

**APPLICATION AS NOTIFIED
RM190977**

A Heine and E & S Blackley

Submissions Close 6 March 2020

FORM 12

File Number RM190977

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

A Heine and E & S Blackley

What is proposed:

Resource Consent is sought to undertake a three lot fee-simple subdivision of Lots 1 and 2 DP 316343 and to identify a residential building platform on proposed Lot 3.

The proposed Lot sizes are as follows:

Allotment	Size (ha)
Lot 1	10.316Ha
Lot 2	2.0007Ha
Lot 3	8.00 Ha

Proposed Lots 1 and 2 will continue to be accessed via the existing vehicle crossings from Dublin Bay Road, with access to Proposed Lot 3 branching off the existing driveway to Lot 2. Structural landscaping and design controls are proposed.

The location in respect of which this application relates is situated at:

83 and 99 Dublin Bay Road, Wanaka.

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

Alternatively, you can view them on our website when the submission period commences:

<http://www.qldc.govt.nz/planning/resource-consents/notified-resource-consents-and-hearings/>

The Council planner processing this application on behalf of the Council is Tim Anderson, who may be contacted by phone at 03 443 0122 or email at tim.anderson@qldc.govt.nz

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than: 6 March 2020.

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website <https://www.qldc.govt.nz/planning/resource-consents/application-forms/>

You must also serve a copy of your submission to the applicant (A Heine and E & S Blackley C/- Daniel Curley) as soon as reasonably practicable after serving your submission to Council:

C/- Daniel Curly
dan@ipsolutions.nz
IP Solutions
15 Cliff Wilson Street, Wanaka 9305

QUEENSTOWN LAKES DISTRICT COUNCIL



(Signed by Sarah Gathercole, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 7 February 2020

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

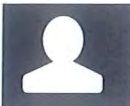
FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: **ALASTAIR HEINE & ELIZABETH AND STEPHEN BLACKLEY**

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address: **83 DUBLIN BAY ROAD, WANAKA**

*Post code:

9382

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: **ALBLUESHARK@GMAIL.COM**

*Phone Numbers: Day **03 443 8414**

Mobile:

*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: **DAN CURLEY**

*Phone Numbers: Day **027 601 5074**

Mobile: **SAME AS LEFT**

*Email Address: **DAN@IPSOLUTIONS.NZ**

*Postal Address: **EMAIL ONLY PLEASE**

*Postcode:

N/A



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **ALASTAIR HEINE**

*Postal Address: **83 DUBLIN BAY ROAD, WANAKA**

*Post code:

9382

*Please provide an email AND full postal address.

*Email: **ALBLUESHARK@GMAIL.COM**



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name: SAME AS APPLICANT

Owner Address: 83 & 99 DUBLIN BAY ROAD, WANAKA

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

*Attention: ALASTAIR HEINE

*Email: ALBLUESHARK@GMAIL.COM

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

83 AND 99 DUBLIN BAY ROAD, WANAKA

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

LOTS 1 & 2 DP 316343

District Plan Zone(s): RURAL GENERAL



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES NO

Is there a dog on the property?

YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES NO

If 'yes' please provide information below

MAD DONKEY ON SITE



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL // *Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

SUBDIVISION TO CREATE ONE NEW TITLE AND BUILDING PLATFORM FROM 2 EXISTING TITLES (3 TITLES TOTAL TO RESULT)



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

➔ <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>.

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

- I have included a Preliminary Site Investigation undertaken by a suitably qualified person.
- An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.
- Any other National Environmental Standard
- Yes N/A

Are any additional consent(s) required that have been applied for separately?

- Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

- Yes N/A



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

- Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants
(Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).
- A plan or map showing the locality of the site, topographical features, buildings etc.
- A site plan at a convenient scale.
- Written approval of every person who may be adversely affected by the granting of consent (s95E).
- An Assessment of Effects (AEE).
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.

- We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the Applicant is responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to **reference any banking payments correctly**. Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

Bank transfer to account 02 0948 0002000 00(if paying from overseas swiftcode is – BKNZNZ22)

Cheque payable to Queenstown Lakes District Council attached

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference **RM HEINE**

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below
\$3920 - Rural General subdivision
(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment **9/6/19**

Invoices are available on request



APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as the Applicant:

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as agent of the Applicant:

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form DAN CURLEY

Firm/Company IP SOLUTIONS LTD

Dated 5/09/2019

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

5th September 2019

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find enclosed an application for resource consent and accompanying plans for the subdivision of 83 and 99 Dublin Bay Road, Wanaka.

In summary, resource consent is sought to subdivide Lots 1 and 2 DP 316343, which each currently include existing building platforms and associated dwellings, to create three allotments thus creating one additional rural-living allotment and associated building platform.

This application includes a description of the subdivision scheme, service provisions, and an assessment of the likely outcomes associated with subdivision (including future residential land-use on proposed Lot 3).

This application also includes discussion on how those likely outcomes align to the relevant provisions of the Operative and Proposed District Plans.

2.0 APPLICATION DETAILS

APPLICANT	ALASTAIR HEINE & ELIZABETH AND STEPHEN BLACKLEY
SITE LOCATION	83 & 99 DUBLIN BAY ROAD, WANAKA
LEGAL DESCRIPTION	LOTS 1 & 2 DP 316343
CERTIFICATE OF TITLE REFERENCE	63837 & 63838
SITE AREA	20.32HA
OPERATIVE ZONING	RURAL GENERAL

3.0 APPENDICES

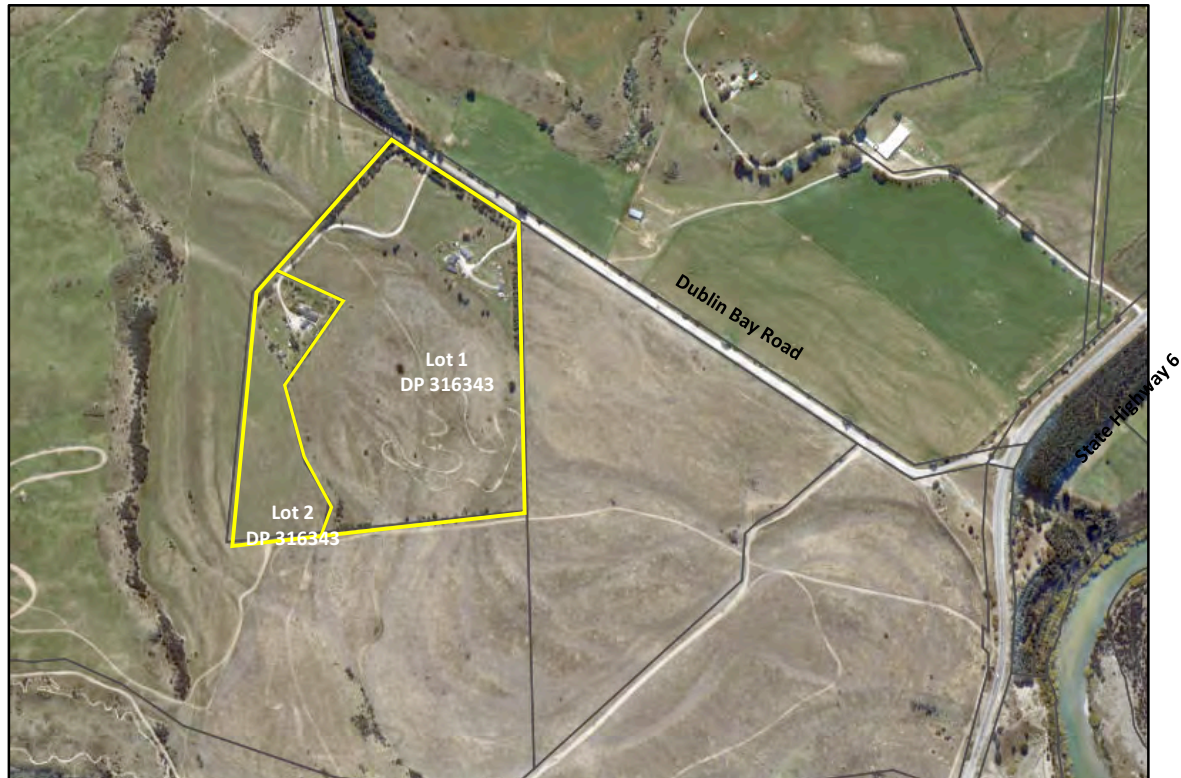
APPENDIX A	RECORDS OF TITLE & CURRENT INTERESTS
APPENDIX B	SUBDIVISION SCHEME PLAN AND LONG SECTIONS
APPENDIX C	UTILITY SERVICE CONFIRMATION
APPENDIX D	WATER SUPPLY INFORMATION
APPENDIX E	GEOTECHNICAL ASSESSMENT REPORT (MT. IRON GEODRILL)
APPENDIX F	LANDSCAPE ASSESSMENT REPORT (VIVIAN+ESPIE)

4.0 SITE DESCRIPTION AND PROPOSAL

4.1 SITE DESCRIPTION

The subject site comprises a total of 20.32 hectares of land held in two titles at 83 and 99 Dublin Bay Road, Wanaka approximately 800m to the west of the Dublin Bay Road and Lake Hawea – Albert Town Road intersection. Please refer site location shown in **Figure 1** below.

FIGURE 1 – SITE LOCATION



Lot 1 DP 316343 measures 16.29 hectares and includes an existing dwelling and detached sleep out on the residential building platform. Lot 2 DP 316343 measures 4.02 hectares and also includes an existing dwelling on a residential building platform.

Together Lots 1 and 2 combine to form an irregular pentagon shaped site located on the southern side of Dublin Bay Road. The northern boundary of the site is 230m in length and has frontage to Dublin Bay Road. The site is bound to the west, south and east by a working farm. The character and landform of the application site is described in paragraphs 11 and 12 of the landscape and visual assessment report prepared by Vivian+Espie Ltd attached as **Appendix F** to the application as follows:

“The majority of the site is part of the sunken floor of a dry channel carved out by a historic water course. This channel is defined by escarpments on either side..... one escarpment runs through the northern part of the site and the other runs north to south through the western part of the site.”

“The site has been modified and used for agricultural production for many decades, and has more recently been used for rural living. The site comprises of several residential buildings; a dwelling and detached sleepout are located on the upper terrace in the northern part of the site adjacent to Dublin Bay Road (within Lot 1 DP 316343), and another dwelling exists at a lower level in the western extent of the site (within Lot 2 DP 316343).

Both these dwellings have associated garages and access ways, and are surrounded by amenity plantings and

other signs of domestication. Outside of the immediate vicinity of these dwellings, the site is predominantly covered in pasture and has a scattering of exotic conifers. Mature specimen trees line the site's northern boundary and wrap around the western and eastern boundaries. These trees visually contain the buildings and associated domestication in Lot 1 from views outside of the site, as well as the Lot 2 rural living elements, which are further enclosed from views by intervening topography. When viewed from nearby roads, the site does not present a rural living character, it is difficult to distinguish it from the surrounding productive rural landscape that it is a part of."

In the wider environment Lake Wanaka (Dublin Bay) is located 1.8km to the north west, the Clutha River is located 470m to the south, the Hawea River is located 800m to the east and Mount Brown is located 1.9km to the north.

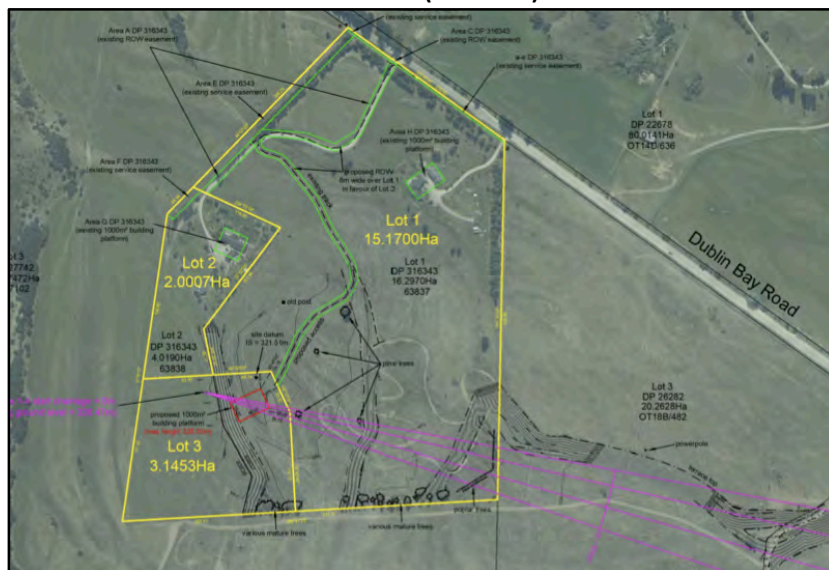
4.2 SUBDIVISION PROPOSAL

It is here-in proposed to subdivide the two existing lots to create a third lot (Proposed Lot 3) which will (if approved) see the creation of one new rural-living allotment and associated building platform. The proposed allotments are as follows:

Proposed Allotment	Area (ha)	Building Platform	Access
1	15.17	40 x 25 (1000m ²)(Existing)	Existing driveway
2	2.0	30 x 30 (900m ²)(Existing)	Existing driveway and ROW over Lot 1
3	3.15	40 x 25 (1000m ²)(Proposed)	Upgrade and extend existing track and new ROW over Lot 1

The proposed subdivision scheme plan is attached as **Appendix B** to this application and an extract is contained in **Figure 2** below:

FIGURE 2 – PROPOSED SCHEME PLAN (EXTRACT)



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

The following design controls are based on the recommendations of the landscape and visual assessment report prepared by Vivian+Espie Ltd attached as **Appendix F** to the application. Given that Proposed Lots 1 and 2 include existing building platforms that have already been development (and any further development of those platforms will be subject to the design controls set out in the Proposed District Plan) the following design controls are proposed for Lot 3 only:

Lot	Maximum Height	External Materials	Other
3	326.5 masl (equates to 5.5m to 6m above existing ground level).	<p>Exterior roofing materials to be shingles, slate or Coloursteel with any Coloursteel being in a dark recessive colour with a light reflectance value of between 7% and 20%.</p> <p>Exterior cladding materials to be unpainted or stained timber, stacked stone, Coloursteel or solid plaster in a natural range of browns, greens or greys with a light reflectance value of between 7 and 20%.</p>	<p>Any residential unit including residential flat and any accessory building(s) shall be contained within the identified building platform.</p> <p>Any fencing of the building platform and/or curtilage area shall be in traditional post and wire only.</p> <p>No domestic activities to be undertaken outside of the curtilage area.</p> <p>Exterior lighting to be downlighting only.</p> <p>Access to be traditional metalled farm track of no more than 3.5m wide.</p> <p>Landscaping as per landscape conditions below.</p>

4.4 STRUCTURAL LANDSCAPING

As eluded to above, as part of this application, a structural planting plan and associated conditions are proposed. The structural landscape plan is included as part of **Appendix F** to this application.

Structural landscaping and controls will include:

- The management of all land outside of the defined curtilage areas by agricultural and horticultural land uses and/or planted out in additional indigenous vegetation and appropriate groupings of deciduous exotic specimen trees (except along boundaries and excluding brightly coloured or ornamental trees);
- The implementation of the structural landscape plan prior to the construction of any dwelling on the proposed building platform;
- The maintenance of the structural landscaping in perpetuity;
- The restriction of additional boundary planting not otherwise shown on the structural landscape plan;
- The removal of any wilding conifers (other than the existing conifers shown to be retained on the structural landscape plan) from Lots 1, 2 and 3 within 10 years of subdivision and thereafter the management of wilding conifers in perpetuity.

4.5 PROVISION OF SERVICES

4.5(I) WATER SUPPLY

Domestic and firefighting water supplies are currently provided to Lots 1 and 2 from an existing bore located on Title OT18B/480. These allotments currently have an allocation of 4,000litres per day (8,000 litres total per day).

This existing water supply is of sufficient capacity to also serve proposed Lot 3 with a minimum of 2,100ltr per day. Chemical and bacterial tests have been undertaken on the existing water supply, the results of which are attached as **Appendix D** to this application.

All necessary easements will be granted and reserved as part of the proposed subdivision and it is expected that standard conditions of consent can ensure that adequate domestic and firefighting storage is provided at such time as a dwelling is constructed on the proposed Lot 3 building platform.

4.5(ii) FOUL AND STORM-WATER DISPOSAL

The existing dwellings on Lots 1 and 2 dispose of wastewater and stormwater to ground via septic tanks and disposal fields and soak-pits respectively. No changes to these systems are proposed as part of this application.

Any future residential activity established on proposed Lot 3 will also provide for wastewater and stormwater disposal to ground.

Mt. Iron GeoDrill have undertaken a geotechnical assessment including an assessment of the soil/ground type and conditions of proposed Lot 3 for onsite wastewater and stormwater disposal and have determined that conditions are suitable for disposal to ground.

Please find the Mt. Iron GeoDrill geotechnical assessment report attached as **Appendix E** to this application.

4.5(iii) ELECTRICITY AND TELECOM

The existing dwellings on Lots 1 and 2 are currently serviced with both electricity and telecommunications. No changes to these existing connections are proposed.

New electricity and telecommunications connections will be provided to proposed Lot 3 as part of the subdivision.

Correspondence from the applicable utility service providers that confirm the availability of supply are attached as **Appendix C** to this application.

4.6 PROVISION OF VEHICLE ACCESS

Proposed Lot 1 will continue to be accessed via the existing vehicle crossing and driveway which currently takes access onto Dublin Bay Road at the south eastern end of the site's Dublin Bay Road frontage.

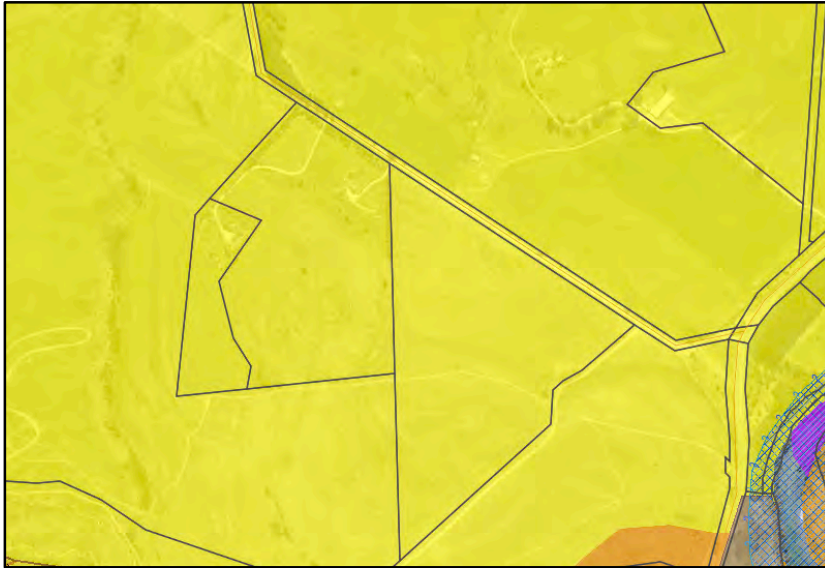
Similarly, proposed Lot 2 will continue to be accessed via the existing vehicle crossing and driveway that takes access onto Dublin Bay Road approximately 60m from the north western end of the site's road frontage. The existing vehicle crossing and driveway serving Lot 2 crosses Lot 1 and is covered by an existing Right of Way easement (Area A on DP 316343).

Proposed Lot 3 will be granted access over the first 240m of the existing Right of Way serving Lot 2 before branching off and following an existing track that extends along a terrace edge to the south east before dropping down to the floor of the historic river channel that passes through the site and on which the proposed Lot 3 building platform is located. The existing track will be upgraded to a metalled formation of 3.5m width and a Right of Way easement will be granted over Lot 1 in favour of Lot 3.

4.7 NATURAL HAZARDS

The application site is shown on Council's hazard maps as being of 'Probably Low' susceptibility to liquefaction as shown in the extract from Council's GIS in **Figure 3** below. No other specific hazard is identified.

FIGURE 3 – GIS HAZARD REGISTER



In response to this, the Applicant engaged Mt. Iron GeoDrill to undertake a geotechnical assessment of the site. Given that the proposed Lot 3 building platform is located within a historic river channel the geotechnical assessment addresses potential overland flow risk. Please find this reporting attached as **Appendix E** to this application.

In conclusion of this report:

Liquefaction

While there is risk to the proposed development from seismic events, they should be no greater than for the wider area and that there is very low risk of liquefaction for the building platforms.

Overland Flow Risk

The proposed Lot 3 building platform is located within a remnant channel which runs north – south through the site and poses a small risk of flood waters being channelled towards the building platform from the north. It is unlikely that this channel has carried any significant amount of water for several thousand years and so the risk is considered low. It is recommended however that the building platform is raised a minimum of 300mm above the base of this channel and landscaping designed to redirect potential overland flow around the proposed house and/or into storm water soak pits.

4.8 NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING CONTAMINANTS IN SOIL

Given that the proposal involves the subdivision of land and the identification of an additional residential building platform the applicant has elected to address the provisions of the NES by undertaking an assessment of the most up to date information about the site and surrounding area that Council holds. In addition the applicants have undertaken an assessment of any information available from the Otago Regional Council. The findings of this assessment can be summarised as follows:

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

Please find attached, as **Appendix G** to this application, correspondence from the Otago Regional Council confirming that their *Database of Selected Land Uses* does not show any land uses or activities, on the site and the surrounding area, that have the potential to contaminate land. Otago Regional Council note however that agricultural land uses which may not be recorded on their database have the potential to result in contamination of land, in particular through the persistent application of pesticides. The applicant has confirmed that in that time that they have owned the site the land on which the building platform and proposed access is located has not been used intensively for farming and that no pesticides or herbicides have been used on the piece of land for many years.

Queenstown Lakes District Council files

No records held on Queenstown Lakes District Council's eDocs suggest that any activity or industry described in the HAIL has taken place on the land to which the application relates.

QLDC – GIS

Queenstown Lakes District Council's GIS shows that there are no Dangerous Goods Licences and/or Potential Contaminated Sites on the subject site or in the wider area.

While the application site is located in an area that has historically been farmed it appears that from Otago Regional Council and Queenstown Lakes District Council information, and the information provided by the applicant activities or industries described in the HAIL (in particular the storage and/or application of herbicides, pesticides or fertiliser and/or sheep dips or spray races), which could have resulted in the contamination of the site, are unlikely to have been undertaken on or in the vicinity of the site and as such the provisions of the NES need not apply.

4.9 LANDSCAPE CATEGORY AND ASSESSMENT

As will be expanded upon within the Assessment of Potential Adverse Effects, Mr. Quin of Vivian+Espie Ltd has undertaken a detailed assessment as to how the proposed subdivision will affect the existing landscape amenity values of the subject site and surrounding landscape. Mr. Quin has determined that the application site forms part of a Visual Amenity Landscape (for the purposes of the Operative District Plan) and a Rural Character Landscape (for the purposes of the Proposed District Plan) and this is consistent with the landscape classification applied to other similar development proposals in the vicinity of the application site and that shown on the Proposed District Plan maps.

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

5.0 RELEVANT PROVISIONS OF THE OPERATIVE & RECENTLY DECIDED DISTRICT PLANS

5.1 ACTIVITY STATUS UNDER THE OPERATIVE DISTRICT PLAN

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

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

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

5.2 ACTIVITY STATUS UNDER THE RECENTLY DECIDED DISTRICT PLAN

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

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

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

6.0 ASSESSMENT OF POTENTIAL ADVERSE EFFECTS

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

6.1 EFFECTS RELATING TO LOT SIZES, DIMENSIONS & SERVICES

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

If approved, the proposed subdivision will provide for one new rural-living activity to be established upon proposed Lot 3 in the future. The proposed lots and the new building platform on Lot 3 are of suitable size and dimension to effectively fulfil their intended purpose (being rural-living).

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

With respect to the proposed scheme and more specifically the creation of proposed Lot 3, future outcomes will meet or exceed relevant bulk and location standards applicable to built form established within the Rural Zone.

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

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

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

With consideration of volunteered design control relating to fencing, proposed allotment sizes will not generate adverse effects themselves, but rather will provide options of land tenure/ownership. Actual effects will relate to the future presence of a dwelling and accessory building(s), human activity, and associated vehicle movements upon proposed Lot 3.

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

Proposed Lot 1 and 2 will not see a change to the current methods for disposing of storm water and foul sewer generated on site. Current methods of disposal will be maintained as previously approved and will be contained within the proposed new boundary configuration.

Proposed Lot 3, being 3.15ha in size comprises an adequate area to accommodate disposal to ground, with dispersal being easily confined within the allotment's boundaries. The geotechnical assessment prepared by Mt. Iron GeoDrill and attached as **Appendix E** to this application confirms that on-site treatment and disposal of wastewater and stormwater is feasible.

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

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

As per utility service confirmation documents attached as **Appendix C** to this application, proposed Lot 3 is able to be serviced with electricity and telecom. Provided that any necessary easements are created and/or reserved no adverse effects are anticipated. Electricity and telecommunications connections are already in place to serve proposed Lots 1 and 2.

As part of subdivision, the long-established existing supply of water to the underlying site will be extended to proposed Lot 3. Laboratory testing of the supply's quality is attached as **Appendix D** to this application, and provided that appropriate storage for domestic and fire-fighting purposes is provided as part of future dwelling establishment, no adverse effects associated with its use are anticipated.

6.2 EFFECTS ON LANDSCAPE QUALITY AND CHARACTER

A landscape and visual assessment has been undertaken by Mr. Stephen Quin of Vivian+Espie and is attached as **Appendix F** to this application. Mr. Quin's landscape and visual assessment focuses on the potential adverse effects of the proposed building platform on Lot 3. With respect to effects on landscape quality and character, the following conclusions have been reached by Mr. Quin:

- The landscape in the vicinity of the application site has previously been assessed as a Visual Amenity Landscape and is identified as a Rural Character Landscape under the Proposed District Plan;
- The proposal will result in changes to the existing landscape through the identification of the additional building platform, curtilage area and future buildings on proposed Lot 3, landscaping and the removal of some existing exotic boundary planting;
- That the proposed development has been designed to retain open rural character;
- That the proposed development does not have potential to adversely affect the appreciation of any outstanding natural landscape or feature;
- That the proposed development has been located in part of the site that has the ability to absorb the increase in domestication of the landscape that will result;
- Additional domestic elements will have a very low degree of visibility;
- The retention of the majority of the site in pasture will maintain the site's pastoral character;
- Proposed indigenous planting and removal of some exotics will enhance the appreciation of the natural character of the site and wider area;
- The density of development that will result will not approach urban densities;
- The site is a modified landscape and the proposed additional building platform will be clustered with the existing building platforms and associated residential development on the site;

- The proposed additional building platform will be substantially contained by existing topography and screened by existing and proposed vegetation such that future built form will have a very limited degree of visibility from outside of the site;
- The design controls and height limit that are to be applied to the building platform have been designed so as to ensure that adverse effects will be minimised;
- That the proposed building platform and associated activities will initially result in a very low degree of adverse effects and in time a slight positive effect through the establishment of the proposed indigenous planting and removal of exotic boundary planting;
- That the proposed building platform will be briefly visible from State Highway 6 (for a stretch of approximately 150m at a distance of approximately 1km) but will result in very low adverse visual effects initially, reducing to negligible following the establishment of the proposed planting;
- That the proposed development will be visually screened by vegetation when viewed from Dublin Bay Road;
- The proposed building platform will not be visible from any dwelling on neighbouring properties;
- There will be very limited visibility of the proposed building platform from the adjoining farms (Sunnyheights, Masfen and Alloo) that lie to the north, west, south and east;
- The proposed building platform may be visible from properties located high on Mt. Iron although any visibility would appear in a very broad visual catchment such that visual amenity will not be degraded;
- The proposed building platform will not be visible from properties lower on Mt. Iron or in the vicinity of Aubrey Road due to intervening topography and vegetation;
- That the proposed development will result in very low cumulative effects on landscape character and very slight visual effects.

In summary Mr. Quin concludes:

“it is my opinion that the proposed building platform will be successfully absorbed into the rural landscape. An assessment against the assessment matters of the ODP and PDP indicates that the proposal accords with the intentions of the objectives and policies that relates to the VAL and RCL landscape categorisations.”¹

The opinions and conclusions of Mr. Quin are adopted and relied upon and it is therefore considered that the proposed development will result in minor adverse effects on landscape quality and character.

6.3 EFFECTS RELATING TO NATURAL HAZARDS

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

The extent of natural hazards which may exist in the location of the subject site has been investigated in detail by Mt. Iron GeoDrill.

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

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

¹ Landscape and Visual Assessment – Paragraph 40

Relevant to this application, the Operative District Plan describes that the purpose of the Rural General zone is to manage activities so they can be carried out in a way that:

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

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

It should be noted for context that the subject site is not associated with a farming, horticultural or vinicultural land use activity. It comprises two rural living allotments, set within a landscape that has a reasonable degree of human modification and occupation.

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

4.2.5 Objective:

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

1 Future Development

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

(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.

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

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

While the proposal will see the addition of a new rural-living allotment within an existing presence of rural-living development, a combination of scheme configuration, existing and proposed landscaping, and proposed design controls will ensure that any future domestication upon proposed Lot 3 will not be out of context with, nor will detract from the existing levels of amenity currently available to any person who may observe the subject site.

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

4 Visual Amenity Landscapes

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

- ***highly visible from public places and other places which are frequented by members of the***

public generally (except any trail as defined in this Plan); and

- ***visible from public roads.***

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

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

As outlined in Mr. Quin's landscape assessment the proposed building platform on Lot 3 will be visible from State Highway 6 to the east of the site. Visibility will be limited to a stretch of road approximately 150m in length with the building platform visible at an angle perpendicular to the State Highway. Given the posted speed limit of State Highway 6 at this location (being 100kmph) it is likely that only brief glimpses of the building platform will be available and at a distance of approximately 1km.

The proposed Lot 3 building platform will not be visible from Dublin Bay Road and will not be highly visible from public places and other places frequented by the general public.

Care has been taken through the siting and design of the proposed building platform and associated structural landscaping to ensure that adverse effects on the visual amenity landscape will be appropriately avoided or mitigated. The height limit for the building platform has been defined such that any future building does not project above the escarpment immediately to the west of the building platform and the proposed design controls and structural landscaping will ensure that future buildings are appropriately recessive and screened from view.

The proposed structural landscaping is considered appropriate and does not involve linear tree planting.

Overall it is considered that the proposed development is consistent with Policy 4 relating to Visual Amenity Landscapes.

8 Avoiding Cumulative Degradation

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

(b) To encourage comprehensive and sympathetic development of rural areas.

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

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

9 Structures

To preserve the visual coherence of:

(a) outstanding natural landscapes and features and visual amenity landscapes by:

- ***encouraging structures which are in harmony with the line and form of the landscape;***
- ***avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;***

- ***encouraging the colour of buildings and structures to complement the dominant colours in the landscape;***
- ***encouraging placement of structures in locations where they are in harmony with the landscape;***
- ***promoting the use of local, natural materials in construction.***

The proposed development includes the creation of one additional rural-living allotment (Lot 3) and an associated residential building platform. The proposed building platform has been carefully positioned and designed (in terms of its orientation, height limit and design controls) so as to be in harmony with the line and form of the landscape, avoid adverse effects of future structures on the skylines, ridges or prominent slopes of the site and ensure that future buildings compliment the dominant colours in the landscape and local, natural materials can be used where appropriate.

It is therefore considered that the proposed development is consistent with Policy 9 – Structures.

16 Land Use

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

With consideration of site context (the location of the subject site within a modified and human occupied part of the District), the proposal will not give rise to adverse effects on the landscape character of the subject site, such that it will adversely affect or modify that character. The proposed building platform on Lot 3 has been positioned to make use of the existing enclosing topography of the site such that the proposal will not compromise existing open character. Outcomes associated with the proposal will generally ensure a visual coherence with the local landscape, and a preservation of the wider landscape as is existing. Overall, the proposal is considered to be consistent with Policy 16 – Land Use.

Part 5 - Rural Areas

Objective 1 – Character and Landscape Value

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

Policies

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

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

The district wide landscape objectives and policies have been addressed above. The proposal will provide for a new rural living activity on proposed Lot 3 which will not compromise the rural character of the wider area. The application site currently supports rural-living rather than agricultural land uses and the clustering of rural-living activities within this area will ensure that the productive capacity of the wider area is not compromised.

It is considered that the adverse effects of the proposed development on landscape values will be appropriately mitigated. In addition it is considered that the proposed building platform on Lot 3 is located within an area that has the capacity to absorb the proposed change without compromising the visual coherence of the landscape and that adverse effects resulting from the location of structures and water tanks on any skyline, ridge, hill or prominent slope will be avoided (i.e. no structure or water tank will be located on any skyline, ridge, hill or prominent slope within the site as a result of the proposed development).

It is therefore considered that the proposed development is consistent with Objective 1 and its associated policies.

Overall it is considered that the proposed development will result in outcomes that are consistent with the relevant Objectives and Policies of the Operative District Plan.

The Objectives and Policies of the Proposed District Plan that are of most relevance to the consideration of the proposed development seek to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil, water resources and rural amenity.

Relevant Objectives and Policies include:

Strategic Objective 3.2.5 – The retention of the District’s distinctive landscapes.

3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.

It is considered that, based on Mr. Quin’s landscape assessment, the application site has the ability to absorb the proposed changes without materially detracting from the rural character and visual amenity values of the Rural Character Landscape in which it is located. It is therefore considered that the proposed development is consistent with Strategic Objective 3.2.5.

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

Again, based on Mr. Quin’s landscape assessment, it is considered that the proposed development will not result in cumulative effects that would result in the alteration of the established character of the rural environment to the point where the area is no longer rural in character. It is therefore considered that the proposed development is consistent with Strategic Policy 3.3.24.

Strategic Policy 3.3.32 Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded.

As outlined above it is considered that the application site can absorb the changes that will result from the proposed development and that landscape character and visual amenity will not be materially degraded as a result. It is therefore considered that the proposed development is consistent with Strategic Policy 3.3.32.

Policy 6.3.4 *Avoid urban development and subdivision to urban densities in the rural zones.*

The proposed development, in conjunction with the existing development on the application site and wider area, will not approach urban densities. It is therefore considered that the proposed development is consistent with Policy 6.3.4.

Policy 6.3.5 *Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.*

Exterior lighting will be controlled by the proposed design controls outlined in Mr. Quin's landscape assessment such that lighting will not cause excessive glare or the degradation of views of the night sky or landscape character. It is therefore considered that the proposed development is consistent with Policy 6.3.5.

Policy 6.3.10 *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s).*

While the application site does not immediately adjoin the Outstanding Natural Feature of the Clutha River it is located within a Rural Character Landscape that adjoins the Outstanding Natural Feature and is reasonably close to it. As outlined in Mr. Quin's landscape assessment however the proposed development will not result in adverse effects on the landscape quality, character and visual amenity of the Outstanding Natural Feature. It is therefore considered that the proposed development is consistent with Policy 6.3.10.

Policy 6.3.11 *Encourage any landscaping to be ecologically viable and consistent with the established character of the area.*

The proposed landscaping is ecologically viable and consistent with the established character of the area. It is therefore considered that the proposed development is consistent with Policy 6.3.11.

Policy 6.3.19 *Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan.*

Based on the landscape assessment of Mr. Quin it is considered that the application site and wider landscape can absorb the proposed development and consequently it is considered that the proposed development is suitable in this condition. In addition, it is considered that the proposed development is consistent with the objectives and policies of the Proposed District Plan. It follows that the proposed development is consistent with Policy 6.3.19.

Policy 6.3.21 *Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects.*

It is considered that, when assessing the proposal in the context of existing and consented subdivision and development in the vicinity of the application site, the proposed development will not result in significant adverse cumulative effects. It is therefore considered that the proposed development is consistent with Policy 6.3.21.

Policy 6.3.22 *Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.*

Proposed Lot 3 is contained within the existing cluster of rural-living on the application site and does not constitute sprawl along Dublin Bay Road. It is therefore considered that the proposed development is consistent with Policy 6.3.22.

Policy 6.3.23 *Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.*

The proposed structural landscaping is consistent with the established character of the application site and wider area and it is considered that the proposed development will not result in an incremental change that would degrade landscape quality or character or important views. It is therefore considered that the proposed development is consistent with Policy 6.3.23.

Policy 6.3.26 *Avoid adverse effects on visual amenity from subdivision, use and development that:*

- a. *is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b. *forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads.*

It is considered that, while the proposed development will be visible from public places such as State Highway 6 it will not be highly visible from those locations and will not result in adverse effects as a foreground element in any views of an Outstanding Natural Landscape or Feature. It is therefore considered that the proposed development is consistent with Policy 6.3.26.

Policy 6.3.28 *In the upper Clutha Basin, have regard to the adverse effects from subdivision and development on the open landscape character where it is open at present.*

The proposed development makes use of the enclosing topography of the site to provide screening and set the proposed Lot 3 building platform into the site. It is considered that the proposed development will not result in inappropriate adverse effects on the open character of the landscape. It is therefore considered that the proposed development is consistent with Policy 6.3.28 above.

Policy 6.3.29 *Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character.*

The proposed subdivision will use existing access and infrastructure and informal tracks within the application site. Access to proposed Lot 3 will be provided via the existing Right of Way serving Lot 2 and will then follow an existing track (to be upgraded) to the proposed building platform. It is therefore considered that the proposed development is consistent with Policy 6.3.29.

Objective 21.2.1 – *A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.*

Policy 21.2.1.3 *Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.*

The proposed Lot 3 building platform is setback the requisite distance from the proposed internal boundaries. It is therefore considered that the proposed development is consistent with Policy 21.2.1.3.

Policy 21.2.1.5 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or views of the night sky.

As outlined in relation to Policy 6.3.5 above exterior lighting will be controlled by the proposed design controls outlined in Mr. Quin's landscape assessment such that lighting will not cause excessive glare to other properties, roads, public places or views of the night sky. It is therefore considered that the proposed development is consistent with Policy 21.2.1.5.

Policy 21.2.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.

The application site is largely vegetated in rough and/or pasture grass with scattered trees. It is considered that the existing vegetation on the application site and wider area is not likely to pose a significant risk of fire and that a standard rural fire fighting supply is likely to be sufficient to guard against any such risk. It is therefore considered that the proposed development is consistent with Policy 21.2.1.8.

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

A adequate water supply is available and can be provided to the proposed development and standard rural fire fighting storage can be secured by a condition of consent requiring that a static reserve with associated hardstand and fire service access is provided at such time as a dwelling is constructed on the Lot 3 building platform. It is therefore considered that the proposed development is consistent 21.2.1.9.

Overall it is considered that the proposed development is consistent with Objective 21.2.1 and its associated policies.

Overall it is considered that the likely outcomes associated with developing the subject site as proposed will be consistent with the relevant objectives and policies of the Proposed District Plan.

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.

Section 5 of the Act defines sustainable management as "... *managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:*

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

In order to achieve the purpose of the Act, the proposed development must be considered in the context of Section 5 above. Paragraphs (a), (b) and (c) of Section 5(2) are to be afforded full significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose is effectively achieved.

It is considered that the proposed development will sustain the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, safeguard the life-supporting capacity of air, water, soil and ecosystems and will not result in significant adverse effects on the environment. It is therefore considered that the proposal represent the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.

Section 6 of the Act sets out matters of national importance to be recognised and provided for including Section 6(b) which identifies the protection of outstanding natural features and landscape from inappropriate subdivision and development as a matter of national importance. While the application site is located relatively close to the Outstanding Natural Feature of the Clutha River it is considered that it is sufficiently separated by distance, topography and vegetation such that the proposed development will not result in adverse effects on the landscape values of the ONF. There are no other matters of national importance of particular relevance to the consideration of the proposed development.

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. Quin 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

Resource consent is sought to subdivide Lots 1 and 2 DP 316343 to create three allotments with a new residential building platform to be established on proposed Lot 3. It is also proposed as part of this application to define domestic curtilage areas around the existing residential building platforms on proposed Lots 1 and 2.

The proposal includes volunteered controls with respect to building location, height, external materials, colours and landscaping for future residential development within the Lot 3 building platform as well as controls applicable to activities within the domestic curtilage areas defined around the existing building platforms on Lots 1 and 2.

The Applicant has engaged Vivian+Espie to assess the landscape effects of the proposed development and they have concluded that overall, outcomes associated with the proposal will be appropriate and will not significantly affect the landscape values of the application site or the wider Visual Amenity Landscape.

The proposal qualifies as a discretionary activity under both the Operative and Proposed District Plan chapters of relevance, will result in adverse effects that are no more than minor, and will result in outcomes that are consistent with relevant Objectives and Policies of the Operative and Proposed District Plans.

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

Kind Regards,

A handwritten signature in black ink, appearing to read 'Dan Curley'.

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



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **63837**
Land Registration District **Otago**
Date Issued 10 October 2003

Prior References

OT18B/483

Estate Fee Simple
Area 16.2970 hectares more or less
Legal Description Lot 1 Deposited Plan 316343

Registered Owners

Alastair Nigel Heine, Anne Kathleen Detheridge-Davies and CM Law Trustees (2014) Limited

Interests

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Geothermal Energy Act 1953

Subject to Section 6 and 8 Mining Act 1971

Subject to Section 5 and 261 Coal Mines Act 1979

Subject to Section 3 Petroleum Act 1937

Subject to Part IV A Conservation Act 1987

Appurtenant hereto is a right of way created by Transfer 801637 - 27.3.1992 at 10:37 am

943154.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by Queenstown Lakes District Council - 3.2.1998 at 3.43 pm

Subject to a right to convey water over part marked a-b-c-d-e on DP 316343 specified in Easement Certificate 943154.4 - 3.2.1998 at 3:43 pm

The easement specified in Easement Certificate 943154.4 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to take & store water and to convey water & electricity created by Transfer 960389.2 - 13.1.1999 at 3:10 pm

The easements created by Transfer 960389.2 are subject to Section 243 (a) Resource Management Act 1991

5664618.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

Subject to a right of way marked A & C and a right to convey water marked D & E on DP 316343 created by Easement Instrument 5664618.4 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

The easements created by Easement Instrument 5664618.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to an electricity easement over parts marked D & E on DP 316343 in favour of Aurora Energy Limited created by Easement Instrument 5664618.5 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

The easement created by Easement Instrument 5664618.5 is subject to Section 243 (a) Resource Management Act 1991

Identifier**63837**

Subject to a right (in gross) to convey telecommunications over parts marked D & E on DP 316343 in favour of Telecom New Zealand Limited created by Easement Instrument 5664618.6 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

The easement created by Easement Instrument 5664618.6 is subject to Section 243 (a) Resource Management Act 1991

8548257.1 Variation of Consent Notice 5664618.2 pursuant to Section 221(5) Resource Management Act 1991 - 20.7.2010 at 2:55 pm

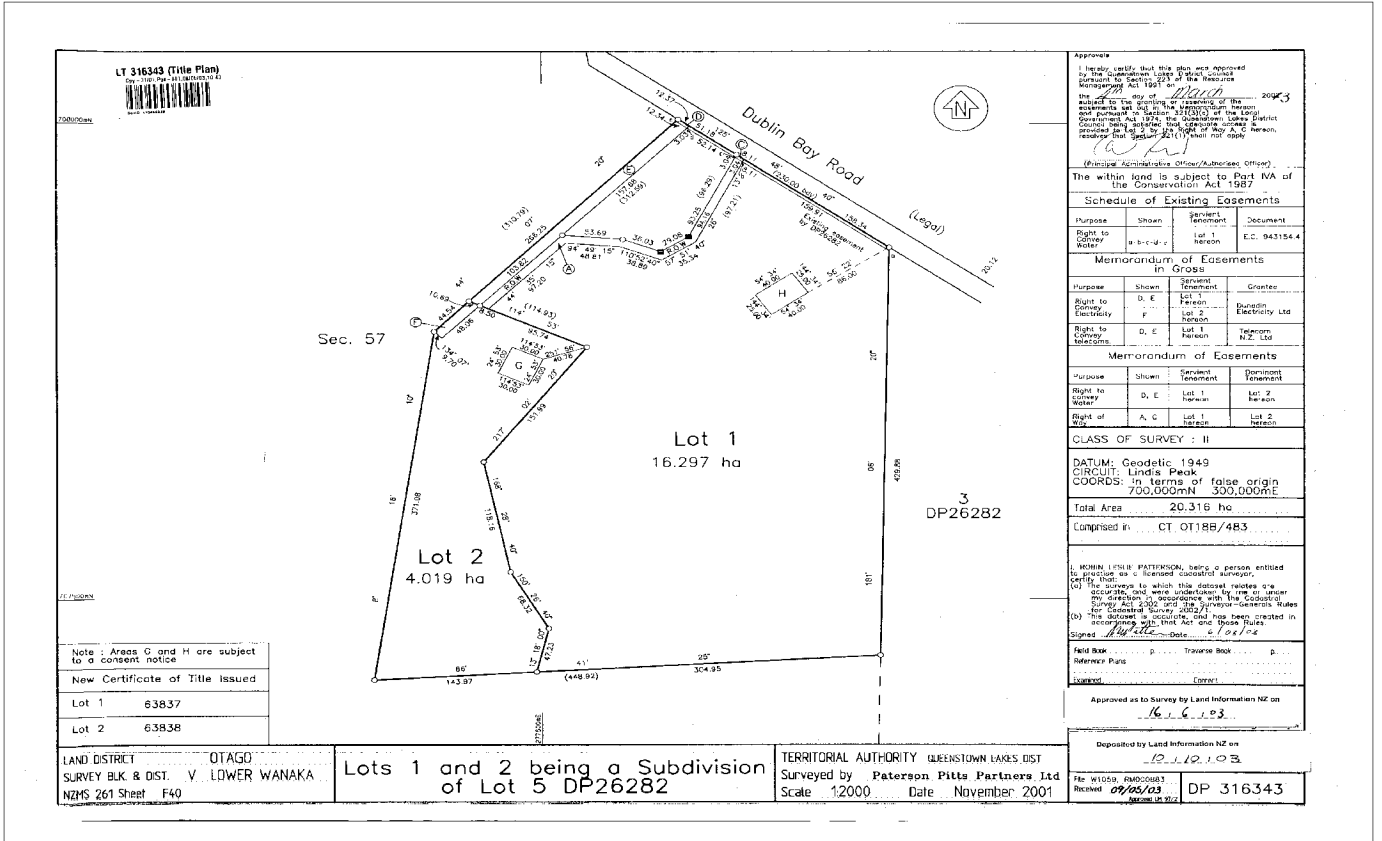
8486428.2 Surrender of the right to convey water and electricity as to part marked n-c on DP 26282 appurtenant hereto specified in Transfer 960389.2 - 23.7.2010 at 9:37 am

8486428.3 Variation of the conditions of the easement created by Transfer and Grant of Easement 960389.2 - 23.7.2010 at 9:37 am

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 8486428.5 - 23.7.2010 at 9:37 am

The easements created by Easement Instrument 8486428.5 are subject to Section 243 (a) Resource Management Act 1991

9926872.3 Mortgage to ANZ Bank New Zealand Limited - 23.1.2015 at 11:09 am





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 63838
Land Registration District Otago
Date Issued 10 October 2003

Prior References

OT18B/483

Estate Fee Simple
Area 4.0190 hectares more or less
Legal Description Lot 2 Deposited Plan 316343

Registered Owners

Stephen James Blackley and Elisabeth Helen Blackley

Interests

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Geothermal Energy Act 1953

Subject to Section 6 and 8 Mining Act 1971

Subject to Section 5 and 261 Coal Mines Act 1979

Subject to Section 3 Petroleum Act 1937

Subject to Part IV A Conservation Act 1987

Appurtenant hereto is a right of way created by Transfer 801637 - 27.3.1992 at 10:37 am

943154.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by Queenstown Lakes District Council - 3.2.1998 at 3.43 pm

Appurtenant hereto are rights to take & store water and to convey water & electricity created by Transfer 960389.2 - 13.1.1999 at 3:10 pm

The easements created by Transfer 960389.2 are subject to Section 243 (a) Resource Management Act 1991

5664618.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

Appurtenant hereto is a right of way and right to convey water created by Easement Instrument 5664618.4 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

The easements created by Easement Instrument 5664618.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to an electricity easement over part marked F on DP 316343 in favour of Aurora Energy Limited created by Easement Instrument 5664618.5 - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

The easement created by Easement Instrument 5664618.5 is subject to Section 243 (a) Resource Management Act 1991

5664618.9 Mortgage to (now) Westpac New Zealand Limited - produced 21.7.2003 at 9:00 am and entered 10.10.2003 9.01 am

8486428.2 Surrender of the right to convey water and electricity as to part marked n-c on DP 26282 appurtenant hereto specified in Transfer 960389.2 - 23.7.2010 at 9:37 am

Identifier

63838

8486428.3 Variation of the conditions of the easement created by Transfer and Grant of Easement 960389.2 - 23.7.2010 at 9:37 am

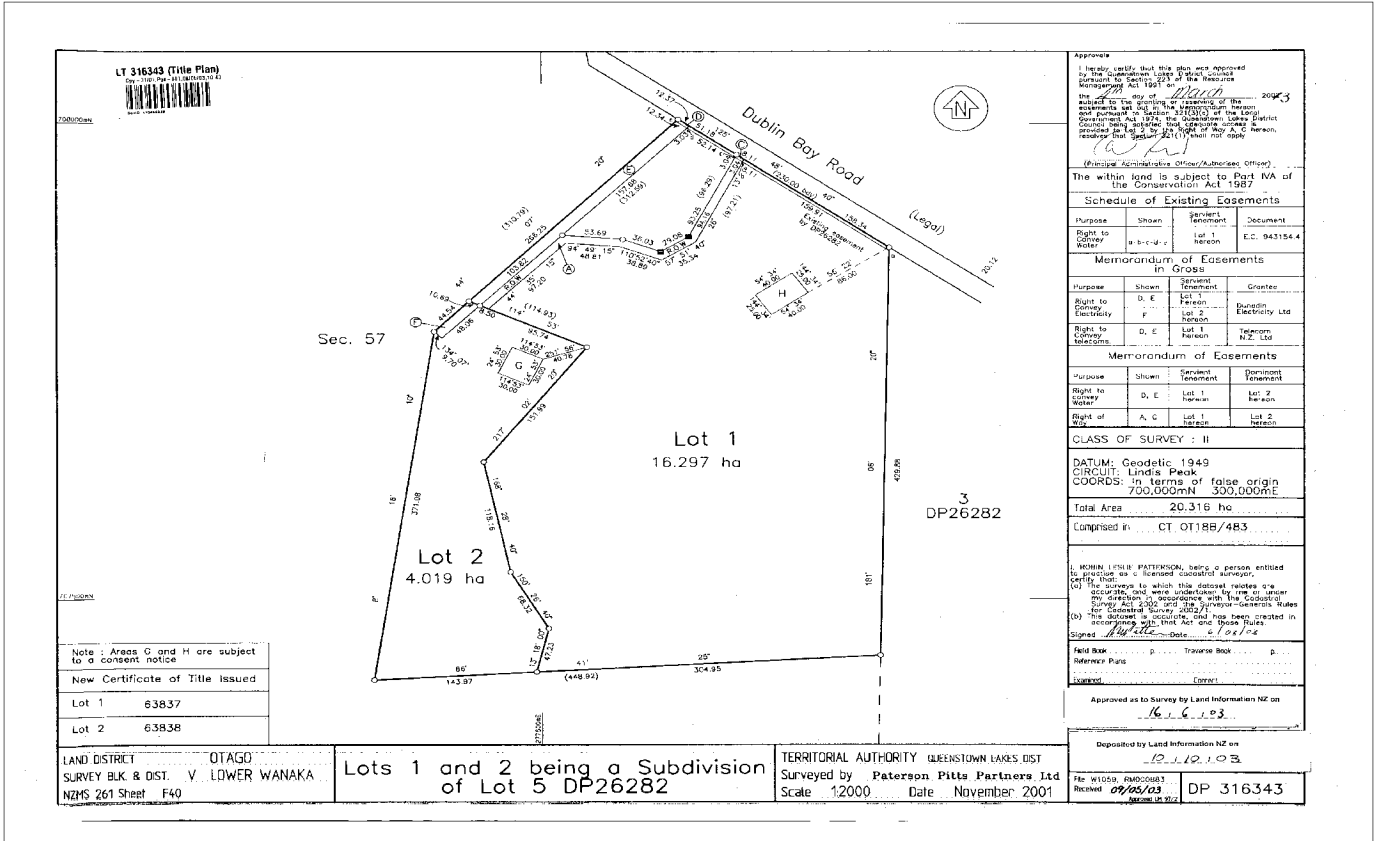
Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 8486428.5 - 23.7.2010 at 9:37 am

The easements created by Easement Instrument 8486428.5 are subject to Section 243 (a) Resource Management Act 1991

8555934.1 Variation of Mortgage 5664618.9 - 29.7.2010 at 11:17 am

8820663.1 Variation of Mortgage 5664618.9 - 20.7.2011 at 2:46 pm

11519409.1 Variation of Consent Notice 5664618.2 pursuant to Section 221(5) Resource Management Act 1991 - 8.8.2019 at 2:06 pm



LT 316343 (Title Plan)

Copy - 01/01, Page - 001, 09/06/03, 10:43

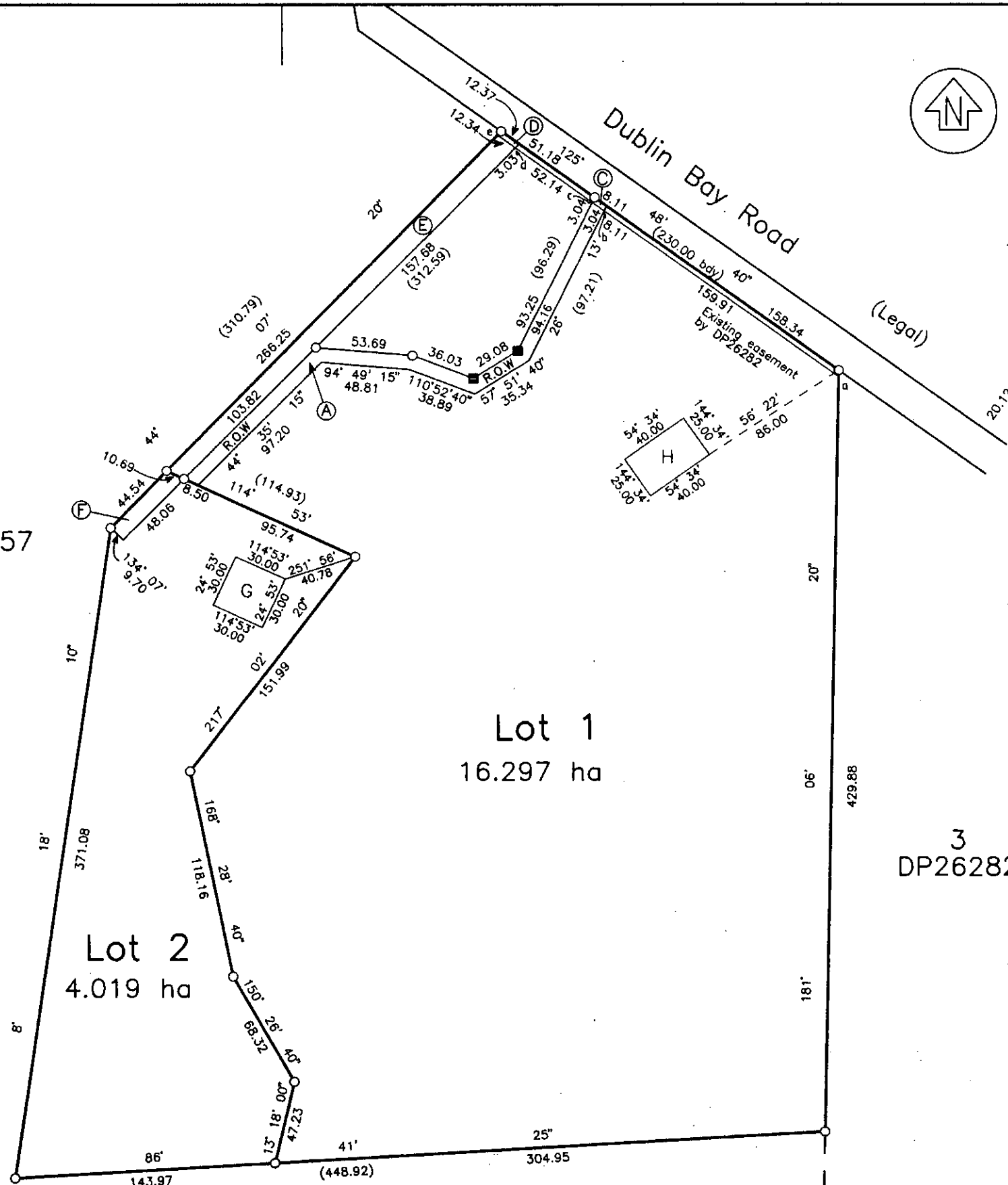


DocID: 11048882

708000mN

707500mN

Sec. 57



Note : Areas G and H are subject to a consent notice

New Certificate of Title Issued

Lot 1 63837

Lot 2 63838

LAND DISTRICT OTAGO
 SURVEY BLK. & DIST. V. LOWER WANAKA
 NZMS 261 Sheet F40

Lots 1 and 2 being a Subdivision of Lot 5 DP26282

TERRITORIAL AUTHORITY QUEENSTOWN LAKES DIST
 Surveyed by Paterson Pitts Partners Ltd
 Scale 1:2000 Date November 2001

Approvals
 I hereby certify that this plan was approved by the Queenstown Lakes District Council pursuant to Section 223 of the Resource Management Act 1991 on the 4th day of March 2003 subject to the granting or reserving of the easements set out in the Memorandum hereon and pursuant to Section 321(3)(c) of the Local Government Act 1974, the Queenstown Lakes District Council being satisfied that adequate access is provided for Lot 2 by the Right of Way A, C hereon, resolves that Section 221(1) shall not apply

(Principal Administrative Officer/Authorised Officer)
 The within land is subject to Part IVA of the Conservation Act 1987

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Document
Right to Convey Water	a-b-c-d-e	Lot 1 hereon	E.C. 943154.4

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity	D, E	Lot 1 hereon	Dunedin Electricity Ltd
	F	Lot 2 hereon	
Right to Convey Telecoms.	D, E	Lot 1 hereon	Telecom N.Z. Ltd

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey Water	D, E	Lot 1 hereon	Lot 2 hereon
Right of Way	A, C	Lot 1 hereon	Lot 2 hereon

CLASS OF SURVEY : II

DATUM: Geodetic 1949
 CIRCUIT: Lindis Peak
 COORDS: In terms of false origin
 700,000mN 300,000mE

Total Area 20.316 ha

Comprised in CT OT18B/483

I, ROBIN LESLIE PATTERSON, being a person entitled to practise as a licensed cadastral surveyor, certify that:
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-Generals Rules for Cadastral Survey 2002/1.
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed *Rob Patterson* Date 6/03/02

Field Book p. Traverse Book p.
 Reference Plans
 Examined Correct

Approved as to Survey by Land Information NZ on 16.6.03

Deposited by Land Information NZ on 10.10.03

File W1059, RM000883
 Received 09/05/03 DP 316343
 Approved LM 97/2



Pursuant to Section 221 of the Resource Management Act 1991, the Queenstown-Lakes District Council by resolution passed under Delegated Authority on the 18th day of December 1996 imposed the following condition on the subdivision Consent 960294 for Lots 1, 2, 3 and 5, D.P.26282 being a subdivision of Section 57 containing 730.5111 hectares. Part Certificate of Title Register 17B/546.

Lot 1, Deposited Plan 26282

“That the property owner must inform the subsequent owner, prior to sale, of the location of power and telephone services which will serve the site”.

Lot 2, Deposited Plan 26282

“That the property owner must inform the subsequent owner, prior to sale, of the location of power and telephone services which will serve the site”.

Lot 3, Deposited Plan 26282

“That the property owner must inform the subsequent owner, prior to sale, of the location of power and telephone services which will serve the site”.

Lot 5, Deposited Plan 26282

“That the property owner must inform the subsequent owner, prior to sale, of the location of power and telephone services which will serve the site”.

DATED at Queenstown 11TH day of JULY 1997

ADMINISTRATION MANAGER
QUEENSTOWN LAKES DISTRICT COUNCIL
(Principal Administration Officer for the
Queenstown Lakes District Council)

3.43 03.FEB98 9431543

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR



MWP_0014017

F500001455919



CONO 5664618.2 Consent

Cpy - 01/01, Pgs - 003, 21/07/03, 08:37



DocID: 110482816

IN THE MATTER of Lots 1 & 2 being a
Subdivision of Lot 5 DP26282 Block V Lower
Wanaka Survey District being Deposited Plan
316343

AND

IN THE MATTER of Resource Consent RM
000883 Queenstown Lakes District Council

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

**PATERSON PITTS PARTNERS LTD
REGISTERED SURVEYORS
WANAKA**

IN THE MATTER of Lots 1 & 2 being a Subdivision of Lot 5 DP26282 Block V Lower Wanaka Survey District being Deposited Plan 316343

AND

IN THE MATTER of Resource Consent RM 000883 Queenstown Lakes District Council

The following conditions shall apply to Lot 2 DP316343 only :

Conditions

- a) At the time a dwelling is proposed on Lot 2, the owner for the time being shall engage a suitably qualified engineer to design an effluent system that will provide sufficient treatment / renovation to effluent for on-site disposal, to be in terms of AS/NZS 1547:2000.
- b) Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse and the water supply bore.
- c) At such a time that a dwelling is erected on Lot 2, the owner for the time being shall install a water tank within 90 metres of the building platform, of a capacity of 23,000 litres with suitable vehicular access for fire fighting appliances. This is inclusive of 14,000 litres, which is to remain as a static reserve for fire fighting purposes. Amenity planting and or earth mounding shall be undertaken to mitigate the visual effect of the tanks from areas external to the site.
- d) All development on site shall be constructed within the following guidelines:
 - i Wall claddings are to comprise timber, plaster, painted corrugated iron, colorsteel, or schist, in the range of browns, tussocks, greens or greys. Oamaru stone or zincalume will not be permitted.
 - ii The final boundary between Lot 1 and Lot 2 shall not be fenced, except by post and wire.
 - iii Any proposed landscaping of Lot 2 shall be submitted for approval by the Principal: Resource Management, prior to this being implemented. This shall be fully implemented within the first planting season of approval (being either early September through to late October, or March through to late May) and thereafter maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced. In this instance the landscape plan will

be designed in order to:

- Encourage the protection and enhancement of the native vegetation (i.e the existing kanuka) on the site.
 - Retain the open nature and rural quality of the site.
 - Integrate the proposed dwelling into the landscape.
- iv All structures inclusive of accessory buildings shall be constructed within the approved building platform to ensure buildings are co-located and further reduce visual effect.

The following conditions shall apply to Lot 1 DP316343 only :

Condition

- a) All structures inclusive of accessory buildings shall be constructed within the approved building platform to ensure buildings are co-located and further reduce visual effect.
- b) Any proposed landscaping of Lot 1 shall be submitted for approval by the Principal: Resource Management, prior to this being implemented. This shall be fully implemented within the first planting season of approval (being either early September through to late October, or March through to late May) and thereafter maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced. In this instance the landscape plan will be designed in order to:
- Encourage the protection and enhancement of the native vegetation (i.e the existing kanuka) on the site.
 - Retain the open nature and rural quality of the site.
 - Integrate the proposed dwelling into the landscape.

Dated this 16th day of April 2003

.....
Authorised Officer

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

From: **Chorus Property Developments** <develop@chorus.co.nz>

Date: Tue, May 28, 2019 at 9:01 PM

Subject: Chorus Simple Estimate: WNK52161 - 83 Dublin Bay Road, Albert Town, Queenstown-Lakes

To: dan@ipsolutions.nz <dan@ipsolutions.nz>

Hi Daniel,

Thank you for providing an indication of your development plans in this area. I can confirm that we have infrastructure in the general land area that you are proposing to develop. Chorus will be able to extend our network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost involved would be a minimum of our current standard fee of \$1600 per lot excluding GST. This cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and home owners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan when you are ready to proceed.

Kind regards,

Ray Riady

Property Development Coordinator

T 0800 782 386 (opt. 1)

E Develop@chorus.co.nz

PO Box 9405

Hamilton

www.chorus.co.nz

Our email address has changed

If you have sent a message through to TSG@chorus.co.nz you'll notice a reply from our new email Develop@chorus.co.nz. Rest assured, any and all emails sent to us will still be received. If you have our email saved in your address book, please update this to Develop@chorus.co.nz.

22 May 2019

Dan Curley
IP Solutions
By email only: dan@ipsolutions.nz

Dear Dan

**ELECTRICITY SUPPLY AVAILABILITY FOR 3 LOT SUBDIVISION
HEINE SUBDIVISION, 83 & 89 DUBLIN BAY ROAD – LOTS 1 & 2 DP 316343**

Thank you for your inquiry outlining the above proposed development.

Subject to technical, legal and commercial requirements, Aurora Energy can make a Point of Supply¹ (PoS) available for this development.

Disclaimer

This letter confirms that a PoS **can** be made available. This letter **does not** imply that a PoS is available now, or that Aurora Energy will make a PoS available at its cost.

Next Steps

To arrange an electricity connection to the Aurora Energy network, a connection application will be required. General and technical requirements for electricity connections are contained in Aurora Energy's Network Connection Standard. Connection application forms and the Network Connection Standard are available from www.auroraenergy.co.nz.

Yours sincerely



Richard Starkey
COMMERCIAL MANAGER

¹ Point of Supply is defined in section 2(3) of the Electricity Act 1993.

A. Heine
Dublin Bay Road

WANAKA

LABORATORY ANALYSIS REPORT

#75403

Thursday, 15 August 2019

Your Order #-: ????? .

Job Start: 30/07/19 08:41:11

LAB. REF.	Sample Taken:	Sample Description		c o m m e n t s			
		Test start:	Test complete:	ANALYSIS	RESULT	Analytical Method	Detection Limits
40153	29/07/19 12:30	A. Heine ~ Bore Water	 (Citilab to include explanatory notes with report).			
		31/07/19 12:56:51	31/07/19 15:02:44	Acidity Requires CO2	6 g/m ³ as CaCO ₃	APHA 2310, B	5 g/m ³ as CaCO ₃
		30/07/19 12:37:51	4/08/19 11:42:49	Alkalinity to pH 4.5	59 g/m ³ as CaCO ₃	APHA 2320, B	1 g/m ³ as CaCO ₃
		30/07/19 12:37:52	4/08/19 11:42:50	Alkalinity to pH 8.3	<1 g/m ³ as CaCO ₃	APHA 2320, B	1 g/m ³ as CaCO ₃
		14/08/19 10:16:34	14/08/19 17:25:13	Bromide (IC)	<0.1 g/m ³	APHA4110, B	0.03 g/m ³
		14/08/19 10:16:35	14/08/19 17:24:52	Chloride (IC)	1.1 g/m ³	APHA4110, B	0.05 g/m ³
		31/07/19 12:56:38	31/07/19 15:00:38	Colour (Hazen) *	<2.5 Hazen	Lovibond Comparator	2.5° Hazen
		30/07/19 12:37:55	4/08/19 11:27:42	Conductivity @ 25°C	12 mS/m	APHA 2510, B	0.03 mS/m
		14/08/19 10:16:33	14/08/19 17:24:59	Fluoride (IC)	0.23 g/m ³	APHA4110, B	0.03 g/m ³
		7/08/19 11:10:11	7/08/19 11:57:18	Total Hardness By Calculation	47.5 g/m ³ as CaCO ₃	APHA 2340, C	1 g/m ³ as CaCO ₃
		30/07/19 12:37:50	31/07/19 15:03:34	pH	7.61 @ 20°C	APHA 4500 - H+, B	0.02 pH unit
		14/08/19 10:16:32	14/08/19 17:25:02	Phosphate (IC) *	<0.2 g/m ³	APHA4110, B	0.4 g/m ³
		14/08/19 10:17:22	14/08/19 17:26:35	Phosphate-P (IC) *	<0.1 g/m ³	APHA4110, B	0.2 g/m ³
		14/08/19 10:16:37	14/08/19 17:25:14	Sulphate (IC)	1.8 g/m ³	APHA4110, B	0.03 g/m ³
		30/07/19 09:14:53	30/07/19 15:46:59	Turbidity - class 1	0.10 NTU	APHA 2130, B	0.05 NTU
>> Referral: Analytica Laboratories		31/07/19 13:10:21	7/08/19 11:55:50	Arsenic-Total *	<0.00050 g/m ³	APHA 3125, B	
>> Referral: Analytica Laboratories		31/07/19 13:10:21	7/08/19 11:56:26	Calcium-Total (ICP) *	14.3 g/m ³	APHA 3125, B	
>> Referral: Analytica Laboratories		31/07/19 13:10:21	7/08/19 11:56:15	Iron-Total (ICP) *	0.019 g/m ³	APHA 3125, B	
>> Referral: Analytica Laboratories		31/07/19 13:10:21	7/08/19 11:56:30	Magnesium-Total (ICP) *	2.86 g/m ³	APHA 3125, B	
>> Referral: Analytica Laboratories		31/07/19 13:10:21	7/08/19 11:56:38	Manganese-Total (ICP) *	<0.00050 g/m ³	APHA 3125, B	
		30/07/19 09:15:04	14/08/19 17:24:46	Nitrate (IC)	1.5 g/m ³	APHA4110, B	0.03 g/m ³
		14/08/19 10:17:23	14/08/19 10:17:24	Nitrate-N (IC)	0.34 g/m ³	APHA4110, B	0.01 g/m ³
		30/07/19 10:57:43	31/07/19 13:50:41	E. coli (Quanti-Tray)	<1.0 MPN/100 mL	APHA 9223 B	1.0 MPN/100 mL

20/08/19 09:28:00 1of2 #75403~ FormName:LAR,Issue#:12_101004,Approved:GKM.

(Block C, Invermay Agricultural Centre, Puddle Alley, Mosgiel 9092) P.O. Box 781, Dunedin 9054
 Telephone (03) 484 7588
 Email: info@citilab.co.nz
 Website: www.citilab.co.nz



Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

The detection limits given are those attainable in a relatively clean matrix.

Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Units: In accordance with modern practice the previous 'mg/L' is now expressed as the equivalent 'g/m³'.

Debra Fairley-Aldridge
Quality Manager



Citilab is accredited by International Accreditation New Zealand (IANZ). The tests reported here have been performed in accordance with its terms of accreditation - with exception of any marked *, which are not within Citilab's scope.

Naomi Pelet
Microbiology Technician (KTP)

Sample – 40153 : A Heine – Bore Water

Batch 75403

Determinants	Results (mg/L or specified)	MAV¹ or GV²	Target range	Comments
Acidity	6	-	Low	OK
Alkalinity	59	-	Low	OK
Bromide	<0.1	-	Low	OK
Chloride	1.1	250	125	OK
Fluoride	0.23	-	Low	OK
Colour	<2.5	-	<5.0	OK
Total Manganese	<0.00050	<0.04	<0.04	OK
Conductivity	12	-	<40	OK
Total Hardness	47.5	200	50-80	OK
pH	7.61	7.0 to 8.5	7.0 to 8.0	OK
Phosphate	<0.2	250	Low	OK
Sulphate	1.8	250	Low	OK
Total Arsenic	<0.00050	0.01	0.005	OK
Turbidity	0.10	2.5	<5	OK
Total Calcium	14.3	-	40	OK
Total Iron	0.019	0.2	<0.2	OK
Total Magnesium	2.86	-	10	OK
E.Coli	<1.0	<1.0	<1.0	OK
Nitrate	1.5	50	<25	OK

¹MAV means Maximum Acceptable Values quoted from Drinking Water Standards for New Zealand 2008. ²GV means Guideline Values from the same source above.
mg/L equals to g/m³ and is often referred to as ppm (parts per million). < means less than.

The water was deemed **Suitable** for drinking purposes

All parameters tested gave results within the limits stated in the 2018 New Zealand Drinking Water Standards.

Graham Mason
CITILAB



GEOTECHNICAL ASSESSMENT REPORT

IP HEINE GEOTECH

**83 DUBLIN BAY ROAD
WANAKA**

**CLIENT: ALASTAIR HEINE
JOB REF: G20039**

DATE: 5 August 2019

MT IRON GEODRILL



info@mtirongeodrill.com



(03) 443 7491



027 5342589



www.mtirongeodrill.com

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Gavin Tippet
Engineering Geologist
B.Sc (Geol), P.G.Dip.Eng.Geol, M.Sc (Eng.Geol), MEngNZ



1 INTRODUCTION

This report presents the results of a geotechnical assessment carried out by Mt Iron Geodrill on behalf of Alastair Heine for the proposed sub-division and new dwelling located at 83 Dublin Bay Road, Wanaka as indicated on the attached Figure 1.

The work was commissioned by Alastair Heine, owner of the site in a signed SFA, dated 23 May 2019. A site plan of the proposed development was provided by Dan Curly of IP Solutions.

The scope of work for the geotechnical assessment included providing recommendations on:

- Suitability for onsite stormwater disposal
- Suitability for onsite wastewater disposal
- Overland flow risk assessment
- Natural hazards assessment

The following report presents the results of field investigations and provides discussion and recommendations relevant to the above scope of work.

Limitations

Findings presented as a part of this report are for the sole use of Alastair Heine and the Queenstown Lakes District Council in accordance with the specific scope and the purposes outlined above. While other parties may find this reporting useful the findings are not intended for use by other parties, and may not contain sufficient information for the purposes of other parties or other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practising in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

1.1 RELATED DOCUMENTS

In this report, reference is made to the following documents:

- NZS 4431:1989 and amendments. Code of Practice for Earthfill for Residential Development.
- NZS 3604: 2011 Timber Framed Buildings
- NZS 1170.5: 2004 Structural design actions Part 5 Earthquake actions – New Zealand
- Geology of the Wakatipu area 1:250,000 QMap (Qm18), GNS Science: 2000
- QLDC GIS Webmaps
- Part D: Guidelines for the investigation and assessment of subdivisions in the Canterbury region
- ORC Publication, - Seismic Hazard in Queenstown Lakes District, August 2015

2 SITE INFORMATION

- The site is located at 83 Dublin Bay Road (LOT 1 DP 316343);
- The site is irregular in shape with an area of 162,970m²;
- The proposed lots 1 & 2 have houses and sheds, plus landscaped gardens. The proposed lot 3 currently vacant with grass and some trees.
- The surrounding sites are generally vacant farm land.
- The proposed building platform is located in a small depression at the base of a terrace riser.



3 GEOLOGY

The geology of the site is mapped by the Qm18 as comprising:

OIS2 (Late Pleistocene) outwash deposits – Unweathered to slightly weathered, well sorted, sandy gravel forming large outwash terraces in Clutha catchment.

The Qmap is at a 1:250,000 scale so only details the larger units present. Site investigations have confirmed the outwash deposits.

The site is located in an area of past glacial activity with several advance and retreat events causing the underlying bedrock to be scoured by glacial ice sheets resulting in the deposition of glacial sediments such as till, deltaic alluvial fan and lacustrine over the schist bedrock.

The outwash deposits generally contain a greater percentage of larger granular material, sands and gravels than the moraine materials. Alluvial washing of the outwash material results in generally lower fines content, especially in higher energy depositional environments. As such the deposit becomes more clast supported (the gravel, cobbles and boulders are touching and supporting each other) with void space between the clasts.

No active faults were mapped in the field, however, the active Cardrona fault shown on the published Qm 18 approximately 1.8km from the site to east. There is a significant seismic risk to the Wanaka region when the rupture of the alpine fault system occurs; recent probability predictions estimate a magnitude 7.5 or greater is highly likely within the next 45 years. Significant ground shaking is expected from this type of event.

4 SITE ASSESSMENT

Site assessment involved both on-site investigation and desktop study of available data and reports. The desktop study consisted of:

- Review of existing data and reports for the area;
- Air photo interpretation.

Fieldwork was carried out on the 21 June 2019 and comprised of:

- Geotechnical observations of the immediate property and the surrounding land.
- Three (3) test pits.

All fieldwork was carried out in the full-time presence of a Mt Iron Geodrill representative who located the test pits, carried out testing and produced engineering logs of the test pits.

Test pits were located by handheld GPS using zone 59 UTM coordinates, with an error of ± 4 m. Approximate locations are shown in Figure 1.

5 RESULTS OF INVESTIGATION

5.1 SURFACE CONDITIONS

Outline the surface conditions at the time of site visit, including:

- The proposed building platform is at the base of a terrace riser sitting to the west of the site.
- There is a small remnant overland flow channel at the base of the terrace riser adjacent to the proposed building platform.
- There were no water seeps and or springs observed on the site during the time of the site visit.



5.2 INTERPRETED SUBSURFACE CONDITIONS

The typical soils types encountered during the field investigations have been divided into geotechnical units as summarised in Table 1. Engineering logs of the test pits are presented in Appendix A.

TABLE 1 – SUMMARY OF GEOLOGICAL UNITS AND SOIL TYPES

UNIT	SOIL TYPE	DESCRIPTION
1	TOPSOIL	TOPSOIL - Sandy SILT: brown, organic rich, high dilatancy silt, fine grained sand.
2	AEOLIAN	SILT: brown, high dilatancy silt.
3a	ALLUVIUM	Boulder SILT: brown, high dilatancy silt, fine to coarse, sub-rounded, poorly graded gravel and boulders <400mm
3b	ALLUVIUM	Sandy GRAVEL: grey brown, fine to coarse grained, well graded gravel, fine to coarse grained, well graded sand. Sub horizontal bedding.

Table 2 contains a summary of the distribution of the above geotechnical units in each borehole location.

TABLE 2 – SUMMARY OF DISTRIBUTION OF GEOLOGICAL UNITS ENCOUNTERED AT TEST PIT LOCATIONS

TEST PIT LOCATION	DEPTH ENCOUNTERED BELOW EXISTING GROUND LEVEL (m)			
	UNIT 1	UNIT 2	UNIT 3a	UNIT 3b
TP1	0.0 - 0.2	-	0.2 - 0.7	0.7 - >2.0
TP2	0.0 - 0.2	0.2 - 0.4	0.4 - 0.6	0.6 - >2.0
TP3	0.0 - 0.2	-	0.4 - 0.6	0.6 - >2.0

- unit not encountered
> Unit extends below depth of investigation

5.3 EXISTING FILL

No fill was encountered on the site during the site investigation. If it is found that the site was subject to earthworks then Mt Iron Geodrill should be advised as soon as practicable.

6 GROUNDWATER

Groundwater inflows were not observed in any of the boreholes/test pits at the time of the field investigations.

It should be noted that fluctuations in the groundwater levels can occur as a result of seasonal variations, temperature, rainfall and other similar factors, the influence of which may not have been apparent at the time of investigation.

7 LABORATORY TESTING

No material was sampled for laboratory testing. If material onsite is to be used for structural fill then laboratory testing will be required.

8 DISCUSSION AND RECOMMENDATIONS

8.1 SITE PREPARATION

Site preparation and earthworks suitable for structure and pavement support should consist of:

- Prior to the placement of any new fill, the proposed areas should be stripped to remove all vegetation, topsoil, root affected or other potentially deleterious material. Stripping is generally expected to be required to depths of 0.2m to 0.4m (topsoil and silt removed);
- New site fill beneath structures should be compacted to a minimum density ratio of 95% Standard Compaction within acceptable limits of optimum moisture content (OMC);
- All new fill should be supported by properly designed and constructed retaining walls or else battered at 1V:2H or flatter and protected against erosion;
- Earthworks should be in accordance with the recommendations of NZS 4431:1989 '*Earth Fill for Residential development*'.

8.2 EXCAVATION CONDITIONS

Where excavation is required, it is anticipated that all site materials could be excavated by conventional dozer blade or excavator (1.7 ton) bucket at least to the depths indicated on the appended logs. The depths of topsoil material, depth to rock and levels of refusal where encountered during field work are summarised in Table 2.

8.3 SUITABILITY OF SITE SOILS AS FILL

The following comments are made regarding the suitability of the site materials for reuse in filled areas:

- Where site regrade is proposed, existing fill, topsoil, vegetation or other potentially deleterious material (Unit 1 topsoil) should be removed to spoil or stockpiled for reuse as landscaping materials only. Stripping is generally expected to be required to depths of about 0.2m to 0.4m;
- The silty material (Units 2 and 3a) on site should not be reused as fill
- The underlying sandy gravels (Unit 3b) should be carefully stripped as necessary and stockpiled for reuse as general site fill;
- Exposed natural soils should be appropriately protected from erosion by suitable batter slope formation, diversion drainage to intercept overland flows and covering the exposed soils with suitable vegetation/landscaping; appropriate batter angles are detailed below in section 7.8;
- Earthworks on the site should be in accordance with the recommendations of NZS 4431:1989. From site stripping, stockpiling, fill placement, removal of surpluses off site, protection of the excavation surfaces and surface water control., should the depth of fill exceed 600mm and be supporting of structures then certification in accordance with this standard will also need to be undertaken.

8.4 NATURAL HAZARDS

The following Natural Hazards have been identified for the site:

- Liquefaction
- Overland flow paths

No Evidence of slope instability was observed on site or the neighbouring sites.

A seismic ground shaking risk for the Central Otago region on the whole has been identified and prudent design to mitigate the risk of seismic ground shaking should be applied to all proposed structures. Design to the relevant structural and building codes is expected to mitigate this issue.



Freeze and thaw effects are relevant for the region and it is recommended that all foundations are embedded at least 0.4m below finished ground levels with careful consideration given to final ground level clearances from exterior claddings.

8.4.1 liquefaction

The proposed lots for the sub-division are in a zone mapped as LIC 1 nil to low risk, on the QLDC Web maps.

It is expected that rupture on the NW Cardrona Fault would produce Peak Ground Accelerations (PGA) in the order of 0.4g. However, the risk to buildings at the site are considered to be the same as for those in wider Wanaka area.

The greater risk to the site and the again the wider Wanaka area is from the Alpine Fault, approximately 75km 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. It is expected likely that a magnitude 7.5 or greater event could occur in the next 45 years. An alpine Fault event is likely to result in PGA of 0.3g for the region.

The underlying ground is considered to consist of alluvial and glacial moraine deposits of several glacial events to a depth of greater than 30m below the current ground surface. The water table is likely to be at a depth greater than 10m. It is highly likely, and evidence supports this, that several (at least two) major, e.g. magnitude 7 or greater, events have taken place since the deposition of the site materials. If there was a potential for liquefaction at this site, then it would be expected that evidence of past liquefaction would be present on site. While surface exposures would likely have been destroyed due to farming activities, buried evidence should still be preserved.

During investigation by Mt Iron Geodrill, there was no observed evidence of liquefaction. It would be expected that insitu, buried evidence would consist of injection structures (fine sand and silt being forced to the surface) and thicker grey fine sand and silt layers at or near surface.

Furthermore, it is considered that the materials are unlikely to be liquefiable. While there may be liquefiable material buried below the site it is considered that these materials would be in lenses and the total amount of settlement in the upper 10m of the profile is considered to be low (less than 10mm).

All though unlikely to liquefy, it is recommended that the silt encountered in test pits 2 & 3 (0.2 - 0.4m) be removed in site preparation.

It is therefore considered that while there is risk to the building from seismic events, they should be no greater than for the wider area and that there is very low risk of liquefaction for the building platforms.

8.4.2 Overland flow paths

There is a remnant channel, running along the base of the terrace riser to the West of the proposed building site. This channel runs North - South and poses a small risk of flood waters being channelled towards the house from the north. It is unlikely that this channel has carried any significant amount of water for several thousand years and so the risk is considered low. However, it is recommended that the building platform is raised a minimum of 0.3m above the base of this channel and landscaping designed to redirect potential overland flow around the proposed house and/or into storm water soak pits.



8.5 SUBSOIL SUBCLASS FOR SEISMIC DESIGN

Soils in this site are considered to fall in the site subsoil 'Class D – Deep Soil sites' in accordance with NZS 1170.5.2004.

8.6 BEARING CAPACITY STRESSES AND SETTLEMENT

The use of Scala Penetrometers to assess bearing capacity in gravelly soils is somewhat imprecise. As such, material properties were used to calculate the ultimate bearing capacity of the soil using the Terzaghi bearing capacity equation below.

$$Gross\ q_{ult} = cN_c + p_oN_q + 1/2\gamma BN_\gamma$$

Where:

- q_{ult} = ultimate bearing capacity of the soil
- cN_c = is due to cohesion and friction in the soil
- p_o = total over burden pressure at the foundation level
- γ = bulk unit weight of the soil
- B = width of the footing (for strip footing)

N_c , N_q & N_γ are termed bearing capacity factors and are related to the friction angle of the soil – refer to bearing capacity factors in Table 8.5, page 231 of Soil Mechanics, Principles and Practice by G E Barnes (2000).

The soil parameters used for the bearing capacity assessment are detailed in Table 2 below

PARAMETER	Sandy Gravel	Sandy Gravel
ϕ (Friction Angle)	37°	37°
γ (bulk unit weight of soil below footing level)	18 kN/m ³	18 kN/m ³
γ (bulk unit weight of soil above footing level)	17 kN/m ³	17 kN/m ³
N_c (Bearing capacity factor)	55.6	55.6
N_q (Bearing capacity factor)	42.9	42.9
N_γ (Bearing capacity factor)	47.9	47.9
C (cohesion)	0 kN	0 kN
c_u (shear strength of soil)	-	-
B (Width of footing)	0.4 m	1.0 m
L (Length of footing)	-	1.0m
(depth of embedment)	0.4 m	0.2 m
CALCULATED ULTIMATE BEARING CAPACITY q_{ult}	>300 kPa (Strip Footing)	>300 kPa (Rectangular Footing)

Once the Gross Ultimate Bearing Capacity q_{ult} is gained it is divided by 3 to get the Allowable bearing capacity for the soil at foundation level.

There is a slight advantage to using a depth factor in the calculations of bearing capacity, but these are used with caution which has been done in this case. Based on the parameters above and a strip footing width of 0.4 m and embedment depth of 0.4 m, an allowable bearing capacity of 100 kPa is highly likely to be achieved in the sandy gravel material.

It is considered that the site conditions encountered are likely to be suitable for construction of a residential dwelling.

8.7 GEOTECHNICAL SOIL PARAMETERS

Geotechnical Soil parameters for retaining design are tabulated below:

TABLE 3 – GEOTECHNICAL SOIL PARAMETERS

Soil/Rock Type	Bulk Density γ (kN/m ³)	Effective Cohesion (kPa)	Effective Friction Angle (°)
Topsoil	15.5	-	25
Engineered Fill	18	0	33
Natural silt soils	17	3	28
Natural gravelly soils	18	0	37

All retaining structures should be designed by a Chartered Professional Engineer and have full height of retaining drainage measures installed with a collection drain at the base, to suitable outfall to the storm water system.

9 PERMEABILITY

An assessment of the soil permeability was undertaken during the site investigation for the purposes of onsite stormwater disposal. The soils encountered were unable to hold water and therefore we have used a conservative infiltration rate of 500mm/hr.

9.1 SUITABILITY FOR ONSITE STORM WATER DISPOSAL

Based on observations made in the field, it is considered that the site is suitable for onsite storm water disposal. It is considered that any area of the site could be used for soak pit installation. However, site-specific assessment and design would need to be undertaken.

However, if material different from those described in the appended borehole logs then Mt Iron Geodrill should be contacted for advice.

9.2 SUITABILITY FOR ONSITE WASTE WATER DISPOSAL

Based on observations made in the field, it is considered that the site is suitable for onsite waste water disposal. It is considered that any area of the site could be used for the disposal field. However, site-specific assessment and design would need to be undertaken.

It is noted that under AS-NZS 1547:2012, Section 5.2.3.1, Table 5.1 the site soils are defined as Category 1. Disposal systems should be designed in accordance with this standard.

However, if material different from those described in the appended borehole logs then Mt Iron Geodrill should be contacted for advice.



10 CONCLUSIONS

The proposed subdivision is considered geotechnically suitable for the site. No adverse geotechnical effects are expected.

Therefore, from a geotechnical standpoint there is no reason for the subdivision not to be approved.

11 APPLICABILITY

This report is only to be used by the parties named above for the purpose that it was prepared and shall not be relied upon or used for any other purpose without the express written consent of the principal and Mt Iron Geodrill Ltd.

The extent of testing associated with this assessment is limited to discrete locations and variations in ground conditions can occur between and away from such locations. If subsurface conditions encountered during construction differ from those given in this report further advice should be sought without delay.

12 COMPETENCY STATEMENT

I, Gavin Tippett, am a member of Engineering New Zealand (MEngNZ 1153129), and hold the following qualifications:

- BSc (Geology),
- PGDip Engineering Geology,
- M.Sc (Engineering Geology).

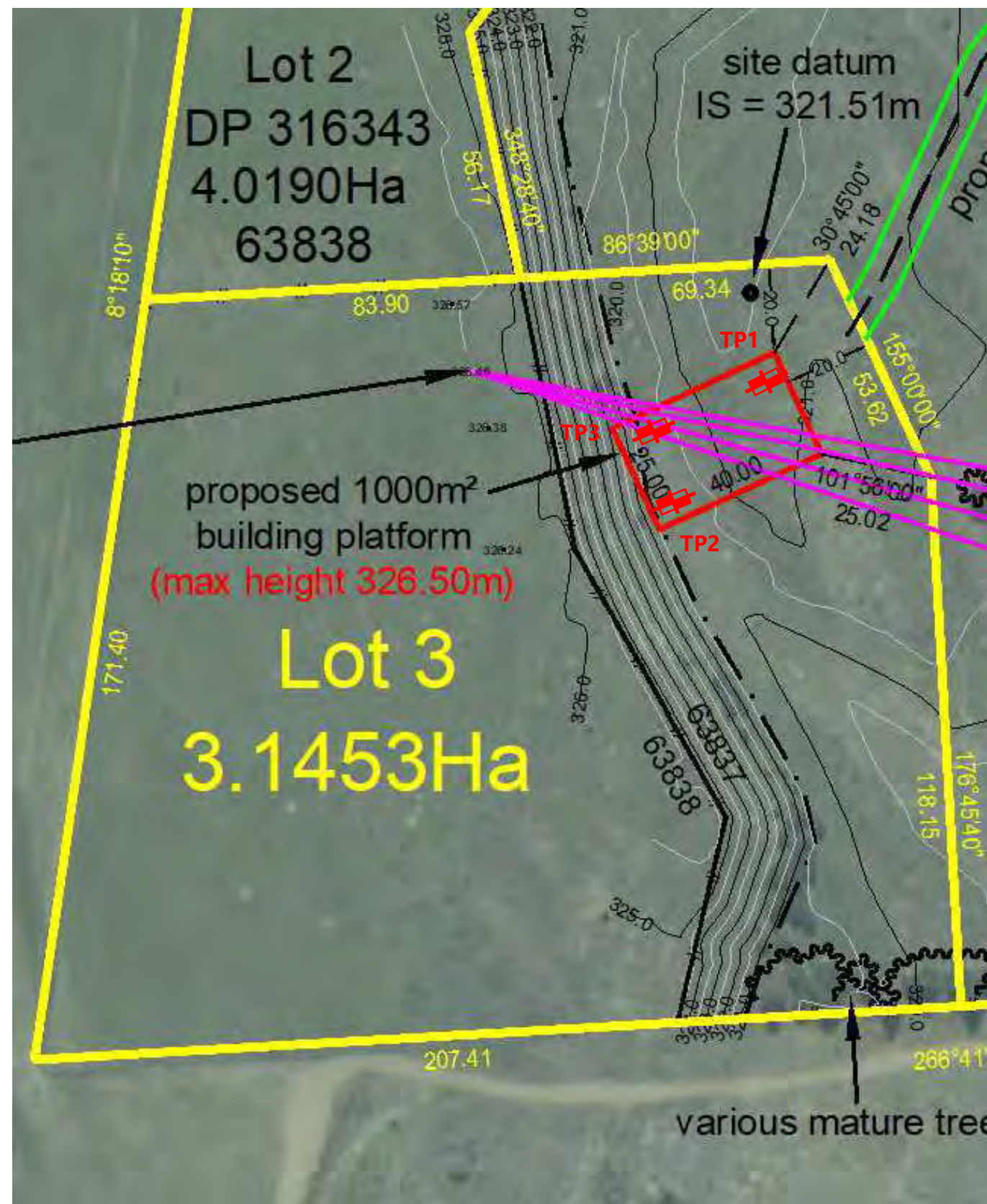
Mt Iron Geodrill holds a current policy of Professional Indemnity Insurance no less than \$200,000.



Appendix A – SITE PLANS

- Testing location plan (Figure 1)





LEGEND

TP1 Testpit Location

All test locations are approximate only

Base plan taken from Measured Land Surveys Plan, 18079_S1, dated 09/05/2019

	Project: HEINE GEOTECH Dublin Bay Road Wanaka	Client: ALASTAIR HIENE	Drawing Title: Site investigation Plan	Scale: NTS	Drawing Number Figure 1
				Job No. G20039	Revision: 06/08/2019

Appendix B – ENGINEERING LOGS

- Test Pit Logs (TP1 - TP3)



TP1

TEST PIT LOG



CO-ORDINATES: 356060
5052642
± m: 4m
ELEVATION: 321.5
DATUM: MSL / UTM

JOB NUMBER: G20039
PROJECT: IP Heine Geotech
LOCATION: 83 Dublin Bay Road
WANAKA
DATE: 21/06/2019
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.7m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0			N		TOPSOIL - Sandy SILT: brown, organic rich, high dilatancy silt, fine grained sand.	M	F	TOPSOIL
	Boulder SILT: brown, high dilatancy silt, fine to coarse, sub-rounded, poorly graded gravel and boulders <400mm					St		ALLUVIUM	
	Sandy GRAVEL: grey brown, fine to coarse grained, well graded gravel, fine to coarse grained, well graded sand. Sub horizontal bedding. $\phi = 37^\circ$					D			
	2					END @ 2.0m Limit of Machine			
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP2

TEST PIT LOG



CO-ORDINATES: 356036
5052617
± m: 4m
ELEVATION: 320.5
DATUM: MSL / UTM

JOB NUMBER: G20039
PROJECT: IP Heine Geotech
LOCATION: 83 Dublin Bay Road
WANAKA
DATE: 21/06/2019
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.7m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0			N		TOPSOIL - Sandy SILT: brown, organic rich, high dilatancy silt, fine grained sand.	M	F	TOPSOIL
	SILT: brown, high dilatancy silt.					St		AEOLIAN	
	Boulder SILT: brown, high dilatancy silt, fine to coarse, sub-rounded, poorly graded gravel and boulders <400mm Sandy GRAVEL: grey brown, fine to coarse grained, well graded gravel, fine to coarse grained, well graded sand. Sub horizontal bedding. $\phi = 35^\circ$					St		ALLUVIUM	
	2					END @ 2.0m Limit of Machine			
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP3

TEST PIT LOG



CO-ORDINATES: 356035
5052624
± m: 4m
ELEVATION: 320.5
DATUM: MSL / UTM

JOB NUMBER: G20039
PROJECT: IP Heine Geotech
LOCATION: 83 Dublin Bay Road
WANAKA
DATE: 21/06/2019
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.7m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0			N		TOPSOIL - Sandy SILT: brown, organic rich, high dilatancy silt, fine grained sand.	M	F	TOPSOIL
						St		AEOLIAN	
						St		ALLUVIUM	
1			D						
	2					END @ 2.0m Limit of Machine			
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

LANDSCAPE AND VISUAL ASSESSMENT

PREPARED FOR:

ALASTAIR HEINE

4 JUNE 2019

PROPOSAL TO SUBDIVIDE TWO PROPERTIES AT DUBLIN
BAY ROAD INTO THREE LOTS AND ESTABLISH A
BUILDING PLATFORM ON PROPOSED LOT 3

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 Lots 1 and 2 DP 316343 (the site) into three lots and identify a building platform in proposed Lot 3. Lots 1 and 2 DP 316343 each have an existing building platforms created through subdivision consent RM000883 and dwellings have been constructed within each of them. The site is 20.316 hectares in area and is located at 83 and 99 Dublin Bay Road, Upper Clutha. Proposed Lot 1 is 15.17 hectares, proposed Lot 2 is 2.0007 hectares in area and proposed Lot 3 is 3.1453 hectares.
- 2 The methodology for this assessment has been guided by:
 - The landscape related Objectives, Policies and Assessment Matters of the Queenstown Lakes Proposed District Plan (PDP) and the Operative Queenstown Lakes District Plan (ODP);
 - The Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment¹;
 - The New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note²; and
 - The landscape assessment guidance of the Quality Planning Resource³.
- 3 The site is located in a Rural General Zone in the ODP and in a Rural Zone and within a Rural Character Landscape (RCL) in the PDP.
- 4 The ODP is currently under review. The PDP has been notified and hearings regarding the relevant part of the district have been completed. Decisions on Stages 1 and 2 of the PDP have been issued but are subject to appeal. Other stages have yet to be heard. The final form of the reviewed District Plan in relation to the relevant part of the district is uncertain. I have taken guidance in this report from both the ODP and the PDP.

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

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

³ <http://www.qualityplanning.org.nz/node/805>

DESCRIPTION OF THE PROPOSAL

5 The details and layout of the proposed subdivision are set out in the resource consent application and its various appendices. 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 two adjacent lots into three lots.
- A 1,000m² residential building platform is proposed in Lot 3.
- All buildings within the approved building platform shall have a maximum height of 326.5 masl. This restriction enables a maximum height of between 5.5 – 6 metres above the existing ground level.
- Cladding of future buildings shall be unpainted or stained timber, stacked stone, Coloursteel or solid plaster. Plaster, stained timber and Coloursteel colours shall be visually recessive and in the natural range of browns, greens and greys, with a light reflectance value between 7 and 20%.
- Roofing of future buildings shall be of shingles, slate or Coloursteel. Coloursteel shall be of dark, visually recessive colours only with a light reflectance value between 7 and 20%.
- No domestic activities (including but not limited to the development of gardens; lighting; 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.
- All land that is outside of the designated curtilage areas shall be managed by agricultural or horticultural land uses, or shall be covered by additional indigenous plants. Naturalistic groupings of deciduous exotic specimen trees can be planted outside of the curtilage areas (except along any boundaries) but shall avoid brightly coloured or ornamental species such as maple or lime trees.
- 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 lot. All external lighting shall be located within the curtilage area as identified on the landscape plan.
- Prior to construction of a dwelling within an approved building platform, structural landscape planting for the associated lot shall be installed as per the Structural Landscape Plan.

- Structural landscaping indicated on the approved landscape plan shall be maintained in perpetuity. If any plant should die or become diseased it shall be replaced with a non-wilding species that achieves an equivalent or greater screening potential than the original plant.
- Any fencing of the building platform and/or demarcated curtilage area shall use traditional post-and-wire fencing only.
- There shall be no new boundary planting that is not identified on the Structural Landscape Plan as existing vegetation to be retained.
- The vehicle access way extension shall be finished in the form of a traditional metal farm track of no more than 3.5 metres in width.
- All wilding conifers in Lots 1 – 3, not including the existing conifers to be retained as identified on the Structural Landscape Plan, shall be removed within 10 years of subdivision, and thereafter shall be managed in an ongoing way, including the removal of all seedlings greater than 1m height. The existing conifers within the “Area from which all exotic conifers to be removed” as identified on the Structural Landscape Plan shall be removed prior to subdivision.

LANDSCAPE CHARACTER

Existing Landscape Character

- 6 The site is located in the Upper Clutha basin whose landform has been created by successive glacial advances and retreats. The basin is framed by Mount Alpha to the west, Mount Burke and Mount Maude to the north, the Criffel and Pisa ranges to the south and the Grandview Mountains to the east. These mountains provide for spectacular views from the basin and present a largely unmodified, rugged and outstanding natural character that is distinct from the modified and developed rural setting evident on the basin floor. The ice sculpted Mount Brown and Mount Iron north and south of the site respectively stand proud of the relatively flat basin that is incised by the meandering Clutha / Mata-Au and Hawea rivers.
- 7 In its C114/2007 decision, the Environment Court adopted a line determining the lakeward portion of Mount Brown to be a part of the Outstanding Natural Landscape (ONL) of Lake Wanaka. The PDP has adopted this line. The line follows the first main horizon seen from the surface of the lake at various points in Dublin Bay / Stevenson Arm. The site is below and to the east of this horizon and outside the ONL. The site and the surrounding vicinity is characterised by undulating and open pastureland, with access roads, rural dwellings, stock fencing and shelter plantings of mature trees evident throughout.

- 8 The PDP categorises the basin landscape as being of the Rural Character Landscape (RCL) 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".

- 9 The basin has been very modified by many decades of vegetation clearance followed by relatively intensive farming and rural lifestyle development. The basin therefore displays the landscape patterns of a rural farming and rural living environment. The experience of travelling along Dublin Bay Road or the part of State Highway 6 in the vicinity of the site is a picturesque and pleasant one. The landscape is relatively quiet and unpopulated. Farming activity is often evident at close quarters. It is apparent to any observer that one is in an agricultural setting. Views are characterised by open pastoral landscapes.
- 10 I consider that (in relation to part 5.4.2.1 of the ODP) that the site is part of a VAL. I note that the site has been identified as being within a RCL in the PDP Planning Map 18. I agree that the site is part of the Upper Clutha basin landscape which has a rural character defined by agricultural management and improvements. I agree that this landscape is not an ONL.
- 11 The site itself is located in an area east of Lake Wanaka, immediately north of the Clutha River and west of the Hawea River in a terraced moraine landscape characterised by undulating pastoral land. Dublin Bay Road runs across the site's northern boundary. The majority of the site is part of the sunken floor of a dry channel carved out by a historic water course. This channel is defined by escarpments on either side (identified on Appendix 4); one escarpment runs through the northern part of the site and the other runs north to south through the western part of the site. Another, more prominent, escarpment to the immediate west also runs north – south through the adjacent farming property (Sunnyheights Limited). This escarpment (identified as the 'notable scarp' on Appendix 4) has a substantial covering of indigenous shrubs and is required by the Environment Court to be further planted in indigenous species⁴.
- 12 The site has been modified and used for agricultural production for many decades, and has more recently been used for rural living. The site comprises of several residential buildings; a dwelling and detached sleepout are located on the upper terrace in the northern part of the site adjacent to Dublin Bay Road (within Lot 1 DP 316343), and another dwelling exists at a lower level in the western extent of the site (within Lot 2 DP 316343). Both these dwellings have associated garages and access ways, and are surrounded by amenity plantings and other signs of domestication. Outside of the immediate vicinity of

⁴ Enforcement Orders. Decision No. [2018] NZEnvC 166.

these dwellings, the site is predominantly covered in pasture and has a scattering of exotic conifers. Mature specimen trees line the site's northern boundary and wrap around the western and eastern boundaries. These trees visually contain the buildings and associated domestication in Lot 1 from views outside of the site, as well as the Lot 2 rural living elements, which are further enclosed from views by intervening topography. When viewed from nearby roads, the site does not present a rural living character, it is difficult to distinguish it from the surrounding productive rural landscape that it is a part of.

Effects of the proposed activities on landscape character

13 Landscape character effects are:⁵

"... 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."

14 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;

Moderate;

High;

Very High;

Extreme⁶.

15 The changes to the landscape that will occur as a result of the proposal will be the presence of a residential building platform, associated curtilage area, additional vegetation and the future removal of some existing exotic boundary planting. These changes have been designed in a way to retain the open, rural character.

⁵ Landscape Institute and Institute of Environmental Management and Assessment *Guidelines for Landscape and Visual Impact Assessment* (3rd ed, Routledge, Oxford, 2013) at paragraph 5.1 and Glossary.

⁶ New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management', page 8.

- 16 Whilst the subject site is relatively near (within several hundred metres) to the Mount Brown / Lake Wanaka and Clutha River ONL/ONF lines (refer Appendix 4) it is clearly distinguished from these landscapes / features by intervening topography. I do not consider that any development on the subject site has potential to affect the appreciation of any outstanding natural landscapes or features.
- 17 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 topography and proposed planting will contain and screen the development such that any domestic elements will have a very low degree of visibility and the retention of the majority of the site in pasture will retain the vast majority of the site's pastoral character, whilst proposed indigenous planting and the removal of some exotic boundary planting will enhance the appreciation of natural character within the site and in the site's vicinity.
- 18 The proposed development is concentrated in the part of the site that is most able to absorb it, but the density of development does not approximate that of urban areas. The proposal will not move the relevant vicinity further away from a rural character to any significant degree; it will include the addition of further built form for residential living. However, due to the retention of a large open area of pasture, the additional planting, the defined curtilage area and design controls, the property will continue to have a rural, pastoral character that is typical of the wider vicinity, albeit with a slightly greater degree of natural 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 site is not in an unmodified landscape. This site has been improved for pasture and rural living and is managed accordingly. In the site there are existing dwellings, accessory buildings and garages, conifer shelterbelts, amenity plantings, vehicle access tracks and stock fencing.
 - The locations of the proposed building platform are in near proximity to other dwellings and accessory buildings within the site, forming a cluster of built development within 200 – 300 metres of each other.
 - The proposed building platform will, like the existing Lot 2 development within the site, be substantially contained by topography. Future built form will have very limited visibility from outside of the site.
 - The majority of the site is likely to be retained in pasture. Curtilage areas have been identified in Lots 1 – 3 to contain all domestic activities. The remainder of the site will be managed by agricultural or

horticultural land uses, or shall be covered by indigenous plants additional to those areas of planting identified on the Structural Landscape Plan.

- The proposed building platform will be significantly screened by existing and proposed vegetation. This vegetation is proposed to be retained in perpetuity through consent conditions so as to provide continuation of the visual screening of the proposed building platform, as well as of the existing built development within the site.
- Areas of indigenous planting and the removal of exotic conifer trees on the site's southern boundary, will enhance the site's natural character whilst providing greater visual access to landscape characterised by rolling pasture and native scrub.
- The proposed building platform has a height restriction to ensure that it sits approximately level with the low escarpment to its immediate west and nestled below the proposed planting, as well as design controls to ensure any residual visibility of a future dwelling is recessive in the landscape.

20 The proposed building platform location, the height and design controls, as well as the curtilage area, have been carefully considered to ensure that, in conjunction with the proposed planting, that a future dwelling will not detract from the open, rural and natural character to any significant degree. I consider that the addition of the proposed building platform and associated activities to the vicinity will amount to an adverse effect on landscape character of a very low degree initially, and a slightly positive effect as the proposed indigenous planting establishes and exotic boundary planting on the site's southern boundary has been removed.

21 The effect will be one of increased built form but not in a way that is discordant with the existing vicinity and mitigating factors as described above are relevant. Overall, the landscape character of the relevant vicinity will remain a rural character defined by open space and farming activities, albeit with a slightly greater appreciation of its natural character. 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

22 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".⁷

- 23 The VAL assessment matters of Part 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 in Appendices 1 and 2 of this report. In this section of my report I give comments in relation to effects on views and visual amenity.
- 24 The proposed activities will be visible from:
- Users of State Highway 6;
 - Users of Dublin Bay Road;
 - Neighbouring and nearby properties; and
 - A distant dwelling located on Mount Iron.
- 25 Appendix 4 of this report consists of a Viewpoint Location and Context Map and Appendix 5 contains a number of associated photographs. In reference to these appendices, I make the following observations.

Users of State Highway 6

- 26 The proposed building platform will be visible from a very brief, approximate 150 metre stretch of State Highway 6 at an angle perpendicular from the road. At the speed limit of 100 km/hour the duration of time an observer would have visibility of a future dwelling would be approximately 5 seconds. The distance of this visibility would be from approximately 1 kilometre. This visibility would be obstructed by existing poplar trees to be retained before the proposed planting has established creating a greater degree of screening.
- 27 A future dwelling will be a maximum height of 326.5 masl. It has been purposefully set at that limit so that it will sit approximately level with the ridge of a small escarpment to its immediate west as viewed from State Highway 6. This is illustrated by the long-sections included as Appendices 6 and 7 of this report. Planting above the escarpment will provide added height to the dwelling's backdrop, ensuring it is visually contained.
- 28 I consider the degree of visual effects on an observer will be very low initially, decreasing to a negligible degree after the proposed planting has established (after approximately 5 – 10 years).
- 29 The removal of existing conifers along the site's southern boundary will open up views into the site, across open terraced paddocks, and towards vegetated escarpments within the site and further to the

⁷ Landscape Institute and Institute of Environmental Management and Assessment *Guidelines for Landscape and Visual Impact Assessment* (3rd ed, Routledge, Oxford, 2013) at paragraph 6.1 and Glossary.

west. This will allow an observer to have a greater appreciation of the pastoral and natural landscape character from this stretch of State Highway 6, which will create a slightly positive effect compared to the current situation.

Dublin Bay Road

- 30 The only aspect of the proposal that will be visible from Dublin Bay Road is the vegetation to be retained. Viewpoints 1 and 2 from Dublin Bay Road north-west and east of the site respectively show that the existing development within the site is visually contained by this vegetation. The proposed building platform will be similarly screened by the vegetation as well as by the intervening topography that drops away from the road.

Neighbouring and nearby properties

- 31 The proposed building platform will not be visible from any dwellings on neighbouring properties due to the screening effect of landform, and existing and proposed vegetation.
- 32 The Sunnyheights Limited property wraps around the western, southern and eastern boundaries of the site. This property is a large farm predominantly in pasture and there are no dwellings or building platforms located within the vicinity of the site. Due to the topography that drops into the location of the proposed building platform, there would be little opportunity available to view a future dwelling from this property.
- 33 The Paterson and Baker properties to the north west of the site are sited to the west of a ridgeline that defines the Lake Wanaka / Mount Brown ONL and face away from the site towards the lake. There is no visibility towards the site from any dwellings or building platforms within these properties.
- 34 The Masfen and Alloo properties to the north of Dublin Bay Road are farming properties on the southern slopes and in the foothills of Mount Brown. Both the respective dwellings in these properties are nestled into the elevated topography and do not have views towards the site. There are views available from parts of their properties towards the site but I consider that these views would be infrequent and generally restricted to observers who are working the farms, or residents and their visitors walking across them. I do not consider their rural amenities would be affected to any significant degree; from potential vantage points within their properties they would be provided with a large visual catchment that displays residential settlements and many rural dwellings and associated signs of domestication, within a broad landscape defined by and mountains, rivers and pastoral terraces. In this context, one more dwelling as proposed will not cause offence or degrade an observer's visual amenity any more than a very low degree.

Distant dwelling on Mount Iron

- 35 Similarly, a distant dwelling near the summit of Mount Iron (Lot 8 DP 355535) would potentially have views of a future dwelling's roofline, although visibility would be partially obscured by proposed planting on the escarpment to the immediate west of the proposed building platform. Again, this dwelling would be afforded a very broad visual catchment and the additional dwelling as proposed will not degrade their visual amenity.
- 36 All dwellings on Mount Iron below this dwelling and on the terraces that locate Albert Town would not have visibility towards the proposed building platform due to the intervening topography. The height of the platform is restricted to be in line with the adjacent escarpment to ensure any potential visibility is negated.

Summary Regarding Visual Effects

- 37 The subject site is currently visible as a part of a large expanse of agricultural land but the site is inconspicuous due to topography and the presence of mature trees. I consider that the finished development will not significantly detract from any public or private views that are characterised by pastoral landscapes. The domestic elements of the finished situation will not be prominent; they will be very much secondary to a pastoral, agricultural appearance. This is primarily due to the proposed location of the domestic elements (the curtilage area and the platform). All domestic elements will be screened to a large extent from the south, west and east by topography and existing and proposed tree planting. Elevated topography to the north is private farmland. A future building will be minimally visible; agricultural paddocks and existing vegetation will very much dominate views from public roads. A slightly greater degree of natural character will be afforded to an observer due to the proposed planting and the removal of exotic trees on the site's southern boundary.

CONCLUSIONS

- 38 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 character. Overall, the addition of the proposed building platform to the vicinity will amount to a cumulative effect on landscape character of a very low degree.
- 39 In relation to views and visual amenity, for observers on SH6 and from neighbouring or nearby properties with views of it, the proposed building platform will amount to visual effects of a particularly slight degree. The proposed building platform is considerably enclosed by surrounding topography so that it will be

hidden. Existing and proposed vegetation will also screen visibility of the building platform from the fleeting glimpse that is not contained by landform when viewed from SH6.

- 40 Overall, for the reasons stated in my report it is my opinion that the proposed building platform will be successfully absorbed into the rural landscape. An assessment against the assessment matters of the ODP and PDP indicates that the proposal accords with the intentions of the objectives and policies that relates to the VAL and RCL landscape categorisations.

Stephen Quin BLA

4th June 2019

vivian+espie

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

HEADING	ASSESSMENT CRITERIA		ASSESSED EFFECTS
<p>(a) Effects on natural and pastoral character</p>	<p>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:</p>	<p>(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;</p>	<p>The subject site is located in a terraced area of a glacially formed moraine landscape that is both physically and visually separated by intervening topography from the Clutha River ONF/ONL and the Mount Brown/Lake Wanaka ONL. I do not consider that any development on the subject site has potential to affect the appreciation of any outstanding natural landscapes or features.</p>
		<p>(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;</p>	<p>The overall scale of the property is 20.316ha, of which the majority will be retained as open pasture. The topography and existing vegetation will provide visual screening ensuring the pastoral character and quality of the landscape will not be compromised by the addition of the proposed building platform. The proposed planting will provide further visual screening and enhance natural character and biodiversity values within the site. As exotic trees along the south boundary are removed the effect will be of a greater continuous area of open pasture with a proposed area of indigenous vegetation screening a future dwelling.</p>
		<p>(iii) whether the development will degrade any natural or Arcadian pastoral character of the landscape by causing over-domestication of the landscape;</p>	<p>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 topography and proposed planting will contain and screen the development such that any domestic elements will have a very low degree of visibility and the retention of the majority of the new lots in pasture 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.</p>
		<p>(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,</p>	<p>I consider that the aspects of the proposal that lead to the appropriate mitigation of landscape character effects are the discreet location of the proposed building platform, the retention of the majority of the site in pastoral use, the retention of existing planting, the proposed planting, and the design controls to ensure that future dwellings are recessive in the landscape. I cannot envisage any additional</p>

		consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;	measures that could be added to further mitigate effects on natural and pastoral character.
(b) Visibility of Development	Whether the development will result in a loss of the natural or Arcadian pastoral character of the landscape, having regard to whether and the extent to which:	(i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and	The site is minimally visible from Dublin Bay Road and State Highway 6 due to the mature trees (to be retained) that are situated around the part of the site that contains the upper terrace and associated dwellings, and because the remaining majority of the site is located within a sunken remnant river channel. The building platform has been located in this part of the site where its visibility will be reduced by the enclosing topography. As discussed in the main body of the report, there is a short stretch of the highway where a brief glimpse of a future dwelling in the proposed building platform would initially be partly visible against an escarpment and behind poplar trees on the site's southern boundary. These views would be discontinued once the proposed planting has established. As such, I consider there will be a very low effect on views initially but this effect will reduce to negligible after approximately 5 – 10 years.
		(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 pastoral terraced landscape but also by the more natural landscape character of the mountainous 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, and in time, will be invisible from all public views.</p> <p>I consider that the finished development will not significantly detract from any public or private views that are characterised by pastoral landscapes. The domestic elements of the finished situation will not be prominent; they will be very much secondary to a pastoral, agricultural appearance. This is primarily due to the proposed location of the domestic elements (the curtilage area and the platform). All domestic elements will be screened to a large extent by topography and existing and proposed tree planting. A future building will only be visible temporarily and in a very peripheral, obscured and fleeting way; agricultural paddocks will very much dominate views from public places. After approximately 5 – 10 years, I consider there will be no visibility of a future dwelling from public roads, and the only private views will be from a distant dwelling near the summit of Mount Iron or from elevated parts of farmland north of Dublin Bay Road.</p>

		<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;</p>	<p>The proposed planting will provide significant visual screening to the proposed activities from the only public viewpoint available from State Highway 6. This planting has been designed in order to enhance the natural character contributed by existing indigenous vegetation on the escarpment within the site and in a much more significant way, by the larger escarpment to the west on the adjacent Sunnyheights property. This 'notable scarp' will be further planted in indigenous species in accordance with Enforcement Orders given by the Environment Court in its Decision No. [2018] NZEnvC 166. The proposed planting within the site utilises similar planting species as included in these enforcement orders and together these planting areas will enhance the landscape's natural character as well as its biodiversity. As stated, the removal of exotic conifer trees on the site's south boundary will open views towards the vegetated terrace escarpments, thereby providing overall slightly positive visual effects.</p>
		<p>(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;</p>	<p>The south and west facing escarpment and the east facing escarpment within the site provides significant enclosure to the location of the proposed building platform. The proposed activities are not envisaged as sprawling by nature.</p>
		<p>(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;</p>	<p>No proposed built form will break the line or form of any skyline, ridgeline, hill or prominent slope. The proposed building platform has a low height limit so that a future dwelling will be approximately level with the ridgeline of the adjacent escarpment when viewed from the only public vantage point on State Highway 6. This is illustrated by the long sections included as Appendices 6 – 7 to this report. As shown by these sections, the planting proposed above this escarpment will further visually contain a future dwelling from this stretch of road.</p>
		<p>(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;</p>	<p>As the location of the proposed building platform is relatively flat, earthworks associated with the proposal are particularly minimal. Some minor benching in of the platform will occur so as to enable the restricted height limit. The finished effect will be of a low, modest dwelling nestled into the surrounding topography.</p> <p>The access way to the proposed building platform will extend off an existing</p>

			access whereby it will follow flattish land that is not visible from outside the site.
		(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;	There is little opportunity for boundaries to follow topographical lines. Fencing will be post-and-wire to retain a rural character. It will be difficult to distinguish proposed boundaries from outside of the site as a condition of consent has been included to ensure that no further planting of boundaries is to occur. The removal of existing exotic trees along the south boundary of the site will open up views across paddocks and towards vegetated terrace escarpments.
		(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;	As discussed above.
		(ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.	I consider that the specifics of the particular design that is proposed will mean that the appearance of sprawl is avoided. Future domesticity will be difficult to distinguish and, in time, almost invisible from the roads of the vicinity. In addition, the proposed building platform is set back from adjacent roads and separated by areas of vegetation and landform to be retained in pasture. In this sense, the proposed activities do not resemble ribbon development or sprawl.
(c) Form and Density of Development	In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent:	(i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;	The proposal uses topography to avoid high visibility of future development. Due to the topography, existing vegetation to be retained and the proposed planting, a future dwelling and curtilage area will be difficult to see from outside the site.
		(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	The proposal utilises an existing access way, which is extended through the floor of the historic river channel to reach the proposed building platform.

		otherwise);	
		(iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or Arcadian pastoral state;	I consider that the assessment set out in this report shows that the proposed building platform has been concentrated in an area of the site that has the 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.
		(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:	The proposed building platforms will not be within 50 metres of other dwellings or building platforms. The locations of the proposed building platforms will retain a large area of open pasture and will be screened by vegetation and topography. 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. At the time of writing, the proposal has not been subject to public submissions.
		(a) within a 500 metre radius of the centre of the building platform, whether or not:	
		(i) subdivision and/or development is contemplated on those sites;	
		(ii) the relevant land is within the applicant's ownership; and	
		(b) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being	

		considered by the Council - must be taken into account.	
		(vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.	High densities will not be achieved.
(d) Cumulative effects of development on the landscape	In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or Arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account: Note: For the purposes of this assessment matter the term "vicinity" generally means an area of land containing the site subject to the application plus adjoining or surrounding land (whether or not in the same ownership) contained within the same view or vista as viewed from: <ul style="list-style-type: none"> from any other public road or public place frequented by the public and which is readily visible from that public road or 	(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 and development surrounding the site is reflective of this zoning. There are pockets of rural living in the vicinity, including within the site, but these have generally been well contained by topography and vegetation.
		(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;	The proposal will add a 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. 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 very low degree. The built form will be minimally visible and will not be 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 but with a productive farming aspect to it as well as areas of indigenous vegetation. In this regard, I do not consider that the current proposal breaches

<p>public place; or</p> <ul style="list-style-type: none"> from adjacent or nearby residences. <p>The "vicinity or locality" to be assessed for cumulative effect will vary in size with the scale of the landscape i.e. when viewed from the road, this "vicinity", will generally be 1.1 kilometre in either direction, but maybe halved in the finer scale landscapes of the inner parts of the Wakatipu basin, but greater in some of the sweeping landscapes of the upper Wakatipu and upper Clutha.</p>		any threshold of acceptability in relation to cumulative effects.
	(iv) whether further development as proposed will visually compromise the existing natural and Arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;	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 exacerbation will generally be of a very low degree, reducing to negligible in time. I consider that the surrounding rural landscape will continue to have a character that is overwhelmingly dominated by rural land uses and rural amenity, albeit one that also has a significant degree of natural character.
	(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 building platform is located is significantly contained by topography. 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	I understand that no legal covenants or similar legal devices are proposed.

		preventing future subdivision which may be volunteered by the applicant).	
(e) Rural Amenities	In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into account whether and to what extent:	(i) the proposed development maintains adequate and appropriate visual access to open space and views across Arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;	The proposal will not enclose or reduce visual access to any open space or across pastoral land. Conversely, the proposal will open up and enhance visual access across terraced paddocks and towards vegetated escarpments as existing exotic conifers on the site's south boundary are removed.
		(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; the majority of the site is to be retained in pasture and the proposed building platform will be separated from the adjacent property by a minimum distance of 100m.
		(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. Fencing and access way treatment is entirely consistent with traditional rural elements. Proposed planting accords with existing vegetation within the site and the immediate vicinity.
		(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 building platform is well set back from property boundaries, including by at least 100m from the Sunnyheights property. This is a farming property 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:	<ul style="list-style-type: none"> a) was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and, b) obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered: <ul style="list-style-type: none"> 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 ii. as part of the permitted baseline. 	<p>This is acknowledged. There are existing poplars wrapping around the south and east boundaries of the site that will provide some visual screening to a future dwelling within the proposed building platform that were likely to have been planted after 28 September 2002 (they do not appear on a Google Earth image dated 22 September 2005 but do appear by the next available image from 4 December 2011). However, the visual screening they offer are for a very brief, intermittent duration from State Highway 6 and they are not being relied on permanently. In time, proposed planting will screen a future dwelling from this vantage point after which the poplars will not be relied upon. Their character, however, accords with the rural landscape character in the vicinity.</p> <p>Other planting on the north, west and east boundaries that is proposed to be retained and that will provide screening of the proposed building platform is likely to have been planted prior to 2002 (and is identified in the first available Google Earth image from 22 September 2005). Regardless of whether this planting was undertaken prior to or after 28 September 2002, it is of a shelterbelt character that is common to the rural context and accords with the established rural character. A condition of consent is included to ensure that any wilding conifers within the site will be removed and controlled in perpetuity.</p>

<p>21.21.2.2</p> <p>Effects on landscape quality and character:</p>	<p>The following shall be taken into account:</p>	<p>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;</p>	<p>The site is separated by intervening topography from the nearest ONF or ONL and will not have any effect on their quality or character.</p>
		<p>b) whether and the extent to which the scale and nature of the proposed development will degrade the quality and character of the surrounding Rural Character Landscape;</p>	<p>The proposal will create an additional building platform. Pastoral land use will continue to dominate the site as a whole. The scale of the development is small in relation to the pastoral terraces in which it will sit. I consider that there is no significant effect on the landscape character of the Upper Clutha river terraces; they will remain genuinely rural and dominated by agriculture.</p>
		<p>c) whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Character Landscape.</p>	<p>Landscape design has sought to minimise the conspicuousness of a future dwelling and associated domestic activity that will result from the proposal. Identified curtilage areas and areas of planting will set a framework within which future domestic activity can occur. The dwelling will be minimally visible from outside the site.</p>

<p>21.21.2.3</p> <p>Effects on visual amenity:</p>	<p>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:</p>	<p>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;</p>	<p>This has been addressed previously in relation to assessment matter 5.4.2.2(3)(b)i of the ODP. The relevant views are generally characterised by pastoral landscape. The activities will be minimally visible from public places.</p>
		<p>b) the proposed development is likely to be visually prominent such that it detracts from private views;</p>	<p>This has been addressed previously in relation to assessment matter 5.4.2.2(3)(b)ii of the ODP. I do not consider that there will be any significant detraction from private views or visual amenity.</p>
		<p>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;</p>	<p>The proposed planting will blend very well into the existing vegetation patterns.</p>
		<p>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;</p>	<p>The location of the proposed activities is considerably enclosed by topography and proposed vegetation.</p>

		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;	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 new boundaries are of relatively brief length and contained by topography. A condition is proposed to ensure that any new fences will be of a traditional rural style. The proposed boundaries 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)	Existing farm access ways 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;	Along with the site's existing buildings, the proposed building platform will form a cluster of development contained by topography and vegetation. The proposed building platform location has been chosen due to the containment by topography and vegetation, and the opportunities for inconspicuousness in a way that retains views across open, pastoral landscape.
		c) development, including access, is located within the parts of the site where they will be least visible from public and private locations;	As discussed previously, the proposed building platform has been located where it will be least visible.

		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 basin in general, largely stems from open pasture. By locating the proposed building platforms where they are contained by topography and vegetation, the retention of this open, pastoral 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;	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.	The river terraces descending from Mount Brown to the confluence of the Clutha and Hawea rivers, and in the wider Upper Clutha basin, are dominated by farming and agriculture; however, there are many instances of rural living. The proposal will add one more dwelling; therefore the overall degree of domesticity will increase. Regarding the importance of this increased domesticity 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. Consequently, I consider that the effect will be one of increased human modification but not in a way that will degrade landscape quality, character or openness in any significant way.
		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	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

		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.	located and designed development opportunities could be incorporated into this vicinity in some way.
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 a 1,000m ² building platform with a height restriction of between 5.5 and 6 metres from existing ground level, 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	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;	As mentioned above, the current proposal does not seek to protect the environment from potential future activities that may be applied for.

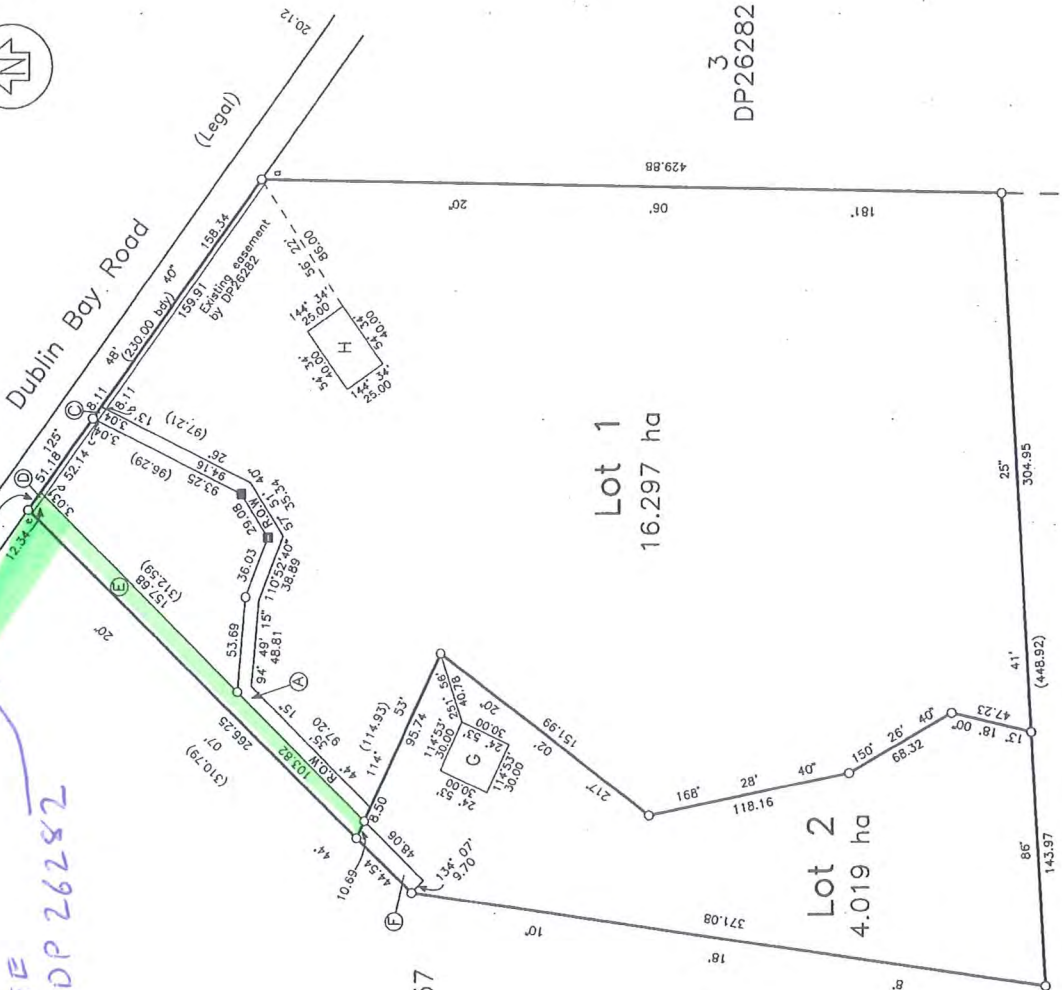
Council shall take the following matters into account:	b) whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;	The site contains no significant indigenous biodiversity values or associated habitat. The proposal does include retention of existing patches of kanuka and planting of additional indigenous vegetation that will accord with and provide a slight enhancement to the natural character of the landscape.
	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;	The site is comprised of paddock-land. Small parts of this will be retired and used for residential land use. Other parts will be planted in indigenous vegetation.
	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, the vast majority of the site will remain in paddock-land.

LT 316343 (Title Plan)
 09/10/2001 10:43:00 AM 09/05/03 10:43



2080000M

SEE
 DP 26282



3
 DP26282

Approvals

I hereby certify that this plan was approved pursuant to Section 223 of the Resource Management Act 1991 on 16 March 2003 the day of March the year of 2003 subject to the granting or reserving hereon and pursuant to Section 32(3)(c) of the Local Government Act 2002 that the Council being satisfied that adequate access is provided for Lot 2 by the Right of Way A, C hereon, reserving that Section 22(1) shall not apply.

(Principal Administrative Officer/Authorised Officer)

The within land is subject to Part VA of the Conservation Act 1987

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Document
Right to Convey Water	a-b-c-d-e	Lot 1 hereon	E.C. 943154.4

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity	D, E	Lot 1 hereon	Dunedin Electricity Ltd
Right to Convey telecoms.	D, E	Lot 1 hereon	Telecom N.Z. Ltd

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey Water	D, E	Lot 1 hereon	Lot 2 hereon
Right of Way	A, C	Lot 1 hereon	Lot 2 hereon

CLASS OF SURVEY : II

DATUM: Geodetic 1949
 CIRCUIT: Linds Peak
 COORDS: In terms of false origin 700,000mN 300,000mE

Total Area 20.316 ha

Comprised in CT OT18B/483

I, ROBIN LESLIE PATTERSON, being a person entitled to practice as a licensed cadastral surveyor, certify that:
 (a) The surveys to which this dataset relates are my own or were made by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules of Practice 2002.
 (b) This dataset is accurate and has been created in accordance with that Act and those Rules.

Signed Robin Leslie Patterson Date 6/03/03

Field Book p. Traverse Book p.
 Reference Plans
 Examined Correct

Approved as to Survey by Land Information NZ on 16.1.6.03

Deposited by Land Information NZ on 16.1.6.03
 File: W1059, R/M000893
 Received 09/05/03
 Approved: LM 97/2 DP 316343

TERRITORIAL AUTHORITY QUEENSTOWN LAKES DIST
 Surveyed by Patterson, Pitts, Partners, Ltd
 Scale 1:2000 Date November 2001

Lots 1 and 2 being a Subdivision of Lot 5 DP26282

LAND DISTRICT OTAGO
 SURVEY BLK. & DIST. V LOWER WANAKA
 NZMS 261 Sheet F40

Note: Areas G and H are subject to a consent notice	
New Certificate of Title issued	
Lot 1	63837
Lot 2	63838

Approvals
 Registered Owners
 CROSSHILL FARMS LTD
 Approved pursuant to Section 172 of the Resource Management Act 1991 on the 14th day of May 1997. The granting of the easements set out in this plan is subject to the approval of the Council of the Queenstown Lakes District Council hereby advised in the presence of the Mayor
 MAYOR
 CHIEF EXECUTIVE OFFICER

PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
Right to take water	Pl. Sec. 57	Lots 1, 2, 3, & 5 hereon, and Part Sec. 56
Right to take water	Pl. Sec. 46	Lots 1, 2, 3, & 5 hereon, and Part Sec. 57
Right of way	Lot 2 hereon	Sec. 57
Right to convey electricity	Pl. Sec. 57	Lots 1, 2, 3, & 5 hereon and Sec. 56
Right to Convey Water and Electricity	Pl. Sec. 46	Lots 1, 2, 3, & 5 hereon and Sec. 57
Right to convey electricity	Pl. Sec. 57	Lots 1, 2, 3, & 5 hereon and Sec. 56
Right to convey water	Lot 3 hereon	Lot 1 & 2 hereon

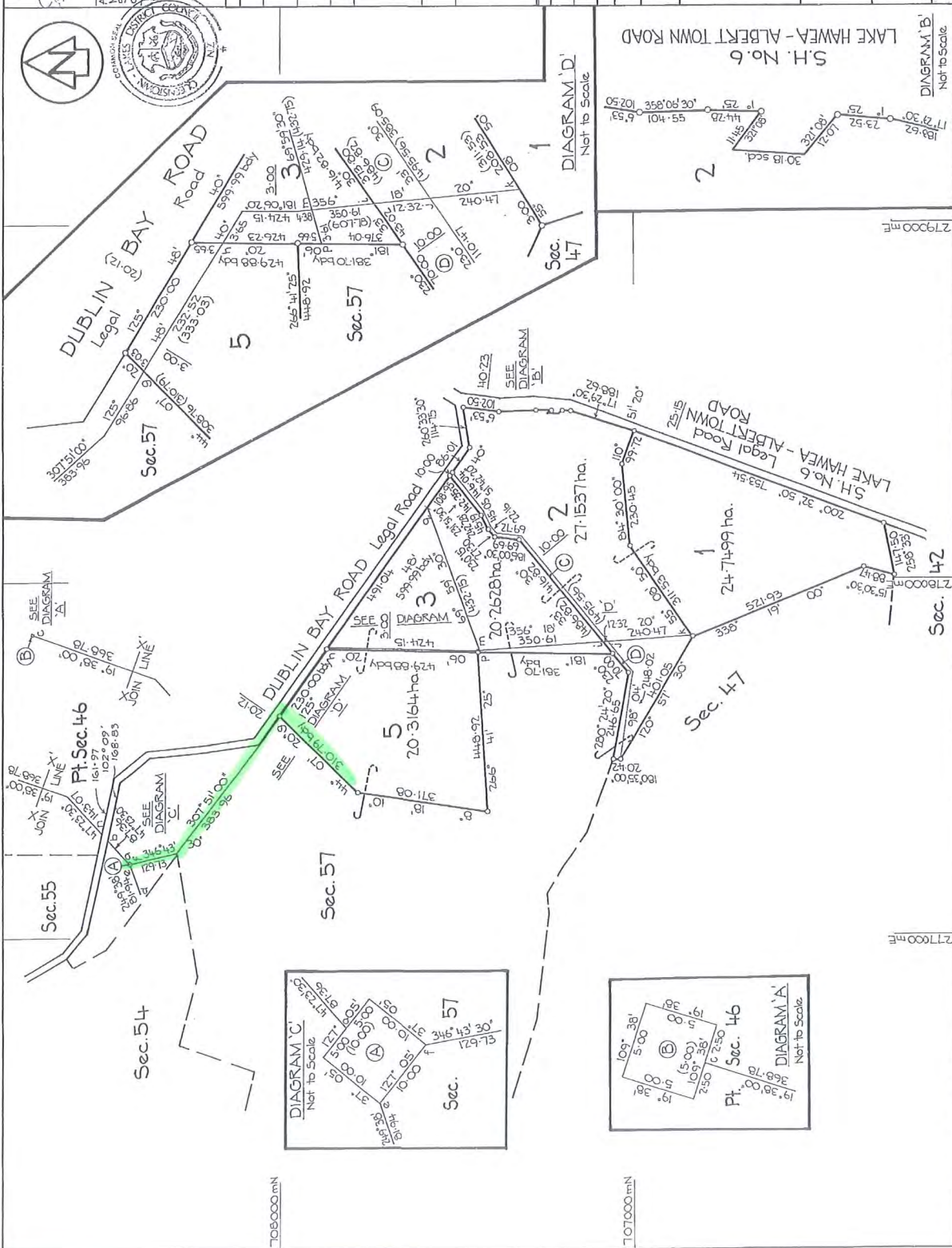
PURPOSE	SERVIENT TENEMENT	GRANTEE
Right to Convey Electricity in Gross	Lot 3 hereon	Central Electric Limited

Note: Line easements may not depict "as-built" services
 Total Area 97.4878 ha.
 Comprised in C.T. 16B/546 (Pt.)

I, PAUL KEVIN DURKIN, of Queenstown, Registered Surveyor and holder of an annual practising certificate for the purposes of the Survey Act 1988, hereby certify that this plan has been prepared by me or under my direction, that the plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Queenstown this 22nd day of May 1997. Signature: [Signature]

Field Book p. Traverse Book p.
 Reference Plans Correct
 Examined Correct
 Approved as to Survey
 Deposited this 30th day of February, 1998
 For District Land Registrar

File No. 245/97
 Instruction
 DP 26282
 960294 6540
 DASH Form D15 "Approved (LW) 94/2"



TERRITORIAL AUTHORITY QUEENSTOWN LAKES DISTRICT
 Surveyed by CLARK FORTUNE McDONALD & ASSOCIATES
 Scale 1:7500 Date JANUARY 1997

LAND DISTRICT OTAGO
 SURVEY BLK. & DIST. V. LOWER WANAKA
 NZMS 261 SHT. F.L.O. RECORD MAP No

LOTS 1, 2, 3 & 5 BEING A SUBDIVISION OF SEC. 57

960389.2 TE

Approved by Registrar-General of Land under No. 1995/5003
Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

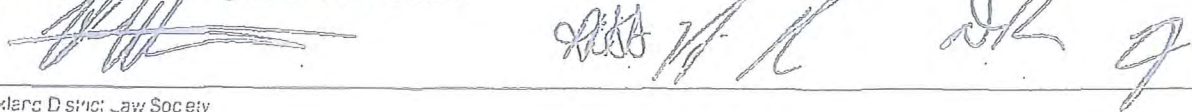
Dated 18 April 1998

Page 2 of 4 Pages

And the transferor the owner of Section 45 and part Section 44, 46, 56 and 57 Block V Lower Wanaka Survey District (the owner of the lands secondly described) doth hereby transfer unto the transferee the owner or owners or occupier or occupiers of the said Lot 5 Deposited Plan 26282 and every part thereof;

1. The full free uninterrupted and unrestricted right for the transferee its tenants the owner or owners and occupier and occupiers of the said Lot 5 Deposited Plan 26282 to take natural water from the water bore situate on part Section 57 within the area marked "A" on the said Deposited Plan 26282 and from any bore or other source so located in Section 45 and part Section 44, 46, 56 and 57 Block V Lower Wanaka Survey District but not to exceed in quantity 8000 litres per day and to construct and maintain any necessary water tanks and filtration and treatment tanks pumps and other equipment electrical or otherwise necessary on that part of part Section 57 and that part of Section 46 marked "B" on the said Deposited Plan 26282 to convey the said water to the owners of the said Lot 5 Deposited Plan 26282 together with all other persons having a similar right to the end and intent that the water supply easement and right to store water hereby created shall forever be appurtenant to the lands comprised in Certificate of Title 18B/483 and every part thereof.
2. The right to service and maintain the said water supply scheme including all supply and holding tanks pumps and equipment and the supply of electricity to the equipment situate on the lands secondly described.
3. The full free uninterrupted and unrestricted right liberty and privilege for the owners of the lands first described themselves their tenants, servants, agents and workman with any tools implements machinery vehicles or equipment or whatever nature necessary for the purpose to enter upon the lands secondly described and remain there for any reasonable time for the purposes of maintaining servicing and/or renewing the supply of water from the bore or other such source
4. The right for the owners of the lands secondly described and other authorised persons (in common with the Transferee and all other having the like right) to convey water and to lead and convey electricity and electric impulses without interruption or impediment (except during any periods of necessary renewal or repair) from any public source by means of conduits, cables or pipes laid under the surface of and through the soil of that part of the land subject to this easement to service the water supply equipment and the right for the owners of the land first described and other authorised persons (in common with the Transferee and all others having the like right) to convey water over that part of Section 57 marked a-b, b-c, d-e and f-g on Deposited Plan 26282 to the end and intent that this easement shall be forever appurtenant to the lands of the Transferor above described.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



1726.00

TRANSFER Land Transfer Act 1952

If there is not enough space in any of the panels below, the two page form incorporating the Annexure Schedule should be used: no other format will be received.

Land Registration District

Otago /

Certificate of Title No. All or Part? Area and legal description - *Insert only when part or Stratum, CT*

18B	483 /	All /	
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TE 960389.2 Transfer an

Cpy - 01/01, Pgs - 006, 27/09/16, 11:46



DocID 100411778

Transferor Surnames must be underlined

CROSSHILL FARM LIMITED

10PMG1 14/07/1998 2032295

NZ Stamp Duty - Stamp

Self assessed duty \$1,736.00

Transferee Surnames must be underlined

ALASTAIR NIGEL HEINE and ANNE KATHLEEN DEThERIDGE DAVIES

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No ...; Right of way etc*

Fee Simple together with rights to take, store and convey water, and to convey electricity continued on pages 2-4 of the annexure schedule

AGREEMENT, STAMPED WITH DUTY ON

SECTION 24 EXEMPTION APPROVED

Consideration

\$240,000.00 (Two hundred & forty thousand dollars)

Dms

Operative Clause

The TRANSFEROR for the above consideration (receipt of which is acknowledged) TRANSFERS to the TRANSFEEE all the transferor's estate and interest in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created

Dated this 1st day of April 1998

Attestation

[Signature]
 Dougall Rillstone
 Director
 Dunedin

[Signature]
 Howard James Paterson
 Director
 Dunedin

Signature or common seal of Transferor

Signed in my presence by the Transferor
 Signature of Witness

Witness to complete in **BLOCK** letters
 (unless typewritten or legibly stamped)

Witness name

Occupation

Address *[Signature]*

Certified correct for the purposes of the Land Transfer Act 1952

Certified that Part IIA of the Land Settlement Promotion and Land Acquisition Act 1962 does not apply.
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE INAPPLICABLE CERTIFICATE)

[Signature]

Solicitor for the Transferee

960389.2

TE

Approved by Registrar-General of Land under No. 1995/5003

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

19 April 1998

Page


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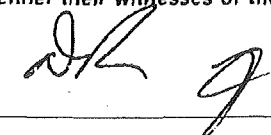
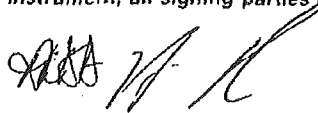
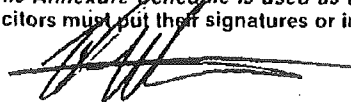
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Pages

And the transferor the owner of Section 45 and part Section 44, 46, 56 and 57 Block V Lower Wanaka Survey District (the owner of the lands secondly described) doth hereby transfer unto the transferee the owner or owners or occupier or occupiers of the said Lot 5 Deposited Plan 26282 and every part thereof:

1. The full free uninterrupted and unrestricted right for the transferee its tenants the owner or owners and occupier and occupiers of the said Lot 5 Deposited Plan 26282 to take natural water from the water bore situate on part Section 57 within the area marked "A" on the said Deposited Plan 26282 and from any bore or other source so located in Section 45 and part Section 44, 46, 56 and 57 Block V Lower Wanaka Survey District but not to exceed in quantity 4000 litres per day and to construct and maintain any necessary water tanks and filtration and treatment tanks pumps and other equipment electrical or otherwise necessary on that part of part Section 57 and that part of Section 46 marked "B" on the said Deposited Plan 26282 to convey the said water to the owners of the said Lot 5 Deposited Plan 26282 together with all other persons having a similar right to the end and intent that the water supply easement and right to store water hereby created shall forever be appurtenant to the lands comprised in Certificate of Title 18B/483 and every part thereof.
2. The right to service and maintain the said water supply scheme including all supply and holding tanks pumps and equipment and the supply of electricity to the equipment situate on the lands secondly described.
3. The full free uninterrupted and unrestricted right liberty and privilege for the owners of the lands first described themselves their tenants, servants, agents and workman with any tools implements machinery vehicles or equipment or whatever nature necessary for the purpose to enter upon the lands secondly described and remain there for any reasonable time for the purposes of maintaining servicing and/or renewing the supply of water from the bore or other such source
4. The right for the owners of the lands secondly described and other authorised persons (in common with the Transferee and all other having the like right) to convey water and to lead and convey electricity and electric impulses without interruption or impediment (except during any periods of necessary renewal or repair) from any public source by means of conduits, cables or pipes laid under the surface of and through the soil of that part of the land subject to this easement to service the water supply equipment and the right for the owners of the land first described and other authorised persons (in common with the Transferee and all others having the like right) to convey water over that part of Section 57 marked a-b, ^bc, d-e and f-g on Deposited Plan 26282 to the end and intent that this easement shall be forever appurtenant to the lands of the Transferor above described. 

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



3013830

Approved by Registrar-General of Land under No. 1995/5003

Annexure Schedule

Insert below "Mortgage", "Transfer", "Lease" etc

Transfer

Dated 15th April 1998

Page 3 of 4 Pages

- 5. And it is further agreed the owners of the lands secondly described shall be responsible for arranging the repair and maintenance of the energy supply so as to keep the same in good order, repair and condition and to prevent the same becoming a danger or a nuisance provided however that where the repair and maintenance is necessary for the benefit of more than one dominant tenement then the owners and occupiers of each of the dominant tenements shall bear the costs of repairs and maintenance equally including the cost of electricity to the scheme.
- 6. The transferor shall reimburse the owners of the said scheme the registered proprietor of the land secondly described the reasonable costs of such services and provided further that this right shall only be available whilst the owners of the lands secondly described maintain such a scheme for their own separate use and in the event that the owners of the lands secondly described find a suitable alternative water supply they shall not be called upon or required to maintain the said water scheme for the sole use of the owner of the land first described. Provided that in such case all tanks, pumps, pipes, poles, wires and other installations constructed or installed by the Transferors its tenants, the owners and occupier or occupiers of the lands secondly described from time to time, shall become the absolute property of the transferee and/or the transferees successors in title.
- 7. And for the consideration aforesaid the transferor doth hereby transfer and grant unto the transferee the right to convey water and electricity in common with all others having a similar right over those parts of the lands comprised in Certificate of Title 18B/488 marked a-b, ~~b-c~~ d-e, X and f-g to the end and intent that the right hereby created shall forever be appurtenant to the lands secondly described and every part thereof.

ASB BANK LIMITED as Mortgagee under Memorandum of Mortgage Registered No. 898839/2 DOTH HEREBY CONSENT to the within transfer.

DATED THIS DAY OF 16 DEC 1998 1998

EXECUTED by ASB BANK LIMITED in the presence of:

SIGNED by ASB BANK LIMITED by its Attorney JOHN BARRIE DUNNINGHAM in the presence of: Witness: GRANT PATERSON Bank Officer, AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Handwritten signatures and initials in the expansion area]

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

1st April 1998

Page

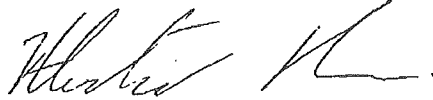
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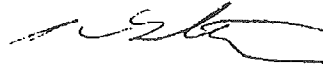
Pages

SIGNED by the Transferee
ALASTAIR NIGEL HEINE
in the presence of:



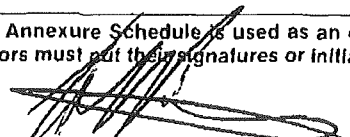
DAVID CRAIG STEVENSON
SOLICITOR
WELLINGTON

SIGNED by the Transferee
ANNE KATHLEEN DETHERIDGE-DAVIES
in the presence of:



DAVID CRAIG STEVENSON
SOLICITOR
WELLINGTON

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



ASB BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, JOHN BARRIE DUNNINGHAM of Auckland in New Zealand, Acting Team Supervisor Administration, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. THAT I hold the appointment of Acting Team Supervisor Administration, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. THAT by Deed dated 22 April 1997 copies of which are deposited in the Land Transfer Office at:

Auckland	as No. D.150760.2	(Auckland Registry)
Blenheim	as No. 191138.2	(Marlborough Registry)
Christchurch	as No. A305652.2	(Canterbury Registry)
Dunedin	as No. 930853.2	(Otago Registry)
Gisborne	as No. G.215840.2	(Poverty Bay Registry)
Hamilton	as No. B.419239.2	(South Auckland Registry)
Hokitika	as No. 107522.2	(Westland Registry)
Invercargill	as No. 250427.2	(Southland Registry)
Napier	as No. 658881.2	(Hawkes Bay Registry)
Nelson	as No. 368274.2	(Nelson Registry)
New Plymouth	as No. 441840.2	(Taranaki Registry)
Wellington	as No. B.600585.2	(Wellington Registry)

I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. THAT as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this

16 DEC 1998 day of



TRANSFER

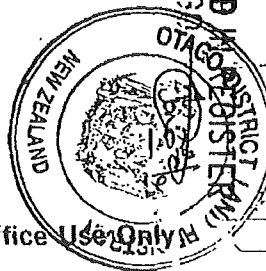
Land Transfer Act 1952

I hereby Certify that a \$ 128.00
 fee has been paid in the Wellington Land
 Registry under Abstract No. 3680870
 (No refund has been made).

[Signature]
 for D.L.R.

② T
 \$128 -

3.10 13 JAN 99 960389
 PARTICULARS ENTERED IN REGISTER
 PARTIAL REGISTER OF TRANSFERS



This page is for Land Registry Office Use Only



Onsite Wastewater Disposal Site & Soils Assessment



Use for Subdivision or Land Use Resource Consent

The design standard for waste water treatment and effluent disposal systems is AS/NZS 1547:2012. All references in this form relate to this standard.

Applications should provide sufficient information to demonstrate that all lots will be capable of accommodating an on-site system.

Site Description

Property Owner: Alastair Heine

Location Address: 83 Dublin Bay Road

Wanaka

Legal Description (eg Lot3 DP1234) : Lot 1 DP 316343

List any existing consents related to waste disposal on the site: Nil on Proposed lot 3

General description of development / source of waste water: Proposed new residence

The number and size of the lots being created: 3 of various sizes

Site Assessment (refer to Tables R1 & R2 for setback distances to site features)

Land use Lifestyle blocks

Topography undulating to rolling

Slope angle various across site

Aspect various across site

Vegetation cover some mature trees, predominately grass and tussock

Areas of potential ponding Nil observed

Ephemeral streams Nil

Drainage patterns and overland paths possible but dependant on location of disposal field

Flood potential (show with return period on site plan) Nil

Distance to nearest water body to be assessed at time of design

Water bores with 50m (reference ORC Maps) to be assessed at time of design

Other Site Features to be assessed at time of design

Slope stability assessment details – summarise any areas unsuitable for waste water irrigation.
(Attach report if applicable): _____

to be assessed at time of design

(Highest potential) Depth to ground water:

Summer >10m

Winter >10m

Information Source local knowledge

What is the potential for waste water to short circuit through permeable soils to surface and / or ground water?

High if the design is not correct

Soil Investigation (Appendix C)

Field investigation date: 21/06/2019

Number of test pit bores (C3.5.4): 4 TP's

Soil investigation addendum to be attached that includes a plan showing test pit or bore location, log results and photos of the site profile.

If fill material was encountered during the soil investigation state how this will impact on the waste water system:

none at time of investigation

Average depth of topsoil: various

Indicative permeability (Appendix G) : at least 3m per day

Percolation test method (refer to B6 for applicability) : Visual only
(attach report if applicable)

Soil Category (Table 5.1)	Soil Texture (Appendix E)	Drainage	Tick One
1	Gravel and sands	Rapid	X
2	Sandy loams	Free	
3	Loams	Good	
4	Clay loams	Moderate	
5	Light clays	Moderate to slow	
6	Medium to heavy clays	Slow	

Reasons for placing in stated category:

clearly sandy gravel at depth of disposal

Loading rate, DLR (Table L1): 20mm Primary / 50mm secondary

Explanation for proposed loading rate:

As per AS/NZS1547:2012 Table L1

Recommendations from site and soils assessment

Specify any design constraints
Specify any areas unsuitable for location of the disposal field
Specify any unsuitable treatment and/or disposal systems
Propose suitable mitigation to enable successful effluent treatment

would need good design with clear understanding of pathogen risk

highly recommended to to use either discharge control or secondary treatment to
drippers

Attachments Checklist

Copy of existing consents

Soil investigation addendum

will need to be supplied at design stage

To scale site plan, the following must be included on the plan:

- Buildings
- Boundaries
- Retaining Walls
- Embankments
- Water bodies
- Flood potential
- Other septic tanks / treatment systems
- Water bores
- Existing and proposed trees and shrubs
- Direction of ground water flow
- North arrow

Note that an Otago Regional Council (ORC) consent may also be required to discharge domestic waste water to land if any of the following apply:

- Daily discharge volume exceeds 2,000 litres per day
- Discharge will occur in a groundwater protection zone
- Discharge will occur within 50 metres of a surface water body (natural or manmade)
- Discharge will occur within 50 metres of an existing bore/well
- Discharge will result in a direct discharge into a drain/water ace/ground water
- Discharge may runoff onto another persons' property

If any of these apply then we recommend that you correspond with the ORC;

*Otago Regional Council
"The Station" (upstairs)
Cnr. Camp and Shotover Streets
P O Box 958
Queenstown 9300

Tel: 03 442 5681*

I believe to the best of my knowledge that the information provided in this assessment is true and complete. I have the necessary experience and qualifications as defined in Section 3.3 AS/NZS 1547:2012 to undertake this assessment in accordance with the requirements of AS/NZS 1547:2012:

Company: Mt Iron Geodrill
Email: info@mtirongeodrill.com
Phone number: 0275342589
Name: Gavin Tippett
Signature: 
Date: 15/10/2019

Queenstown Lakes District Council
Private Bag 50072
10 Gorge Road
QUEENSTOWN 9348

Phone: 03 441 0499
Fax: 03 442 4778
Email: services@qldc.govt.nz
Website: www.qldc.govt.nz

From: Daniel Curley
Sent: Fri, 13 Dec 2019 15:39:33 +1300
To: Tim Anderson
Cc: Alastair Heine; Ben Espie
Subject: Re 83 Dublin Bay Rd - Heine
Attachments: Alan Baker - 191 Dublin Bay Written Approval.pdf, Amended Scheme Plan.pdf, Landscape Plan .pdf, Sunny Heights Limited Written Approval.pdf

Hi Tim,

Please see amended Scheme Plan and Landscape Plan for the Heine application.

Please also see the written approval of Sunny Heights Limited and also Alan Baker of 191 Dublin Bay Road.

This scheme takes on-board some of the comments within the peer review of landscape effects - these have informed the scheme and landscape treatment now proposed.

Changes include:

- Lot 1 - reduced from 15.17ha to 10.3161ha;
- Lot 2 - remains the same;
- Lot 3 - increases from 3.1453ha to 8ha;
- Amendments to landscape treatment.

Further to these changes, a consent notice condition is volunteered that there shall be no more than 60% of the Lot 3 building platform occupied by buildings in future.

Could you please forward the latest scheme arrangement plan and landscape plan to the peer reviewing landscape architect and request a formal addendum to their initial comments.

Thanks very much Tim,
Dan.

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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AFFECTED PERSON'S APPROVAL



Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

RM190977 - Heine & Blackley

PERSON AFFECTED PERSON'S DETAILS

I/We Sunny Heights Limited
Are the owners/occupiers of
Titles of 517102, OT18B/480, OT18B/481 & OT18B/482

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
Subdivide the subject site into 3 allotments (resulting in the creation of 1 new allotment and associated building platform), and any consequential landscaping requirements. *See plan attached of 3 lots*
Lot 1 10.3161 ha
Lot 2 2.0007 ha
Lot 3 8.0000 ha.

(Name of Applicant) at:
Heine & Blackley, as Applicant of RM190977



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



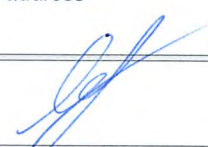
I/We have sighted and initialled **ALL** plans dated and approve them.


Please see attached and signed plan.



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

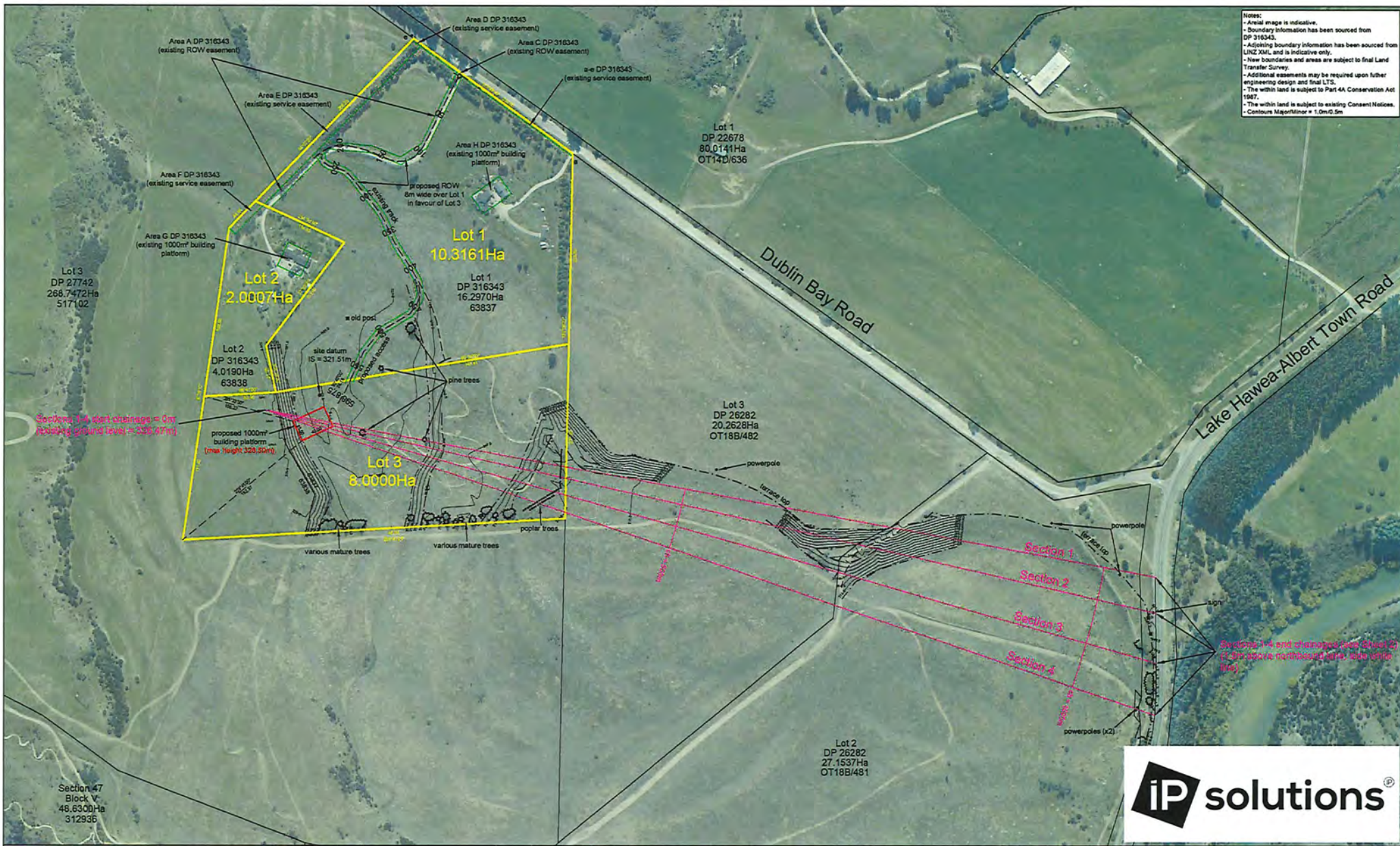
A	Name (PRINT) Peter Masfen (as director & shareholder)	
	Contact Phone / Email address	
	Signature 	Date 2.12.19

B	Name (PRINT) Rolf Masfen (as director & shareholder)	
	Contact Phone / Email address	
	Signature 	Date 2-12-19

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date





Notes:
 - Aerial image is indicative.
 - Boundary information has been sourced from DP 316343.
 - Adjoining boundary information has been sourced from LINZ XML and is indicative only.
 - New boundaries and areas are subject to final Land Transfer Survey.
 - Additional easements may be required upon further engineering design and final LTS.
 - The within land is subject to Part 6A Conservation Act 1987.
 - Contour Map/Minor = 1.0m@2.5m



MEASURED
 LAND SURVEYS

www.measuredlandsurveys.co.nz info@measuredlandsurveys.co.nz

Rev	Description	Date
A	ORIGINAL	09/05/19
B	ACCESS/SHEET 3	23/09/19
C	LOT 3 LARGER	19/11/19

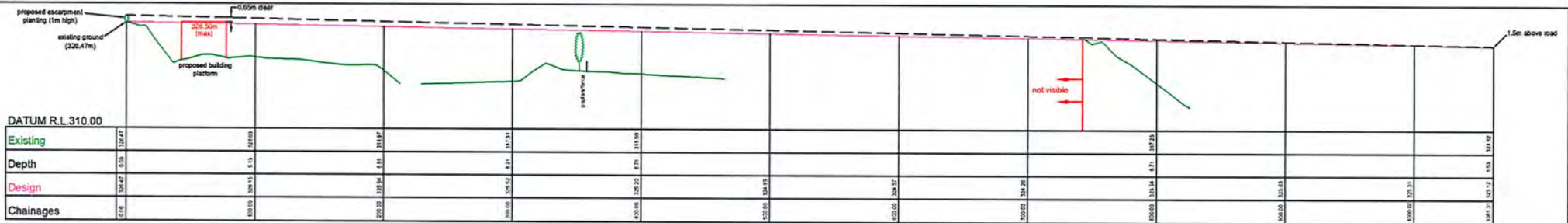
Lots 1-3 being
 a proposed Subdivision of
 Lots 1 & 2 DP 316343
 (83 & 99 Dublin Bay Road, Wanaka)

Client: Alastair Heine	
Scale: 1 : 4000 @ A3	
Surveyed: ST 11/03/19	Drawn: ST 19/11/19

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Datum: Lindis Peak 2000/DVD 1958	Job #: 18079_S1

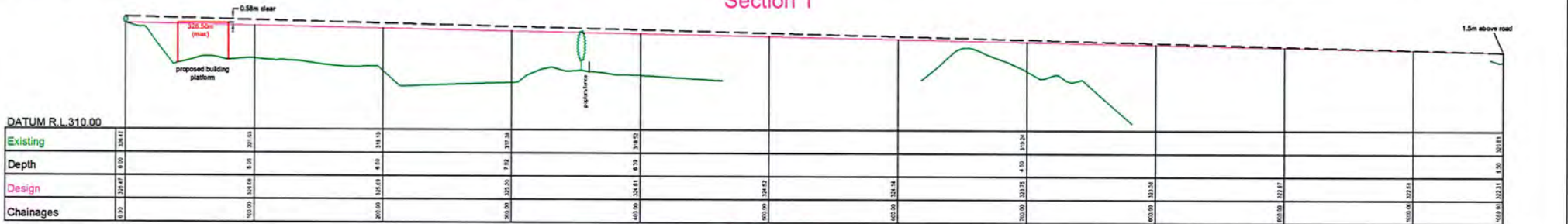
Sheet 1 of 3	
Rev: C	

[Handwritten signatures and date]
 2.12.19



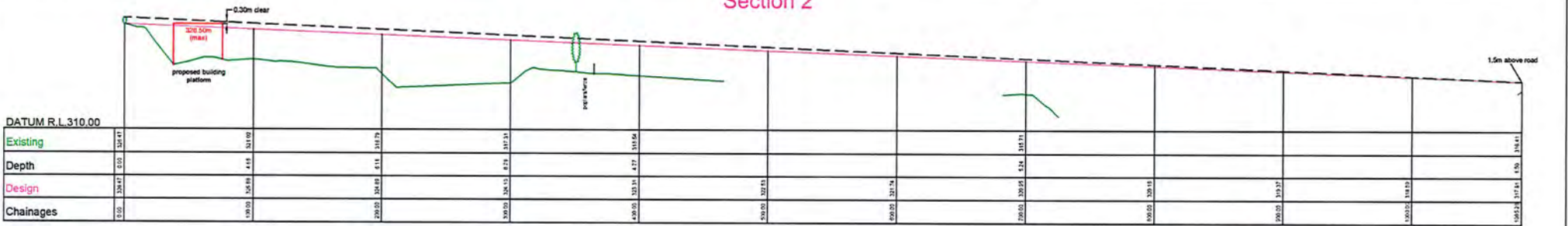
DATUM R.L. 310.00	
Existing	127.47
Depth	127.47
Design	127.47
Chainages	127.47

Section 1



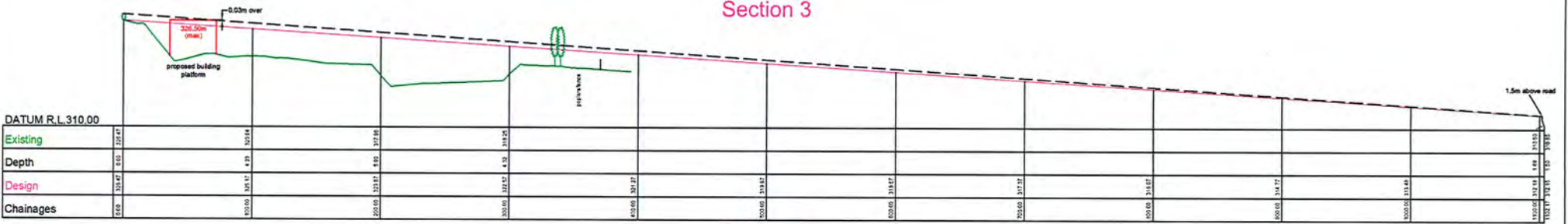
DATUM R.L. 310.00	
Existing	127.47
Depth	127.47
Design	127.47
Chainages	127.47

Section 2



DATUM R.L. 310.00	
Existing	127.47
Depth	127.47
Design	127.47
Chainages	127.47

Section 3



DATUM R.L. 310.00	
Existing	127.47
Depth	127.47
Design	127.47
Chainages	127.47

Section 4



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Rev	Description	Date
A	ORIGINAL	09/05/19
B	ACCESS/SHEET 3	23/09/19
C	LOTS LARGER	19/11/19

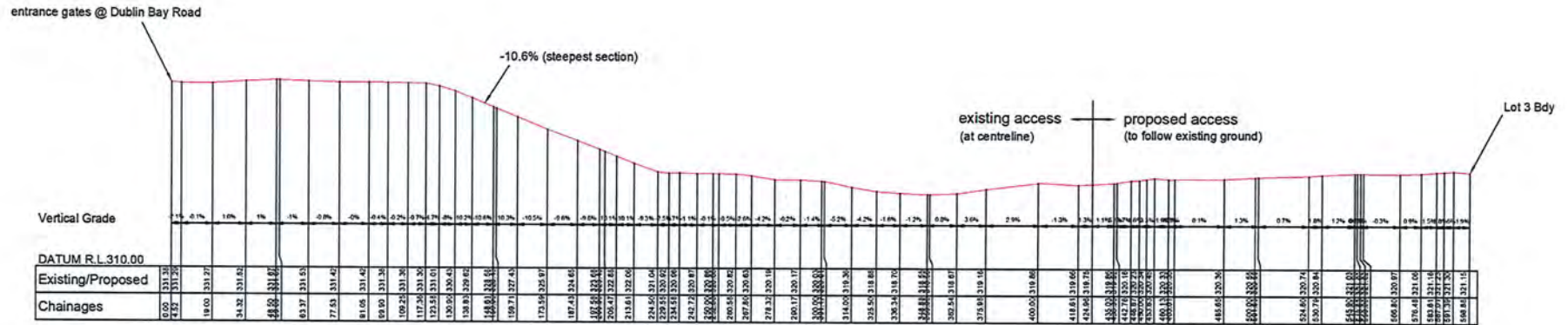
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Client:	Alastair Heine
Scale:	H 1 : 3000 V 1 : 600 @ A3
Surveyed:	ST 11/03/19
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Job #: 18079_S1
Rev: C

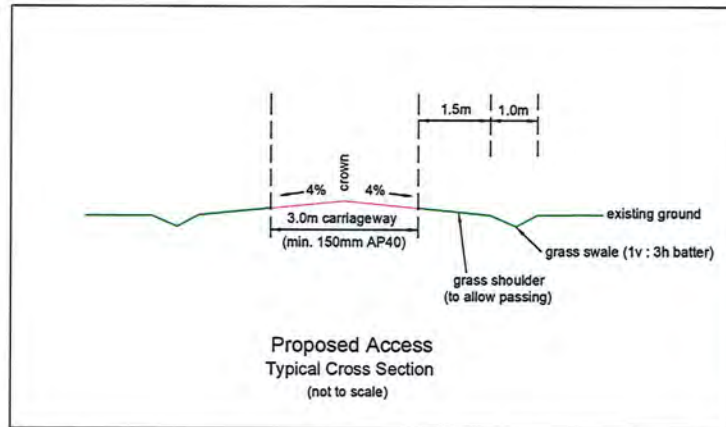
[Handwritten signatures and date]
2-12-19



LONGITUDINAL SECTION (existing/proposed access)

Horizontal Scale 1 : 2000

Vertical Scale 1 : 500



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A	ORIGINAL	09/05/19
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(83 & 99 Dublin Bay Road, Wanaka)

Client:

Alastair Heine

Scale:

H 1 : 2000 V 1 : 500 @ A3

Surveyed:

ST 11/03/19

Drawn:

ST 19/11/19

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Sheet:
3 of 3

Datum:

Lindis Peak 2000/DVD 1958

Job #:

18079_S1

Rev:

C

[Handwritten signature]
212.19



AFFECTED PERSON'S APPROVAL



Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

RM190977 - Heine & Blackley

PERSON AFFECTED PERSON'S DETAILS

I/We Sunny Heights Limited & ALAN BAKER (KANUKA PARTNERSHIP)

Are the owners/occupiers of

Titles of 517102, OT18B/480, OT18B/481 & OT18B/482
191 DUBLIN BAY ROAD

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Subdivide the subject site into 3 allotments (resulting in the creation of 1 new allotment and associated building platform), and any consequential landscaping requirements. *See plan attached of 3 lots*

Lot 1 10.3161 ha
 Lot 2 2.007 ha
 Lot 3 8.0000 ha.

[Signature]

(Name of Applicant) at:
Heine & Blackley, as Applicant of RM190977



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED





I/We have sighted and initialled ALL plans dated Please see attached and signed plan. and approve them.



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Peter Masfen (as director & shareholder)	
	Contact Phone / Email address	
	Signature 	Date 2.12.19

B	Name (PRINT) Rolf Masfen (as director & shareholder)	
	Contact Phone / Email address	
	Signature 	Date 2.12.19

C	Name (PRINT) Alan Baker, Kanuka Partnership 191 Dublin Bay Road	
	Contact Phone / Email address alanbaker21@gmail.com	
	Signature 	Date 5-12-2019

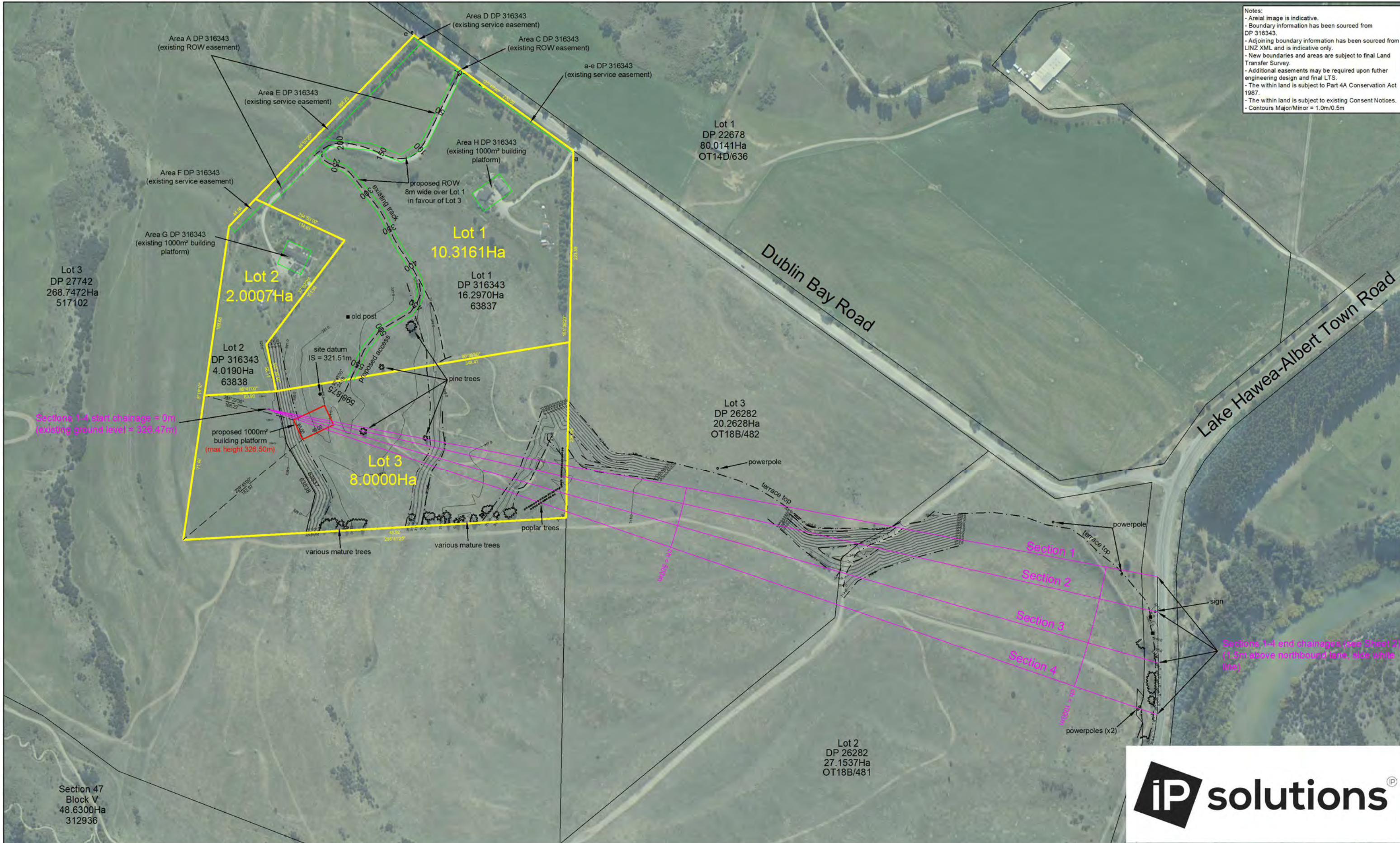
D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: services@qldc.govt.nz
www.qldc.govt.nz

Notes:
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 - Boundary information has been sourced from DP 316343.
 - Adjoining boundary information has been sourced from LINZ XML and is indicative only.
 - New boundaries and areas are subject to final Land Transfer Survey.
 - Additional easements may be required upon further engineering design and final LTS.
 - The within land is subject to existing Consent Notices.
 - Contours Major/Minor = 1.0m/0.5m



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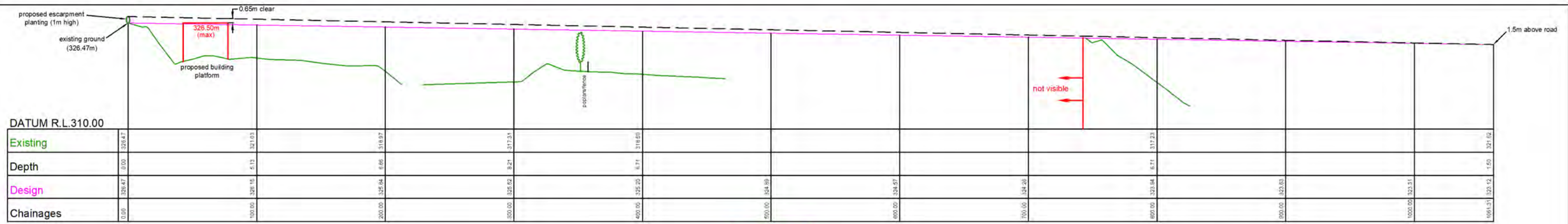
Client: Alastair Heine	
Scale: 1 : 4000 @ A3	
Surveyed: ST 11/03/19	Drawn: ST 19/11/19

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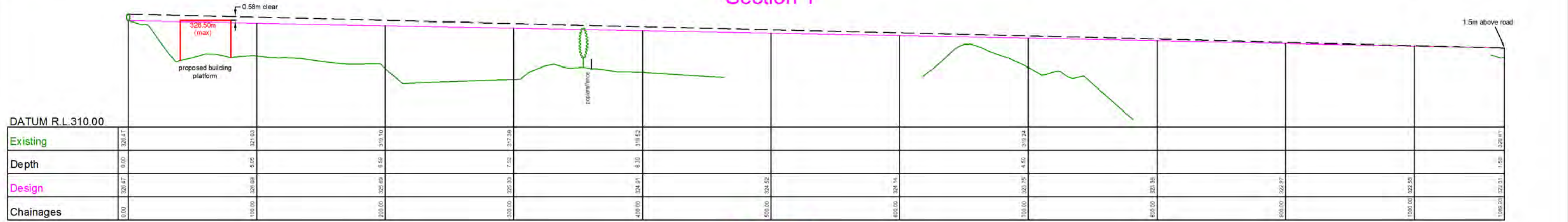
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Datum:
Lindis Peak 2000/DVD 1958

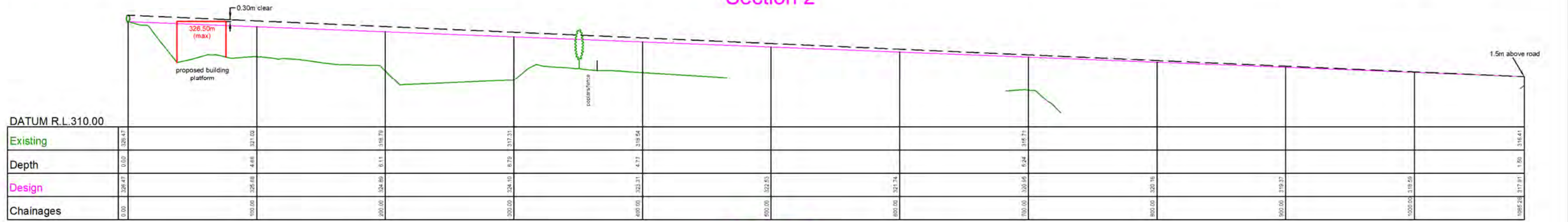
 Sheet: 1 of 3	
Job #: 18079_S1	Rev: C



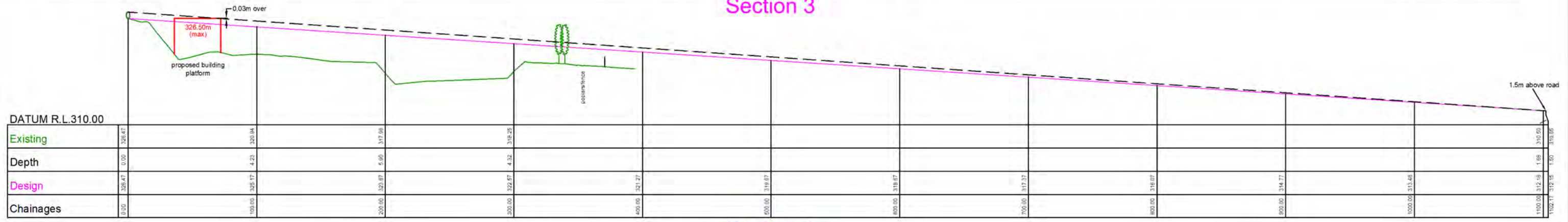
Section 1



Section 2



Section 3



Section 4



Rev	Description	Date
A	ORIGINAL	09/05/19
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Sheet:
2 of 3

 Job #:
 18079_S1

 Rev:
 C

entrance gates @ Dublin Bay Road

-10.6% (steepest section)

existing access
(at centreline)

proposed access
(to follow existing ground)

Lot 3 Bdy

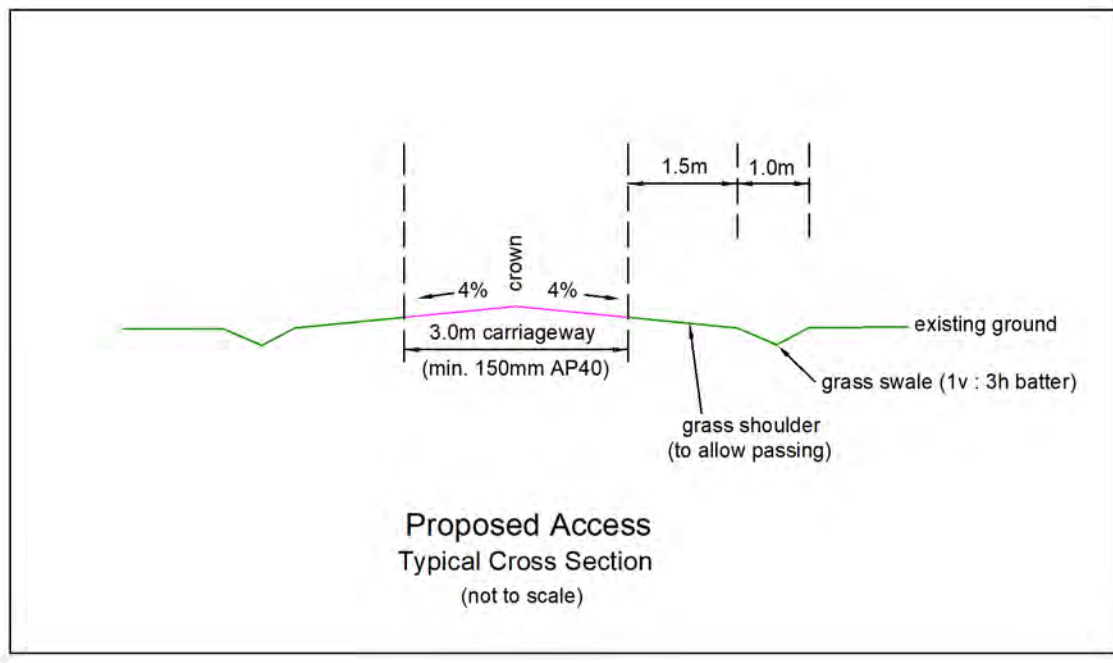
Vertical Grade

DATUM R.L.310.00

Existing/Proposed	Chainages
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331.29	4.32
331.27	19.00
331.52	34.32
331.67	48.50
331.53	63.37
331.42	77.53
331.42	91.05
331.38	99.90
331.36	109.25
331.30	117.36
331.01	123.58
330.43	130.90
329.62	138.83
328.58	148.61
327.43	158.71
325.97	173.59
324.65	187.43
323.98	197.58
322.88	205.47
322.06	213.81
321.04	224.50
320.92	230.55
320.96	234.58
320.87	242.72
320.86	250.00
320.86	252.00
320.82	260.58
320.63	267.86
320.19	278.32
320.17	290.17
320.03	300.00
320.03	307.11
319.36	314.00
318.88	325.50
318.70	336.34
318.55	348.88
318.56	358.88
318.67	362.54
319.16	375.98
319.86	400.00
319.66	418.61
319.75	424.96
319.86	435.03
320.16	442.76
320.23	448.87
320.34	450.00
320.45	453.63
320.33	460.13
320.35	465.00
320.36	485.85
320.25	500.00
320.74	524.80
320.84	530.79
321.00	545.90
321.00	548.88
321.06	566.80
321.06	576.48
321.16	583.81
321.23	587.01
321.30	591.35
321.15	598.88

LONGITUDINAL SECTION (existing/proposed access)

Horizontal Scale 1 : 2000
Vertical Scale 1 : 500



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Datum:
Lindis Peak 2000/DVD 1958

Sheet:
3 of 3

Job #:
18079_S1

Rev:
C

PLANTING NOTES:

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

In relation to all planting, effective stock and rabbit protection shall be installed at the time of planting. All grass cover within 0.5m of a new plant location is to be sprayed with a suitable weed spray to remove grass competition. Twice yearly, all invasive weed plants shall be removed from within 0.5m of all new plants. Any pest plant species that inhibit growth of new shall be excluded from the planting areas in an ongoing way.

Straw or bark mulch (or similar) is to be applied to all new plants to suppress weed growth and retain moisture.

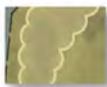





All plants are to be automatically irrigated by sprinklers or drippers, or shall have slow release water crystals applied in accordance with the product specifications, following the first 5 years of growth. If any plant dies or becomes diseased, it shall be replaced within the next planting season.

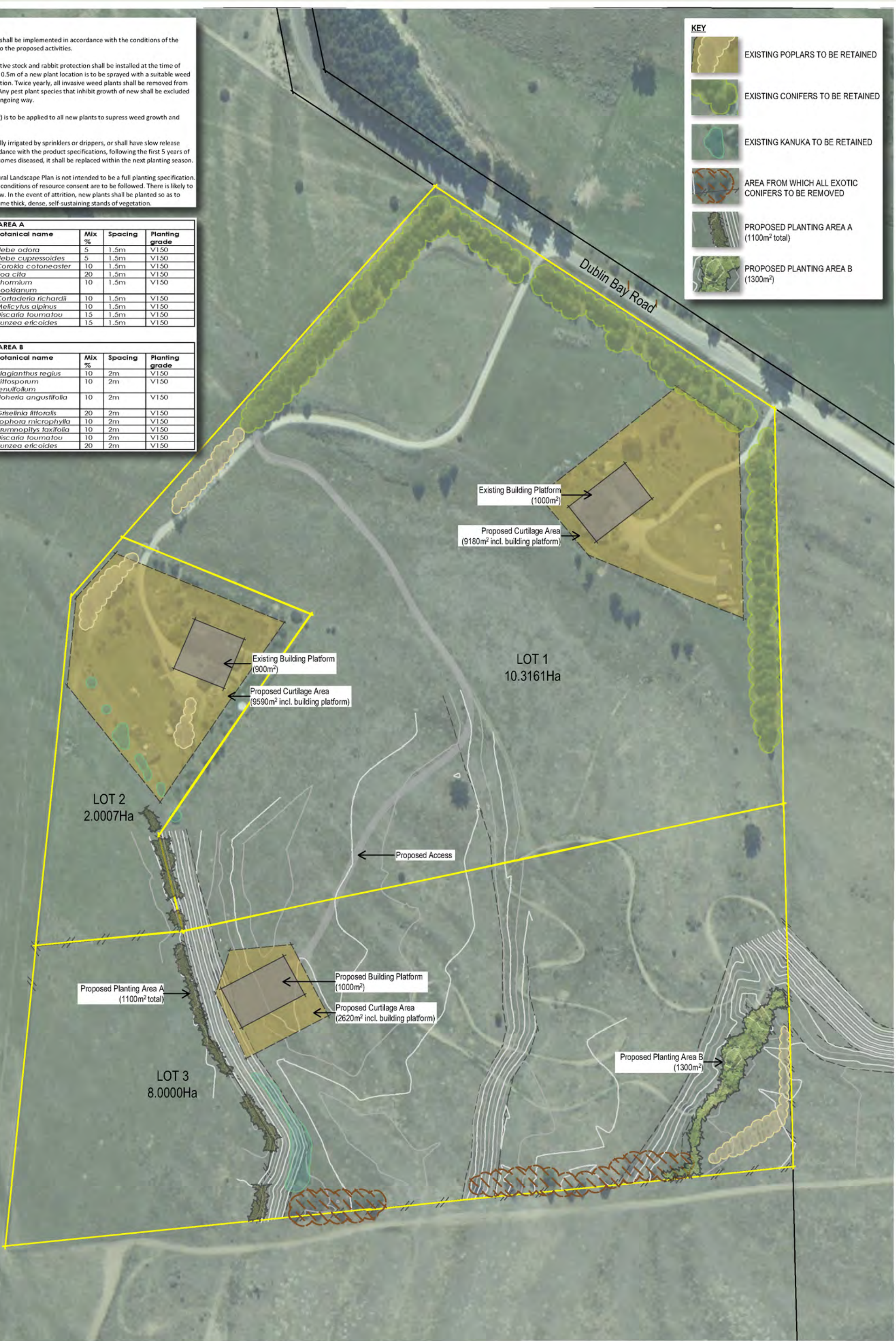
The information on the Structural Landscape Plan is not intended to be a full planting specification. Best practice is to be used and conditions of resource consent are to be followed. There is likely to be some attrition as plants grow. In the event of attrition, new plants shall be planted so as to ensure the planting areas become thick, dense, self-sustaining stands of vegetation.

PROPOSED PLANTING AREA A				
Name	Botanical name	Mix %	Spacing	Planting grade
Boxwood hebe	<i>Hebe odora</i>	5	1.5m	V150
Cypress hebe	<i>Hebe cupressoides</i>	5	1.5m	V150
Korokia	<i>Corokia cotoneaster</i>	10	1.5m	V150
Silver tussock	<i>Poa cila</i>	20	1.5m	V150
Mountain flax	<i>Phormium cookianum</i>	10	1.5m	V150
Toe toe	<i>Cortaderia richardii</i>	10	1.5m	V150
Porcupine shrub	<i>Meliclytus alpinus</i>	10	1.5m	V150
Matagouri	<i>Discaria toumatou</i>	15	1.5m	V150
Kanuka	<i>Kunzea ericoides</i>	15	1.5m	V150

PROPOSED PLANTING AREA B				
Name	Botanical name	Mix %	Spacing	Planting grade
Ribbonwood	<i>Plagianthus regius</i>	10	2m	V150
Kohuhu	<i>Pittosporum tenuifolium</i>	10	2m	V150
Narrow-leaved Lacebark	<i>Hohelia angustifolia</i>	10	2m	V150
Broadleaf	<i>Grisebinia littoralis</i>	20	2m	V150
Kowhai	<i>Sophora microphylla</i>	10	2m	V150
Matai	<i>Prumnopitys taxifolia</i>	10	2m	V150
Matagouri	<i>Discaria toumatou</i>	10	2m	V150
Kanuka	<i>Kunzea ericoides</i>	20	2m	V150

KEY

-  EXISTING POPLARS TO BE RETAINED
-  EXISTING CONIFERS TO BE RETAINED
-  EXISTING KANUKA TO BE RETAINED
-  AREA FROM WHICH ALL EXOTIC CONIFERS TO BE REMOVED
-  PROPOSED PLANTING AREA A (1100m² total)
-  PROPOSED PLANTING AREA B (1300m²)



REF: 1445-04 SLP
 DATE: 13.12.19
 SCALE: 1:2000 @ A3

Structural Landscape Plan

Proposed Subdivision - Dublin Bay, Wanaka

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