



Our Ref: W4905
07 July 2016

**CCR-GB Limited
(Glendhu Bay Holiday Park)**

Application for Land Use Consent

**Secs 1-3 Blk XV Lower Wanaka SD -
Glendhu Bay Recreation Reserve**

1128 Wanaka-Mt Aspiring Road, Wanaka

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1.0 APPLICATION DETAILS

Applicant:	CCR-GB Limited
Site Location:	1128 Wanaka-Mt Aspiring Road, Wanaka
Legal Description:	Secs 1-3 Blk XV Lower Wanaka SD - Glendhu Bay Recreation Reserve, SO 9103, 16456, 397287
Identifier:	Gazette Notice - 68-198; 1985 p4323
Area:	12.54 hectares
Zoning:	Rural General Designation 113 – Glendhu Recreation Reserve

2.0 DESCRIPTION OF PROPOSAL

2.1 SITE DESCRIPTION

The subject site is the Glendhu Bay Campground, located in the Glendhu Bay Recreation Reserve, approximately 10km west of the Wanaka township. It is on the east side of Wanaka-Mt Aspiring Road, between the road and Lake Wanaka. The Gazette Notice for the site is contained in Appendix A.

The Glendhu Bay Campground has been in operation since the 1920s. It is a popular camping area, with over 1,500 visitors per day in summer. The campground is located on QLDC reserve land. While various operational models have been employed for the running of the campground over the years, in 2014 a decision was made by Council to enter into a long term lease for the campground operation. CCR-GB Limited hold this lease.

The site is a flat-grassed site with large areas of open, mown grass maintained by the campground and a variety of widely spaced planted trees most of which are exotic (*e.g.*, eucalyptus, poplars and *prunus sp.*). A small number of kowhai and crack willows have also been planted. A gently sloping gravel beach runs the entire length of the reserve in front of the campground.

The campground contains a range of buildings, including a combined managers house/office, staff residence, garage/workshop, amenities buildings (showers, toilets, kitchen and laundry facilities), six cabins, two ablution blocks, unisex amenity building, lodge, camp shop and bottle store. Eight of the building, including two ablution blocks, the shop and two managers houses/garages are located in close vicinity (>5m) or even over the boundary of the campground with the Wanaka-Mt Aspiring Road.

Access, power, water and telecommunications are established at the camp ground. Water is obtained from Lake Wanaka, pumped through filters up to the camp storage tanks, and then gravity feed back to the camp. Wastewater is treated on site by with multiple chamber septic tank and field drain. The site and surrounding land is large and has appropriate free draining soil to accommodate and disburse the septic tank outfall via a field drain system. Existing power and telecommunications supply is obtained from infrastructure in Wanaka-Mt Aspiring Road.

2.2 PROPOSAL

The 2014 lease decision has provided the leasee with enough surety of tenure to upgrade campground facilities, therefore resource consent is sought to construct 14 buildings within the existing Glendhu Bay Campground – with 10 of the buildings to replace and upgrade existing buildings previously established on the site, and the remaining four being new buildings in addition to current operations. Buildings include:

- 1 x ablution block (replacing existing ablution block)
- 5 x two-bedroom cabins (4 additional and 1 replacing existing)
- 8 x one-bedroom cabins (8 replacing existing)

The proposed buildings are required to upgrade the accommodation offered at the campground to support campground operations. Buildings to be removed through this application are of poor quality and unable to be used during winter. Proposed buildings are located within the existing area of development within the campground.

A Site Plan illustrating the existing and proposed buildings is contained in Appendix B. Elevation and Design Plans for proposed buildings are contained in Appendix C.

All buildings have been designed to be unobtrusive and consistent with other buildings in the campground. They will be a maximum of 3.5m high and floor areas kept to the minimum possible.

The proposed ablution block will include a toilet block and kitchen/laundry facilities and will replace an existing ablution block with similar features. The proposed block is approximately three times the size of the existing and will be located approximately 10m to the south west. The proposed ablution block will be a rectangular building, approximately 200m², 27m long and 7.6m wide (excluding verandas). It will have mono-pitched roof with 5 degree slope. It will be coloured Resene “wedge wood” with an LRV of 21% and clad in horizontal weatherboard with colorcote roofing. The existing ablution block is located approximately 2.5m from the southern boundary of the campground with Wanaka-Mt Aspiring Road. The proposed building will be located approximately 0.5m from the road boundary.

The individual cabins will be a mixture of one and two bedroom units. The two bedroom cabins will be 44.4m² and include kitchen/bathroom facilities and a small veranda. One existing two-bedroom cabin will be removed as part of this application. As with the existing and proposed ablution block and shop and managers houses etc, four of the proposed two-bedroom cabins are located within the road setback.

Eight one-bedroom cabins are also proposed, all of which will replace existing very old one-bedroom cabins. The one bedroom cabins will be 15m² and will not include kitchen/bathroom facilities. The proposed one-bedroom cabins are all located greater than 25m from the road boundary.

All one- and two-bedroom cabins will have mono-pitched roof with 8 degree slope. They will be also be coloured Resene “wedge wood” with an LRV of 21% and clad in horizontal weatherboard with colorsteel roofing.

The proposed buildings will be built in two stages. Stage 1 is planned for winter 2017 and will include all eight one-bedroom cabins, the ablution block and one of the two-bedroom cabins. Stage 2 will include the remaining four two-bedroom cabins and will be constructed in winter 2018.

The proposal will not change the use of the site or increase the capacity of accommodation provided at the Glendhu Bay Campground as the proposed buildings will either replace existing buildings used for the same purpose or will be located in areas used as tent/campervan sites.

Landscape Design

Planting is proposed as part of this proposal to screen the proposed buildings from the Wanaka-Mt Aspiring Road. Planting will follow the pattern of existing vegetation along the road boundary and will include species such as pittosporum and native flax.

Services

Proposed buildings will be provided with power and water connections, as required, from existing campground infrastructure.

Ablution block will replace an existing ablution/kitchen block and utilise existing connections to the onsite water and septic treatment systems.

As this application will not increase the capacity of the site, no change to existing access arrangements or additional car parking is proposed or required through this resource consent.

Earthworks

Minimal earthworks in the way of surface scraping and pole driving will be required to establish building foundations.

3.0 RELEVANT DISTRICT PLAN PROVISIONS

3.1 OPERATIVE DISTRICT PLAN

The site is part of the Glendhu Recreation Reserve and is subject to Designation 113 for Recreation Reserve (Motor Park). The Queenstown Lakes District Council is the designating authority.

The underlying zoning of the subject site is Rural General.

The application infringes one of the conditions for Motor Parks and Golf Clubs reserve designations (section F of Appendix A1 to the District Plan) as five of the proposed buildings are located less than 1 m from the boundary of Wanaka-Mt Aspiring Road. The designation rules require all structures and buildings shall be setback 20m from road boundaries in a rural zone. The buildings comply with all other conditions of the designation.

As the development does not comply with all the conditions of the designation and the applicant is not the Council as the designating authority the outline plan approval process is not available to be used for this application. Consequently, application is being made for the buildings through the resource consent process under the provisions of the underlying Rural General zone.

Accordingly the application has been assessed against the Rural General Site and Zone Standards, and the relevant assessment matters contained in Chapter 5 of the Operative District Plan as outlined below, and also the Resource Management Act 1991 section 104D matters, including the relevant objectives and policies.

3.2 RESOURCE CONSENTS REQUIRED

3.2.1 Operative District Plan Resource Consents Required

- **Discretionary Activity** under Rule 5.3.3.3 (i) for the construction of 14 buildings in the Rural General zone.
- **Non-Complying Activity** under Rule 5.3.5.1 (ii) for the construction of five buildings within 20m from a road boundary.

The application is therefore accessed as a Non-Complying activity.

3.2.2 Operative District Plan Rural General Site Standards

The application has been assessed against the Rural General Site Standards of Rule 5.3.5.1 as detailed in the table below:

Ref	Title/Standard	Comment
i	<i>Setback from Neighbours of Buildings Housing Animals 30m from internal boundary</i>	NA as the buildings are not to house animals.
ii	<i>Access Each residential unit shall have legal access to a formed road</i>	NA as the buildings are not residential units, however complies as the site has legal access from Wanaka-Mt Aspiring Road.
iii	<i>Scale and Nature of Activities a) Max GFA of all buildings on site 100m² b) No goods, materials or equipment stored outside</i>	NA as visitor accommodation activities are excluded from this rule.

	<i>c) All manufacturing, altering, repairing, dismantling or processing of any goods or articles shall be carried out within a building.</i>	
iv	<i>Retail Sales Buildings >25m² GFA to be used for retail sales shall be setback from road boundaries by 30m.</i>	NA as no retail sales.
v	<i>Significant Indigenous Vegetation In areas identified on DP maps and included in App 5: a) no earthworks shall exceed 1000m³ (volume) and/or 50m² (area) in any one hectare in any continuous period of 5 years; or be located on slopes with an angle >20°. b) No clearance of indigenous vegetation shall exceed 100m² in area in any one hectare in any continuous period of 5 years. c) There shall be no exotic tree or shrub planting. d) No building shall be erected.</i>	NA as the site does not contain identified significant indigenous vegetation.
vi	<i>Minimum setback from internal boundaries 15m (except Closeburn Station).</i>	Complies, buildings are a minimum of 40m from the nearest internal boundaries.
vii	<i>Forestry and Shelterbelt Planting a) No forestry activity shall be undertaken within 20m of the boundary. b) No forestry or shelterbelt planting greater than 1070m ASL.</i>	NA as no forestry activities are proposed as part of this consent.
viii	<i>Earthworks</i>	Replaced by PC 49 (Section 22 – Earthworks). Earthworks for the development will be below the permitted level in the Rural General zone of 1,000m ³ .
ix	<i>Commercial Recreation No commercial recreation shall be undertaken except where the recreation is outdoors, the scale of such recreation is limited to five people in any one group.</i>	NA, visitor accommodation is outside the definition of commercial recreation.
x	<i>Indigenous Vegetation There shall be no clearance of indigenous vegetation except for: a) The clearance of indigenous vegetation that is: i) Totally surrounded by pasture and other exotic species; and ii) less than 0.5 hectares in area and more than 200m from any other indigenous vegetation which is greater than 0.5 hectares in area and iii) less than 1070m ASL, and iv) more than 20m from a water body; and v) not listed in App 9 as a threatened species. b) The clearance of indigenous vegetation</i>	Complies as no indigenous vegetation is proposed to be removed as part of this application.

	<p><i>for the operation and maintenance of existing roads, tracks, drains, utilities structures and fencelines, excluding their expansion.</i></p> <p>c) <i>The clearance of indigenous vegetation for the construction of public walkways up to 1.5m in width provided that is not listed as a threatened species in App 9.</i></p> <p>d) <i>The clearance of dangerous windthrown or dead standing trees as a result of natural causes.</i></p>	
	<p>Farm Buildings</p> <p>a) <i>No farm buildings shall be replaced, extended or constructed:</i></p> <p>i) <i>on any holding <100ha in area; or</i></p> <p>ii) <i>at a density of more than one farm buildings per 50 ha; or</i></p> <p>iii) <i>On any land above 600m ASL; or</i></p> <p>iv) <i>Within the ONL – WB or an ONF within the WB; or</i></p> <p>v) <i>On an ONF outside WB if:</i></p> <ul style="list-style-type: none"> • <i>there is already a farm building within that holding or if there is land within that holding that is not on an ONF; or</i> • <i>the site containing all or part of the ONF was not contained in a separate CT prior to 10 June 2005.</i> <p>b) <i>The existence of a farm building approved under Rule 5.3.3.2(i)(d) shall not be considered the permitted baseline for development within the Rural General zone.</i></p>	NA as no farm buildings are proposed.
xii	<p>Alpine Environments</p> <p><i>Only any land >1070m ASL, there shall be no exotic tree or shrub planting and no clearance of indigenous vegetation.</i></p>	NA as site is below 1070 masl.
xiii	<p>Planting of Species with Wilding Potential</p> <p><i>No planting of listed species.</i></p>	Complies as no planting of species with wilding potential is proposed as part of this application.

The proposal therefore complies with all Site Standards.

3.2.3 Rural General Zone Standards

The application has been assessed against the Rural General Zone Standards of Rule 5.3.5.1 as detailed in the table below:

Ref	Title / Standard	Comments
i	<p>Building Height</p> <p>a) <i>No part of any building, other than non-</i></p>	Complies as the buildings will be 3.5m high.

	<i>residential building ancillary to viticultural or farming activities shall exceed 8m AGL.</i>	
ii	<i>Setback from Roads Minimum set back from roads – 20m</i>	Infringes as five of the proposed buildings are located less than 20m from the road boundary.
iii	<i>Retail Sales No retail sales from sites by way of access to any State Highway</i>	NA as no retail sales proposed.
iv	<i>Surface of Lakes and Rivers a) Motorised craft on the surface of lakes and rivers shall be operated and conducted such that a maximum sound level of 77 dB LASmax is not exceeded, when measured and assessed in accordance with Appendix 2.</i>	NA as application does not involve motorised craft on the surface of lakes and rivers
v	<i>Noise Non-residential activities shall be conducted such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit, other than residential units on the same site as the activity: (a) during daytime (0800 to 2000 hrs) L10 50dBA. (b) during night time (2000 to 0800 hrs) L10 40dBA and Lmax 70dBA.</i>	Application is for additional buildings in an existing campground. Noise standards will not be exceeded.
vi	<i>Lighting All fixed exterior lighting shall be directed away from adjacent sites and roads</i>	Exterior lighting on proposed buildings will be directed away from adjacent sites, the lake and roads.
vii	<i>Airport Noise- Queenstown airport</i>	NA
viii	<i>Wanaka Airport Building Line No building shall be erected, constructed or relocated within the area defined by a line 150m on the western side of the centre line of the Wanaka Airport main runway, the Airport Purposes Designation boundary at either end of the main runway, and a line 200m on the on the eastern side of the centre line of the Wanaka Airport main runway.</i>	NA as outside the building line area.
ix	<i>Screening Storage areas for waste materials, outdoor display areas and parking associated with commercial activities, wineries and other productive activities shall be generally be positioned and managed to minimize any adverse visual effect.</i>	NA as there will be no additional waste materials, outdoor display areas and parking associated with this application.
x	<i>Airport Noise – Wanaka Airport</i>	NA as site is outside the Outer Control Boundary.
xi	<i>Residential Density - Closeburn Station</i>	NA
xii	<i>Building Coverage - Tucker Beach Road</i>	NA
xiii	<i>Building Line Restriction</i>	NA

The application infringes the Zone Standard relating to the setbacks from the road boundary. The Zone Standard infringement requires resource consent as Non Complying Activity under Rule 5.3.3.4 (vi). Relevant assessment matters regarding this infringement are considered in following sections. The proposed buildings comply with the other Zone Standards.

3.2.4 Assessment Matters

The Proposed District Plan identifies that this site is within an area of Outstanding Natural Landscape. This landscape classification is adopted for this location and the landscape assessment considers the application against these assessment matters.

The application has therefore been assessed against the assessment matters contained in Rules 5.4.2.2 and 5.4.2.3 as detailed below.

Rule 5.4.2.2(2) Landscape Assessment Matters Outstanding Natural Landscapes (District Wide)

The proposed buildings are located within the extent of the existing campground and are consistent in appearance and scale of existing buildings. Ten of the proposed 14 buildings will replace existing buildings and the remaining four are small and located within existing campground development. They are not expected to add to the density and scale of existing campground operations and will not add to the visibility of the campground when viewed from Lake Wanaka or other public place or affect open space values or the natural character of the area.

The proposal is consistent with the expected outcome of the Lake Wanaka Reserve Management Plan which allows for the *“development of facilities and infrastructure and the provision of services consistent with commercial holiday park activities”* (policy 5.2.2.2).

As discussed, five of the proposed buildings are located within 1m from the boundary with the Wanaka-Mt Aspiring Road resulting in this application being a Non-Complying Activity. As eight of the existing campground buildings are also located on or over this boundary and the proposed buildings will be consistent with and located in a cluster with the existing buildings, the proximity of the proposed buildings to the road boundary will not result in the application being visually prominent to the extent that it dominates or detracts from views of the Outstanding Natural Landscape. Additionally, the carriageway of the road is located 14m from this boundary and the perceived boundary of the campground is a post and wire fence which is located adjacent to the road following power lines and established hedge vegetation, therefore the setback infringement will be unlikely to be perceived by anyone internal or external to the site. Moreover, the location of the proposed buildings was chosen for ease of access to existing service infrastructure. Effects on traffic safety from the road boundary setback infringement is discussed below.

The proposal will not result in a cumulative effect as the proposal is generally replacing existing campground infrastructure and are a necessary upgrade to infrastructure to allow the effective operation of the campground. The development does not represent a threshold with respect to the site's ability to absorb further change or raise the possibility for further development.

Rule 5.4.2.3(i) General – Nature Conservation Values

The proposed buildings are to be located within the existing campground on a flat-grassed site. The site contains widely spaced planted trees most of which are exotic (*e.g.*, eucalyptus, poplars and prunus sp.) with occasional willows and kowhai located on the lakefront. However, the proposed buildings will not require the removal of any specimens and will not result in any adverse effect on indigenous ecosystems.

The proposed landscaping includes indigenous species which will provide some enhancement of indigenous biodiversity. The species in the proposed landscaping do not provide any spread risk.

Rule 5.4.2.3(ii) Natural Hazards – General

The site is identified on the QLDC hazard register as being subject to alluvial fan and liquefaction hazards and lake flooding. As the proposal is not changing the use of the site and will not increase the capacity of accommodation provided at the Glundhu Bay Campground, the proposed buildings will not result in any effect on, or increased risk from natural hazards. The development is not likely to be subject to any different level of natural hazard than surrounding land and will not exacerbate or create any additional hazards.

Rule 5.4.2.3(iv) Discretionary Activity - Buildings

The proposed buildings are small in scale and located with existing development at the campground. They will not break the line and form of the landscape, or the skyline, ridges, hills or prominent slopes. The external appearance of the proposed buildings are consistent with existing development and are is not expected to be noticed or have an effect on landscape character and visual amenity.

Rule 5.4.2.3 (xiii) Discretionary Activity - Visitor Accommodation

As the proposed development will not change the use of the site or increase the capacity of accommodation provided at the Glendhu Bay Campground, there will be no effect on privacy and remoteness, or levels of traffic and noise, vibration and lighting from vehicles accessing the site. The proposed ablution block will replace the existing ablution/kitchen block and utilise existing septic infrastructure which is able to accommodate the change and therefore the proposal will not have an adverse effect on the quality of ground and/or surface water.

3.2.5 Relevant Objectives and Policies

As a Non-Complying Activity the application has been assessed against the objectives and policies of Chapter 4 (District Wide Issues) and Chapter 5 (Rural Areas). For brevity only the relevant objectives and policies are documented below. Objectives and policies not listed have been considered but are not considered relevant to the application.

3.2.5.1 Chapter 4 – District Wide Issues

The following objectives and policies from Chapter 4 are relevant in considering this application.

1. Objective - Nature Conservation Values

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

The protection of outstanding natural features and natural landscapes.

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

Policies 1.13, 1.17

Comment: The lake and its shoreline have high levels of natural character in the Glendhu Bay Recreation Reserve, however the remainder of the reserve has a long history as use as the campground and is of low natural character. The sites of the proposed buildings are well within the footprint of the campground in highly modified areas and the buildings will not have an adverse effect on the natural character of the shoreline.

The proposed buildings will not require the removal of any native vegetation and proposed landscaping includes native species and so enhances the natural character and provides for the reinstatement of indigenous ecosystems to a minor degree.

Therefore the proposal is considered to be consistent with this objective and these policies as it maintains the natural character and nature conservation values of the margin of Lake Wanaka and retains existing vegetation and proposes additional planting.

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

Policies 1, 2, 8, 9, 17

As discussed previously, the proposed buildings are within the footprint of the campground and will be consistent with this objective and with the scale and density of existing development in the vicinity. Therefore, while the buildings may be visible from Lake Wanaka, the development will not be visually dominant and is not in an area vulnerable to degradation. The buildings are not on a skyline, ridge or prominent slopes and hilltops. The colour of buildings is consistent with existing development and complementary to the natural colours of the landscape.

3. Open Space and Recreation

Objective – Environmental Effects

Recreational activities and facilities undertaken in a way which avoids, remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District.

Policies 2.2, 2.3, 2.5, 2.6

Comment: The scale of the buildings are consistent with the existing campground operations and the site's purpose as a campground. The effects of noise and lighting from the proposed development will not greatly change from that of the existing operation.

Per policy 2.5, while five of the proposed buildings are located within 1m from the boundary with the Wanaka-Mt Aspiring Road, the application is not expected to detract from a safe and efficient system for the movement of people and goods or the amenity of adjoining roads. This is due to the proposed buildings not accessing the Wanaka-Mt Aspiring Road directly, instead utilizing the existing well-formed and established vehicle crossing and access way to the campground. This vehicle crossing will accommodate the proposed development as the proposed buildings will not change the use of the site and will not increase the capacity of accommodation provided. Additionally, the carriageway of the road is 14m from this boundary, behind a fence/perimeter vegetation, and the proposed buildings are positioned consistent with existing buildings which have been located within close vicinity or over the road boundary for many years.

The proposed buildings are contained within the campground and will meet a specific purpose for campground operations to operate into the future. The proposal is not expected to contribute to future effects on an Outstanding Natural Landscape that may arise from future development.

The scale and location of the proposed buildings are consistent with the level of amenity anticipated in the surrounding campground environment and will not have an adverse effect on natural conservation values, or natural, scenic and heritage values, and will not detract from a safe and efficient system for the movement of people and goods or the amenity of adjoining roads, thereby the development is considered to be consistent with this objective and these policies.

Objective – Effective Use

Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.

Policies 3.1, 3.2, 3.3

Comment: This objective and these policies seek to provide for recreational facilities that meet the recreational needs of residents and visitors. The existing Glendhu Bay campground is a popular camping spot, catering for over 1,500 visitors per day in summer from within and outside the district. The proposed buildings will upgrade and enhance the operation and effective use of the campground, meeting the needs of the District's residents and visitors who utilise the campground.

5. Natural Hazards

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

Policies 1.4, 1.5, 1.6

Comment: The site is identified on the QLDC hazard register as being subject to alluvial fan and liquefaction hazards and lake flooding. As the proposal is not changing the use of the site and will not increase the capacity of accommodation provided at the Glundhu Bay Campground, the proposed buildings will not result in any effect on, or increased risk from natural hazards. The

development is not likely to be subject to any different level of natural hazard than surrounding land and will not exacerbate or create additional hazards.

3.2.5.2 Chapter 5 - Rural Areas

The following objectives and policies from Chapter 5 (Rural Areas) are relevant in the consideration of this application.

6. 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, 1.4, 1.6, 1.7, 1.8

Comment: The proposed buildings are contained within the existing campground development and will be consistent with the existing campground operations and the site's purpose as a campground (per Designation 113 of the Operative and Proposed District Plan which defines the site as Recreation Reserve (Motor Park) and the Lake Wanaka Reserve Management Plan where the site is defined as the "Glendhu Bay Campground Reserve").

The proposed buildings are located in an existing pocket of campground development which is an area of the reserve considered able to absorb the level of change, will not be visible on a skyline and are not considered to have an adverse effect on the landscape values of the District. The proposed buildings are part of the continued operation of the Glundhu Bay Campground which provides a long-term community benefit to the district, as provided for in the Lake Wanaka Reserve Management Plan (discussed below in Section 5.0). The proposed buildings are therefore considered an appropriate and sustainable use of the site and consistent with this objective and these policies.

The district-wide landscape objectives and policies have been previously considered and the development is considered to be consistent with their intent.

7. Objective 3 – Rural Amenity

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

Policies 32, 3.3

Comment: This objective and policy is not strictly relevant as it talks of the effects of activities on rural amenity values. The site has an underlying zoning of Rural General, but is in an area of existing campground development that does not have rural amenity values. The proposed buildings are within the scale of existing campground development and will not change the operation of the site or have an adverse effect on rural amenity. The effects on amenity values and the measures to avoid or mitigate these effects have been considered in previous sections.

Summary of Relevant Operative District Plan Objectives and Policies:

The above assessment of the proposal against the objectives and policies of the Operative District Plan demonstrates the proposed buildings are considered to be consistent with and not contrary to the relevant objectives and policies and therefore satisfies the section 104D (1)(b) test.

3.3 PROPOSED DISTRICT PLAN

The first stage of the Proposed Queenstown Lakes District Plan 2015 was notified on 24 August 2015, the submissions periods on the Proposed District Plan have now closed and hearings have commenced.

The Proposed District Plan does not alter the current Designation 113 for Recreation Reserve (Motor Park). The Proposed District Plan also specifies two additional designations at the subject site: 517 Recreation Reserve, and 484 Water Pump and Intake.

The subject site is proposed to have an underlying Rural zoning.

The application has been assessed against the relevant objectives and policies of the Proposed District Plan as demonstrated in the following paragraphs. The relevant objectives are found in the following sections of the Proposed District Plan:

- Section 3 – Strategic Direction
- Section 6 – Landscapes
- Section 21 – Rural

Relevant rules with immediate legal effect contained in the same sections have also been considered.

3.3.1.1 Section 3 - Strategic Direction

Objective 3.2.4.5 - Preserve or enhance the natural character of the beds and margins of the District's lakes, rivers and wetlands.

Policy 3.2.4.5.1

The application has been assessed against these provisions in Section 3.2.5.1 of this application. The proposed buildings are located in an existing area of development and will not have an adverse effect on the character or nature conservation values of Lake Wanaka.

Objective 3.2.5.1 - Protect the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from subdivision, use and development.

Policy 3.2.5.1.1

As discussed, the proposed development is small in scale and is consistent with existing development and use of the site. The proposed buildings are not considered to have an adverse effect on landscape character and amenity.

3.3.1.2 Section 6 – Landscapes

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

Policy 6.3.1.3

Comment: The application has been assessed against the assessment matters in provisions 21.7.1 and 21.7.3 as documented below.

21.7.1 Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).	
<p>21.7.1.3 Effects on landscape quality and character <i>In considering whether the proposed development will maintain or enhance the quality and character of Outstanding Natural Features and Landscapes, the Council shall be satisfied of the extent to which the proposed development will affect landscape quality and character, taking into account the following elements:</i></p> <p><i>a. Physical attributes:</i></p> <ul style="list-style-type: none"> <i>Geological, topographical, geographic elements in the context of whether these formative processes have a profound influence on landscape character;</i> <i>Vegetation (exotic and indigenous);</i> <i>The presence of waterbodies including lakes, rivers, streams, wetlands.</i> <p><i>b. Visual attributes:</i></p> <ul style="list-style-type: none"> <i>Legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;</i> <i>Aesthetic values including memorability and naturalness;</i> <i>Transient values including values at certain times of the day or year;</i> <i>Human influence and management – settlements, land management patterns, buildings, roads.</i> <p><i>c. Appreciation and cultural attributes:</i></p> <ul style="list-style-type: none"> <i>Whether the elements identified in (a) and (b) are shared and recognised;</i> <i>Cultural and spiritual values for tangata whenua;</i> <i>Historical and heritage associations.</i> <p><i>The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</i></p> <p><i>d. In the context of (a) to (c) above, the degree to which the proposed development will affect the existing landscape quality and character, including whether the proposed development accords with or degrades landscape quality and character, and to what degree.</i></p>	<p>The proposed buildings are located within the footprint of the existing campground and are consistent in appearance and scale of other buildings. Ten of the proposed 14 buildings will replace existing buildings and the remaining four are small in scale and located in an area of existing development within the campground. They are not expected to add to the density and scale of existing campground operations and will not add to the visibility of the campground when viewed from the lake or other public place or affect open space values or the natural character of the area.</p> <p>The proposed buildings in keeping with the intended character of the recreation reserve (Motor Park). The proposed design and location of the buildings is consistent with existing development which recognise the sensitivity of the location.</p>

<p><i>e. any proposed new boundaries will not give rise to artificial or unnatural lines (such as planting and fence lines) or otherwise degrade the landscape character.</i></p>	
<p>21.7.1.4 Effects on visual amenity <i>In considering whether the potential visibility of the proposed development will maintain and enhance visual amenity, values the Council shall be satisfied that:</i></p> <ul style="list-style-type: none"> <i>a. the extent to which the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places. 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, cycling, equestrian and other means of access;</i> <i>b. the proposed development will not be visually prominent such that it detracts from public or private views of and within Outstanding Natural Features and Landscapes;</i> <i>c. the proposal will be appropriately screened or hidden from view by elements that are in keeping with the character of the landscape;</i> <i>d. the proposed development will not reduce the visual amenity values of the wider landscape (not just the immediate landscape);</i> <i>e. structures will not be located where they will break the line and form of any ridges, hills and slopes;</i> <i>f. any roads, access, lighting, earthworks and landscaping will not reduce the visual amenity of the landscape.</i> 	<p>The buildings are within the existing campground, and while they will be visible from Lake Wanaka they will not be visually prominent to the extent that they will detract from the natural components of the landscape and will not break the line and form of the landscape. The proposal does not require any additional roading, lighting or earthworks and is not expected to create adverse effects on visual amenity.</p>
<p>21.7.1.5 Design and density of Development <i>In considering the appropriateness of the design and density of the proposed development, whether and to what extent:</i></p> <ul style="list-style-type: none"> <i>a. opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);</i> <i>b. there is merit in clustering the proposed building(s) or building platform(s) within areas that are least sensitive to change;</i> <i>c. development, including access, is located within the parts of the site where it would be least visible from public and private locations;</i> <i>d. development, including access, is located in the parts of the site where it has the least impact on landscape character.</i> 	<p>The proposed buildings are located in a pocket of existing development within the campground and utilises existing roads, services and open space.</p>
<p>21.7.1.6 Cumulative effects of subdivision and</p>	<p>The proposal will not result in a cumulative effect as</p>

<p><i>development on the landscape</i></p> <p><i>Taking into account whether and to what extent existing, consented or permitted development (including unimplemented but existing resource consent or zoning) may already have degraded:</i></p> <p><i>a. the landscape quality or character; or,</i></p> <p><i>b. the visual amenity values of the landscape.</i></p> <p><i>The Council shall be satisfied the proposed development, in combination with these factors will not further adversely affect the landscape quality, character, or visual amenity values.</i></p>	<p>the proposal is generally replacing existing campground infrastructure or is a necessary addition for the effective operation of the campground. The development does not feature as a threshold with respect to the site's ability to absorb further change or increase the possibility for further development.</p>
<p>21.7.3 Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RLC)</p>	
<p>21.7.3.2 <i>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.</i></p>	<p>The subject site is not a rural area and the proposed buildings are not for rural use. The proposed buildings will be used for campground operations in an area already used for this purpose and are consistent with the quality and character of the surrounding area.</p>
<p>21.7.3.3 <i>In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:</i></p> <p><i>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;</i></p> <p><i>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;</i></p> <p><i>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;</i></p> <p><i>d. any opportunities to retire marginal farming land and revert it to indigenous vegetation;</i></p> <p><i>e. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;</i></p> <p><i>f. whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.</i></p>	<p>The application is a necessary addition for the effective operation of the campground on reserve land designated for this purpose.</p>

The remaining policies for Objective 6.3.1 are consistent with the above assessment matters and for conciseness are not discussed again. It is considered that the proposed development is in accordance with this objective and these policies.

Objective: 6.3.4 - *Protect, maintain or enhance the District's Outstanding Natural Landscapes (ONL).*

Policy 6.3.4.1, 6.3.4.3

Comment: The proposed development is small in scale and is consistent with existing development and use of the site. It will not affect landscape character and amenity.

3.3.1.3 Section 21 – Rural

Objective 21.2.12 - *Protect, maintain or enhance the surface of lakes and rivers and their margins.*

Policy - 21.2.12.1, 21.2.12.2, 21.2.12.3, 21.2.12.5, 21.2.12.6, 21.2.12.7

Comment: Lake Wanaka is a Statutory Acknowledgement Area and identified in the Kai Tahu ki Otago Natural Resource Management Plan 2005. As the development is minimum of 40m from the nearest boundary with Lake Wanaka and as the development is consistent with the exiting use of the site for campground operation, it is not expected to have an impact on statutory obligations, the spiritual beliefs, cultural traditions and practices of Tangata Whenua.

The application seeks to enhance and upgrade existing campground infrastructure to assist with providing recreational experiences, public access and enjoyment of Lake Wanaka. It will not result in large-scale or intrusive commercial activities or have an impact on natural character and nature conservation values of the surface and margins of Lake Wanaka.

Summary of Relevant Proposed District Plan Objectives and Policies:

The above assessment of the proposal against the objectives and policies of the Proposed District Plan demonstrates the proposed buildings are considered to be consistent with and not contrary to the relevant objectives and policies and therefore satisfies the section 104D (1)(b) test.

4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 PERMITTED BASELINE

The permitted baseline provides guidance as to the effects of the proposal on the site. There are three limbs to determining the baseline:

- Unimplemented resource consents;
- Existing lawful activities on the site; and
- Activities which would be permitted as of right by the District Plan.

The existing campground has been operating lawfully on this site since the 1920s with a daily occupation of approximately 1,500 people per day. As discussed above, the proposal will not change the use of the site or increasing the capacity of accommodation provided at the Glendhu Bay Campground as the proposed buildings will either be replacing existing buildings used for the same purpose or will be located in areas used as tent/campervan sites.

In addition, the subject site is part of the Glendhu Recreation Reserve and is subject to Designation 113 for Recreation Reserve (Motor Park). The application is permitted under this designation and complies with all conditions of the designation with the exception of Rule F(1) road boundary setbacks (discussed above in Section 3.2.4). The designation does not limit the number of buildings permitted in a recreation reserve, only that the buildings are appropriately designed and located. As discussed in this application, the proposed buildings are considered to be appropriately designed and located as they are generally replacing existing buildings and are consistent in appearance, size and location as existing development and will not alter the existing campground operations or visibility. Therefore the construction and use of the proposed buildings within wider campground operations can be considered as part of the permitted baseline for the site.

4.1 ENVIRONMENTAL EFFECTS

The actual or potential effects of the proposed buildings on the environment have been assessed under the following headings:

Land, Flora and Fauna

Effect	Effects on the Environment	Other Comments
Vegetation	Nil	The proposed buildings are located either on the footprint of existing buildings or on grassed areas of the site. No significant vegetation will be removed. The proposed landscaping includes native species.
Wildlife	Nil	
Landform	Nil	Minimal earthworks will be required
Waterbodies	Nil	
Groundwater	Nil	The foundations will be short piles.
Contamination	Nil	

Infrastructure

Effect	Effects on the Environment	Other Comments
Water Supply	Nil	Connection into existing network.
Effluent Disposal	Nil	Connection will be provided into the existing campground septic network and disposal.
Stormwater Control	Nil	Stormwater will be disposed of to ground.
Energy Supply	Nil	Connection to existing network.
Telecommunication	Nil	
Pollution	Nil	

People and Built Form

Effect	Effects on the Environment	Other Comments
Neighbourhood Character	Nil	The proposed buildings are located within the footprint of the existing campground and are consistent in appearance and scale of other buildings. Ten of the proposed 14 buildings will replace existing buildings and the remaining four are small in scale and located in a pocket of exiting development within the campground and will not have an effect on neighbourhood character.
Visibility	Less than minor	The buildings are within the existing campground, and while they will be visible from Lake Wanaka they will not be visually prominent to the extent that it will detract from the natural components of the landscape and will not break the line and form of the landscape. The proposal does not require any additional roading, lighting or earthworks and is not expected to create adverse effects on visual amenity.
Building Density	Nil	Permitted by Recreation Reserve (Motor Park) designation
On-site Amenity	Positive	Proposal will upgrade and enhance campground infrastructure to improve onsite amenity and guest experiences.
Views and Outlook	Less than minor	As above
Cumulative Effects	Nil	
Precedent Effect	Nil	
Reverse Sensitivity	Nil	

Traffic Generation and Vehicle Movements

Effect	Effects on the Environment	Other Comments
On-Site Parking	Nil	No change to on-site parking is required as a result of this application
Site Access	Nil	The proposed buildings will not change access to the site.
Vehicle Safety	Less than minor	Despite being located in the setback with the road boundary, the location of the buildings will not affect the safety and efficiency of the Wanaka-Mt Aspiring Road as the buildings will not access the road directly, instead utilizing the existing well-formed and established driveway and access to the campground. Additionally, the road carriageway is 14m from this boundary, behind a fence/perimeter vegetation, and

		the proposed buildings are positioned consistent with existing buildings which have been located within close vicinity or over the road boundary for many years.
Pedestrian and Cyclist Safety	Nil	As above
Traffic Generation	Nil	Proposal will not change the capacity of the site or amount of traffic generated
Roading Capacity	Nil	
Noise	Nil	Operation of campground will not change
Vehicle Movements	Nil	As above

Nuisance

Effect	Effects on the Environment	Other Comments
Noise	Nil	Operation of campground will not change as a result of this application
Odour	Nil	
Hours of Operation	Nil	Operation of campground will not change as a result of this application
Dust	Nil	
Air Discharges	Nil	
Vibration	Nil	

Cultural

Effect	Effects on the Environment	Other Comments
Sites of Heritage Significance	Nil	
Sites of Cultural Significance	Less than minor	Lake Wanaka is a Statutory Acknowledgement Area and identified in the Kai Tahu ki Otago Natural Resource Management Plan 2005. As the development is minimum of 40m from the nearest boundary with Lake Wanaka and as the development is consistent with the exiting use of the site for campground operation, it is not expected to have an impact on statutory obligations, the spiritual beliefs, cultural traditions and practices of Tangata Whenua.

Natural Hazards

Natural Hazard	Susceptibility	Other Comments
Flooding	Nil	No change to existing use of the site
Landslide	Nil	
Seismic Hazards	Nil	

Scale of Environmental Effects

Nil Effects	No effects at all.
Less than Minor Adverse Effects	Adverse effects that are discernable day-to-day effects, but too small to adversely affect other persons.
Minor Adverse Effects	Adverse effects that are noticeable but that will not cause any significant adverse impacts.
More than Minor Adverse Effects	Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
Significant Adverse Effects that Could Be Remedied or Mitigated.	An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
Unacceptable Adverse Effects	Extensive adverse effects that cannot be avoided, remedied or mitigated.

The environmental effects of the proposed buildings are considered to be less than minor.

5.0 RMA SECTION 104 MATTERS

The application has been assessed against the relevant provisions of the documents referred to in RMA section 104 as detailed below. The application has also been assessed against the relevant provisions of the Queenstown Lakes District Plan as detailed in previous sections.

(i) National Environmental Standards

The following National Environmental Standards are not relevant to the current application:

- Air Quality
- Sources of Human Drinking Water
- Telecommunications Facilities
- Electricity Transmission

This application is outside the scope of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 as the proposed activity is not changing the use of the land and the volume of soil disturbed will be less than 25m³ per 500m².

(ii) Other Regulations

Reserves Act 1977

The site is a reserve under the Reserves Act 1977. The site is classified as Recreational Reserve under this Act. The purpose of a recreation reserve is to preserve and manage areas of New Zealand for the benefit and enjoyment of the public. The features of the reserve are to be managed and protected to the extent it is compatible with the primary purpose. The Wanaka Lakefront Reserves Management Plan 2014 and Resource Management Act 1991 determine whether the proposed buildings are appropriate.

Wanaka Lakefront Reserves Management Plan 2014

The Wanaka Lakefront Reserves Management Plan 2014 is the reserve management plan covering the Council administered reserves along the edge of Lake Wanaka from Glendhu Bay to the Outlet Reserve. This plan was prepared in accordance with the Reserves Act 1977.

The purpose of this plan is to identify the objectives and policies for the management, including the protection and development of the Wanaka lakefront reserves. The vision (from section 5.1) is to *“protect and enhance the amenity and ecological value of the Wanaka lakefront reserves whilst providing opportunities for both land and water based recreation.”*

The subject site is classified as Glendhu Bay Campground Reserve in this Management Plan. Section 3.2.2 states that this area *“has been a campground for many years with the necessary infrastructure available for this type of activity and it is intended to continue this in the future”* indicating that the proposal is consistent with the character of the site and surrounding landscape. In addition, policy 5.2.2.2 of the Reserve Management Plan permits *“the operation of commercial campgrounds at Glendhu Bay and Outlet reserves, including the development of facilities and infrastructure and the provision of services consistent with commercial holiday park activities”*, therefore indicating that the proposal to develop and upgrade campground infrastructure is consistent with the expected outcome of the Reserve Management Plan.

(iii) National Policy Statements

The following National Policy Statements are not relevant to the current application:

- Freshwater Management 2014
- Renewable Electricity Generation 2011
- Electricity Transmission 2008

(iv) New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement 2010 is not relevant to this application as the site is not in a coastal area.

(v) Otago Regional Policy Statement

The Otago Regional Policy Statement is an overview of the Otago region’s resource management issues and the policies and methods to achieve the integrated management of its natural and physical resources. Other resource management plans (the various regional plans and the District Plan) reflect the provisions of the Otago Regional Policy Statement and cannot be inconsistent with it. These policies give effect to the Regional Policy Statement.

Of relevance to this application are the objectives and policies relating to land, water quality and natural hazards. These objectives seek to promote the sustainable management of Otago’s land and water resources, to avoid, remedy or mitigate degradation of Otago’s natural and physical resources

and maintain and enhance Otago's land resource through avoiding, remedying or mitigating the adverse effects of activities which have the potential to create adverse effects.

The Regional Policy Statement is given effect to by the regional plans and the District Plan. The objectives and policies of the land and natural hazard section of the Regional Policy Statement are primarily given effect to by the District Plan and the Regional Plan: Water. An assessment of the application against the provisions of the District Plan is contained in previous sections, while the proposed development does not require consent under the Regional Plan: Water.

6.0 RMA SECTION 104D TESTS

As a Non-Complying Activity the application has been assessed against section 104D of the Resource Management Act 1991. In order for consent to be granted, Council must be satisfied that either the adverse effects of the activity on the environment will be minor, or that the application is for an activity that will not be contrary to the objectives and policies of the Operative and Proposed District Plans.

This application seeks approval to construct four additional buildings and replace ten existing buildings within the existing Glendhu Bay Campground. The application has been assessed as a Non-Complying Activity five of the buildings will be located within 20m from a road boundary, infringing a zone standard.

The environmental effects of the application are considered to be less than minor as the buildings are small in scale and located with the existing pocket of development at the campground and are consistent in appearance and size as existing buildings. They will not add to the density and scale of existing campground operations and will not add to the visibility of the campground when viewed from Lake Wanaka or other public place. The road setback infringement are also considered to be less than minor as the location of the buildings will not affect the safety and efficiency of the Wanaka-Mt Aspiring Road as the buildings will not access the road directly, instead utilizing the existing well-formed and established vehicle crossing and access way to the campground. Additionally, the carriageway of the road is 14m from this boundary, behind a fence/perimeter vegetation, and the proposed buildings are positioned consistent with existing buildings which have been located within close vicinity or over the road boundary for many years.

The application has been assessed against the relevant objectives and policies of the Operative and Proposed District Plans as outlined above. As discussed, the proposed application is considered to be achieve the outcomes and comply with these objectives and policies.

As this assessment concludes that the environmental effects of the proposal will be less than minor and complies with the objectives and policies of the District Plan, the application satisfies the section 104D test for the granting of a resource consent for a Non-Complying Activity.

7.0 PART II MATTERS - 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(2) 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.”*

This application seeks resource consent to construct four additional buildings and replace ten existing buildings within the existing Glendhu Bay Campground to support campground operations. These buildings will enhance the accommodation options available at the campground which will meet a demand by residents and visitors. Previous sections of this assessment have considered that the buildings will appropriately avoid, remedy or mitigate adverse environmental effects arising from the proposal.

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

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

In relation to these matters it is considered that the development will not adversely change the natural character of Lake Wanaka or its margins and the proposed buildings and their use are appropriate in this location. The lake and its margins have been identified as an Outstanding Natural Landscape, and it is considered that the buildings, and their location and use are appropriate. The site does not contain areas of significant indigenous flora or fauna. The proposed development will not affect public walking and cycle access to and along the lake. The proposed development will not adversely affect cultural, customary rights or sites of historic significance. It is therefore considered

that the proposed development recognises and provides for the relevant matters of section 6 of the Act.

Section 7 of the Act requires:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) *kaitiakitanga:*
- (aa) *the ethic of stewardship:*
- (b) *the efficient use and development of natural and physical resources:*
- (ba) *the efficiency of the end use of energy:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (e) *[Repealed]*
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- (h) *the protection of the habitat of trout and salmon:*
- (i) *the effects of climate change:*
- (j) *the benefits to be derived from the use and development of renewable energy.*

The proposed buildings are considered to represent an efficient use and development of resources, that appropriately maintains amenity values of the margins of the lake, while enhances the amenity values for those would use the campground facilities. It is therefore considered that the proposed development provides for the relevant matters of section 7 of the Act.

The development recognises and provides for the relevant matters of sections 6 and 7 and is therefore considered to represent a sustainable management of the land resource and achieves the purpose of the Resource Management Act 1991.

8.0 NOTIFICATION ASSESSMENT

The previous section considered the environmental effects of the proposal and concluded that the application will have adverse environmental effects that will be less than minor, and thus less than the notification threshold set in RMA s95A(2)(a).

The subject site is located on QLDC reserve land and as such affected party approval from Council, as the landowner, is required. The Wanaka Community Board is delegated the task of approving affected party approvals over Council land. The proposal will be heard at the August Wanaka Community Board meeting and the outcome from the meeting will be forwarded to Council as an addendum to this application.

Lake Wanaka is a Statutory Acknowledgement Area and identified in the Kai Tahu ki Otago Natural Resource Management Plan 2005. As the proposed buildings are a minimum of 40m from the nearest boundary with Lake Wanaka and as the development is consistent with the exiting use of the

site for campground operation, KTKO and Ngai Tahu are not considered to be affected by the application.

As the proposal will create less than minor adverse environmental effects it is considered that no parties will be adversely affected by the application. The applicant has not requested that the application be publicly notified, there is no national environmental standard that requires the application to be publicly notified and it is considered that there are no circumstances sufficiently special to warrant notification.

It is therefore considered that the application could be processed without notification.

9.0 CONCLUSION

Resource consent is sought to construct four additional buildings and replace ten existing buildings within the existing Glendhu Bay Campground to support campground operations. Proposed buildings include:

- 1 x ablution block (replacing existing ablution block)
- 5 x two-bedroom cabins (4 new and 1 replacing existing)
- 8 x one-bedroom cabins (8 replacing existing)

All buildings have been designed to be unobtrusive and consistent with other buildings in the campground. They will be a maximum of 3.5m high and floor areas kept to the minimum possible. They will be coloured Resene “wedge wood” with an LRV of 21% and clad in horizontal weatherboard with colorsteel roofing.

The proposal is not changing the use of the site or increasing the capacity of accommodation provided at the Glendhu Bay Campground as the proposed buildings will either be replacing existing buildings used for the same purpose or will be located in areas currently used as tent/campervan sites.

The site is part of the Glendhu Recreation Reserve and is subject to Designation 113 for Recreation Reserve (Motor Park). The application infringes one of the conditions for Motor Parks and Golf Clubs reserve designations as five of the proposed buildings will be located less than 1m from the boundary of Wanaka-Mt Aspiring Road. As the development does not comply with all the conditions of the designation, this application has been assessed under the provisions of the underlying Rural General zone of the Operative District Plan. The application has therefore been assessed against the Rural General Site and Zone Standards, and the relevant assessment matters contained in Chapter 5 of the District Plan and also the Resource Management Act 1991 section 104D matters.

The application has been assessed as a Discretionary Activity for the construction of buildings in the Rural General zone, and Non-Complying Activity as five of the buildings will be located within 20m from a road boundary. The environmental effects of the application are considered less than minor as the buildings will be consistent in appearance and size with existing buildings and will not add to the visibility of the campground when viewed from Lake Wanaka or other public place. The road

setback infringement is also considered to have effects that will be less than minor and will not affect the safety and efficiency of the Wanaka-Mt Aspiring Road.

The application is considered to pass both limbs of the section 104D tests for non-complying activities, is considered to represent a sustainable management of the land resource and achieve the purpose of the Resource Management Act 1991 and be consistent with the Wanaka Lakefront Reserves Management Plan 2014.

The application is in accordance with the intention and purposes of the objectives and policies of the Operative and Proposed District Plans and the environmental effects of the proposed development are no more than minor. Therefore it is considered that consent for the proposed buildings could be granted on a non-notified basis subject to appropriate conditions.

Hilary Boyes

Planner

Paterson Pitts Partners (Wanaka) Ltd