent with the above policy.

**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 vegetation protection, further planting and the establishment of built form are outweighed by the adverse effects on landscape values associated with an over-domestication of the landscape.

The proposed subdivision will be compatible with an existing, similar pattern of subdivision that is in proximity to the site, existing natural values adjacent and within the site, human modification and agricultural activity surrounding it.

The proposed scheme (including works that will give rise to positive effects) is comprehensive, and will promote outcomes that are sympathetic to the direct locality of the site, considering both how it is experienced from nearby and wider public and private land. Overall, 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.***

The proposed subdivision scheme includes the identification of two new building platforms that in combination with design control and structural landscaping, will effectively manage the future location, appearance and visibility of built form. In addition to more general location control, this application proposes controls on maximum height, exterior colours, fencing, landscaping and land management.

Despite proposed Lot 2's platform being upon a higher terrace formation, the proposal will avoid locating future dwellings on skylines, ridges, prominent slopes and/or a hilltop, and so 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.***

Outcomes associated with the proposal will generally ensure a visual coherence with the subject site's local landscape as much as possible, and by nature of landscaping and on-going landscape-management as proposed will preserve and enhance the site's wider landscape.

Specifically, when viewing the site from the State Highway, views of the site's landscape will remain as being characterised by the more open pastoral landscape immediately adjacent the road corridor, transitioning into



more natural vegetated terrace risers. In time (with management as proposed) this mid and upper part of the site will more seamlessly blend with the more steeply elevated natural landscape above and west of the site.

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.**

As part of Mr Quin's landscape assessment, the district wide landscape objectives and policies have been considered.

The proposal seeks to create one new rural living activities that will utilise the soil resource for rural living activity, including landscaping and land management that will enhance natural landscape values, and improve/bolster natural values as observed from outside of the site.

In context of scale, this land use establishment will not compromise the greater/wider rural character or rural production value to a significant degree. Ultimately, it may however result in a reduction of low valued pasture resource indicative of the curtilage and platform area proposed upon Lot 2.

This application has determined that the site is capable of absorbing a change in character, while giving rise to adverse effects on landscape amenity values that are no more than minor in degree, and at the expense of only a limited and lowly valued pasture area. 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.*

Conflict between future rural living activity on proposed Lot 2 and the wider rural zone activities that operate within and outside of the site 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 generally consistent with the relevant Objectives and Policies of the Operative District Plan that relate to subdivision and development in the Rural General zone.**

In regard to the Proposed District Plan, the most relevant Objectives and Policies seek to enable a range of activities within the rural zone while protecting, maintaining and enhancing landscape values, nature conservation values, the soil, water resources and rural amenity.

#### **Chapter 6 – Landscapes and Rural Character**

The objectives and policies of the Proposed District Plan that address matters relating to landscape values are very closely aligned to those of the Operative District Plan. Emphasis is placed on the importance of protecting landscape character and visual amenity values, particularly as viewed/experienced from public places.

Subdivision and development is generally directed to be contained to locations where it will not degrade landscape quality or character, or diminish specific visual amenity values identified within rural landscapes which are often site/landscape unit specific.

Of particular relevance to this application are objectives and policies which seek to recognise the importance of areas classified as Rural Landscape Character (currently Visual Amenity Landscapes of which the site forms part of) with an emphasis on retaining current character.

These include Objective 6.3.1 and associated policies that require the protection of visual amenity values as viewed and/or appreciated from public places. Objective 6.3.2 and associated policies seek to avoid cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

While the proposal will in fact incrementally modify the character of the subject site in the vicinity of proposed Lot 2's platform and the access related to providing vehicle movements associated with residential living to this location, adverse effects of this change require to be balanced with the future benefits of the regime volunteered to be conditioned by the structural landscaping plan proposed.

While the creation of building platform within proposed Lot 2 will result in cumulative effect associated with an increased presence of domestic activities, Mr Quin has assessed the subject site's landscape to be capable of absorbing the level of change proposed. So, while the proposal will contribute to incrementally modify current landscape values of the site, outcomes will not breach a threshold whereby future outcomes would be inconsistent or contrary to Objective 6.3.2.



## 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 associated policies which emphasise the importance of rural activities within the zone, buildings to be set back from boundaries, the importance of cultural and landscape values, an addressing of fire risk and avoiding cumulative degradation. Objective 21.2.2 seeks to maintain the life supporting capacity of soils.

The proposed subdivision will contribute to increasing the presence of a land use type that differs from the primary use of the wider land resource, which is primarily associated with agricultural activity. As such the proposal will result in a small reduction in the area of land available for the primary use of the rural zone.

Overall, in the context of the rural resource, the loss of a portion of the upper terrace proposed to accommodate Lot 2's building platform will be small and incremental. The scheme proposed seeks to maintain the greatest portion of the site for continued albeit limited agricultural use, and so the application does recognise (by virtue of retention) the primary use of the zone, while it will also provide for a diversification of use, while protecting and enhancing other values associated with the rural zone (natural landscape values).

The location of proposed Lot 2's building platform has been chosen with consideration to both minimising the loss of rural land with the vast majority of the site's limited productive capacity being maintained, and adverse effects associated with an introduction of domestication being appropriately mitigated by the landscape and design controls proposed.

## Chapter 27 – Subdivision

The relevant objectives include 27.2.1 providing for quality environments with 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.

The proposed subdivision is able to be adequately serviced and Mr Quin has assessed that the proposal will protect and enhance landscape values, while introducing a level of domestication which adverse effects associated with are able to be appropriately mitigated. As such, outcomes associated with the creation of proposed Lots 1 & 2 will be consistent with the relevant objectives and policies of Chapter 27.

**Overall, there are elements of the proposal that have the potential to be inconsistent with some objectives and policies of the Proposed District Plan, more specifically relating to cumulative effects, however given the proposed mitigation measures any such inconsistencies will unlikely reach a threshold where outcomes could be considered contrary to outcomes anticipated by an implementation of those objectives and policies.**

## 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 proposed subdivision activity will manage the land resource of subject site to ensure that a new rural-living environment can be provided for while generally sustaining rural amenity as is currently experienced from within and outside of the subject site.

Details of this proposal will ensure that 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 matters of national importance to be recognised and provided for. These matters have been considered, 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 Mr Quinn as part of his 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

This application seeks approval to subdivide 1025 Lake Hawea – Albert Town Road into 2 allotments that in addition to the existing rural living activity, will result in the establishment of 1 new rural living allotment and associated building platform. It is also proposed that a building platform and curtilage area also be identified around the existing dwelling in the established/domesticated portion of the property.

The application should be processed as a discretionary activity under the Operative District Plan, and would also qualify as a discretionary activity under the Proposed District Plan.

The proposal if approved and exercised will give rise to adverse effects that are no more than minor in degree, and with the exception of the NZTA who are currently being consulted with, no other person or party is considered to be adversely affected by the proposal to a degree that is more than minor.

Furthermore, the proposal is generally consistent with the relevant Objectives and Policies of the Operative District Plan, and those of the Proposed District Plan.

Kind Regards,



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

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**From:** Daniel Curley <dan@ipsolutions.nz>  
**Sent:** Monday, 10 June 2019 4:28 PM  
**To:** Wendy Baker - External  
**Subject:** Re: S92(1) request for further information . Leith RM190362  
**Attachments:** Wastewater-Disposal-Site-and-Soil-Assessment-Form.pdf; Engineering Further Information - Leith.pdf

Hi Wendy,

**Re: RM190362 - RFI**

Please find the following information to address a number of matters raised by the s92 RFI.

1. Please find an updated plan that includes survey ties with both bearing and direction to each of the proposed building platforms.
2. Please find a completed QLDC site and soils form attached.
3. In response to the matter of liquefaction, please find an email below from Gavin Tippet of Mt Iron Geo-drill.
4. It has now been clarified speaking to the owner John that the water is in-fact sourced from a creek. This supply is existing and services a number of properties in addition to the subject site. Its route is clearly set out on the Title Plan with servient and dominant tenements identified on Certificate of Title. This supply is treated at the house via an existing treatment system, established during dwelling construction. There are no changes proposed to be made to this supply, however the new platform proposed to be established upon the larger site will utilise bore supply as proposed.
5. Please find earthwork plans of access attached. These include cross and long sections showing the gradient of access.
6. With respect to works required in the road reserve. The plans attached illustrate the layout of access, however no significant works are required to construct the extension as proposed. Prior to re-surfacing there will simply be a trim of top soil, then a sealing of the alignment as illustrated on the plan.
7. The balance land not to be maintained as native shrubland will be used for light agricultural activity such as low number stock grazing, calf raising and/or mowing/harvest for the production of bailage or other product potentially including viticulture. The wool shed and some of the original yards on proposed Lot 1 are very historic in terms of their genuine use. They were used when the property formed part of the greater Cross-hill Station, being the original site of the homestead/wool shed/yards etc.
8. In respect of culvert placement, please see these identified on the new plans attached to this email.

Let me know if I can get you any other info Wendy. Hopefully we have enough now to circulate to notified parties.

Talk soon,  
Dan.

----- Forwarded message -----

From: **Mt Iron Geodrill** <[info@mtirongeodrill.com](mailto:info@mtirongeodrill.com)>  
Date: Tue, May 28, 2019 at 2:44 PM  
Subject: RE: S92(1) request for further information . Leith RM190362  
To: Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>

Hi Dan,

In regards to the RFI for the above mention site I provide the following comments for Points 2 and 3.

Point 2

This form has been completed and returned to you to file with QLDC.

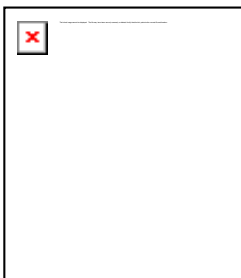
Point 3

There is an area on the QLDC Hazard maps shown as 'POSSIBLY SUSCEPTIBLE'. This area is located on the lower part of the site, closer to the highway. The depth to the water table along this area is likely to be >10m and thus the liquefaction risk is considered to be low.

The upper part of the site, the higher terrace is considered to have nil to low possibly of liquefaction. It is likely that the water table in this area is deeper than 10m across most of the site, except for the margins of the stream. It is considered that the terrace face (running north-south) should provide a means of draining the soils in this area.

It may be possible for some highly localized liquefaction to occur in the area directly adjacent to the stream, however, this is considered to be minimal and unlikely to be an issue to any structures at the location of the proposed building platform.

Kind Regards



**GAVIN TIPPETT**

**Engineering Geologist**

**B.Sc (Geol), P.G.Dip.Eng.Geol, M.Sc (Eng Geol), MEngNZ**



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**From:** Daniel Curley <dan@ipsolutions.nz>  
**Sent:** Friday, 2 August 2019 4:21 PM  
**To:** Wendy Baker - External  
**Cc:** stephen@vivianespie.co.nz  
**Subject:** Re: RM190362 J & C Leith - amended landscape plan  
**Attachments:** Leith 1349-04 SLP.pdf; Leith Updated Scheme Plan.pdf

Hi Wendy,

**Re: John and Colleen Leith - 2 Lot Subdivision - RM190362**

Please find attached an amended structural landscape plan that incorporates a reduced building platform on proposed Lot 2 (now 760m<sup>2</sup>) and significantly reduces the curtilage areas on proposed Lots 1 and 2. It is also now proposed that within this 760m<sup>2</sup> platform, there can in future be no more than 500m<sup>2</sup> of building area (total) established.

These changes have been made in response to the issues raised by Helen Mellsop in her Landscape assessment review of 12 June 2019.

While Vivian+Espie's views are not entirely aligned to Ms Mellsop, Stephen Quinn does consider these changes will be beneficial to the proposal initially until the building platform/curtilage area becomes further contained by existing and proposed native vegetation.

The curtilage area on Lot 1 had originally been drawn to include the existing somewhat redundant farm buildings. It is agreed however, that if these buildings were removed in future their replacement with domestic related activities associated with residential living could create slightly adverse landscape effects compared to the existing situation. We therefore support the reduction of the curtilage area in Lot 1 as now shown.

From Stephen Quinn *"I consider that conditions can be provided to ensure that the lower part of proposed Lot 2 is maintained in pastoral management as intended, and that linear tree planting is avoided. These measures are as I understand was intended for the site's future management so do not change my assessment but they will provide better clarity and accordance with those intentions.*

The Applicant supports the inclusion of a condition that ensures the establishment of the proposed mountain beech prior to 224c but consider that this needs to be carefully worded to avoid any ambiguity. For example, the condition could read *"Prior to 224c, the mountain beech on Lot 2 shall be planted and irrigated, with mulch applied to their bases and their lower trunks protected from rabbits via plastic guards or sheaths, and shall be in good health"*.

Hopefully this is helpful Wendy and we may now be in a position to advance with notification on a limited basis.

Thanks for your patience lately,

Regards

Dan.

**Daniel Curley**

Managing Director



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**From:** Daniel Curley <dan@ipsolutions.nz>  
**Sent:** Friday, 2 August 2019 4:09 PM  
**To:** Luke.Braithwaite@nzta.govt.nz; Wendy Baker - External  
**Subject:** Fwd: Leith 2 Lot Subdivision RM190362 - NZ Transport Agency Position

Sorry Wendy, left you off here.

All together now!

Cheers

Dan.

----- Forwarded message -----

**From:** Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>  
**Date:** Fri, Aug 2, 2019 at 4:08 PM  
**Subject:** Re: Leith 2 Lot Subdivision RM190362 - NZ Transport Agency Position  
**To:** Luke Braithwaite <[Luke.Braithwaite@nzta.govt.nz](mailto:Luke.Braithwaite@nzta.govt.nz)>

Hi Luke and Wendy,

**RE: John and Colleen Leith Application.**

Luke, sorry for the delay in coming back to you. I can confirm that the Applicant is willing to volunteer the following conditions, advice notices including attachment as part of the subdivision consent. I address the volunteering of conditions etc within this email below.

Hi Wendy, hope you are well, as per the above, the Applicant now volunteers the following conditions:

1. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the titles of proposed Lot 1 and Lot 2 of the subdivision of land shown on Scheme Plan “ Lot 1 and 2 being a proposed subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))” (Drawing: S4011\_S1F Dated: 30/05/19); that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:

*I. Any new dwelling or other noise sensitive location on the site in or partly within 100m of the edge of State Highway 6 carriageway must be designed, constructed and maintained to achieve.:*

*a. An indoor design noise level of 40 dB LAeq(24h) inside all habitable spaces.*

2. Prior to Section 224(c) certification, the consent holder shall provide evidence to the Queenstown Lakes District Council that the following has been completed:



- a) The access for Lot 1 and Lot 2 from State Highway 6 carriageway is constructed at the location identified on scheme plan “Lot 1 and 2 being a proposed subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))” (Drawing: S4011\_S1F Dated: 30/05/19); and,
- b) The access for Lot 1 and 2 from the State Highway 6 carriageway is constructed and sealed in general accordance with the NZ Transport Agency Planning Policy Manual Diagram C standard with a minimum radius of 9m and culverts and drainage as required; and,
- c) The area between the access from state highway and the boundary of Lot 1 and Lot 2 is sealed and to a sufficient width to accommodate a passenger vehicle.
- d) All accesses not identified as authorised Crossing Places [per attachment 1] are permanently closed and the road reserve is re-instated to be consistent with the adjacent treatment including any of the following that apply:
- i. The removal of any gates;
  - ii. The reinstatement of the fence line;
  - iii. The removal of any culverts;
  - iv. The reinstatement of any berm and/or highway drainage; and
  - v. The regrassing of the road reserve.

#### **Advice Notices:**

*Please note, it is a requirement pursuant to Section 51 of the Government Roading Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of the NZ Transport Agency for the works and that a Carriageway Access Request (CAR) is applied for and approved before any works commence. The NZ Transport Agency will then oversee the works in accordance with the CAR approval. A complete Corridor Access Request shall be submitted at least 15 working days before the scheduled date of works. For advice on what is required for a complete Corridor Access Request and how to apply please contact [tmap@aspiringhighways.co.nz](mailto:tmap@aspiringhighways.co.nz). A completed copy of this application should also be sent to the NZ Transport Agency System Design and Delivery Planning Team at [Consentsandapprovals@nzta.govt.nz](mailto:Consentsandapprovals@nzta.govt.nz).*

*As State Highway 6 is a Limited Access Road in this vicinity, an authorisation pursuant to Section 91 of the Government Roading Powers Act 1989 (GRPA) will be required for access onto the state highway from proposed Lot 1 and Lot 2. Once resource consent has been granted, the consent holder should seek this authorisation from the Transport Agency enclosing a copy of the resource consent, underlying certificate(s) of title, the Land Transfer Plan and the number of the allocated titles.*

## Attachments:



On Tue, Jul 16, 2019 at 2:04 PM Luke Braithwaite <[Luke.Braithwaite@nzta.govt.nz](mailto:Luke.Braithwaite@nzta.govt.nz)> wrote:

Good afternoon Dan,

Upon review of the application and comments from our consultants I have amended our required conditions. Can you please confirm if your client is willing to volunteer the following conditions, advice notices and attachment as part of the subdivision consent? If so, we are in a position to provide written approval once these are volunteered to the Queenstown Lakes District Council.

## Conditions:

1. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the titles of proposed Lot 1 and Lot 2 of the subdivision of land shown on Scheme Plan “ Lot 1 and 2 being a proposed subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))” (Drawing: S4011\_S1F Dated: 30/05/19); that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:

*I. Any new dwelling or other noise sensitive location on the site in or partly within 100m of the edge of State Highway 6 carriageway must be designed, constructed and maintained to achieve.:*

*a. An indoor design noise level of 40 dB LAeq(24h) inside all habitable spaces.*

2. Prior to Section 224(c) certification, the consent holder shall provide evidence to the Queenstown Lakes District Council that the following has been completed:

a) The access for Lot 1 and Lot 2 from State Highway 6 carriageway is constructed at the location identified on scheme plan “Lot 1 and 2 being a proposed subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))” (Drawing: S4011\_S1F Dated: 30/05/19); and,

b) The access for Lot 1 and 2 from the State Highway 6 carriageway is constructed and sealed in general accordance with the NZ Transport Agency Planning Policy Manual Diagram C standard with a minimum radius of 9m and culverts and drainage as required; and,

c) The area between the access from state highway and the boundary of Lot 1 and Lot 2 is sealed and to a sufficient width to accommodate a passenger vehicle.

d) All accesses not identified as authorised Crossing Places [per attachment 1] are permanently closed and the road reserve is re-instated to be consistent with the adjacent treatment including any of the following that apply:

i. The removal of any gates;

ii. The reinstatement of the fence line;

iii. The removal of any culverts;

iv. The reinstatement of any berm and/or highway drainage; and

v. The regrassing of the road reserve.

**Advice Notices:**

*Please note, it is a requirement pursuant to Section 51 of the Government Rounding Powers Act 1989 that any person wanting to carry out works on a state highway first gain the approval of the NZ Transport Agency for the works and that a Carriageway Access Request (CAR) is applied for and approved before any works commence. The NZ Transport Agency will then oversee the works in accordance with the CAR approval. A complete Corridor Access Request shall be submitted at least 15 working days before the scheduled date of works. For advice on what is required for a complete Corridor Access Request and how to apply please contact [ttmp@aspiringhighways.co.nz](mailto:ttmp@aspiringhighways.co.nz). A completed copy of this application should also be sent to the NZ Transport Agency System Design and Delivery Planning Team at [Consentsandapprovals@nzta.govt.nz](mailto:Consentsandapprovals@nzta.govt.nz).*

*As State Highway 6 is a Limited Access Road in this vicinity, an authorisation pursuant to Section 91 of the Government Rounding Powers Act 1989 (GRPA) will be required for access onto the state highway from proposed Lot 1 and Lot 2. Once resource consent has been granted, the consent holder should seek this authorisation from the Transport Agency enclosing a copy of the resource consent, underlying certificate(s) of title, the Land Transfer Plan and the number of the allocated titles.*

**Attachments:**





**Attachment 1:** Annotated Satellite Image – Crossing Places to be Authorised; and Accesses to be Closed

Ngā mihi,

**Luke Braithwaite** / Consultant Planning Advisor  
Consents & Approvals / System Design & Delivery

**DDI: (04) 978 2643**

E [luke.braithwaite@nzta.govt.nz](mailto:luke.braithwaite@nzta.govt.nz) / w [nzta.govt.nz](http://nzta.govt.nz)

**Wellington Office** / The Majestic Centre

Level, 5/100 Willis St, Wellington, 6011, New Zealand






---

**From:** Luke Braithwaite  
**Sent:** Friday, 12 July 2019 9:37 AM  
**To:** Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>  
**Subject:** RE: Leith 2 Lot Subdivision RM190362

Thanks Dan.

Ngā mihi,

**Luke Braithwaite** / Consultant Planning Advisor  
 Consents & Approvals / System Design & Delivery

**DDI: (04) 978 2643**

**E** [luke.braithwaite@nzta.govt.nz](mailto:luke.braithwaite@nzta.govt.nz) / **w** [nzta.govt.nz](http://nzta.govt.nz)

**Wellington Office** / The Majestic Centre

Level, 5/100 Willis St, Wellington, 6011, New Zealand



**From:** Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>  
**Sent:** Thursday, 11 July 2019 2:53 PM  
**To:** Luke Braithwaite <[Luke.Braithwaite@nzta.govt.nz](mailto:Luke.Braithwaite@nzta.govt.nz)>  
**Cc:** Wendy Baker - External <[wendy.baker@qldc.govt.nz](mailto:wendy.baker@qldc.govt.nz)>  
**Subject:** Re: Leith 2 Lot Subdivision RM190362

Hi Luke,

Thanks very much for your call/time earlier. The confusion is perfectly understandable.

I have kept just the updated plan attached to this email as this is what forms the current application. I have copied Wendy Baker into this email for record sake at all ends.

Appreciate your time on this,

Dan.

**Daniel Curley**  
**Managing Director**



15 Cliff Wilson St, Wanaka 9305, New Zealand  
**P** / +64 27 601 5074 / **E** / [dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)  
**W** / [www.ipsolutions.nz](http://www.ipsolutions.nz)

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----- Forwarded message -----

From: **Luke Braithwaite** <[Luke.Braithwaite@nzta.govt.nz](mailto:Luke.Braithwaite@nzta.govt.nz)>

Date: Thu, Jul 11, 2019 at 10:35 AM

Subject: FW: Leith 2 Lot Subdivision RM190362

To: [dan@ipsolutions.nz](mailto:dan@ipsolutions.nz) <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>

Good morning Dan,

Following on from our discussion this morning can you please confirm that your client is applying for consent in accordance with the updated scheme plan, and not Appendix B as provided?

Thanks.

Ngā mihi,

**Luke Braithwaite** / Consultant Planning Advisor  
Consents & Approvals / System Design & Delivery

**DDI: (04) 978 2643**

**E** [luke.braithwaite@nzta.govt.nz](mailto:luke.braithwaite@nzta.govt.nz) / **w** [nzta.govt.nz](http://nzta.govt.nz)

**Wellington Office** / The Majestic Centre

Level, 5/100 Willis St, Wellington, 6011, New Zealand

**From:** Daniel Curley <[dan@ipsolutions.nz](mailto:dan@ipsolutions.nz)>

**Sent:** Tuesday, 9 July 2019 4:36 PM

**To:** Stuart Pearson <[Stuart.Pearson@nzta.govt.nz](mailto:Stuart.Pearson@nzta.govt.nz)>

**Cc:** Julie McMinn <[Julie.McMinn@nzta.govt.nz](mailto:Julie.McMinn@nzta.govt.nz)>

**Subject:** RE: Leith 2 Lot Subdivision RM190362

Hi Stuart and Julie,

**RE: Leith 2 Lot Subdivision RM190362**

Please see main application documents for 2 lot subdivision on the Albert Town Hawea Highway.

There is NZTA correspondence attached, and our scheme plan is consistent with this. Wendy Baker the QLDC planner has requested formal approval to this scheme.

Any attention on this would be greatly appreciated, noting that most topics have been fully covered by Appendix H.

Thanks very much,

Dan Curley.

**Daniel Curley**  
**Managing Director**



15 Cliff Wilson St, Wanaka 9305, New Zealand  
**P** / +64 27 601 5074 / **E** / dan@ipsolutions.nz  
**W** / www.ipsolutions.nz

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[www.nzta.govt.nz](http://www.nzta.govt.nz)

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**Daniel Curley**  
**Managing Director**



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**W** / www.ipsolutions.nz

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**Daniel Curley**  
Managing Director



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**W** / www.ipsolutions.nz

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**APPENDIX 2 – APPLICANT’S LANDSCAPE ASSESSMENT**

# LANDSCAPE AND VISUAL ASSESSMENT

PREPARED FOR:

J LEITH & C LEITH

6 MARCH 2019

PROPOSAL TO SUBDIVIDE A PROPERTY INTO TWO LOTS  
AND ESTABLISH A BUILDING PLATFORM ON EACH LOT  
AT 1025 LAKE HAWEA – ALBERT TOWN ROAD



## APPENDICES

1. Queenstown Lakes District Plan Assessment Matters Relating to Visual Amenity Landscapes (VAL)
2. Queenstown Lakes Proposed District Plan Assessment Matters Relating to Rural Character Landscapes (RCL) and Other Factors and Positive Effects, Applicable in All Landscape Categories
3. Structural Landscape Plan
4. Viewpoint Location and Context Map
5. Photographs

## INTRODUCTION

- 1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to subdivide Lot 2 DP 27175 (the site) into two lots and identify a building platform in each of the lots, one being around the existing dwelling within the property. The site is 20.58 hectares in area and is located on Lake Hawea – Albert Town Road (State Highway 6, SH6) at the foot of Mount Maude. Proposed Lot 1 is 2.59 hectares and contains an existing dwelling, shed, stock yards and silo. Proposed Lot 2 is 17.99 hectares in area and contains resource consent to construct a shed (RM181346).
- 2 The methodology for this assessment has been guided by the landscape related Objectives, Policies and Assessment Matters of the Operative Queenstown Lakes District Plan (the ODP), by the Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment<sup>1</sup>, and by the New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note<sup>2</sup>.
- 3 The ODP is currently under review and a Proposed District Plan (the PDP) has been notified, subject to submissions, further submissions and hearings. Decisions on Stage 1 of the PDP have been issued and are currently subject to appeal. Certainty can therefore not be given regarding the provisions within the PDP. PDP provisions that apply to the site are very similar to the applicable ODP provisions. In my assessment, I have given some consideration to the provisions of the PDP but have taken more guidance from the ODP.

## DESCRIPTION OF THE PROPOSAL

- 4 The details and layout of the proposed activities are set out in the resource consent application and its various appendices including a number of plans. I will not repeat that information here, other than to make the following summary points that are relevant to an assessment of landscape issues:
  - Subdivision consent is being sought to subdivide a property into two lots. The property is in the Rural General Zone in the ODP and the Rural Zone in the PDP.
  - A building platform is proposed to contain the existing dwelling in proposed Lot 1 and a residential building platform is proposed in Lot 2.

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

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

- The maximum building heights shall be 5.5 metres above the relative ground level for the proposed building platform in Lot 1, and 5.8 metres above the relative ground level for the proposed building platform in Lot 2.
- Planting shall be undertaken within the site in accordance with the Structural Landscape Plan attached to this report as Appendix 3. This planting includes a cluster of 25 Mountain beech above the escarpment.
- As per the Structural Landscape Plan, approximately half of the site (9.45 ha) is to be retained in native shrubland. Further regeneration of native species in existing pastoral areas in this half of the site is to be encouraged through a proposed management regime including fencing off this area and ongoing weed removal, as stipulated in the notes included on the Structural Landscape Plan.
- All wilding prone exotic species (being all species listed in Rule 34.4.2 of the Proposed District Plan) shall be eradicated from the site within 3 years of any building being erected within the Lot 2 building platform and thereafter the site shall be kept free of these species in an ongoing way.
- No residential domestic activities (including but not limited to the development of gardens; lighting; planting of any exotic vegetation; erection of structures; parking of vehicles including boats; caravans etc; location of children's play equipment such as trampolines etc) shall be undertaken or located outside of the defined curtilage areas identified on the Structural Landscape Plan.
- The exterior cladding of all buildings shall be coloured in the natural range of browns, greens or greys with a light reflectivity value of between 5% and 20%.
- The roofing materials of all buildings shall be coloured in the natural range of browns, greens, greys with a light reflectivity value of between 5% and 15% and shall be of matt finish. No opaque or pale skylight panels shall be used for roofing material to avoid banding effects that would highlight built form. Any additional structures or fixtures attached to the roof such as chimneys or satellite dishes shall be coloured to match the roof.
- Planting inside curtilage areas shall exclude ornamental, brightly coloured plants or trees and shall include no less than 50% of total plant numbers to be indigenous species. Planting shall provide softening and integration of built form and associated domestication into the surrounding context of kanuka vegetation and be complementary to the natural characteristics of the site.
- Any fencing of lot boundaries and any fencing outside of the curtilage areas shall be of post and wire or post and netting only (including rabbit netting).

- All external lighting shall be down lighting only and not create light spill beyond the property. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting shall be located within the curtilage area only as identified on the landscape plan.
  - An accessway shall be formed off Lake Hawea – Albert Town Road to the Lot 2 building platform using an existing farm track that ascends up the gully feature as per the Structural Landscape Plan.
6. In summary, it is proposed to subdivide a property located at 1025 Lake Hawea – Albert Town Road into two lots and create two building residential platforms, one of which contains an existing dwelling.

## LANDSCAPE CHARACTER

### Existing Landscape Character

7. The subject site is located approximately 360 – 400 metres above sea level at the south east base of Mount Maude. The site is adjacent to Lake Hawea – Albert Town Road and situated approximately 2 kilometres south of Lake Hawea. The property is positioned on a shallow outwash fan which extends from the steep slopes of Mount Maude towards the Hawea River.
8. The site forms flat pastoral paddocks and uphill sloping topography with a formed meandering access track through an unnamed gully feature. The flat paddocks are used for farming activities and sheep grazing. Vegetation on the site predominantly comprises of exotic pastoral grasses and native kanuka is present on the escarpment and incising gully, with wilding conifers also present within this gully and on the escarpment. At the top of the escarpment the topography is a terrace predominantly in pasture interspersed by kanuka. Above this terrace the landform rises steeply to the peak of Translator Hill that is a part of the Mt Burke Station. The eastern slopes of this hill above the site are covered in bracken and a dispersal of wilding pines.
9. The adjacent public road of Lake Hawea – Albert Town Road (SH6) is a main arterial route connecting Lake Hawea and Albert Town as its name would suggest. More broadly, the road links the West Coast (Haast) with the Central Lakes area that includes Wanaka, Queenstown and Cromwell and is therefore a popular tourist route. It is renowned for its scenic qualities and the journey past Lake Hawea is particularly memorable.
10. To the east of the site are large, open, broad plains of the Hawea Flats that extend to the toe of the Grandview Mountains. In general terms, the Hawea Flats are characterised by topographically flat grassed paddocks interspersed with lines of shelter trees and areas of rural living.

11. The PDP identifies the Hawea Flats landscape of which the site is a part as being separate from the outstanding natural landscapes (ONLs) of the Mount Maude Mountains, the Grandview Mountains and the Clutha and Hawea River corridor. The PDP therefore categorises the Hawea Flats landscape as being of the Rural Landscape Category. While the ODP does not specifically categorise the relevant landscapes, a number of landscape assessment reports associated with past resource consent applications in the vicinity have identified the landscape of which the site is a part as being a visual amenity landscape (VAL), being:

*"landscapes which wear a cloak of human activity much more obviously - pastoral (in the poetic and picturesque sense rather than the functional sense) or Arcadian landscapes with more houses and trees, greener (introduced) grasses and tend to be on the District's downlands, flats and terraces".<sup>3</sup>*

12. I agree that the site is part of the Hawea Flat landscape which has a rural character defined by agricultural management, improvements and rural living. I agree that this landscape is not an ONL, however, I do recognise that the ONL line (as identified in the PDP) runs on the upper slopes above the subject site as indicated on Appendix 4.
13. An existing dwelling (consented by RM090034), shed, stock yards and silo are located in the north east part of the property and form a cluster of built form. A shed has consent (RM181346) to be constructed (has not been built at the time of writing) at the foot of the escarpment adjacent to the gully feature within the site.

### **Effects of the proposed activities on landscape character**

14. Landscape character effects are:<sup>4</sup>

*"... 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."*

15. I have considered the assessment matters of Part 5.4.2.2(3) of the ODP and of Parts 21.21.2 and 21.21.3 of the PDP. Appendices 1 and 2 of this report are tables that set out assessment findings in relation to all of the relevant assessment matters. 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;

<sup>3</sup> Queenstown Lakes Operative District Plan, Section 4.2.4(3).

<sup>4</sup> Landscape Institute and Institute of Environmental Management and Assessment *Guidelines for Landscape and Visual Impact Assessment* (3<sup>rd</sup> ed, Routledge, Oxford, 2013) at paragraph 5.1 and Glossary.

Moderate;  
 High;  
 Very High;  
 Extreme<sup>5</sup>.

16. The changes to the landscape that will occur as a result of the proposal will be the presence of an additional building platform within the subject site. This additional element will sit on a small terrace above the escarpment within the site, approximately 450 metres west of the existing dwelling and approximately 250 metres north west of the consented shed. There are a number of existing dwellings in the Mount Maude foothills on the same topographical level as the proposed Lot 2 building platform. In reference to Appendix 4, these include the Oosterhuis platform to the immediate south and the Gilchrist and Fisher platforms to the north, as well as five additional platforms at 1172 Lake Hawea – Albert Town Road further north. In this regard, it is worth noting that this terrace foothill is not unmodified, it already contains a number of dwellings.
17. As discussed in regard to the existing landscape character, the subject site is in the lower foothills of Mount Maude which is maintained in an open character. The subject site itself is maintained as open pasture by grazing livestock and is largely comprised of grassland with bracken, woody shrub vegetation and wilding conifers in the gully and on the escarpment. I do not consider that the landscape effects of the separation of the proposed Lot 2 building platform from existing and consented buildings will adversely affect the landscape character of the vicinity. The proposed Lot 2 building platform is located on a discrete topographical unit within the site and will be visually contained by the escarpment and vegetation.
18. As stated, the site is adjacent to the PDP's ONL of the Mount Maude landform. The proposed development will not compromise the open character of this feature. The removal of wilding conifers, retention of native shrubland and planting of Mountain beech will enhance natural character within the site. Additionally, the delineation of a curtilage area and the use of design controls, will ensure that the level of domestication proposed can be absorbed within the landscape without significantly detracting from its rural character.
19. In relation to the above, there are a number of factors that serve to mitigate the potential effect on landscape character. In summary:
  - The location of the proposed building platform is in near proximity to other locations that are already occupied and accommodate domestic activities.
  - A residential domestic curtilage area is proposed to contain all domestic activities within a close proximity to the building platform.

---

<sup>5</sup> New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management', page 8.



- Proposed planting and existing native shrubland to be retained as identified on the Structural Landscape Plan (Appendix 3) will provide visual screening of a future dwelling and associated activities in a way that accords with the established vegetation patterning within the landscape and will not interrupt existing mountainous views or views across open pastoral landscapes.
- The proposed planting, retention of existing and regenerating native shrubland, and the condition that will ensure the removal and ongoing management of wilding conifers within the property will enhance the natural character and ecological values within the site that will complement the adjacent ONL.
- The proposed building platform in Lot 2 is of a relatively low height (5.8 metres) that will ensure a future dwelling does not appear prominent in any residual views.
- The proposed building platform has associated design controls that will ensure a future dwelling has a visually recessive external appearance, in keeping with the Council's guide to colours and reflectivity.

20. Consequently, I consider that the addition of the proposed Lot 2 building platform to the vicinity will amount to an effect on landscape character of a low degree. The effect will be one of increased built form but not in a way that is contrasting or discordant with the existing vicinity and mitigating factors as described above are relevant. A rural dwelling will sit in a discreet and contained location. Overall, the landscape character of the relevant vicinity will remain a pleasant, open character defined by rural open space and farming activities, whilst demonstrating a greater degree of natural character and ecological values. In this regard, I do not consider that the current proposal breaches any threshold of acceptability in relation to landscape character effects or as a result of cumulative effects.

## VIEWS AND VISUAL AMENITY

21. 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".<sup>6</sup>*

22. The VAL assessment matters of Section 5.4.2.2(3) of the ODP and the RCL assessment matters of Part 21.21.2 of the PDP relate, in part, to visual effects. I give comments in relation to these assessment matters

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<sup>6</sup> Landscape Institute and Institute of Environmental Management and Assessment *Guidelines for Landscape and Visual Impact Assessment* (3<sup>rd</sup> ed, Routledge, Oxford, 2013) at paragraph 6.1 and Glossary.

in Appendices 1 and 2 of this report. In this section of my report I give summary comments in relation to effects on views and visual amenity.

23. With reference to Appendix 4, the proposed activities will be visible from:

- Users of Lake Hawea – Albert Town Road (SH6)
- Users of Te Awa Road
- Users of Domain Road
- Users of the Hawea River Track
- Properties within the vicinity of the site (west of the Hawea River)
- Distant views from Lake Hawea township, Hawea Flat and Grandview Range

24. Appendix 4 of this report consists of a Viewpoint Location & Context Map and Appendix 5 contains a number of associated photographs. In reference to these appendices I give comments on the visual effects below.

25. The visual effects relating to the proposed Lot 1 building platform are of very similar degree as the effects of the existing dwelling. I have therefore not provided any assessment relating to the visual effects of this platform. Even in the absence of the proposed Lot 1 building platform, it is reasonable to expect that this dwelling would be renovated and/or extended in the future. It is also noted that the retention of existing vegetation around this dwelling is required by the resource consent RM090034. This area of planting is also shown on the Structural Landscape Plan attached as Appendix 3 and is also to be retained through this proposal. A residential domestic curtilage area is also identified on this plan around this building platform.

#### Users of Lake Hawea - Albert Town Road (SH6) (Viewpoints 1 – 2)

26. The proposed Lot 2 building platform will be intermittently visible from an approximate 600 metre stretch of Lake Hawea – Albert Town Road at a distance of approximately 500 metres, partly screened by existing and proposed native vegetation, and by mature wilding conifers until such time that they are removed. As they are removed the proposed Mountain beech on the edge of the small terrace will provide a similar degree of visual screening. When travelling north towards Lake Hawea, the visibility of the building platform will begin from next to Te Awa Road and continue to the location of the existing dwelling within the site. In this view sequence, the proposed building platform will be partly visible (approximately the upper third of the front poles were visible sitting above the surrounding kanuka) but will not be prominent as it will be located at least 500 metres from the road at the back of a small terrace above a large vegetated escarpment. It is unlikely that this visibility will cause offense or detract from a viewer's visual amenity from this perspective.

27. The removal of wilding conifers will have a positive benefit on the visual amenity of an observer on the highway. Whilst these trees have a large presence on the foothills of Mount Maude, their presence is not a welcome one. To most observers, they are identifiable as a pest tree species that is out of control in terms of

its spread. The visual effect this has on the landscape is an oppressing one in that it masks the landscape of its natural landform and its indigenous ecological values. The proposed activities will control these effects, at least within the boundaries of the site, and enhance the natural landscape values that are present within the site in a way the complements the natural characteristics of the eastern flanks of Mount Maude. Notably, the impressive gully feature within the site will become more legible through wilding conifer removal.

28. In contrast, the landscape east of Lake Hawea – Albert Town Road has less natural characteristics and although rural, has a more modified landscape character that is not characteristic of a productive farming landscape; it contains many smaller lots for rural living with associated dwellings, accessory buildings and curtilage areas. In this context a viewer will not be as sensitive to the effects of the landscape change arising from the proposal as they would be if in a less modified rural environment.
29. I consider that due to the distance involved, the screening by existing and proposed vegetation, the design controls to ensure a future dwelling is recessive in the landscape, and the positive benefits to the natural characteristics within the site that the proposed vegetation management involves, that the visual effects created by the proposed activities will be of a very low degree. There will be some glimpses towards built form, but this will not be prominent, and the site will present a slightly positive degree of visual amenity.

#### Te Awa Road (Viewpoint 3)

30. Te Awa Road is a no-exit vehicular access to rural (and more typically, rural living) properties and is located south east of the subject site. The proposed building platform will be visible from an approximate 700 metre stretch of Te Awa Road from a viewing distance of between approximately 700 to 1,200 metres. The visual effects are similar to those described above for a viewer on Lake Hawea – Albert Town Road, however, a difference being in the viewing audience. Whereas many viewers on Lake Hawea – Albert Town Road are tourists who are experiencing the landscape for the first and perhaps only time, a viewer on Te Awa Road is more likely to be a local resident and therefore much more familiar with the landscape and aware of any changes to it. Whilst a viewer on Te Awa Road will notice the change to the landscape as a result of the proposal I am of the opinion that they will not be offended by it. Small parts of a future dwelling anticipated by the proposed building platform could be seen located sitting on the small terrace above the escarpment. It will not interrupt any mountainous views and will be recessive in colour such that in combination with the viewing distance it will not stand out or detract from the landscape qualities. An improved natural character will be evident on site through the wilding conifer control, and native vegetation retention and enhancement.

#### Domain Road (Viewpoint 4)

31. Visibility of parts of the site is offered from an approximate 1 kilometre stretch of Domain Road at a distance of approximately 1.8 kilometres. Domain Road is a largely unsealed road, with low traffic volumes and within an agricultural setting, often contained by mature conifer shelterbelts, forestry woodlots or wilding spread.

From this vantage point that is adjacent to the Lake Hawea wastewater treatment plant and a large irrigated paddock there is no immediate roadside vegetation to the west. In this view, the proposed Lot 2 building platform will be partly visible, contained by existing and proposed native vegetation. The visual effects created by a future dwelling are likely to be similar to those created by the existing Fisher dwelling in Lot 1 DP 300247 that is located further north at 1091 Lake Hawea – Albert Town Road and as can be seen in Viewpoint 4, albeit more recessive in colour. Part of the existing dwelling within the site can also be seen in this viewpoint. I do not consider that views towards part of a future dwelling in the proposed Lot 2 building platform will degrade an observer's appreciation of the landscape. It will accord with the established pattern of rural dwellings and will not interfere with views across open, pastoral landscapes below it or the rugged slopes of Mount Maude above it. It will be benched into a small, open terrace that is distinct from the steeply rising topography and surrounded by native vegetation that will assist it to blend into the landscape. This will amount to a very low degree of visual effects on an observer from this vantage point.

#### Hawea River Track (Viewpoint 5)

32. Immediately further north of the above section of Domain Road, the Hawea River Track runs along the edge of a terrace elevated above the eastern side of the Hawea River. Intermittent visibility of upper parts of a future dwelling within the proposed Lot 2 building platform will be available from an approximate 1.5 kilometre section of the track from adjacent to the Lake Hawea wastewater treatment plant heading south to where the track level drops down closer to the river level approximately halfway between Lake Hawea and the Maungawera Valley. The distance of an observer on the track to the proposed building platform will be between 1.6 and 1.8 kilometres. The views are available through gaps in river margin vegetation that consists of native shrub and tree species interspersed by wilding pines and other exotic weed species. In the foreground of views is the Hawea River and its vegetated margin, backed by a large mid-ground composition of rural living character. In the background of view is Mount Maude and at the foothills of its eastern slope is a very gently sloping terrace that is of fairly narrow and uneven width, divided by gullies in places, and that is either in pasture or covered in predominantly kanuka shrubland interspersed by wilding conifers. This terrace that is broadly the location of the proposed Lot 2 building platform sits above an escarpment that separates it from the Hawea Flat floor and is occupied by several existing buildings. These buildings include the Fisher dwelling in Lot 1 DP 300247 that is visible in vantage points from the Hawea River Track and is indicated on Viewpoint 5 and the others as previously described.
33. It is considered that the proposed Lot 2 building platform will have similar visual effects on a user of the Hawea River track as those created by the existing Fisher dwelling, albeit that it will be more recessive against the landscape due to the requirement for dark, recessive colours of low-reflectivity as specified in the proposed design controls. Whilst partially visible from some distance, a future dwelling will not cause offence or degrade the visual amenity of a user of the Hawea River Track. In vantage points to the site, a rural living

development character is evident on the Hawea Flat floor west of the river and many of the dwellings in this area are prominent in view, as well as their domestic activities including lawns, gardens, trampolines, vehicles, boats, sheds, driveways, clothelines etc. In this visual context, distant views (of 1.6 kilometres or more) to upper parts of a dwelling that is contained by vegetation and is recessive in the landscape will be of little significance. It will not detract from views towards the slopes of Mount Maude and will be difficult to see. Any visibility of it will be seen in the context of established rural dwellings in the vicinity, including those that are prominent in the mid-ground of view, and those that are less prominent and more spaced apart in the background of view, including those existing in the foothills of Mount Maude.

Properties within the vicinity of the site (west of the Hawea River)

34. The proposed Lot 2 building platform will be minimally visible from any dwellings on neighbouring properties due to the screening effect of landform and vegetation. Properties within the vicinity of the site (west of the Hawea River) have been categorised into one of three following groups; properties to the north and south of the site (on the same side of Lake Hawea-Albert Town Road), properties to the east of the site and properties to the immediate south of Te Awa Road. I have not visited any of these properties but have witnessed them from the location of the proposed Lot 2 building platform and have viewed the site from the nearest section of public road or track.

*Properties to the north and south of the site (on the same side of Lake Hawea – Albert Town Road)*

35. Landform and vegetation will screen the proposed Lot 2 building platform from dwellings to the north (including Gilchrist, Bennie and Morgan) and the south (Oosterhuis). As the building platform will not be visible from these dwellings I consider the proposal will have negligible visual effects on these properties.

*Properties to the east of the site*

36. Trees planted on the Lake Hawea – Albert Town Road boundary opposite the site will, in time, completely screen any views of the proposed Lot 2 building platform from dwellings immediately opposite the site on the eastern side of Lake Hawea – Albert Town Road. However, even if these trees did not exist, and in the current situation where partial visibility of the platform could be possible between and above the current extent of the trees, in my opinion the proposed building would not cause offense in these views. The proposed Lot 2 building platform will be located at least 800 metres from the nearest dwellings to the east (Gibbs, Hemingway, Lawson and Berben), whilst others further to the east (including Hewitt, Salisbury, Barron, Roberts and Morgan) are at least 1 kilometre distant. This proximity in combination with the screening effect of existing and proposed vegetation, and the design controls that will ensure a future dwelling is recessive in the landscape, will ensure that the proposal has very low effects on their views and visual amenity.

37. Dwellings located near the edge of the terrace above the Hawea River are located even further away (including Stewart, Cashen, Fulton, Pascoe, Quinn, Jowitt, Haslam, Parkbrae Estates and Capri Trust Company); being a minimum distance of 1.4 kilometres from the proposed Lot 2 building platform. Dwellings within these properties are generally orientated towards the north and east. Western views towards the site and the proposed Lot 2 building platform will be obscured by vegetation and existing dwellings. Any glimpses of a future dwelling as proposed will not detract from the appreciation of the landscape; the building will be visually recessive and obscured by surrounding vegetation.

*Properties immediately south of Te Awa Road*

38. The two properties to the immediate south of Te Awa Road that theoretically could have views of the proposed Lot 2 building platform from their respective dwellings are Cossens (at a distance of approximately 1 kilometre) and Marshall-Smith (at a distance of approximately 1.3 kilometres). A mature shelterbelt within the Cossens property and intervening topography associated with the escarpment will screen views of the proposed Lot 2 building platform from the Cossens dwelling. In the foreground of views towards the site from the Gibbs dwelling will be Lake Hawea – Albert Town Road and other dwellings will be in the periphery of these views. The addition of the building platform will be at a higher topographical level but it will be mostly screened by native vegetation and the removal of wilding conifers in the property will have a positive benefit.

Distant views (over 2 kilometres) towards the proposed building platform in Lot 2

39. The distant views where part of a future dwelling on proposed Lot 2 could potentially be visible from are:

- From the elevated ridgeline in the Lake Hawea township in the vicinity of Noema Terrace, Elizabeth Street and Nichol Street (approximately 2.3 kilometres or more distant)
- Hawea Flat rural lots east of Hawea River (nearest dwelling approximately 2.7 kilometres distant)
- Hawea Flat settlement (approximately 4 kilometres or more distant)
- Grandview Range walking tracks (approximately 7 kilometres or more distant)

40. I have not been on any of these properties but have witnessed them from the location of the proposed Lot 2 building platform and have viewed the site from the nearest section of public road or track.

41. An elevated ridgeline within the Lake Hawea township is occupied by residential development accessed off Noema Terrace, Elizabeth Street and Nichol Street. Properties in this area access views to the south out over the Hawea Flat. Some of the properties within the immediate vicinity of these residential streets would have visual access to part of the proposed building platform at distances of 2.3 kilometres or more. In these views, they look over a number of residential dwellings on the floor of the Hawea Flat and a few that are located at a similar topographical level to the proposed building platform, further to the north but on the same side of the valley. Due to the existing visual context, the distance involved, the intervening vegetation, and



the design controls that will ensure a future dwelling is recessive in the landscape, I consider the visual amenity that they currently experience will be affected to a negligible degree. The visual effects as a result of the proposed activities will be very similar to those created by existing dwellings on the foothills terrace as previously described, including the Fisher and Gilchrist dwellings and those that are further north.

42. Part of the proposed building platform will be visible from properties within the Hawea Flat settlement and surrounding rural properties (east of the Hawea River). The visual effects to these observers are similar to those described above for properties west of the Hawea River but from a greater distance. Due to the moderating effect of distance in conjunction with the intervening existing and proposed vegetation, and the design controls that will ensure a future dwelling is recessive in the landscape, I consider the proposed activities will have a negligible degree of visual effects on observers in the Hawea Flat, east of the river.
43. From the high slopes of the Grandview Range to the east, very broad views are available that take in Lake Hawea and much of the Hawea Flat including the township. A viewer is at least 7 kilometres from the subject site. In these views, the proposed activities are potentially visible but will be partially screened by vegetation and will be a very small part of an extremely extensive visual panorama. I do not consider that the activities will degrade the quality of views that are had in any material way and will have negligible effects.

### **Summary Regarding Visual Effects**

44. The effects of the proposal on views and visual amenity can be summarised as follows:
  - Upper parts of the proposed Lot 2 building platform will be visible from stretches of SH6 and Domain Road and from Te Awa Road. This built form will not be highly visible or prominent and will not detract from an observer's appreciation of the landscape qualities. The site's natural character will be enhanced through the retention of existing and regenerating native shubland, proposed Mountain beech planting, and the removal and management of wilding conifers and weed species.
  - Similarly, upper parts of the proposed Lot 2 building platform will be intermittently visible from a stretch of the Hawea River Track from distances of 1.6 – 1.8 kilometres. In the intervening visual context a rural living development character is evident (although zoned Rural General). Dwellings in this context are prominent in view, and distant views of parts of the proposed Lot 2 building platform will be insignificant by comparison. A future dwelling will not degrade views towards Mount Maude.
  - The visual amenity on properties within the vicinity will be generally affected to a very slight degree. Due to the mitigating factors of intervening topography and vegetation, in conjunction with the proposed planting and proposed design controls that will ensure that future dwellings are recessive, the visual amenity from these properties will not be affected by more than a very low degree.

## CONCLUSIONS

45. The landscape character effects of the current proposal are essentially cumulative effects; an additional element of built form occupation will appear in the landscape. The proposed activities are not discordant with the landscape's current rural and natural character. Overall, the addition of the proposed building to the vicinity will amount to a cumulative effect on landscape character of a low degree. The proposed activities will provide for another dwelling in the vicinity but would also offer protection and enhancement of the natural character landscape values of the area that would be complimentary to the adjacent ONL.
46. The location of the proposed Lot 2 building platform is sensitive to development, but also due to existing indigenous vegetation coverage provides an opportunity to integrate future development into this natural context. The proposed retention of the existing and regenerating native shrubland, planting of additional Mountain beech, as well as the control of wilding conifers within the site provides an opportunity to protect and enhance the natural characteristics of this part of the property in a way the accords with the natural character of the adjacent ONL. It also enables the potential for the proposed Lot 2 building platform to be integrated into the natural setting whilst being minimally visible from the surrounding vicinity. The relationship of the development with the landscape will be complimentary to both; the natural character and pastoral productivity of the land would be protected and enhanced, and the protection and enhancement of indigenous vegetation provides mitigation for an instance of domestication adjacent to an ONL. Of the dwellings/platforms that sit on this terrace landform in the foothills of the eastern flank of Mount Maude, the proposed Lot 2 building platform will be more inconspicuous than most.
47. The assurance that adverse effects from built form, domestication of the landscape and cumulative effects within Lots 1 and 2 can be adequately mitigated is provided by the proposed consent conditions that will ensure recessive buildings and development within its natural setting, residential domestication contained within curtilage areas, ongoing management of wilding conifers and weed species, the retention of existing and regenerating native shrubland, and the proposed planting of Mountain beech.

Stephen Quin BLA

Landscape Architect

6<sup>th</sup> March 2019

**vivian+espie**

# APPENDIX 1: QUEENSTOWN LAKES DISTRICT PLAN ASSESSMENT MATTERS RELATING TO A VISUAL AMENITY LANDSCAPE

HEADING	ASSESSMENT CRITERIA		ASSESSED EFFECTS
(a) Effects on natural and pastoral character	In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the natural and pastoral character are avoided, remedied or mitigated, the following matters shall be taken into account:	(i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;	As discussed in the body of the report, the proposed activities will be visible from a section of SH6, Te Awa Road, Domain Road and the Hawea River Track, and from some properties within the vicinity of the site. The location of the proposed Lot 2 building platform is on a flat terrace that is clearly distinguishable and separated from the elevated and steeply rising landform above that displays outstanding natural characteristics. The platform will be contained by existing vegetation and further native planting is included in the proposal such that the site will provide a visual buffer to the built form, and enhance the natural characteristics in the vicinity. The open character of the adjacent ONL will not be compromised as a result of the proposed activities, and will be improved through retention of native shrubland, native planting and the removal of wilding conifers.
		(ii) whether and the extent to which the scale and nature of the development will compromise the natural or Arcadian pastoral character of the surrounding Visual Amenity Landscape;	The overall scale of the property is 20.58ha, of which the proposed Lot 2 building platform is 1,000m². As the proposed Mountain beech will provide additional visual screening in addition to that provided by existing (native) vegetation and topography, the pastoral character and quality of the landscape will not be compromised by the addition of the proposed building platform.
		(iii) whether the development will degrade any natural or Arcadian pastoral character of the landscape by causing over-domestication of the landscape;	The proposal will increase the degree of domestication in the landscape but these activities have been located in a part of the site that has the ability to absorb this type of development. The existing and proposed vegetation will contain and screen the development such that any domestic elements will have a very low degree of visibility and the retention of the lower terrace of Lot 2 in agricultural use will retain the vast majority of the site's pastoral character. I do not consider that the result of the proposal can be termed over-domestication.
		(iv) whether any adverse effects identified in (i) - (iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent (including covenants,	I consider that the aspects of the proposal that lead to the appropriate mitigation of landscape character effects are primarily locating the development at the back of the small, flat terrace above the vegetated escarpment, the retention of approximately half the site in existing and regenerating native shrubland, the proposed Mountain beech planting, the removal and ongoing management of

		consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;	<p>wilding conifers, and the design controls to ensure that a future dwelling on Lot 2 is recessive in the landscape.</p> <p>I cannot envisage any additional measures that could be added to further mitigate effects on natural and pastoral character.</p>
<b>(b) Visibility of Development</b>	Whether the development will result in a loss of the natural or Arcadian pastoral character of the landscape, having regard to whether and the extent to which:	(i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and	The proposed activities will be partly visible to public users for a stretch of SH6, Te Awa Road, Domain Road and the Hawea River Track but not prominently. Due to the wilding conifer removal, the retention of approximately half the site in existing and regenerating native shrubland, and the proposed Mountain beech planting I consider the proposed activities will amount to an enhancement of the natural character and an overall positive benefit to the visual amenity of a user of these places.
		(ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or Arcadian pastoral landscapes;	<p>The relevant views are generally characterised by Arcadian pastoral landscape, including farm base activities and associated dwellings but also by the more natural landscape character of the mountain backdrop. As is set out in the section of this report that deals with visual effects, the proposed activities will not be prominent or significantly detracting from the identified vantage points.</p> <p>From these viewpoints, the proposed activities will be congruous and will tie in with the rural and natural landscape character of existing views. The proposed Lot 2 building platform will sit on an open, flat terrace that visually associates with the larger farmed paddocks below it but will be visually obscured by native vegetation that is present on the escarpment and terrace edge, and in the gully.</p> <p>The Lot 2 building platform as proposed will be visible from a stretch of SH6, Te Awa Road, Domain Road and the Hawea River Track and some properties in the vicinity of the site but will not appear as a stark new element of built form. I consider that the new element will be visually absorbed into the rural and vegetated composition of the vicinity. It will not be visually discordant, degrading or offensive.</p>

		(iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;	The existing and proposed vegetation will provide significant screening to the proposed activities from surrounding public and private viewpoints. In doing so, it will enhance the site's natural character and association with the adjacent ONL. The removal and ongoing management of wilding conifers will allow a greater appreciation of the natural topography including the escarpment and gully feature within the site.
		(iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;	The escarpment and associated vegetation within the site provides a degree of enclosure to the location of the proposed Lot 2 building platform, and the sharply rising flanks on the east side of Mount Maude provide greater enclosure to the site and more broadly, to Hawea Flat. The proposed activities are not envisaged as sprawling by nature.
		(v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;	No proposed built form will break the line or form of any skyline, ridgeline, hill or prominent slope.
		(vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;	Earthworks associated with the proposal are particularly minimal and relate primarily to providing an access road as indicated on the proposed plans.
		(vii) any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;	The new boundary will follow an existing fence line that separates the existing dwelling, shed and stockyard from the grazed paddocks to the immediate south.

		(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;	As above.
		(ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.	The proposed Lot 2 building platform is well set back from the adjacent road and separated by a large area of open pasture to be retained in agricultural use. In this sense, the proposed shed does not resemble ribbon development or sprawl.
(c) <b>Form and Density of Development</b>	In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent:	(i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;	The viewpoints from SH6, Te Awa Road, Domain Road and the Hawea River Track will be mitigated by the existing and proposed vegetation in conjunction with the escarpment below the proposed Lot 2 building platform. Any residual visibility of a future dwelling on this platform will be recessive in the landscape due to the proposed design controls and the backdrop of rising topography.
		(ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);	The access to the proposed Lot 2 building platform is via an existing farm track within the gully feature. No open space is proposed.
		(iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or Arcadian pastoral state;	<p>The location of the proposed Lot 2 building platform is on a small, open terrace that visually associates with the larger paddocks below but that offers opportunities for a greater degree of visual containment through the screening effect of landform and vegetation, thereby allowing the open rural character below it to be retained and ensuring the built form is recessive in the landscape.</p> <p>The proposal has avoided locating the Lot 2 building platform in a way that is protruding or conspicuous when viewed from public areas or from neighbouring properties. I consider that the assessment set out in this report shows that the proposed building platform has been concentrated in an area that has the</p>

			capacity to absorb the change.
		(iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.	The proposal will not result in urban densities.
		<p>(v) If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:</p> <p>(a) within a 500 metre radius of the centre of the building platform, whether or not:</p> <p>(i) subdivision and/or development is contemplated on those sites;</p> <p>(ii) the relevant land is within the applicant's ownership; and</p> <p>(b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council</p> <p>- must be taken into account.</p>	<p>The proposed building platforms will not be within 50 metres of other dwellings or building platforms.</p> <p>The proposed Lot 2 building platform location will be visually obscured by existing and proposed vegetation, will retain large areas of open pasture and any residual visibility will be recessive against a backdrop of steeply rising landform. I do not see that moving the proposed activities in any direction (whether by 500 metres or 1,100 metres) would offer any improvement over the proposed situation.</p> <p>At the time of writing, the proposal has not been subject to public submissions.</p>
		(vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or	High densities will not be achieved.



		subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.	
<b>(d) Cumulative effects of development on the landscape</b>	<p>In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or Arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account:</p> <p><b>Note:</b> For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from:</p> <ul style="list-style-type: none"> <li>from any other public road or public place frequented by the public and which is readily visible from that public road or public place; or</li> <li>from adjacent or nearby residences.</li> </ul> <p>The "vicinity or locality" to be assessed for cumulative effect will vary in size with the scale of the</p>	(i) the assessment matters detailed in (a) to (d) above;	
		(ii) the nature and extent of existing development within the vicinity or locality;	The nature and extent of existing development has been described in the body of this report. The vicinity of the site is zoned Rural General in the ODP and Rural in the PDP although in reality much of the area between the site and Hawea River is more akin to rural living densities. There are a number of existing dwellings/platforms on the foothills terrace that the Lot 2 platform is proposed to be located on. These include the Fisher, Gilchrist and Oosterhuis platforms as well as five platforms further north at 1172 Lake Hawea – Albert Town Road.
		(iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;	<p>The proposal will add an additional dwelling to the relevant vicinity, therefore the overall degree of built form will increase. Regarding the importance of this increased built form in relation to the vicinity's landscape character, there are a number of relevant mitigating factors as set out in paragraph 19 of this report.</p> <p>Consequently, I consider that the addition of the proposed building platform to the vicinity, will amount to a cumulative effect on landscape character of a low degree. The effect will be one of increased built form but not in a way that is contrasting or discordant with the existing rural character. Overall, the landscape character of the relevant vicinity will remain a pleasant, open character defined by rural open space. In this regard, I do not consider that the current proposal breaches any threshold of acceptability in relation to cumulative effects.</p>
		(iv) whether further development as proposed will visually compromise the existing natural and Arcadian pastoral character of the landscape by exacerbating existing and	As set out above, in relation to the above assessment matter, I consider that the effects of the proposal on landscape character are essentially an exacerbation of the existing development within the vicinity. However, as set out in my discussion of visual effects, the actual visual compromise that will stem from this

	landscape i.e. when viewed from the road, this "vicinity", will generally be 1.1 kilometre in either direction, but maybe halved in the finer scale landscapes of the inner parts of the Wakatipu basin, but greater in some of the sweeping landscapes of the upper Wakatipu and upper Clutha.	potential adverse effects;	exacerbation will generally be of a very low degree. I consider that the surrounding rural landscape will continue to have a character that is overwhelmingly dominated by rural land uses and rural amenity.
		(v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;	The part of the site within which the proposed Lot 2 building platform is contained is defined by the escarpment and contained by vegetation. Thinking of potential future proposed development that may be sought, there are possibly other opportunities for some similar development but it appears that these would be limited and would need to be assessed on their own merits if and when they are proposed. I cannot see that the current proposal would put the consent authority in a position where its ability to refuse inappropriate development is weakened.
		(vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;	No infrastructure of an urban nature will be required.
		(vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).	I understand that no legal covenants or similar legal devices are proposed.
(e) Rural Amenities	In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into	(i) the proposed development maintains adequate and appropriate visual access to open space and views across Arcadian pastoral landscapes from public roads and	The proposal will not enclose or reduce visual access to any open space or across pastoral land.

	account whether and to what extent:	other public places; and from adjacent land where views are sought to be maintained;	
		(ii) the proposed development compromises the ability to undertake agricultural activities on surrounding land;	The proposal will not compromise the ability to undertake agricultural activities on surrounding land; approximately half of the site is to be retained for agricultural use.
		(iii) the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb and channelling, particularly in relation to public road frontages;	No infrastructure of an urban type is proposed or required.
		(iv) landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.	No structures or entrance features are proposed. The proposed landscape treatment is entirely consistent with traditional rural elements.
		(v) buildings and building platforms are set back from property boundaries to avoid remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties.	The proposed Lot 2 building platform is well set back from property boundaries. Neighbouring properties are farming properties and there is little potential to adversely affect amenities in this regard.

APPENDIX 2: QUEENSTOWN LAKES PROPOSED DISTRICT PLAN ASSESSMENT MATTERS RELATING TO A RURAL CHARACTER LANDSCAPE			
HEADING	ASSESSMENT MATTER		ASSESSED EFFECTS
21.21.2.1	Existing vegetation that:	<div>a) was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and,</div> <div>b) obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered:</div> <div><div>i. as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and</div><div>ii. as part of the permitted baseline.</div></div>	This is acknowledged.
21.21.2.2  Effects on landscape quality and character:	The following shall be taken into account:	a) where the site is adjacent to an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;	This matter is covered by Appendix 1 in relation to assessment matter (a)(i). The site is adjacent to the ONL that includes Mount Maude. The proposal will have an overall slightly positive benefit on the quality and character of the ONL through the retention of existing and regenerating native shrubland within approximately half of the site, proposed Mountain beech planting and the wilding conifer removal.
		b) whether and the extent to which the scale and nature of the proposed development	This matter is covered by Appendix 1 in relation to assessment matter (a)(ii).

		will degrade the quality and character of the surrounding Rural Character Landscape;	The degree of compromise will be low.
		c) whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Character Landscape.	Landscape design has sought to retain and enhance the native vegetation through the site in a way that accords with the natural character in the vicinity. The large area of open space adjacent to SH6 will be unchanged as a result.
21.21.2.3  Effects on visual amenity:	Whether the development will result in a loss of the visual amenity of the Rural Character Landscape, having regard to whether and the extent to which:	a) the visual prominence of the proposed development from any public places will reduce the visual amenity of the Rural Character Landscape. In the case of proposed development which is visible from unformed legal roads, regard shall be had to the frequency and intensity of the present use and, the practicalities and likelihood of potential use of these unformed legal roads as access;	This matter is covered by Appendix 1 in relation to assessment matter (b)(i). The activities will be minimally visible from public places.
		b) the proposed development is likely to be visually prominent such that it detracts from private views;	This matter is covered by Appendix 1 in relation to assessment matter (b)(ii). I do not consider that there will be any significant detracting from private views or visual amenity.
		c) any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Character Landscape from both public and private locations;	The proposed vegetation will blend very well into the existing native vegetation. This planting will enhance the natural characteristics of the site in a way that complements the adjacent ONL.
		d) the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;	This matter is covered by Appendix 1 in relation to assessment matter (b)(iv). The location of the proposed activities is considerably enclosed by vegetation.

		e) any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;	This matter is covered by Appendix 1 in relation to assessment matters (b)(vi)(vii) and e(iii). No such elements will be contrary to existing patterns.
		f) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape or landscape units.	The proposed boundary between the two lots follows an existing fence line that separates the larger paddocks from the cluster of the farm dwelling, stockyard and shed. A condition is proposed to ensure that any new fences will be of a traditional rural style. The proposed boundary will not be obvious to a viewer.
21.21.2.4  Design and density of development:	In considering the appropriateness of the design and density of the proposed development, whether and to what extent:	a) opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise)	This matter is covered by Appendix 1 in relation to assessment matter (c)(ii). An existing accessway will be used. No open space will be created.
		b) there is merit in clustering the proposed building(s) or building platform(s) having regard to the overall density and intensity of the proposed development and whether this would exceed the ability of the landscape to absorb change;	It is considered that clustering would not be particularly useful in this instance. A particular area of the site contained by vegetation has been used for the proposed Lot 2 building platform as it provides opportunities to further obscure a dwelling in a way that retains views across open, pastoral landscape and enhances the natural characteristics of the site.
		c) development, including access, is located within the parts of the site where they will be least visible from public and private locations;	This matter is covered by Appendix 1 in relation to assessment matter (c)(i). The proposed activities are located so as to be particularly hidden.

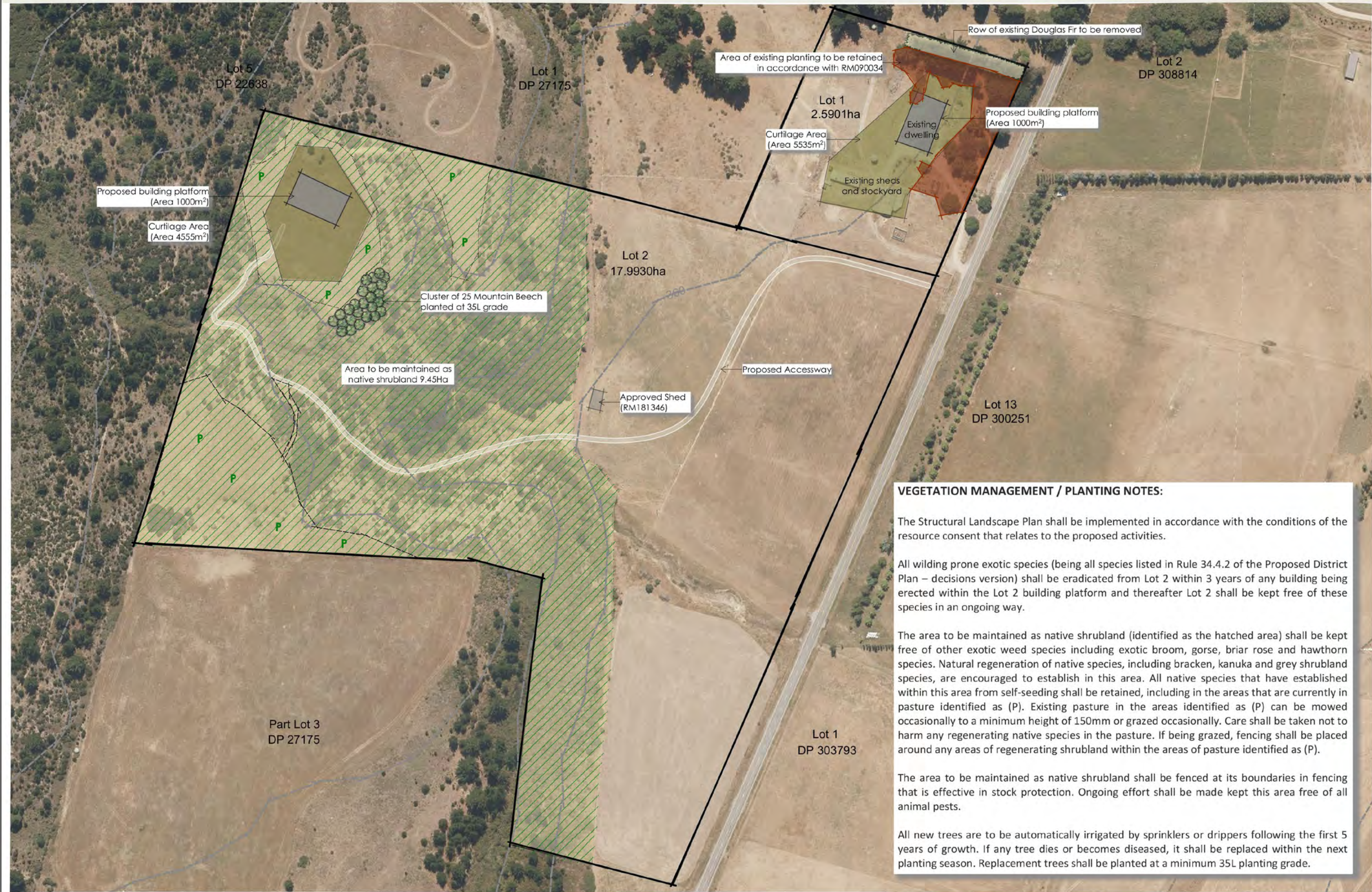
		d) development, including access, is located in the parts of the site where they will have the least impact on landscape character.	The existing character of the site, and the surrounding vicinity, largely stems from flat open pasture and the vegetated escarpment and gully. By locating the proposed Lot 2 building platform in a location hidden by vegetation, the retention of this open, pastoral and natural character is maximised.
21.21.2.5  Tangata Whenua, biodiversity and geological values:	The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.	a) whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.	I have no knowledge of Tangata Whenua values associated with the site or vicinity.
21.21.2.6  Cumulative effects of development on the landscape:	Taking into account whether and to what extent any existing, consented or permitted development (including unimplemented but existing resource consent or zoning) has degraded landscape quality, character, and visual amenity values. The Council shall be satisfied;	<p>a) the proposed development will not further degrade landscape quality, character and visual amenity values, with particular regard to situations that would result in a loss of valued quality, character and openness due to the prevalence of residential or non-farming activity within the Rural Landscape.</p> <p>b) where in the case resource consent may be granted to the proposed development but it represents a threshold to which the landscape could absorb any further development, whether any further cumulative adverse effects would be avoided by way of imposing a covenant, consent notice or other legal instrument that maintains open space.</p>	<p>This matter is covered by Appendix 1 in relation to assessment matters (a)(iii), (d)(iii) and d(iv). The proposal will add one more instance of rural living to the vicinity which will exacerbate the existing situation but, due to the specifics of the site and the activity, the degree of exacerbation will be low.</p> <p>This matter is covered by Appendix 1 in relation to assessment matter (d)(vii). No such legal devices are proposed. I understand that no legal instrument is proposed that would ensure the retention in open space if the current application is granted. I do not consider that the current proposal necessarily represents a threshold beyond which any future development is automatically unacceptable. It may be that other well located and designed development opportunities could be incorporated into this vicinity in some way.</p>



21.21.3 OTHER FACTORS AND POSITIVE EFFECTS, APPLICABLE IN ALL THE LANDSCAPE CATEGORIES (ONF, ONL AND RCL)		
HEADING	ASSESSMENT MATTER	ASSESSED EFFECTS
21.21.3.1	In the case of a proposed residential activity or specific development, whether a specific building design, rather than nominating a building platform, helps demonstrate whether the proposed development is appropriate.	The proposal involves two building platforms (one around an existing dwelling) with a height restriction of 5.5 metres (in Lot 1) and 5.8 metres (in Lot 2), design controls in relation to colours and materials and identified curtilage areas. I do not see that specific building designs would be of significant assistance in assessing the effects of the proposal.
21.21.3.2	Other than where the proposed development is a subdivision and/or residential activity, whether the proposed development, including any buildings and the activity itself, are consistent with rural activities or the rural resource and would maintain or enhance the quality and character of the landscape.	The proposal is a subdivision involving residential activity.
21.21.3.3	In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:	a) whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;
		b) whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened
		As mentioned above, and in Appendix 1 at (d)(vii), the current proposal does not seek to protect the environment from potential future activities that may be applied for.
		The site incorporates large areas of kanuka grey shubland on the escarpment and in the gully that is threatened by the wilding conifers that are present within the site and in the surrounding vicinity. The proposal will ensure the retention of existing and regenerating native shrubland, including ongoing management of wilding conifers and other pest species, which will protect and enhance the ecological and biodiversity values within the site. The proposed planting of

		species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;	Mountain beech will further enhance these values.
		c) any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;	No public access is proposed and I cannot see how it would be useful in this case.
		d) any opportunities to retire marginal farming land and revert it to indigenous vegetation;	Approximately half of the site will be retained in existing indigenous vegetation, and further regeneration of native species will be encouraged through the proposed land management regime that involves fencing this area off and ongoing weed control, including wilding conifer removal.
		e) where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;	The proposal will have no significant residual adverse effects that warrant compensation.
		f) whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.	As mentioned, approximately half of the site will remain in agricultural management.





**VEGETATION MANAGEMENT / PLANTING NOTES:**

The Structural Landscape Plan shall be implemented in accordance with the conditions of the resource consent that relates to the proposed activities.

All wilding prone exotic species (being all species listed in Rule 34.4.2 of the Proposed District Plan – decisions version) shall be eradicated from Lot 2 within 3 years of any building being erected within the Lot 2 building platform and thereafter Lot 2 shall be kept free of these species in an ongoing way.

The area to be maintained as native shrubland (identified as the hatched area) shall be kept free of other exotic weed species including exotic broom, gorse, briar rose and hawthorn species. Natural regeneration of native species, including bracken, kanuka and grey shrubland species, are encouraged to establish in this area. All native species that have established within this area from self-seeding shall be retained, including in the areas that are currently in pasture identified as (P). Existing pasture in the areas identified as (P) can be mowed occasionally to a minimum height of 150mm or grazed occasionally. Care shall be taken not to harm any regenerating native species in the pasture. If being grazed, fencing shall be placed around any areas of regenerating shrubland within the areas of pasture identified as (P).

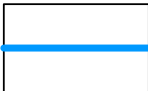


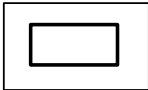

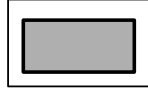
The area to be maintained as native shrubland shall be fenced at its boundaries in fencing that is effective in stock protection. Ongoing effort shall be made kept this area free of all animal pests.

All new trees are to be automatically irrigated by sprinklers or drippers following the first 5 years of growth. If any tree dies or becomes diseased, it shall be replaced within the next planting season. Replacement trees shall be planted at a minimum 35L planting grade.



**APPENDIX 4:** Viewpoint Location and Context Map.

**Key**

	Subject site		Viewpoint Locations		PDP ONL Line
	Approved shed		Available view		Proposed Lot 2 building platform





**APPENDIX 5: VIEWPOINT LOCATION 1** - Located along Lake Hawea - Albert Town Road adjacent to the site's gully feature looking north west towards the proposed Lot 2 building platform location.



**APPENDIX 5: VIEWPOINT LOCATION 2** - Located along Lake Hawea - Albert Town Road adjacent to the site's existing cluster of buildings looking west towards the proposed Lot 2 building platform location.



**APPENDIX 5: VIEWPOINT LOCATION 3** - Located along Te Awa Road looking north west towards the site.

All photographs have been captured using a digital camera with a 50mm focal length. All photographs were taken on 13th September 2018 during daylight hours. Weather conditions were cloudy.





**APPENDIX 5: VIEWPOINT LOCATION 4** - Located along Domain Road adjacent to the Lake Hawea wastewater treatment plant looking west to south west towards the site. The panoramic image has stitched together four photographs using Microsoft Image Composite Editor software.



**APPENDIX 5: VIEWPOINT LOCATION 5** - Located along the Hawea River Track immediately south of the Lake Hawea wastewater treatment plant looking west to south west towards the site. The panoramic image has stitched together five photographs using Microsoft Image Composite Editor software.



**APPENDIX 3 – LANDSCAPE ARCHITECT'S REPORT**



## ENGINEERING REPORT

**TO:** Wendy Baker

**FROM:** Cameron Jones

**DATE:** 20/06/2019

APPLICATION DETAILS	
REFERENCE	RM190362
APPLICANT	J & C Leith
APPLICATION TYPE & DESCRIPTION	Subdivision Consent is sought to undertake a two-lot subdivision, identifying building platforms on each lot.
ADDRESS	1025 Lake Hawea – Albert Town Road, Hawea Flat
ZONING	ODP: Rural General PDP: Rural
LEGAL DESCRIPTION	Lot 2 DP 27175
SITE AREA	20.5831 ha
ACTIVITY STATUS	Discretionary

<b>Application</b>	<b>Reference Documents</b>	Documents provided with consent application.
	<b>Previous Relevant Consents</b>	RM970125 (underlying subdivision) RM090034 (consent to construct the existing dwelling). RM181346 (consent to construct a shed on proposed Lot 2).
	<b>Date of site visit</b>	16/04/2019

Comments		
	<b>Existing Use</b>	Rural allotment with an existing dwelling and ancillary buildings.
	<b>Neighbours</b>	Lake Hawea – Albert Town Road (SH6) to the east; otherwise surrounded by rural land.
	<b>Topography/Aspect</b>	The site is comprised of two relatively flat terraces, the lower occupying the eastern half of the site and the upper to the west, with a moderately steep scarp joining the two.
	<b>Water Bodies</b>	There is an existing west-to-east flowing stream roughly bisecting the site.

## Location Diagram



## Scheme Plan

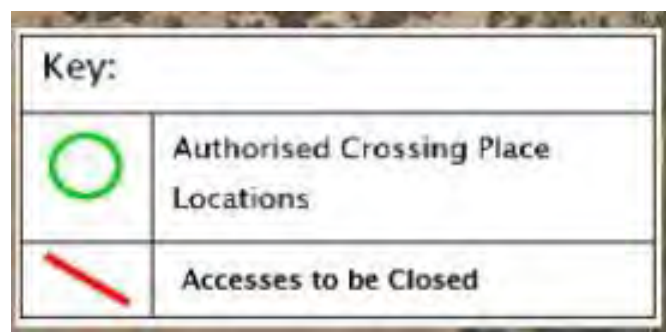


ENGINEERING			COMMENTS	Condition
	Access	Means of Access	<p><b><u>Access</u></b></p> <p>Access to the site is from Lake Hawea – Albert Town Road, the specifics of which is discussed in the vehicle crossings section, below.</p> <p>Access from the boundary to the existing residential unit is existing and constructed to a good standard. I make no recommendations in this regard.</p> <p>The applicant proposes to form an access way from the eastern boundary to the building platform. This will cross a gently sloping field for approximately 310m, then follow a reasonably steep existing farm track for 270m before another 40m of gently sloping ground before terminating at the building platform.</p> <p>I am satisfied that there will be no impediments to constructing a compliant access across the flat sections.</p> <p>The sloping section of the access is shown as having a maximum gradient of 19% (1(V): 5.3(H)), greater than the 16.7% (1(V):6(H)) permitted by Site Standard 14.2.4.2.ii. I recommend that this be reduced to a maximum gradient of 16.7% or sealed to allow easier access for emergency vehicles, noting that reduction in gradient will require more earthworks.</p> <p>The typical cross sections of the access show its width as being 3.0-3.5m, and I am satisfied that this is in accordance with Figure E1 of QLDC's Land Development and Subdivision Code of Practice, allowing for up to 6 residences. However, Fire and Emergency has informed Council that they require a minimum formation of 3.5m in width for a fire appliance. No mention of passing bays has been made, and I recommend that this be addressed at the detailed design stage.</p> <p>Two culverts will be required to cross the creek through the site, and I am satisfied that these can be appropriately engineered. I recommend an advice note regarding obtaining any required consents from the Otago Regional Council for this work.</p> <p>I recommend a condition that the detailed design of the access be provided to Council for Engineering Acceptance prior to the commencement of works, including all those items listed above. I recommend a condition that the access way be formed as per the accepted designs prior to 224c certification.</p>	X

Vehicle crossing

**Vehicle crossings**

As the site fronts State Highway 6, NZTA approval is required for the proposed access arrangements. It is understood that there are a number of existing approved 'crossing places,' as shown below:



Access to Lots 1 & 2 is to be via crossing places 72 & 74, respectively, but only one physical access (the existing vehicle crossing) is permitted. Crossing place 72 is to remain open for use as a farm access and access to the existing right of way in favour of Lot 3 DP 27175, though no physical access onto SH6 is permitted.

It is understood from correspondence and conversation with the NZTA's consultant planner that the NZTA would require the access to be sealed to Diagram C standard. Formal approval of the application is pending.

X

		<p>Rule 29.5.19 of the proposed District Plan requires a minimum sight distance of 282m from vehicle crossings onto State Highways with a speed limit of 100 km/hr. I am satisfied that this is achieved, and is well in excess of the 170m required under the more general Site Standard 14.2.4.2.iv of the Operative District Plan.</p> <p>The existing vehicle crossing is also the main access to the farm woolshed and yards and is therefore classified as an on residential crossing. The length of the vehicle crossings to this site is approximately 9m in width and therefore compliant with District Plan rules.</p> <p>I am satisfied that the vehicle crossings comply with Council requirements for break over angles, number of crossings per lot, and distances to intersections/other vehicle crossings on a State Highway.</p> <p>I recommend a condition that the vehicle crossing be sealed to the lots' boundaries prior to 224c certification.</p> <p>The NZTA has indicated that they will be in a position to consider providing written approval on receipt of a completed application to Council that promotes a number of requirements as a substantive part of the application or as consent conditions. I recommend that these requirements be included as consent conditions.</p>	
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ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks as required to construct an access and provide services to the proposed building platform.	
		Total Volume (m <sup>3</sup> )	Stated to be approx. 960m <sup>3</sup> . However, this only takes into account the removal of the topsoil to construct the flat sections of access, but not the addition of material to form the track. Further earthworks will also be required to ensure the access's gradient complies with Council's standards and to provide trenching and backfill for services.	
		Area Exposed (m <sup>2</sup> )	Not specified.	
		Max Height Cut/Fill (m)	Not specified.	
		Prox. to Boundary	<p>The majority of the earthworks are a fair distance from the boundaries and I am therefore satisfied that they will not result in any adverse effects beyond the boundaries.</p> <p>Undertaking the works required for the access and provision of services will necessarily be partly within the NZTA's road reserve.</p> <p>Nonetheless, I recommend a condition that no earthworks extend beyond the lot's boundaries, aside from those required for the provision of services and access.</p>	X
		Prox. to Water	Some earthworks are required at the 2 points the access way will cross the existing creek (where it is to be culverted). I am satisfied that the effects of these works can be managed through the implementation of robust site management, and I recommend appropriate conditions in this regard.	X
	Stability	Geotech assessment by	Mt Iron Geodrill	
		Report reference	Mt Iron Geodrill ref G19097, dated 22 November 2018	

		<b>Report Comment</b>	The report presents the results of several test pits, Scala penetrometer tests and infiltration tests near the proposed building platform location and another potential building platform location. Recommendations for earthworks methodology, foundation design and natural hazards mitigation are then provided. I recommend a condition that the earthworks be supervised in accordance with the recommendations therein.	<b>X</b>
		<b>Rock breaking</b>	Not required. None proposed, nor expected.	
		<b>Rock blasting</b>		
		<b>Preconstruction survey</b>		
		<b>Retaining</b>	As per the Mt Iron Geodrill report.	<b>X</b>
		<b>Recommendations on cut/batter slopes</b>		
		<b>Fill certification/specific foundation design required</b>	Not required.	
		<b>Engineers supervision</b>	Required for provision of a Schedule 2A certificate.	<b>X</b>
		<b>Uncertified fill covenant</b>	Not required.	
		<b>Geotechnical Completion report / Schedule 2a Certificate</b>	Required for creation of the new lot.	<b>X</b>
		<b>Clean fill only</b>	Not required.	
	<b>Site Management</b>	<b>Report reference</b>	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with QLDC's Land Development and Subdivision Code of Practice.	<b>X</b>
		<b>Specific sedimentation management</b>	Not required.	
		<b>Specific stormwater management</b>		
		<b>Neighbours</b>	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	<b>X</b>
		<b>Traffic management</b>	Required for works in the NZTA road reserve.	<b>X</b>
		<b>Construction crossing</b>	Not required.	
		<b>Revegetation</b>	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	<b>X</b>

<b>SERVICES</b>	<b>Existing Services</b>	The existing residential unit takes its water from a creek, which is understood to have been approved as part of the underlying subdivision (RM970125), and serves a number of residential units. Reticulated power and telecommunications supplies have also been provided. Wastewater and stormwater are disposed of to ground.	
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	<b>Water</b>	<b>Potable</b>	<p>The existing residential unit gets its water from a creek. It isn't clear exactly where this take is, but it is understood that it was approved under RM970125 and supplies water to a number of properties. The supply is treated at the house via an existing treatment system, which was installed when the residential unit was constructed. I am satisfied that this supply has already been assessed by Council as being appropriate. I recommend a consent notice that the lot owners monitor and treat their water in accordance with the NZ Drinking Water Standards.</p> <p>The applicant proposes to supply water to the building platform on Lot 2 from a new bore within the Lot. Bore logs and laboratory test results have been provided, demonstrating that over 2,100 litres of potable water per day can be provided to the platform. Given the elevation of the building platform above the bore location and the distance to the bore, a reasonable amount of engineering will be required to provide water to the building platform, likely including a booster pump. I recommend a condition that the detailed design of the water reticulation be provided for Engineering Acceptance prior to the commencement of works, including any necessary design certificates. I recommend a condition that at least 2,100 litres per day of water be supplied to the building platform prior to registration of the building platform/224c certification.</p>	<b>X</b>
		<b>Fire-fighting</b>	<p>The existing residential unit has an appropriate firefighting water supply, in accordance with SNZ PAS 4509:2008, including access and a coupling. However, I note that the access to the water tanks has not been maintained and is now covered with regrowth. I recommend an appropriate condition to ensure that this access is upgraded to comply with council's standards.</p> <p>A static firefighting water reserve of 45,000 litres will be required for the future residential unit on Lot 2 to ensure compliance with SNZ PAS 4509:2008, and I recommend an appropriate consent notice condition in this regard.</p>	<b>X</b> <b>X</b>
	<b>Effluent Disposal</b>		<p>The existing residential unit disposes of wastewater to ground, and I am satisfied that this would have been adequately assessed at the time the residential unit was constructed.</p> <p>The applicant has provided a site and soils assessment prepared by Mt Iron Geodrill, I am satisfied that this demonstrates that on-site wastewater disposal will be feasible at the time a residential unit is proposed. I recommend an appropriate consent notice condition in this regard.</p>	<b>X</b>
	<b>Stormwater</b>		<p>The existing buildings on the site dispose their stormwater to ground, and it is anticipated that any future buildings on the Lot 2 building platform will do the same. The applicant has provided an assessment from Mt Iron Geodrill demonstrating that this is feasible, and I accept this expert advice. I am satisfied that stormwater disposal to ground will be feasible, and that the detailed design of the same will be a requirement of the Building Consent process. I make no recommendations in this regard.</p>	
	<b>Power &amp; Telecoms</b>		<p>The applicant has provided letters from Aurora and Chorus, confirming that power and telecommunications connections are feasible, respectively. Given the length of reticulation required, I recommend that the connections be provided to the building platform. I recommend appropriate conditions that these connections be made prior to 224c certification.</p>	<b>X</b>
	<b>O&amp;M Manuals</b>		Not required	



<b>NATURAL HAZARDS</b>	<p><b>Hazards on or near the site</b></p> <p>Council's GIS does not show any natural hazards which affect the proposed building platform on Lot 2. The Mt Iron Geodrill geotechnical report has identified that the platform will be susceptible to sheet flows and suggests that this could be mitigated with the use of small bunds or dish channels. I recommend a consent notice condition that the finished floor level of any residential unit be at least 500mm above the surrounding ground level in order to provide adequate freeboard above the sheet flows in accordance with Council's Land Development and Subdivision Code of Practice.</p> <p>The applicant has also provided an email from Gavin Tippet of Mt Iron Geodrill where he states that, given the probable depth to the water table, the risk due to liquefaction at the site is low. I accept this expert advice and I make no recommendations in this regard.</p>	<b>X</b>
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<b>PROJECT INFORMATION</b>	<b>Developers Engineering Representative</b>	Required.	<b>X</b>
	<b>Notice of commencement</b>	Not required.	
	<b>Traffic Management Plan</b>	Required for works affecting the NZTA road reserve.	<b>X</b>
	<b>Design Certificates</b>	Not required.	
	<b>Completion Certificates</b>	Not required.	
	<b>As built</b>	Required for water reticulation.	<b>X</b>

<b>TITLES</b>	<b>Consent Notices</b>	<p>There are no consent notices registered on the lot's title.</p> <p>I recommend new consent notice conditions regarding and requirements as a result of the schedule 2A certificate, monitoring and treatment of the water supplies, provision of a firefighting water supply, on-site wastewater disposal and minimum floor levels.</p> <p>These are discussed further in the relevant sections herein.</p>	<b>X</b>
	<b>Easements</b>	A condition is recommended to ensure all necessary easements are granted or reserved.	<b>X</b>
	<b>Road Names on title plan</b>	Not required.	
	<b>Building platforms</b>	Digital location on survey plan required.	<b>X</b>
	<b>Amalgamation Condition</b>	Not required.	

### **RECOMMENDED LAND USE (BUILDING PLATFORM REGISTRATION) 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. No works shall be undertaken within State Highway 6 without the prior approval of the NZ Transport Agency pursuant to Section 51 of the Government Roadway Powers Act 1989. A Traffic Management Plan and Consent to Work on the Highway shall be submitted to and approved by the Transport Agency through their State Highway network consultants (Aspiring Highways) at least fourteen working days prior to the commencement of any works on the State Highway.
4. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The formation of an access way to the building platform in Lot 2, in accordance with Council's standards. This shall include:
    - i. The gradient of the access way shall not exceed 1:5.
    - ii. Any sections of the access way with a gradient exceeding 1:6 shall be sealed.
    - iii. The access way shall have a minimum formed width of 3.5m.
    - iv. The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
    - v. Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
    - vi. The minimum standard for carriageway formation shall be either a single granular layer consisting of a minimum compacted depth of 150mm of AP40 metal for unsealed sections and 100mm of AP40 for sealed sections.
    - vii. Culverts shall be provided where required, adequately sized to cater for run-off from the critical 5% AEP storm event.
    - viii. Passing bays/road widening shall be provided on any single lane sections of the access, including on any steep and/or curved sections of the access, and shall be at spacings not exceeding 100m.
  - c) The provision of sealed vehicle crossings to Lots 1 & 2 from State Highway 6 to meet the New Zealand Transport Agency (NZTA) and Queenstown Lakes District Council requirements and standards, in accordance with the NZTA's 'Diagram C.' A copy of the NZTA reviewed and approved plans shall be submitted to Council prior to works commencing. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

5. Prior to commencing any work on the site 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 to ensure that neighbouring sites 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.
6. At least 7 days prior to commencing earthworks, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks and undertake inspection and assessment as necessary to provide a Schedule 2A certificate and geotechnical completion report as required under Condition **(11g)**.

***To be monitored throughout earthworks***

7. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Mt Iron Geodrill (Mt Iron Geodrill ref G19097, dated 22 November 2018).
8. 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.
9. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those required for the upgrading of the vehicle crossing to the site.

***New Building Platform to be registered***

10. 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 Southern Land plan titled '*Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))*', Drawing Reference S4011\_S1K, Revision K, dated 30/05/219). The consent holder shall register this "Land Transfer Covenant Plan" on Record of Title 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 Record of Title***

11. Prior to the building platform being registered on the Record of Title, 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 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 Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all reviewed and accepted works detailed in Condition **(4)** above.
  - d) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supplies 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>).

- e) In the event that the test results required in Condition 11(d) above show either 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 Records of Title 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 RM190362 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- f) The consent holder shall provide the Subdivision Planner at Council with confirmation from the NZTA that all accesses not identified as Authorised Crossing Place Locations have been closed, including any of the following that apply:
- i. The removal of any gates;
  - ii. The reinstatement of the fence line;
  - iii. The removal of any culverts;
  - iv. The reinstatement of any berm and/or highway drainage; and
  - v. The re-grassing of the road reserve.

This shall be consistent with the adjacent treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.

- g) All earthworks and geotechnical investigations shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering the proposed building platform area. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners.
- h) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform on Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- i) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platform on Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- j) All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised.
- k) 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/Covenants**

12. In the event that the Engineering Acceptance issued under Condition (4) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a covenant in gross (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

*[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].*

13. At the time that the building platform is registered on the Record of Title 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 residential unit is erected on the lot, the minimum floor level shall be 500mm above the finished ground level.
- c) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (11g) contains limitations such as specific foundation requirements for each lot that do not meet NZS3604 foundation conditions or remedial works required, then a covenant shall be registered on the relevant Records of Title detailing requirements for the lot owner(s).
- d) 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 Mt Iron Geodril, dated 28/05/2019. 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.
- e) 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.
- f) 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).
- 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.

**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 4km 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.
2. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

### **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. No works shall be undertaken within State Highway 6 without the prior approval of the NZ Transport Agency pursuant to Section 51 of the Government Rounding Powers Act 1989. A Traffic Management Plan and Consent to Work on the Highway shall be submitted to and approved by the Transport Agency through their State Highway network consultants (Aspiring Highways) at least fourteen working days prior to the commencement of any works on the State Highway.
4. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The formation of an access way to the building platform in Lot 2, in accordance with Council's standards. This shall include:
    - i. The gradient of the access way shall not exceed 1:5.
    - ii. Any sections of the access way with a gradient exceeding 1:6 shall be sealed.
    - iii. The access way shall have a minimum formed width of 3.5m.
    - iv. The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
    - v. Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
    - vi. The minimum standard for carriageway formation shall be either a single granular layer consisting of a minimum compacted depth of 150mm of AP40 metal for unsealed sections and 100mm of AP40 for sealed sections.
    - vii. Culverts shall be provided where required, adequately sized to cater for run-off from the critical 5% AEP storm event.
    - viii. Passing bays/road widening shall be provided on any single lane sections of the access, including on any steep and/or curved sections of the access, and shall be at spacings not exceeding 100m.
  - c) The provision of sealed vehicle crossings to Lots 1 & 2 from State Highway 6 to meet the New Zealand Transport Agency (NZTA) and Queenstown Lakes District Council requirements and standards. A copy of the NZTA reviewed and approved plans shall be submitted to Council prior to works commencing. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
5. Prior to commencing any work on the site 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 to ensure that neighbouring sites 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.

6. At least 7 days prior to commencing earthworks, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks and undertake inspection and assessment as necessary to provide a Schedule 2A certificate and geotechnical completion report as required under Condition (11g).

***To be monitored throughout earthworks***

7. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Mt Iron Geodrill (Mt Iron Geodrill ref G19097, dated 22 November 2018).
8. 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.
9. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those required for the upgrading of the access to the site.

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

10. 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***

11. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all reviewed and accepted works detailed in Condition (4) above.
  - d) The existing access to the water tanks on Lot 1 shall be upgraded to comply with Council's standards, including a minimum formation width of 3.5m and the removal of all vegetation within this width.
  - e) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supplies 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>).
  - f) In the event that the test results required in Condition 11(e) above show either 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 Records of Title 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 RM190362 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- g) The consent holder shall provide the Subdivision Planner at Council with confirmation from the NZTA that all accesses not identified as Authorised Crossing Place Locations have been closed, including any of the following that apply:
  - i. The removal of any gates;
  - ii. The reinstatement of the fence line;
  - iii. The removal of any culverts;
  - iv. The reinstatement of any berm and/or highway drainage; and
  - v. The re-grassing of the road reserve.

This shall be consistent with the adjacent treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.

- h) All earthworks and geotechnical investigations shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering the building platform area in Lot 2. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.
- i) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform on Lot 2 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 building platform on Lot 2 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**

- 12. In the event that the Engineering Acceptance issued under Condition (4) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent

holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

*[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].*

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

- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- b) At the time a residential unit is erected on Lot 2, the minimum floor level shall be 500mm above the finished ground level.
- c) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (11h) contains limitations such as specific foundation requirements for each lot that do not meet NZS3604 foundation conditions or remedial works required, then a consent notice shall be registered on the relevant Records of Title detailing requirements for the lot owner(s).
- d) 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 Mt Iron Geodril, dated 28/05/2019. 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.
- e) 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.
- f) At the time that a residential unit is erected on Lots 1 – 2, 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).
- g) At the time a residential unit is erected on Lots 1 - 2, 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.

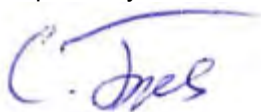
Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation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

**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 4km 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.
2. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

Prepared by:



Cameron Jones  
**LAND DEVELOPMENT ENGINEER**

Reviewed by:



Lyn Overton  
**SENIOR LAND DEVELOPMENT ENGINEER**

**APPENDIX 4 – ENGINEERING REPORT**

# Memo

**FILE REF:** RM190362 J & C Leith

**TO:** **Wendy Baker** – Consultant planner, QLDC

**FROM:** Helen Mellsop – Registered NZILA Landscape Architect

**DATE:** 12 June 2019

**SUBJECT:** **Landscape assessment review**

## QUALIFICATIONS AND EXPERIENCE

1. I hold the qualifications of Bachelor of Landscape Architecture from UNITEC Institute of Technology, Bachelor of Human Biology from University of Auckland and Diploma of Horticulture (Distinction) from Lincoln University. I have been practicing as a landscape architect for over 18 years and have been a registered member of the New Zealand Institute of Landscape Architects since 2004. I am currently self employed as a consultant landscape architect. Between January 2008 and March 2010, I was a Senior Landscape Architect at Lakes Environmental Limited, a company contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council (**QLDC**). Since forming my own consultancy in 2010 I have continued to provide landscape architectural services to QLDC on a regular basis. I have appeared frequently as an expert witness at Council Hearings and have also participated in Environment Court mediations and prepared briefs of evidence for appeal hearings in the Environment Court.

## INTRODUCTION

2. An application has been received for resource consent to subdivide a site at 1025 Lake Hawea – Albert Town Road into two lots, establish a residential building platform on each lot, and undertake associated access, earthworks and landscaping. The site is legally described as Lot 2 DP 27175 and is approximately 20.58 hectares in area. It is zoned Rural under the Decisions Version Proposed District Plan (PDP) and Rural General under the Operative QLDC District Plan (ODP). I understand that the proposal is a discretionary activity under both plans.
3. This report provides a review of the Vivian and Espie (V+E) Landscape and Visual Assessment Report, dated 6 March 2019. The review evaluates the adequacy of the submitted assessment and specifically addresses the following aspects:
  - Whether the assessment methodology is appropriate and robust;
  - Whether the analysis and classification of the landscape context of the site is robust and corresponds to the landscape attributes and values.
  - Whether any key issues or considerations have been missed in the assessment;

- Whether the assessment has correctly interpreted the nature and magnitude of visual and landscape effects;
- Whether the conclusions of the assessment are credible and justifiable.

In my review the magnitude of landscape and visual effects, based on my professional judgement, is rated using the same adjectives as those used in the V+E report: negligible, very low, low, moderate, high, very high and extreme. My understanding of the meaning of these ratings is set out in **Appendix A**. I note that no similar explanation was provided in the V+E report and I therefore cannot guarantee that the ratings have been used in the same way in that report. An effect which is determined to be negligible or very low on the qualitative scale could be considered to be less than minor in extent.

4. The subject site, the resource consent history and the proposal have been described in the V+E report and in the Assessment of Environmental Effects (AEE) accompanying the application. Further information about the proposal was provided on the 6 May and 10 June 2019.

## ASSESSMENT REVIEW

5. The methodology of the V+E landscape report is appropriate and robust, and the relevant ODP and PDP assessment matters are addressed. I disagree with the nature and magnitude of some landscape and visual effects identified in the report and discuss these areas of disagreement below.

### Landscape character effects

6. I agree with the V+E report that the application site is located within the Visual Amenity Landscape (ODP) or Rural Character Landscape (PDP) of the Hawea Flats and the lower eastern foothills of the Mount Maude range. The western boundary of the site is about 150 metres from the boundary of the Mount Maude Outstanding Natural Landscape (ONL), which roughly follows a change in gradient between the steeper mountain slopes and more gentle lateral moraine slopes, terraces and alluvially formed escarpments.
7. I agree that there is potential for the proposal to be absorbed within the landscape without significant detracting from its rural character and naturalness, and with a low level of adverse effect on the landscape character and values. However I consider that the current design and design controls would not ensure that outcome.
8. The 1000m<sup>2</sup> size of the Lot 2 platform could allow for a very substantial single storey dwelling that would be inconsistent with the scale and bulk of other buildings on the sensitive Mount Maude foothills and that would detract from the rural character of the landscape. Similarly the expansive curtilage area on Lot 2 (4555m<sup>2</sup>) could allow the spread of domestic elements across almost the entire upper terrace within the site. Given that the Lot 2 platform location is elevated above the basin on foothills that are perceived as part of the Mount Maude range and is in close proximity to the ONL defined in the PDP, I recommend that landscape impacts of Lot 2 development be minimised as far as is feasible. This could be achieved by restricting building coverage within the platform to a maximum of 500m<sup>2</sup> and by reducing the size of the curtilage area so that it does not extend substantially to the south of the platform. Future residents may not wish to encourage regeneration of native shrubland in close proximity to a house, but this could be ensured by annotating the removed area of curtilage on the Structural Landscape Plan as being maintained in pasture. In my opinion, an overall curtilage area (platform + curtilage) of about 2000m<sup>2</sup> would be appropriate.
9. The V+E report assumes that the agricultural uses of the lower land adjacent to Lake Hawea – Albert Town Highway (SH6) would be maintained, and relies on this in determining that the openness and pastoral character of this part of the site would be maintained. However there do

not appear to be any offered conditions that would ensure this outcome. In order to retain the valued open character of the rural landscape I recommend that conditions be included in any consent granted that restrict linear tree planting, particularly along boundaries and fence lines, and that ensure that the lower part of proposed Lot 2 is maintained in open low stature vegetation such as grazed pasture or cropping.

10. The proposed subdivision boundaries mean that the existing farm buildings on proposed Lot 1, which include a large implement shed and a covered stock yard, would be separated from the agricultural land on Lot 2 and would not have any function in relation to the remaining small Lot 1 rural living property. Although they currently contribute to the remaining working rural character of the area, removal of these farm buildings at the end of their useful life would help to reduce the quantum of built form within the landscape. In order to minimise the landscape character effects of the proposal I recommend that the curtilage area around the Lot 1 platform be reduced in size to exclude the shed and stockyard.
11. With the amendments recommended above, I consider that adverse effects on landscape character and quality would be low in extent.

### **Views and visual amenity**

12. If the amendments recommended above were incorporated into the proposal I would be in general agreement with the assessment of effects on views and visual amenity in the V+E report. A reduction in the potential size and bulk of a dwelling on Lot 2 and in the potential spread of domestication within a curtilage area on the upper terrace, as recommended above, would in my assessment ensure that adverse visual effects from public and private places to the east and north-east would be acceptable.
13. From some locations on SH6 adjacent to the site, there is potential for a Lot 2 dwelling to be seen against the backdrop of the Mount Maude ONL and to therefore detract from the perceived naturalness of that landscape. However I consider that a modest recessive dwelling integrated by retained shrubland and proposed mountain beech planting would have no more than a low level of effect on the integrity and naturalness of the ONL, as viewed from SH6. I recommend that the beech trees be established with irrigation prior to s224(c) certification of the subdivision, to ensure that their screening effect is present prior to construction of a dwelling on Lot 2.
14. This mitigation planting is also required to mitigate adverse visual effects from Te Awa Road and adjoining private properties. Once wilding pines on the escarpment are removed the Lot 2 building platform and the large curtilage area in the submitted application would be clearly visible from most of the length of Te Awa Road (refer Photographs 1 and 2 in **Appendix B**). A large dwelling within the platform, combined with domestic activities spread across the curtilage south of a dwelling, would be visually prominent and would detract from the coherence, pleasantness and naturalness of views towards Mount Maude to a moderate extent. In my opinion, restriction of both the curtilage area and the bulk of a future house, together with screening by proposed beech trees and continued growth of existing kānuka on the site, would reduce the level of adverse visual effect from Te Awa Road to low.

### **Operative District Plan Section 5.4.2.2 (3)**

15. With the amendments to the proposal I have recommended, I generally agree with the V+E assessment against the matters for discretionary activities within VAL. As discussed above I do consider that there would be adverse effects on the integrity and perceived naturalness of the nearby ONL from some viewpoints, but that these effects could be appropriately mitigated. A reduced scale of built development on Lot 2, reduced domestic curtilage areas, and retention of the open character of pastoral land next to SH6 would ensure that the scale and nature of

development did not compromise the natural or pastoral character of the surrounding VAL. A modest recessive building on Lot 2 surrounded by regenerating shrubland would not result in over-domestication of the landscape, and would not be perceived as inconsistent with the existing landscape character or quality. The proposed access to the Lot 2 platform largely follows fencelines on the lower paddocks and would be screened by enclosing vegetation within the stream gully. If the access is gravel and is not fenced, it is likely to be perceived as a farm track consistent with the rural character of the landscape.

16. In relation to cumulative effects on the landscape, I agree that cumulative adverse effects on the landscape character would be low in degree, and that the proposal would not breach the threshold of the vicinity's ability to absorb change. However in terms of visual compromise of the natural and pastoral character of the landscape through exacerbation of existing adverse effects, my view is that the recommended reductions in dwelling and curtilage coverage are required to ensure that cumulative adverse effects are acceptable.
17. In my view the grant of consent for the Lot 2 platform would represent a threshold for absorbing additional visible built development at the same level along the Mount Maude foothills. Further spread of development on the narrow terraces north and south could result in an obvious line of domestication that would significantly detract from the rural character and naturalness of the Mount Maude faces and foothills.

#### **Proposed District Plan Assessment Matters 21.21.2**

18. With the amendments recommended earlier I largely concur with the V+E assessment. Assessment matter 21.21.2.4(b) relates to whether there is merit in clustering proposed building platforms. Contrary to the V+E assessment, I consider there would be merit in clustering the second building platform with the existing dwelling and sheds on Lot 1. This would reduce impacts on the pastoral character of the lower land as a result of the new accessway, and on the naturalness of the elevated foothills. An additional dwelling in close proximity to the existing buildings is likely to be perceived as part of a traditional homestead cluster if buildings were appropriately integrated by vegetation.
19. In relation to Assessment matter 21.21.3.3 (f), the potential positive effects of retaining the land adjacent to SH6 in low intensity farming are not currently ensured by proposed conditions of consent.

#### **RECOMMENDED CONDITIONS**

Should consent be granted I recommend that the following additional conditions be included:

1. A condition requiring submission to Council of an amended Structural Landscape Plan with reduced curtilage areas on Lots 1 and 2.
2. A condition ensuring establishment of the mitigation mountain beech planting on Lot 2 prior to s224(c) certification of the subdivision.
3. A consent notice condition limiting building coverage within the Lot 2 platform to 500m<sup>2</sup>.
4. A consent notice condition for Lot 2 that restricts linear tree planting and ensures that the lower part of the lot is maintained in open low stature vegetation such as grazed pasture or cropping.



A handwritten signature in dark ink, appearing to read 'H Mellsop', written in a cursive style.

**Helen Mellsop**

*BLA, BHB, Dip Hort (Distinction)*

*Registered NZILA Landscape Architect*

## Appendix A – Definitions of effect ratings used in this landscape assessment review

Effect rating	Definition
Extreme	Total loss of the characteristics, key attributes or quality of the landscape, leading to a complete change in landscape character, views or perceived visual amenity
Very high	Major change in the characteristics, key attributes or quality of the landscape and/or a major change in views or perceived visual amenity
High	Very noticeable change in the characteristics, key attributes or quality of the landscape and/or a very noticeable change in views or perceived visual amenity
Moderate	Moderate and noticeable change in the characteristics, key attributes or quality of the landscape and/or a moderate and noticeable change in views or perceived visual amenity
Low	Low but still noticeable change in the characteristics, key attributes or quality of the landscape and/or a low but still noticeable change in views or perceived visual amenity
Very low	Barely noticeable and very low level of change in the characteristics, key attributes or quality of the landscape and/or a very low and barely noticeable change in views or perceived visual amenity
Negligible	Negligible or no modification to the characteristics, key attributes or quality of the landscape or available views

**Table 1:** Definitions of effect ratings used in this assessment

## Appendix B – Photographs from Te Awa Road



**Photograph 1:** View towards Mount Maude from eastern end of Te Awa Road (panorama stitched from 2 landscape photographs taken at 50mm lens equivalent at 3.00pm on 09-05-19)





**Photograph 2:** Zoomed view towards application site from eastern end of Te Awa Road (photograph taken at 105mm lens equivalent at 2.57pm on 09-05-19)



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**From:** Helen Mellsop <helen@helenmellsop.co.nz>  
**Sent:** Thursday, 8 August 2019 4:03 PM  
**To:** Wendy Baker - External  
**Subject:** Re: RM190362 J & C Leith - amended landscape plan

Hi Wendy

Here's an addendum to my previous report. Let me know if you need anything more:

1. On 12 June 2019 I provided a review of the Vivian and Espie (V+E) landscape assessment of an application to subdivide a site at 1025 Lake Hawea – Albert Town Road into two lots, establish a residential building platform on each lot, and undertake associated access, earthworks and landscaping.
2. An amended application was submitted on 2 August 2019. It includes the following changes:
  - The size of the building platform on proposed Lot 2 has been reduced from 1000 to 760m<sup>2</sup> and a condition is volunteered limiting the building coverage within the platform to 500m<sup>2</sup>;
  - The curtilage area around the Lot 2 platform has been reduced in size from 4555 to 1900m<sup>2</sup>;
  - The curtilage area around the Lot 1 platform has been reduced in size from 5535 to 1900m<sup>2</sup> and no longer includes the existing farm buildings and stockyard on Lot 1;
  - A condition has been volunteered requiring establishment of the 25 proposed mountain beech trees on Lot 2 prior to certification of the subdivision under Section 224(c);
  - A condition ensuring maintenance of the lower part of Lot 2 in pastoral management and preventing linear tree planting is also supported.
3. In this addendum the magnitude of landscape and visual effects, based on my professional judgement, is rated using the same adjectives as those used in the V+E report: negligible, very low, low, moderate, high, very high and extreme. My understanding of the meaning of these ratings is set out in Appendix A of my 12 June report. An effect which is determined to be negligible or very low on the qualitative scale could be considered to be less than minor in extent.
4. The amendments to the application implement recommendations I made in my 12 June review. In my assessment the revised proposal could be absorbed within the landscape without significant detracting from its rural character and naturalness, and with a low level of adverse effect on the landscape character and values. A condition of consent restricting linear tree planting in the lower part of Lot 2 and requiring that this land be maintained in open low stature vegetation would ensure that the openness and pastoral character of the land adjoining Lake Hawea-Albert Town Highway (SH6) would be maintained.
5. I consider that the amended application would have the following adverse effects on views and visual amenity:
  - A low level of effect from SH6 adjacent to the site;
  - A low level of effect from Te Awa Road and adjoining properties;
  - A moderate level of effect from those parts of the properties north and south of the application site (Lot 1 DP 27175 and Part Lot 3 DP 27175) where a Lot 2 dwelling would be visible. Development would not be visible from the existing houses on these sites, so adverse effects on the naturalness and coherence of views across the landscape would only be experienced intermittently during farming or recreational activities;

- A very low level of effect from Domain Road;
  - A very low level of effect from the Hawea River Track;
  - A negligible level of effect from more distant viewpoints in Hawea Township and Hawea Flat.
6. With the amendments to the proposal I consider that any adverse effects on the integrity and perceived naturalness of the nearby ONL would be appropriately mitigated. The development would not result in over-domestication of the landscape, and would not be perceived as inconsistent with the existing landscape character or quality.
  7. Cumulative adverse effects on the landscape character would be low in degree, and the proposal would not breach the threshold of the vicinity's ability to absorb change. Nor would it visually compromise the natural and pastoral character of the landscape by exacerbating existing adverse effects to an unacceptable degree.

## RECOMMENDED CONDITIONS

Should consent be granted I recommend that the following additional conditions be included:

1. Prior to s224(c) certification, the mountain beech shown on the approved Landscape Plan shall be established with irrigation, mulch and protection from rabbit browse, and shall be in good health.
2. A consent notice condition limiting building coverage within the Lot 2 platform to 500m<sup>2</sup>.
3. A consent notice condition for Lot 2 that restricts linear tree planting and ensures that the lower part of the lot is maintained in open low stature vegetation such as grazed pasture or cropping (this area should be identified on the landscape plan).

Kind regards, Helen



Helen Mellsop | Registered NZILA Landscape Architect  
 Ph: 09 846 3936 | Mob: 021 164 2808 | [www.helenmellsop.co.nz](http://www.helenmellsop.co.nz)

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**From:** Wendy Baker - External <[wendy.baker@qldc.govt.nz](mailto:wendy.baker@qldc.govt.nz)>  
**Date:** Wednesday, 7 August 2019 at 2:20 PM  
**To:** 'HELEN Mellsop' <[helen@helenmellsop.co.nz](mailto:helen@helenmellsop.co.nz)>  
**Subject:** FW: RM190362 J & C Leith - amended landscape plan

Hi Helen,

Please see attached the changes to the Leith proposal. Can you please do a quick addendum (email) to your report.

Kind Regards

Wendy



**Wendy Baker** | Consultant Planner  
 Planning and Development  
 Queenstown Lakes District Council  
 Mobile 021 184 3309  
[wendy.baker@qldc.govt.nz](mailto:wendy.baker@qldc.govt.nz)



**From:** Daniel Curley [mailto:dan@ipsolutions.nz]  
**Sent:** Friday, 2 August 2019 4:21 PM  
**To:** Wendy Baker - External <wendy.baker@qldc.govt.nz>  
**Cc:** stephen@vivianespie.co.nz  
**Subject:** Re: RM190362 J & C Leith - amended landscape plan

Hi Wendy,

**Re: John and Colleen Leith - 2 Lot Subdivision - RM190362**

Please find attached an amended structural landscape plan that incorporates a reduced building platform on proposed Lot 2 (now 760m<sup>2</sup>) and significantly reduces the curtilage areas on proposed Lots 1 and 2. It is also now proposed that within this 760m<sup>2</sup> platform, there can in future be no more than 500m<sup>2</sup> of building area (total) established.

These changes have been made in response to the issues raised by Helen Mellsop in her Landscape assessment review of 12 June 2019.

While Vivian+Espie's views are not entirely aligned to Ms Mellsop, Stephen Quinn does consider these changes will be beneficial to the proposal initially until the building platform/curtilage area becomes further contained by existing and proposed native vegetation.

The curtilage area on Lot 1 had originally been drawn to include the existing somewhat redundant farm buildings. It is agreed however, that if these buildings were removed in future their replacement with domestic related activities associated with residential living could create slightly adverse landscape effects compared to the existing situation. We therefore support the reduction of the curtilage area in Lot 1 as now shown.

From Stephen Quinn *"I consider that conditions can be provided to ensure that the lower part of proposed Lot 2 is maintained in pastoral management as intended, and that linear tree planting is avoided. These measures are as I understand was intended for the site's future management so do not change my assessment but they will provide better clarity and accordance with those intentions."*

The Applicant supports the inclusion of a condition that ensures the establishment of the proposed mountain beech prior to 224c but consider that this needs to be carefully worded to avoid any ambiguity. For example, the condition could read *“Prior to 224c, the mountain beech on Lot 2 shall be planted and irrigated, with mulch applied to their bases and their lower trunks protected from rabbits via plastic guards or sheaths, and shall be in good health”*.

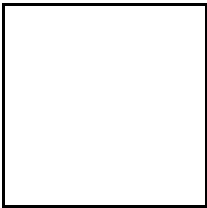
Hopefully this is helpful Wendy and we may now be in a position to advance with notification on a limited basis.

Thanks for your patience lately,

Regards

Dan.

**Daniel Curley**  
Managing Director



15 Cliff Wilson St, Wanaka 9305, New Zealand  
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**W** / [www.ipsolutions.nz](http://www.ipsolutions.nz)

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## **APPENDIX 5 – RECOMMEND CONDITIONS OF CONSENT**

### **LAND USE CONSENT CONDITIONS**

#### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175'  
drawing ref S4011\_S1L, rev L, dated 17/07/19  
drawing ref S4011\_S1K, rev K, dated 30/05/19  
drawing ref S4011\_S1K, rev L, dated 30/05/19
  - Vivian + Espie 'Structural Landscape Plan, Leith Subdivision Proposal – Lake Hawea Albert Town Rd, Hawea' Ref 1349-04 SLP, dated 30.07.19

**stamped as approved on date XXXX**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.
4. The registration of the residential building platform shall occur in accordance with the conditions set out in subdivision consent RM190362. *(This condition is volunteered by the applicant to avoid duplication of conditions and encumbrances.)*

## **SUBDIVISION CONSENT CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - Southern Land 'Lots 1 and 2 Being a proposed Subdivision of Lot 2 DP 27175' drawing ref S4011\_S1L, rev L, dated 17/07/19  
drawing ref S4011\_S1K, rev K, dated 30/05/19  
drawing ref S4011\_S1K, rev L, dated 30/05/19
  - Vivian + Espie 'Structural Landscape Plan, Leith Subdivision Proposal – Lake Hawea Albert Town Rd, Hawea' Ref 1349-04 SLP, dated 30.07.19

**stamped as approved on date XXXX**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

### **Volunteered Conditions in respect of State Highway**

3. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the titles of proposed Lot 1 and Lot 2 of the subdivision of land shown on Scheme Plan "Lot 1 and 2 being a proposed subdivision of Lot 2 DP 27175 (1025 Lake Hawea – Albert Town Highway (State Highway 6))" (Drawing: S4011\_S1F Dated: 30/05/19); that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6. This consent notice shall read as follows:

*Any new dwelling or other noise sensitive location on the site in or partly within 100m of the edge of State Highway 6 carriageway must be designed, constructed and maintained to achieve.:*

- a) *An indoor design noise level of 40 dB LAeq(24h) inside all habitable spaces.*
4. Prior to Section 224(c) certification, the consent holder shall provide evidence to the Queenstown Lakes District Council that the following has been completed:
    - a) The access for Lot 1 and Lot 2 from State Highway 6 carriageway is constructed at the location identified on the approved scheme plan); and,
    - b) The access for Lot 1 and 2 from the State Highway 6 carriageway is constructed and sealed in general accordance with the NZ Transport Agency Planning Policy Manual Diagram C standard with a minimum radius of 9m and culverts and drainage as required; and,
    - c) The area between the access from state highway and the boundary of Lot 1 and Lot 2 is sealed and to a sufficient width to accommodate a passenger vehicle.
    - d) All accesses not identified as authorised Crossing Places [per attachment 1] are permanently closed and the road reserve is re-instated to be consistent with the adjacent treatment including any of the following that apply:
      - i) The removal of any gates;
      - ii) The reinstatement of the fence line;
      - iii) The removal of any culverts;
      - iv) The reinstatement of any berm and/or highway drainage; and
      - v) The regrassing of the road reserve.

### Engineering Conditions

5. 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*

6. 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.
7. No works shall be undertaken within State Highway 6 without the prior approval of the NZ Transport Agency pursuant to Section 51 of the Government Roadings Powers Act 1989. A Traffic Management Plan and Consent to Work on the Highway shall be submitted to and approved by the Transport Agency through their State Highway network consultants (Aspiring Highways) at least fourteen working days prior to the commencement of any works on the State Highway.
8. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following requirements:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The formation of an access way to the building platform in Lot 2, in accordance with Council's standards. This shall include:
    - i) The gradient of the access way shall not exceed 1:5.
    - ii) Any sections of the access way with a gradient exceeding 1:6 shall be sealed.
    - iii) The access way shall have a minimum formed width of 3.5m.
    - iv) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
    - v) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
    - vi) The minimum standard for carriageway formation shall be either a single granular layer consisting of a minimum compacted depth of 150mm of AP40 metal for unsealed sections and 100mm of AP40 for sealed sections.
    - vii) Culverts shall be provided where required, adequately sized to cater for run-off from the critical 5% AEP storm event.
    - viii) Passing bays/road widening shall be provided on any single lane sections of the access, including on any steep and/or curved sections of the access, and shall be at spacings not exceeding 100m.

- c) The provision of sealed vehicle crossings to Lots 1 & 2 from State Highway 6 to meet the New Zealand Transport Agency (NZTA) requirements and standards. A copy of the NZTA reviewed and approved plans shall be submitted to Council prior to works commencing. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- 9. Prior to commencing any work on the site 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 to ensure that neighbouring sites 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.
- 10. At least 7 days prior to commencing earthworks, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the earthworks and undertake inspection and assessment as necessary to provide a Schedule 2A certificate and geotechnical completion report as required under Condition (15g).

*To be monitored throughout earthworks*

- 11. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Mt Iron Geodrill (Mt Iron Geodrill ref G19097, dated 22 November 2018).
- 12. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 13. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those required for the upgrading of the access to the site.

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

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

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

- 15. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.



- c) The completion and implementation of all reviewed and accepted works detailed in Condition (8) above.
- d) The existing access to the water tanks on Lot 1 shall be upgraded to comply with Council's standards, including a minimum formation width of 3.5m and the removal of all vegetation within this width.
- e) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supplies 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>).
- f) In the event that the test results required in Condition 15(e) above show either 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 Records of Title 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 RM190362 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- g) The consent holder shall provide the Subdivision Planner at Council with confirmation from the NZTA that all accesses not identified as Authorised Crossing Place Locations have been closed, including any of the following that apply:
  - i) The removal of any gates;
  - ii) The reinstatement of the fence line;
  - iii) The removal of any culverts;
  - iv) The reinstatement of any berm and/or highway drainage; and
  - v) The re-grassing of the road reserve.

This shall be consistent with the adjacent treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.

- h) All earthworks and geotechnical investigations shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. At the completion of onsite earthworks the geo-professional shall incorporate the results of ground bearing test results for each residential allotment within the subdivision regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering the building platform area in Lot 2. The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against each relevant lot in the

subdivision for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

- i) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform on Lot 2 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 building platform on Lot 2 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*

16. In the event that the Engineering Acceptance issued under Condition (8) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a consent notice (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

*[Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act].*

17. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) At the time a residential unit is erected on Lot 2, the minimum floor level shall be 500mm above the finished ground level.
  - c) In the event that the Schedule 2A certificate and Geotechnical Completion Report issued under Condition (15h) contains limitations such as specific foundation requirements for each lot that do not meet NZS3604 foundation conditions or remedial works required, then a consent notice shall be registered on the relevant Records of Title detailing requirements for the lot owner(s).

- d) 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 Mt Iron Geodril, dated 28/05/2019. 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.
- e) 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.
- f) At the time that a residential unit is erected on Lots 1 – 2, 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).
- g) At the time a residential unit is erected on Lots 1 - 2, 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.

*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 4km 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.*

#### Landscape Conditions

18. Prior to s224(c) certification, the mountain beech shown on the approved Landscape Plan shall be established with irrigation, mulch and protection from rabbit browse, and shall be in good health.

#### Ongoing Landscape Management and Design Conditions

19. 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) Within the lower portion of Lot 2 there shall be no linear tree planting. The lower portion is to be maintained in open low stature vegetation such as grazed pasture or cropping. The lower portion of the site is the entire area of Lot 2 shown on the approved landscape plan between the eastern boundary of the site and the hatched area.
  - b) The upper portion of Lot 2 shall be maintained in native shrubland as shown on the approved landscape plan.
  - c) All the following wilding prone exotic species shall be eradicated from proposed Lot 2 within 3 years of any building being erected and thereafter the site shall be kept free of these species in an ongoing way:
    - a. Contorta or lodgepole pine (*Pinus contorta*);
    - b. Scots pine (*Pinus sylvestris sylvestris*);
    - c. Douglas fir (*Pseudotsuga menziesii*);
    - d. European larch (*Larix decidua*);
    - e. Corsican pine (*Pinus nigra*);
    - f. Bishops pine (*Pinus muricata*);
    - g. Ponderosa pine (*Pinus Ponderosa*);
    - h. Mountain pine (*Pinus mugo uncinata*);
    - i. Dwarf Mountain pine (*Pinus mugo*);
    - j. Maritime pine (*Pinus pinaster*);
    - k. Sycamore (*Acer pseudoplatanus*);
    - l. Hawthorn (*Crataegus monogyna*);
    - m. Boxthorn (*Lycium ferocissimum*);
    - n. Buddleia (*Buddleja davidii*);
    - o. Grey willow (*Salix cinereal*);
    - p. Crack willow (*Salix fragilis*);
    - q. Cotoneaster (*Simonsii*);
    - r. Rowan (*Sorbus aucuparia*);
    - s. Spanish heath (*Erica lusitanica*).
  - d) No residential domestic activities (including but not limited to the development of gardens; lighting; planting of any exotic vegetation; erection of structures; parking of vehicles including boats; caravans etc; location of children's play equipment such as trampolines etc) shall be undertaken or located outside of the defined curtilage areas identified on the Structural Landscape Plan;
  - e) The mountain beech trees shown on the approved landscape plan shall be retained. If any tree should die, this must be replaced within the next planting season with a tree of at minimum 1.5m in height. Replacement is not required where 25 trees remain in the cluster which may occur as a result of natural regeneration.

- f) Building coverage within the registered building platform on Lot 2 shall not exceed 500m<sup>2</sup>.
- g) The maximum building height shall be 5.5 metres (proposed Lot 1) and 5.8m (proposed Lot 2) above existing ground level;
- h) The exterior cladding of all buildings shall be coloured in the natural range of browns, greens or greys with a light reflectivity value of between 5% and 20%;
- i) The roofing materials of all buildings shall be coloured in the natural range of browns, greens, greys with a light reflectivity value of between 5% and 15% and shall be of matt finish. No opaque or pale skylight panels shall be used for roofing material to avoid banding effects that would highlight built form. Any additional structures or fixtures attached to the roof such as chimneys or satellite dishes shall be coloured to match the roof;
- j) Planting inside curtilage areas shall exclude ornamental, brightly coloured plants or trees and shall include no less than 50% of total plant numbers to be indigenous species. Planting shall provide softening and integration of built form and associated domestication into the surrounding context of kanuka vegetation and be complementary to the natural characteristics of the site;
- k) Any fencing of lot boundaries and any fencing outside of the curtilage areas shall be of post and wire or post and netting only (including rabbit netting);
- l) All external lighting shall be down lighting only and not create light spill beyond the property. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting shall be located within the curtilage area only as identified on the landscape plan.

#### **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](mailto: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](mailto:engineeringacceptance@qldc.govt.nz) with our monitoring planner added to the email at [RCMonitoring@qldc.govt.nz](mailto: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/>