APPLICATION AS NOTIFIED RM191020 Benkris Farms Limited

Submissions Close 19 March 2020

FORM 12

File Number RM191020

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:

Benkris Farms Limited

What is proposed:

Subdivision Consent to undertake a 4 lot subdivision and Land Use Consent to identify two residential building platforms, one to accommodate a future dwelling and the other to accommodate accessory buildings, and to construct the buildings.

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

374 Luggate-Tarras Road/State Highway 8A Hawea Flat

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 Kim Seaton, who may be contacted by email at kim.seaton@qldc.govt.nz, or contact the duty planner by phone on 03 443 0024.

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:

19 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.gldc.govt.nz/planning/resource-consents/application-forms/

You must serve a copy of your submission to the applicant (Benkris Farms Limited C/- Walt Denley) as soon as reasonably practicable after serving your submission to Council:

C/- Walt Denley walt@landpro.co.nz Landpro PO Box 302 Cromwell

QUEENSTOWN LAKES DISTRICT COUNCIL

(signed by Erin Stagg, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 20 February 2020

Address for Service for Consent Authority:

Queenstown Lakes District Council Phone 03 441 0499
Private Bag 50072, Queenstown 9348 Email rcsubmission

Private Bag 50072, Queenstown 9348 Email rcsubmission@qldc.govt.nz

Gorge Road, Queenstown 9300 Website www.qldc.govt.nz



*Postal Address:

*Email:

*Please provide an email AND full postal address.

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.

APPLICANT // • Full names of all trustees require	(limited liability company or trust). ed. e consent holder(s) responsible for the consent and any associated costs.
*Applicant's Full Name / Company / Trust:	
(Name Decision is to be issued in) All trustee names (if applicable):	
*Contact name for company or trust:	
· · ·	*Post code:
*Postal Address:	Fost code:
*Contact details supplied must be for the <u>applicant and not for an agent ac</u>	ting on their behalf and must include a valid postal address
*Email Address:	
*Phone Numbers: Day	Mobile:
Thore Numbers. Day	Modific.
	Prospective Purchaser (of the site to which the application relates) Lessee Other - Please Specify:
Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac	Lessee Other - Please Specify:
Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac ple	Lessee Other - Please Specify: The by email and phone. The ails by email unless requested otherwise. The applicant e.g. agent, consultant or architect
Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac ple *Name & Company:	re by email and phone. rails by email unless requested otherwise. rting on behalf of the applicant e.g. agent, consultant or architect rase fill in your details in this section.
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Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac ple *Name & Company: *Phone Numbers: Day *Email Address: *Postal Address: INVOICING DETAILS // Invoices will be made out to the applicant but can be sent to another page.	re by email and phone. ails by email unless requested otherwise. Iting on behalf of the applicant e.g. agent, consultant or architect asse fill in your details in this section. Mobile: *Postcode:
Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac ple *Name & Company: *Phone Numbers: Day *Email Address: *Postal Address: INVOICING DETAILS // Invoices will be made out to the applicant but can be sent to another particular programmers. In the Fees Information regarding payment please refer to the Fees Information regarding payment please refer to the Fees Information.	re by email and phone. ails by email unless requested otherwise. Iting on behalf of the applicant e.g. agent, consultant or architect asse fill in your details in this section. Mobile: *Postcode: arty if paying on the applicant's behalf. hation section of this form.
Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac ple *Name & Company: *Phone Numbers: Day *Email Address: *Postal Address: *Postal Address: INVOICING DETAILS // Invoices will be made out to the applicant but can be sent to another puter for more information regarding payment please refer to the Fees Inform *Please select a preference for who should receive any invoices and how	re by email and phone. rails by email unless requested otherwise. rting on behalf of the applicant e.g. agent, consultant or architect rase fill in your details in this section. Mobile: *Postcode: arty if paying on the applicant's behalf. reation section of this form.
Our preferred methods of corresponding with you a The decision will be sent to the Correspondence Det CORRESPONDENCE DETAILS // If you are ac ple *Name & Company: *Phone Numbers: Day *Email Address: *Postal Address: INVOICING DETAILS // Invoices will be made out to the applicant but can be sent to another particular programmers. In the Fees Information regarding payment please refer to the Fees Information regarding payment please refer to the Fees Information.	re by email and phone. ails by email unless requested otherwise. Iting on behalf of the applicant e.g. agent, consultant or architect asse fill in your details in this section. Mobile: *Postcode: arty if paying on the applicant's behalf. hation section of this form.

*Post code:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above **Owner Name: Owner Address:** 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 Other, please specify: Applicant: Landowner: *Attention: *Email: 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: *Legal Description: Can be found on the Computer Freehold Register or Rates Notice - e.g Lot x DPxxx (or valuation number) District Plan Zone(s): SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below YES NO Is there a gate or security system restricting access by council? 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

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	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 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	
	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	
:	DDIEF DESCRIPTION OF THE DDODOCAL // *	
∷	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:	
	APPLICATION NOTIFICATION	
TIT	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	
ഥ	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 person. An activity listed on the HAIL has more likely than not taken pla which is subject to this application. I have addressed the NES re Assessment of Environmental Effects.	ace on the piece of land
	Are any a	Any other National Environmental Standard Yes N/A additional consent(s) required that have been applied for separate Otago Regional Council	ely?
		Consents required from the Regional Council (note if have/have note if have/have note). Yes N/A	not been applied for):
INFOR	MATIO	ON REQUIRED TO BE SUBMITTED //	Attach to this form any information required (see below & appendices 1-2).
To be ac	cepted for	or processing, your application should include the following:	
		Computer Freehold Register for the property (no more than 3 m and copies of any consent notices and covenants (Can be obtained from Land Information NZ at https://www.linz.govt.n A plan or map showing the locality of the site, topographical fee	<u>nz/</u>).
		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 – <u>Naming of Documents Guide</u> 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			
*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below			
(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			
Invoices are available on request			



APPLICATION & DECLARATION

Full name of person lodging this form			1
Signed (by or as authorised agent of the	(pplicant) **	MUJM	W
I hereby apply for the resource of knowledge and belief, the inform			-
respect of the com his/her/its obligati his/her/its obligati	pletion and lodging of t ons arising under this ap on to pay all fees and ac	this application and that th oplication including, in par	t as agent of the Applicant in ne Applicant is aware of all of rticular but without limitation, uding debt recovery and legal ses Information section.
If lodging this application as age	nt of the Applicant:		
obligation to pay a	ll fees and administrativ	particular but without lim ve charges (including debt as referred to within the Fe	recovery and legal
		m/we are aware of all of m	ny/our obligations
If lodging this application as the	Applicant:		

**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.







Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

• Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:
 - (a) a description of the activity:
 - (b) a description of the site at which the activity is to occur:
 - (c) the full name and address of each owner or occupier of the site:
 - (d) a description of any other activities that are part of the proposal to which the application relates:
 - (e) a description of any other resource consents required for the proposal to which the application relates:
 - (f) an assessment of the activity against the matters set out in Part 2:
 - (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).
 - (2) The assessment under subclause (1)(g) must include an assessment of the activity against—
 - (a) any relevant objectives, policies, or rules in a document; and
 - (b) any relevant requirements, conditions, or permissions in any rules in a document; and
 - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).
 - (3) An application must also include an assessment of the activity's effects on the environment that—
 - (a) includes the information required by clause 6; and
 - (b) addresses the matters specified in clause 7; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)





ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:
 - (b) an assessment of the actual or potential effect on the environment of the activity:
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
 - (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
 - (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
 - (b) any physical effect on the locality, including any landscape and visual effects:
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
 - · (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
 - (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

Queenstown Lakes District Council

Gorge Road, Queenstown 9300

Private Bag 50072, Queenstown 9348







UNDER THE FOURTH SCHEDULE TO THE ACT:

- · An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.



APPENDIX 3 // Development Contributions

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - · Water supply
 - · Wastewater supply
 - Stormwater supply
 - · Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roading)

Click here for more information on development contributions and their charges

OR Submit an Estimate request *please note administration charges will apply





APPENDIX 4 // Fast - Track Application

Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

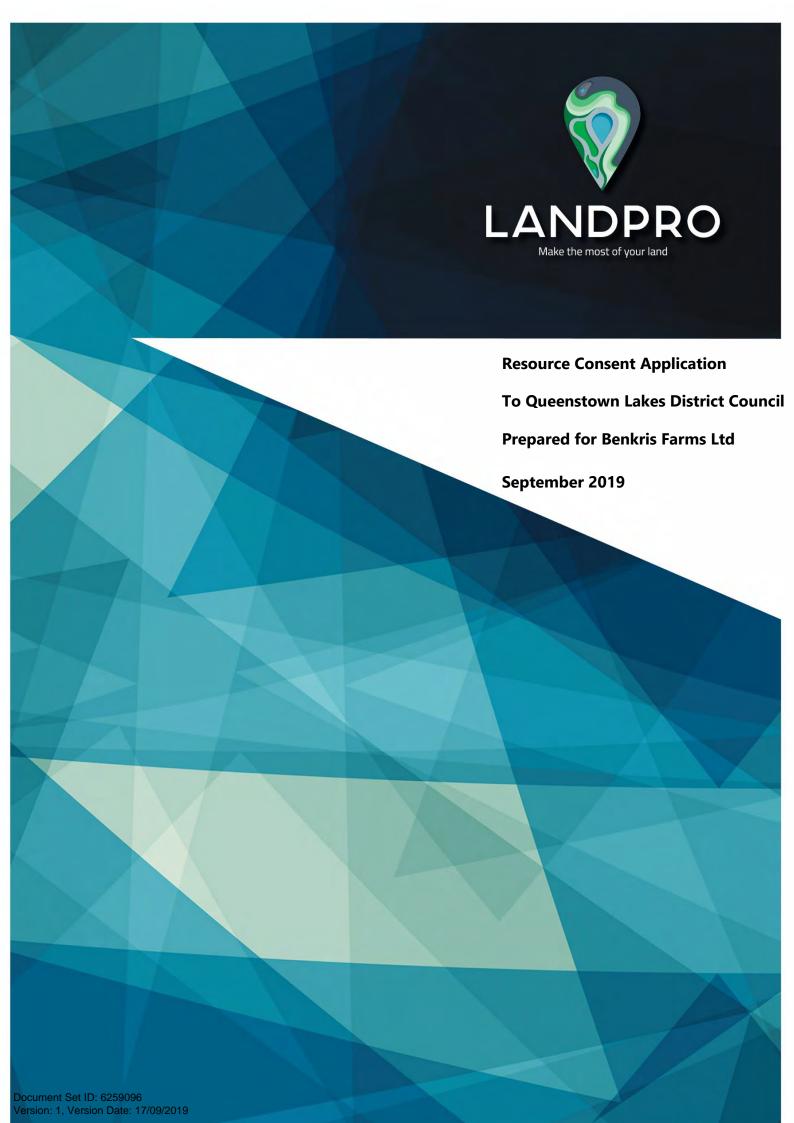
A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.



APPENDIX 5 // Naming of documents guide

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Computer Register (CFR)	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report
Ecological Report	



Prepared For

Benkris Farms Limited

Prepared By Landpro Ltd 13 Pinot Noir Drive PO Box 302 Cromwell

Tel +64 3 445 9905

QUALITY INFORMATION

Reference: L:\18389 - Benkris Farms Ltd - 3 Lot Rural Subdivision\Docs\201909010 #18293

Benkris Farms Limited 3lots AEE Draft A.docx

Date: 11 September 2019

Prepared by: Louise McLay

Reviewed by: Zen Gerente

Client Review:

Version Number: Draft A

Disclaimer:

We have prepared this report for our client based on their instructions. They may use it, as agreed between us. Landpro has no duty and does not make or give any express or implied representation or guarantee, whatsoever to any person other than our client. If you are not our client then, unless this report has been provided to you as a local authority or central government agency as part of a public process:

- you have no right to use or to rely on this report or any part of it, and
- you may not reproduce any of it.

We have done our best to ensure the information is fit for purpose at the date of preparation and meets the specific needs of our client. Sometimes things change or new information comes to light. This can affect our recommendations and findings.

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Appendix H - NESCS: Response of Otago Regional Council to request for Search of Database of H.A.I.L. Sites.

Appendix I- Results of Consultation

1. INTRODUCTION

1.1 Overview

The applicant, Benkris Farms Limited, wishes to undertake a 4-lot subdivision of a farm block, legally

described as Lots 5,6 & 8 DP 410525, located on the Hawera Flat between the Luggate- Tarras Road / SH

8A and the Mata Au - Clutha River, see Figure 1. The scheme plan for the subdivision is included as Appendix

A. The purpose of the subdivision is to rationalise the boundary between two larger farm parcels and create

a rural living allotment for the landowner, with views of the river. Consequently, building platforms for a

future dwelling and farm shed on proposed Lot 2 are applied for. The majority of the land will remain in

agricultural production

The Queenstown Lakes District Council (QLDC) has statutory jurisdiction for the effects of certain activities

within the area covered by this application. These effects are managed through the Queenstown `Lakes District Plan (ODP), and those parts of the Proposed Queenstown Lakes District Plan Decisions Version June

2019 (PDP) that are in effect. These statutory documents set out rules for managing the effects of

subdivision and land use activities.

1.2 Purpose of Documentation

This document includes an Assessment of Environmental Effects (AEE) as required by Section 88 of the

Resource Management Act 1991, in association with the application for resource consent. This document

also describes the proposed activities, and the matters that will require resource consent under the

provisions of the ODP and PDP.

1.3 Site Location and Description

The farm blocks to be subdivided are located on the Hawera Flat between the Luggate- Tarras Road / SH

8A and the Mata Au - Clutha River, see Figure 1.

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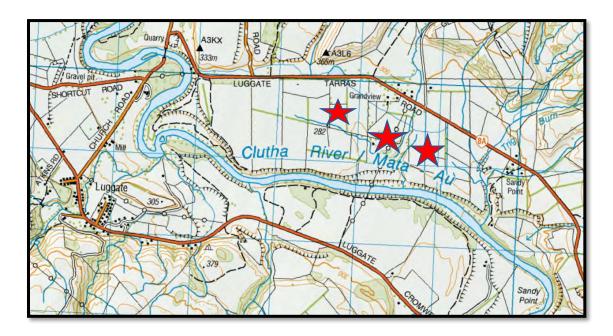


Figure 1: Location map of Lots5,6 & 8 DP 410525, on the Luggate -Tarras Road /State Highway 8A (QLDC Webmaps, 2019)

1.4 Description of Existing Environment

The property is productive farmland located on the Hawera flat, approximately 5.5 km south east of Luggate, and is primarily used for dairy farming. There is a cluster of farm buildings adjacent to the Highway on Lot 6 DP 410525. Near these buildings, and also on Lot 6 DP 410525, is a Category 2 Historic Place, a Cob Cottage; this is recorded on the Queenstown planning maps. An existing dwelling is on a smaller allotment Lot 7 DP 40525 which is bordered by Lot 6 DP 40525 on three sides and the Highway on the fourth. All of the three allotments to be subdivided, Lots 5, 6 & 8 DP 410525, span the river terrace between the Clutha River -Mata Au, to the south and State Highway 8A to the north. Land to the western and eastern boundaries is farmland.

The subject land is flat with a gentle slope of less than five degrees from the Highway down to the river reserve boundary. The landform is comprised of glacial and alluvial deposits now mostly covered in pasture. It is mostly irrigated with a number of shelter belts at the paddock boundaries. The site is appropriately 20m above the Clutha River - Mata Au which is deeply incised at this point. The Clutha River - Mata Au is bordered by a continuous reserve that extends along the subject land, and both up and downstream, along the river. The Department of Conservation manage this reserve for conservation purposes. This reserve separates the subject land from the river by approximately 70m at its closest point and up to approximately 150m at its greatest width.

2. DESCRIPTION OF ACTIVITIES

2.1 Subdivision- boundary adjustment and new allotment

A boundary adjustment between Lot 5 and Lot 6 DP 401525 is proposed, see Drawing 01 of the Scheme Plan in **Appendix A**. This is to bring the boundary into logical alignment with farm infra- structure and to equalise the size of the allotments. It will result in Lot 6 DP 401525 becoming Lot 3 of approximately 72.21 ha in area and Lot 5 DP 410525 becoming Lot 4 of approximately 89.90 ha in area. No change in land use will arise from this adjustment.

The applicant wishes to create one new allotment by subdividing the parcel described as Lot 8 DP 410525 into proposed Lot 2 of approximately 1.96ha in area and with the residual becoming Lot 1 of approximately 42.17ha. A scheme plan is contained in **Appendix A** with two drawings; Drawing 01 at scale of 1:7500 @A3 and Drawing 2_01 at scale of 1:1000@A3.

The parcels to be subdivided is held in Record of Title (RT) 445096, which contains two parcels: Lot 6 and Lot 8 DP 401525. The two parcels in the title cover an area of 92.8751 ha (**Table 1**). A proposed amalgamation condition that proposed Lot 1 and the Lot 3 are to be amalgamated and held in one RT. Copies of the Records of Title are provided in **Appendix B**.

Table 1 shows the details of the property information and **Figure 2** illustrates the relevant parcels.

Table 1: Property information

Physical Address	Luggate -Tarras Road / State Highway 8
Legal Description	Lots 5, 6 &8 DP 410525
Certificate of Title	445095 and 445096
Parcel Area	Lot 5 = 110.3680 ha, Lot 6 = 48.7127 ha & Lot 8 = 44.1376, more or less, in area



Figure 2: Three allotments to be subdivided

2.2 Proposed Buildings and Parameters

The applicant wishes to establish a new dwelling and shed on Lot 2. Advice from the Queenstown Lakes Duty Planner on 3 September 2019 is that a building platform for each be applied for. Hence a building platform of 300m² for a dwelling and of 250m² for a shed as defined on the Drawing 2_01 of the Scheme Plan are applied for. Building plans have not been finalised but the following parameters have been established by the applicant and the Landscape Architect in line with the ODP and the PDP, see the Landscape and Visual Assessment in **Appendix C**. The Structural Landscape Plan arising from and contained in the Landscape and Visual Assessment will, from hence forth, be referred to as the Landscape Plan.

The key parameters for the building platform are:

The dwelling shall be a maximum of 5.5 m in height above the existing ground level.

- 1. It shall be clad in unpainted timber, stacked stone or solid plaster.
- 2. Plaster colours shall be visually recessive and in the natural range of browns, greens and greys with a Light Reflective Value LRV, of between 7% and 20%.
- 3. Roof of buildings within the building platform to be shingles, slate of ColourSteel
- 4. ColourSteel Roofing to have a matt finish and be of dark, visually recessive colours with a LRV between 7% and 20%.

- 5. Any structures attached to the roof such as a satellites dish or chimney shall match the dark colour of the roof.
- 6. Any structure attached to the roof such as a satellite dish or chimney shall not be more than 0.5m above the building's height limit
- 7. All other external materials and colours of dwelling, including doors, shutters, joinery, spouting and any later additions such as pergolas shall be dark muted tones of grey, green or brown with a LRV between 7% and 20%; and
- 8. A minimum 1.2m eve shall be placed over areas of glazing on the western, eastern and southern elevations of the dwelling, or glazing on these elevations shall be recessed by 1.2m. Glazing on these elevations shall have a maximum LRV of 2%.

The key parameters for the farm implement shed are:

- 1. Maximum footprint of 234.77m2 in area
- 2. Maximum height at the apex of 5.23m
- 3. Roof slope of of 15 degrees; and
- 4. Roof and cladding predominantly corrugated ColourSteel painted in a matt finish in "Ironsand" which has a LRV of 8%.

Key parameters for the overall subdivision:

- 1. Water tanks will be partially buried so no more than 1m protrudes above ground and screened by vegetation so that they are not visible outside the property.
- 2. Any solar panels to be ground based or located so they do not face towards the Clutha River Mata Au.
- 3. The land within Lot 2 that is outside the designated curtilage area, shed footprint, access way, planting areas and existing vegetation will be retained, as identified on the Landscape Plan, and be managed as rough pasture, additional indigenous planting or seasonal food gardens.
- 4. Prior to construction of a dwelling, structural landscape planting shall be installed as per the Landscape Plan and shall be in a healthy condition and maintained in perpetuity.
- 5. If any plant should die or become diseased it shall be replaced with a species identified on the Landscape Plan. The replacement plant will be the of similar size and grade as identified on the Landscape Plan.
- 6. Areas of mass planting indicated on the Landscape Plan shall be managed to achieve and maintain a closed canopy.
- 7. All domestic elements (such as car, caravan and boat parking areas, ornamental gardens, lawns, domestic landscaping, paving, pergolas, clotheslines etc.) shall be contained within the demarcated curtilage area.

- 8. Ornamental gardens shall be comprised of no less than 50% indigenous species and all exotic planting shall be compromised of species that grow to a height of no more than 2m.
- 9. The road entrance shall consist of standard post and wire or post and rail fencing only and standard farm gates.
- 10. Boundary fencing and demarcation of the curtilage area, if any, shall use traditional post and wire fencing only.
- 11. All external lighting shall be contained within the domestic curtilage area and shall be low level lighting.
- 12. All light spill shall be contained within the domestic curtilage area.
- 13. External lighting shall not be used to accentuate or highlight built form, slopes, trees or any other landscape feature as viewed from beyond the property.
- 14. External lighting shall be sensor security lighting only and, on a timer, to switch off when the external area is not occupied by persons.
- 15. Where practical and consistent with Council stormwater management requirements, the access leg will be a traditional metal farm track of no more than 3.6m in width, and drained by formed vegetated or grass swales and avoid the use of concrete kerb or channels, or gravel /cobbled swales; and
- 16. The vehicle entrance from SH 8A shall be constructed in accordance with New Zealand Transport Agency, NZTA, Diagram C Entrance and Perspective C as attached in Appendix D.

The new rural living allotment will be serviced as follows.

2.2.1 Lot size and Layout

The subdivision will create one new allotment, proposed Lot 2 of approximately 1.96 ha in area. The residual, proposed Lot 1 of approximately 42.17ha, will be amalgamated with Lot 3 and as a result of this, and the boundary adjustment, Lot 3 will be approximately 72.21 ha and Lot 4 approximately 86.90 ha in area. The new boundary of the boundary adjustment is designed to logically follow farm infrastructure and operations, and to even out the size, of Lots 3 and 4, see Appendix A Drawing 01.

The new boundary of Lot 2 is shown in the Appendix A Drawing 02_01 and is designed to follow and preserve the farm infra structure, i.e. the pivot irrigator operating over Lot 1 and 3. Both the shed and the proposed building platform are setback by more than 15m from side boundaries. There is no minimum lot size in the Rural Area.

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2.2.2 Building platform

The proposed Lot 2 is of an ample size to provide a building platform. A Geotechnical Assessment by an Engineering Geologist is included in Appendix E. This found that the lot provides a suitable, flood free and stable building platform. The are no new buildings or structures proposed for Lots 1, 3 or 4. The design details are in Appendix E.

2.2.3 Access

This section of SH8A is not Identified in Appendix 1A of ODP as a Limited Access Road and therefore the consent of the Minister of Transport under the Transit New Zealand Act 1986 is not required for this subdivision. However, the New Zealand Transport Authority has been consulted on the new access way as an affected party. Correspondence with NZTA is included at Appendix D.

Access for Lots 1, 3 and 4 to SH 8A is from the existing access (in the vicinity of the farm buildings and Cob Cottage) on the current Lot 6 DP410525. NZTA have confirmed this access is compliant, see Appendix D.

Proposed lot 1 will have a long access leg and a new access way onto the Luggate-Tarras Road/SH8A. The access way widens at the approach to the SH to enable adequate pull off area on approaching or exiting the Highway.

NZTA's have investigated the vehicle access point and their position is that they will consider written approval on receipt of a completed application to the QLDC that promotes the following requirements as consent conditions:

- 1) Prior to RMA Section 224(c) certification the consent holder shall construct and maintain access to Lot 2 on SH 8A in accordance with NZTA's Planning Policy Manual Full Diagram C standard, with a minimum radius of 9m, and culverts and drainage as required.
- 2) Prior to RMA Section 224 (c) certification the consent holder shall provide evidence to the Queenstown Lakes District Council that the (road side) vegetation to the east of the access to Lot 2 has been removed so that sightlines are unimpeded for 282m; and
- A consent notice pursuant to RMA Section 221 be registered on the title of Lot 2that addresses potential reverse sensitivity resulting from the normal operation of State Highway 8A. This consent notice to read:

 Any dwelling on other noise sensitive location on the site in or partly within 100m of the edge of State Highway 8A carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40dB LAeq(24hr) inside all habitable spaces.

Hence these conditions are sought, and this completed application is submitted to NZTA at the time of lodgement with the QLDC.

2.2.4 Potable Water and Firefighting Supply

It is proposed that any future dwelling on proposed Lot 2 will be serviced by a new water bore. The likely location of a new bore is shown on the scheme plan, Drawing 02_01 in Appendix A. Water Bore tests have confirmed that a supply of 2000 litres per day is available.

It is proposed that water quality of the new bore be tested to ensure NZ Drinking Water Quality can be meet prior to Section 223 and 224 certifications. Drawing 01 shows an existing consent irrigation bore with a flow of 132L/s on Lot 3.

2.2.5 Wastewater

It is proposed that wastewater will be treated by septic tank. A Geotechnical Assessment by an Engineering Geologist is included in Appendix E. This found that Lot 2 is suitable for using a conventional septic tank and soakage field for wastewater disposal of the following design for a loading of 200L/day for up to 8 people, that is, 1600 L/day:

- Effluent shall flow from the dwelling/s under gravity to a multi chamber 4500L standard underground concrete septic tank with an outlet
- Primary treated effluent shall then flow to a single discharge control bed with a minimum effective disposal area of 80m². This can be achieved with a trench that is 20m long, 4m wide and 0.9m deep based on a moderate deign loading rate of 20mm/day. Alternatively, it the topography does not suit, the beds can be split such as 2x10m long, 4m wide beds.
- If standard water reduction features are to be installed, which comprise dual flush toilets, shower flow restrictors, aerator faucets and water conserving washing machines, then daily use per person can be reduced to 165 L/person/day which reduces the disposal bed to area to 66m²; and
- A 100% reserve area be set aside.

Please refer to GCL Drawing No. 002 Benkris Fam Ltd Site Investigation Plan in Appendix E for a site plan showing the proposed effluent disposal area and reserve effluent disposal area. The design details are contained in the Assessment in Appendix E.

2.2.6 Stormwater

It is proposed that any future dwelling is serviced by soak holes for stormwater disposal. A Geotechnical Assessment by an Engineering Geologist is included in Appendix E. This found that Lot 2 can meet Council objectives and standards for stormwater management with the following devices:

- Roof water to be collected and piped to soakage pit
- Driveway to be diverted to a kerb and channel structure or equivalent to a cess-pit, the cess-pit outlet to be piped to a soakage pit.

The design details, including for the soakage pits, are contained in the Assessment in Appendix E.

2.2.7 Electricity

The proposed Lot 2 will connect to the electricity supply lines along the Luggate -Tarras Road. Confirmation that a "point of Supply " can be made available for the new lot to connect to from Aurora is attached as Appendix F.

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2.2.8 Telecommunications

The proposed new Lot 2 can connect telephone services available from the Luggate -Tarras Road. Chorus has confirmed that a new dwelling can connect to their network, but noted that service speed may not be sufficient for broad band connection, see the quote below and full letter in Appendix G. Consequently, a

satellite service for internet connection is proposed.

A few things to note:

• Chorus New Zealand Ltd can offer a fixed line connection to this development that is under a broadband

connection speed of 5Mbps, therefore this will only likely provide a telephony voice solution. This will be

stipulated on the sign off letter you receive from Chorus New Zealand Ltd.

2.2.9 Natural Hazards

Natural Hazards identified on QLDC Webmaps for the subject land is shown in Figure 2. The key is:

Orange with black dots = Alluvial fan -recently active

Pink with white spots = Alluvial Fan -Regional Scale - flood water dominated

Blue Hatch= Clutha River Dam Burst flood area.

As the boundary adjustment involves no physical change on the ground, it is not increasing the risks arising

from natural hazards or increasing the risk or impacts of a natural hazard.

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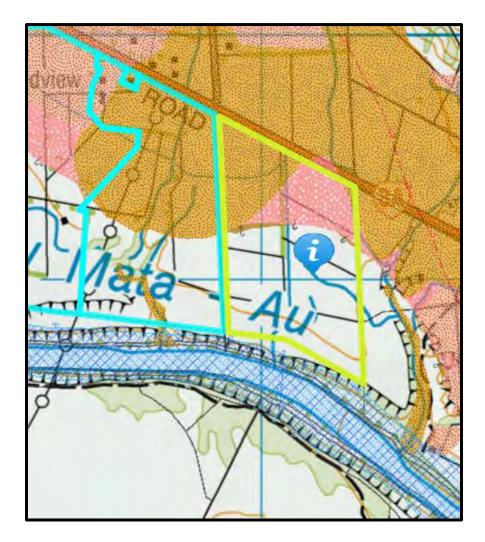


Figure 3: Natural Hazards Overlay (QLDC WebMaps 2019)

The land use of Lot 2 will change, therefore a specific natural hazards assessment is contained in the Geotechnical Assessment in Appendix E. This Assessment has included recommendations on engineering specifications for works on Lot 2 including for foundations, buildings, and earthworks etc. It is requested that these recommendations be considered by the Council for carry over into the subdivision, land use consent.

The Geotechnical Assessment of natural hazards, using a desk top exercise and information from the public domain and GIS systems of the QLDC and the Otago Regional Council, found:

- Lot 2 is mapped to be within an alluvial landform associated with the Clutha River -Mata Au river terrace
- Lot 2 is not in a flood zone
- Lot 2 is zoned as "possibly susceptible" to liquefaction based on regional mapping due to the potential presence of very loose to medium dense sediments

• The Grandview fault is shown as a concealed feature some 500m to the east of the parcel to be subdivided. The fault has a very low slip rate with a recurrence rate of >10,000 to 20,000 years

1:2500- year seismic event will cause significant shaking and damage to inappropriately designed

structures (intensity MMIX); and

The seismic soil classification for the area is Class D, based on the underlying geology of Lot 2.

This was followed with, as per good engineering practice and NZS3604, site investigations. The site investigations confirmed that "good ground ", that is essentially stable and not prone to flooding, is

available for the dwelling and associated infrastructure. It was confirmed that the Seismic Soil Class D as

appropriate under to NZS1170.5. That the building platform was of very low risk of liquefaction due to the

coarse and dense nature of the shallow soil profile and likely depressed groundwater levels. It also found that due to the relatively close proximity of the Grand View fault an appropriate seismic loading should be

made during detailed design of the proposed building, foundations, retaining structures and earthworks.

3. ACTIVITY CLASSIFICATION

The operative Queenstown Lakes District Plan, ODP, became operative on 10th December 2009 and has

been under review since 2014. The product of that review to date, the Proposed Queenstown Lakes District Plan (Decisions Version), was published in June 2019. Consequently, both the ODP and the PDP are relevant

to, and addressed, in this application.

3.1 Consents Not Required

The proposal meets the following Standards In the ODP.

Standards

The rules for the Rural Area in the ODP include standards for subdivision and new buildings or building platform. The relevant Standards are summarised, and how the proposal meets them is, discussed below.

The numbering is as in the ODP.

5.3 Standards

ii Access

Each residential unit shall have legal access to a formed road. The building platform on proposed Lot 2

contains an access leg and an access way onto SH8A.

Vi. (a) Minimum set back from boundaries for residential buildings shall be 15m

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The setback of the building platform and shed from boundaries are shown on the Scheme Plan Drawing 01_02 In Appendix A. The setbacks are 15m or more.

X. Indigenous Vegetation. There shall be no clearance of indigenous vegetation arising from this proposal and therefore complies.

5.3.5.2 Zone Standards

i. Building Height - the maximum height for any residential building is 8m. The height of the dwelling will be a maximum of 5.5 m above existing ground level and the shed at its apex is 5.23m above existing ground level.

ii. The required set back from roads is 20m or more. The building platforms have a significant set back from SH8A of over 20m.

vi Lighting - All fixed lighting shall be directed away from adjacent sites and roads. This is a suggested condition on consent as per the parameters set out in Section 3 Description of Activities.

It is requested that a condition on consent specify that all fixed, external lighting be directed away from adjacent sites and roads and also be hooded to protect the night sky as per the parameters set out In Section 3 Description of Activities.

The rules for Subdivision are set out in Chapter 15: Subdivision, Development and Financial Contributions.

15.2.6.2 and **15.6.3** Site Subdivision Standards- Lot Sizes and Dimensions- no minimum allotment size for the Rural Zone. More specifically, under **Rule 15.2.6.3** i (a) lots size and dimensions there is no minimum lot size in the General Rural Zone.

Rules 15.2.6 - 15.2.21 set the standards for the provision of services, access and traffic; the proposal can meet these standards as demonstrated in Section 3 Description of Activities.

With respect to the **PDP**, under **Rule 21.4.5** of the PDP one residential unit and any other accessory building within any building platform, once approved by Resource Consent, is a permitted activity. in the Rural Zone.

3.2 Queenstown Lakes Operative District Plan, ODP

3.2.1 **Zoning**

The subject site is located in the Rural General Zone, as per ODP Planning Map 8, and under the operative District Plan, the subdivision has the following activity status.

3.2.2 Activity Status

Under the Operative Queenstown Lakes District Plan the following consents are required:

1. Subdivision Consent

Under Rule 15.2.3.3 (vi) a subdivision in the Rural General Zone and the location of a building platform is a discretionary Activity. The matters to be taken into account in making a decision have not been

restricted.

Under Rule 15.2.6.3 iii any new allotment created in the General Rural Zone is required to have one building platform of not less than 70m2 and not more than 1000m2 in area approved at the time of subdivision.

Under Rule 15.2.3.2 (i) a boundary adjustment Is a controlled activity In the Rural General Zone

2. Land Use Consent

Under Rule 5.3.3 i (b) the identification of a building platform over 70 m2 but 1000m2 or less is a discretionary Activity.

Applying the bundling principle, the proposed subdivision and land use consent is a discretionary activity under the ODP.

Proposed Queenstown Lakes District Plan, PDP 3.3

Under the Proposed Queenstown Lakes District Plan Decisions Version June 2019, PDP, : Map 11 the subject land is in the Rural zone with a Rural Landscape Classification Over-lay covering the majority of the land and an Outstanding Natural Feature , the Clutha River - Mata Au, extending slightly into the subject land along Its southern boundary. The following consents are required:

1.Subdivision Consent

Under Rule 27.5.11 all subdivision activities in the Rural Character Zones are discretionary activities.

Under Rule 27.5.12 the subdivision of land containing a heritage Item scheduled In the District Plan is a discretionary activity.

2. Land Use Consent

Under Rule 21.4.10 the identification of a building platform not less than 70m² and not greater than 1000m2 is a discretionary activity.

Under Rule 21.4.11 the construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for in any other rule is a is a discretionary activity.

Under Rule 21.5.1 where a new building Is setback from internal boundaries by 15m or more It Is a controlled activity.

Under Rule 21.5.2 where a new building is set back from a road boundary by 20m or more It Is a controlled activity.

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Under Rule 21.5.4 where a building is set back from a water body by 20m or more It Is a controlled activity.

Applying the bundling principle, the proposed subdivision, building platform and new shed is a **discretionary activity** under the PDP.

Under Chapter 2 Definitions "subdivision and development" is defined as: "includes subdivision, identification of building platforms, and buildings and associated activities such as roading, earthworks, lighting, planting and boundary fencing and access/gateway structures".

4. LANDSCAPE CATEGORY

Under the ODP a landscape category is assigned to a site by the Council as part of the application process. The Landscape and Visual Assessment, attached as Appendix C, concluded that the site is a Visual Amenity Landscape (VAL) adjacent to an Outstanding Natural Feature- the Clutha River- Mata Au (ONF). It also concluded that, under the PDP, the site has a Rural Landscape Classification (RLC) with a small portion falling within a ONF.

A Landscape and Visual Assessment is therefore required for a VAL and for a RLC against the detailed assessment criteria of the OPD and PDP. This has been done and is detailed in the Landscape and Visual Assessment (Appendix 1 and Appendix 2) in Appendix C.

Rather than take sections of the Landscape and Visual Assessment out of context, the reader is referred to the full document. The final Conclusions of the Landscape and Visual Assessment are, with clause numbering taken from the Assessment, as follows:

53 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. The proposed vegetation will be congruous with the natural character provided by scrubland the adjacent river escarpment. Overall, the addition of the proposed building platform to the vicinity will amount to a cumulative effect on landscape character of a low degree.

54 In relation to views and visual amenity the extent of public and private viewpoints to the proposed development will be substantially reduced by existing and proposed vegetation. The Crown land that will theoretically enable visual access to the proposed development is not readily accessible and is generally unused. The extent of visual effect on public and private viewpoints will not be more than a low degree.

55 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 the PDP indicates that the proposal accords with the intentions of the objectives and policies that relate to the VAL and RCL landscape categorisations.

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5. CONSULTATION

The following parties have been identified as affected by the proposal:

- 1. The neighbours to the east and north
 - DJ & MH Wilson: Tarbert Trustees,480 Luggate -Tarras Road & Lot 1 DP 309152
 - A & BM Kane 315 Luggate -Tarras Road, Lot 2 DP 405266
 - Grandview Grazing Ltd. Lot 2 & 3 DP 410525
- 2. The neighbour to the south
 - Department of Conservation (river reserve)
- 3. The New Zealand Transport Agency (Access is to SH 8A); and
- 4. Aukaha (Statutory Acknowledgement with respect to the Clutha River Mata Au)

Consultation with these parties is currently being undertaken.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The Assessment of Environmental Effects is split into parts, firstly based on the ODP and secondly on the PDP. It will assess the effects of the subdivision and proposed building platforms against the relevant assessment matters within Chapter 5: Rural Areas and Chapter 15: Subdivision, Development and Financial Contributions of the ODP and Chapter 21: Rural of the PDP. The third part discusses cultural impacts.

6.1 Operative Queenstown Lakes Operative District Plan (ODP)

The proposal is assessed against the relevant matters set out in Chapter 5: Rural Areas and Chapter 15: Subdivision, Development and Financial Contributions.

Rule 5.4.2.2 Landscape Assessment Matters

The extent to which subdivision and the location of the Building Platforms has:

- (a) Effect on the openness of landscape
- (b) Visibility of the development
- (c) Visual coherence and integrity of landscape
- (d) Nature conservation values
- (e) Cumulative effects of development on landscape
- (f) positive effect
- (g) other matters

The Landscape Assessment has assessed (a), (b), (c) and (e) in detail against the criteria specified In the OPD.

Rather than take sections of the Landscape and Visual Assessment out of context, the reader is referred to the full document In **Appendix C** The final conclusions of the Landscape and Visual Assessment are, with clause numbering taken from the Assessment, as follows:

53 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. The proposed vegetation will be congruous with the natural character provided by scrubland in the adjacent river escarpment. Overall, the addition of the proposed building platform to the vicinity will amount to a cumulative effect on landscape character of a low degree.

54 In relation to views and visual amenity the extent of public and private viewpoints to the proposed development will be substantially reduced by existing and proposed vegetation. The Crown land that will theoretically enable visual access to the proposed development is not readily accessible and is generally unused. The extent of visual effect on public and private viewpoints will not be more than a low degree.

55 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 the PDP indicates that the proposal accords with the intentions of the objectives and policies that relate to the VAL and RCL landscape categorisations.

With respect to **(d) nature conservation values** and **(g) other matters**, the effects of the subdivision and the location of the building platforms is limited as 99% of the land use remains unchanged. The remaining 1%, Lot 2, will change use from farmland to residential. The main adverse environmental impacts of one dwelling (other than on landscape and amenity previously assessed) are wastewater, stormwater, traffic movements, natural hazards and impacts during the construction phase. The environmental impacts of wastewater, stormwater and the construction of the dwelling will be avoided, mitigated or remedied to less than minor levels through the physical characteristics of the site, good design (as detailed in the Geotechnical Assessment, Appendix E) and standard resource consent conditions.

The NZTA has been consulted on the impact of the increase of traffic movements and safe access to a SH and has indicated written approval subject to conditions on consent regarding the vehicle access point to SH8A; see section 2.2.3 for these conditions. With respect to the impact on the District's infra structure, the impact of the traffic movements from one additional dwelling will be negligible.

Natural hazards identified for the site have been assessed in the Geotechnical Assessment, Appendix E, and summarised previously in section 2.2.9. As 99% of the subject land will not undergo a change in use the impact on natural hazards of the proposal is largely neutral. Specifically, for Lot 2 the Geotechnical Assessment confirmed that "good ground", that is essentially stable and not prone to flooding, is available for the dwelling and associated infrastructure. It was confirmed that the site meets Seismic Soil Class D under NZS1170.5. It found that the building platform was of very low risk of liquefaction due to the coarse and dense nature of the shallow soil profile and likely depressed groundwater levels. It also found that due to the relatively close proximity of the Grand View fault an appropriate seismic loading should be made during detailed design of the proposed building, foundations, retaining structures and earthworks. The relevant specifications are provided In the Assessment and the Council's Engineer is referred to this.

With respect to impacts on conservation values. It Is noted that 99% of the land use remains unchanged under the proposal. The remaining 1%, Lot 2, will be landscaped and vegetated using predominantly indigenous species. The dense planting with indigenous species typical and suited to the location, especially on the boundary with the reserve, will have a positive impact on conservation values. It will provide an extension to the reserve ecosystem, increasing habitat for indigenous flora and fauna. It may act as a seed source for the reserve assisting its regeneration. It was observed the reserve is currently relatively exposed and depleted of indigenous vegetation. The planting and ongoing care of the dense indigenous planting on Lot 2 could potentially assist restoration of indigenous species in the reserve over time by acting as a nursery area.

With respect to **(f)** the **positive effects** of the subdivision, the location of the new dwelling and shed is that they will contribute to continued productive farming and the addition of one more dwelling and thus to a sustainable economy, viability of services and social fabric of the wider, rural Luggate- Hawera Flats community.

With respect to (g), other matters, cultural impacts are discussed separately under Section 6.3

Rule 15.2.3.6 Sets out Assessments Matters for Resource Consents for subdivision in the Rural General Area as:

- i. The extent to which subdivision, the location of residential building platforms and proposed development maintains and enhances:
 - (a) rural character
 - (b) landscape values
 - (c) heritage values
 - (d) visual amenity
 - (e) life supporting capacity of soils, vegetation and water
 - (f) infrastructure, traffic access and safety
 - (g) public access to and along lakes and rivers.

The Assessment Matters under (i) (a)Rural Character, (b)Landscape Values and (d)Visual Amenity have been previously assessed in detail, refer to **Appendix C**. This has previously been discussed and the final conclusion from that Assessment reproduced on page 14 in italics.

With respect to heritage values the Cob Cottage on Lot 6 DP 410525 is relevant. It is listed in the Inventory of Heritage Features in both the ODP and PDP and the impacts on it is now assessed. The Cob Cottage has Category 2 status under the ODP and PDP. Both the ODP and PDP state that Category 2 Heritage Features warrant protection because they are very significant to the District and /or locally. However, they do not warrant the level of protection awarded to Category 1 items which are regionally or nationally significant. In this Instance the proposal has no impact on the cottage and therefore no impact on Heritage values. It is noted that the applicant maintains the cottage by painting it. The applicant is open to consultation with the Council on this maintenance program.

With respect to (e) the life supporting capacity of soils, vegetation and water it is concluded that the adverse impact will be less than minor because 99% of the subject land will not undergo any change in use. The small loss of productive land due to the change of use on the remaining 1%, Lot 2, is mitigated by the dense planting specified in the Landscape Plan. Consequently, it is concluded

that the proposal is neutral or possibly slightly positive in terms of impacts on the life supporting capacity of soils, vegetation and water.

With respect to (f) infrastructure, traffic access and safety, again 99% of the subject land is unaffected under this proposal. The impact of one new dwelling on infrastructure, traffic access and safety will be minor provided the conditions requested by NZTA regarding safe vehicle access to and from Lot 2 to SH 8A are adopted and implemented. As already discussed, the new dwelling will be not be on the reticulated water, stormwater or wastewater systems but independent for these services. The traffic movements generated by one additional dwelling will have a negligible impact on roading infrastructure.

The Clutha River - Matau Au has high status as a recreational area, walking and cycling are popular uses of the river side reserve as are fishing and water sports on the river surface. Public access along the Clutha River - Matau Au is provided by the existing public reserve adjacent to the river. The nearest access used by the public is via Sandy Point just downstream from the subject property. Due to topography and aspect, Sandy Point rather than the reserve directly adjacent to the subject property is the preferred area for recreational use of the reserve on the SH 8A side. There are multiple other access points in the vicinity to the public reserve adjacent to the river and the river itself. Consequently, it is considered additional access via the subject land is not required and would potentially have an adverse cumulative effect on amenity.

ii. The adverse effects on adjoining land uses

The effects for on neighbours on their landscape, visual and amenity values have been assessed in detail In the Landscape Assessment in Appendix C. The Assessment found the effects to be in the range of negligible to low for the neighbouring properties, however, the reader is referred to Appendix C for the full assessment. Other adverse effects on neighbours such as dust and noise will be negligible due to the extensive setback distances and by shelter belts.

iii. The extent to which subdivision, the location of residential building platforms and proposed development may be serviced by a potable water supply, reticulated sewerage disposal within the lot, telecommunications and electricity.

The subdivision, the location of residential building platforms and proposed development will be self-sufficient in potable water supply, sewerage disposal within the lot. Telecommunications (phone line) and electricity are available from the road reserve and the service providers have confirmed capacity is available. A wireless service is an alternative for telecommunications. Consequently, the proposal has no impact on reticulated services.

iv. The extent to which the subdivision and building platform may be adversely affected by natural hazards or exacerbate natural hazard situation

The extent that of the subdivision and building platform may be adversely affected by natural hazards or exacerbate. the natural hazard situation has been assessed in detail in the Geotechnical Assessment and previously discussed above on page 16.

v. Consideration of the long-term development of the entire property; and

Consideration of the long-term development of the property has given rise to the application. This why the applicant seeks the boundary adjustment, to rationalise the allotment boundary with farm infra structure and practice for the long term and to enable himself to live in comfort on his

property.

vi. Whether the subdivision will result in the loss of the life supporting capacity of soils

Whether the proposal will impact on the life supporting capacity of soils has been discussed above on pages 17 and 18 and found that as 99% of the land will remain in its current use the adverse

impacts on the life supporting capacity of soils will be less than minor.

6.2 Proposed Queenstown Lakes District Plan Decisions Version (June 2019).

The PDP defines assessment matters for subdivision and development in the Rural Landscape. These are specified under **21.21. Assessment Matters (Landscape)** and more specifically the assessment matters

under of **21.21.3 Rural Character Landscape** for the proposals in the Rural Character Landscape. Appendix 2 of the Landscape Assessment provided in Appendix C of this application provides a detailed assessment

of the proposal against these matters. The conclusions of that assessment is provided in italics in section

6.1 on page 14 above. The last clause of that conclusion is reproduced below. The reader is referred to the

full document in Appendix C for the full assessment and context.

55. Overall, for the reasons stated in my report it is my opinion that the proposed building platforms will be successfully absorbed into the rural landscape. An assessment against the assessment matters of the ODP and

the PDP indicates that the proposal accords with the intentions of the objectives and policies that relate to the

VAL and RCL landscape categorisations.

6.3 Cultural Effects

It is a statutory requirement of the RMA and under the Ngai Tahu Claims Settlement Act that cultural

impacts on Ngai Tahu are taken into consideration in District Plans and in resource management decisions. This is implemented in mechanisms in the ODP and the PDP. In particular the Clutha River – Mata Au's Statutory Acknowledgment, is statutory recognition that the iwi has a special relationship with this water

way and a tradition of kaitiaki in this relationship and is imbedded in the ODP and PDP.

Under Chapter 5 of the PDP where there is subdivision adjacent to water bodies with a Statutory

Acknowledgement consultation with Ngai Tahu is expected.

Aukaha (the organisation representing the Ngai Tahu/Kai Tahu iwi in Otago Region) recently prepared a

Cultural Values Statement for an application by QLDC relating to wastewater discharges. This includes useful

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information on tangata whenua values associated with various Upper Clutha- Mata Au waterways. The key information provided by Aukaha in this report as summarised by Tim Muller, Landpro, is below:

- Aside from being of great environmental significance in its own right, the Clutha/Mata-Au is also culturally significant due to being the site of many stories involving tipua (mystical beings), as well as a pre-European transport route. There are also four nohoaka (traditional camping areas) on the Mata-Au, although none are within the Upper Clutha area.
- The Hāwea River marks the start of a traditional transport route through to the West Coast and is also close to several nohoaka.
- There were numerous historical settlements in the Lake Hāwea area, which was well regarded as a
 food-gathering location (particularly for eels/tuna and weka). There are also presently three
 nohoaka around the lake shore.
- Similar to Lake Hāwea, the area around Lake Wānaka and Bullock Creek was the site of several historical settlements and important food-gathering areas, as well as having several current nohoaka sites.
- There is relatively little evidence of Māori settlement in the Luggate Creek catchment, although there are reports of a pā near the mouth.

The cultural impacts of the proposal can only be assessed by the tangata whenua. Advice from the Queenstown Lakes District Council is that consultation with Aukaha be sought and this is occurring.

6.4 Positive Effects and Summary of Environmental Effect

Overall, the development results in 99% of the subject land remaining in productive farmland. The productive land and therefore productive capacity of soils is essentially retained. The heritage item, the Cob Cottage, is unaffected while the boundary between two large farm parcels will be rationalised. 1% of the subject land will change use to create one residential allotment with a new dwelling and shed. This has positive effects on the economy, vibrancy and social fabric of the area. The natural environment is enriched by the dense planting of Lot 2 with indigenous plant species, especially along the boundary with the reserve.

The Geotechnical Assessment found that Lot 2 is a suitable site for a dwelling and shed and that it is suitable for stormwater and wastewater disposal. The Landscape Assessment found that the unique characteristics of the Lot 2 enable a new dwelling and shed to be built, provided the suggested parameters and Landscape Plan are followed, such that they will have a negligible to low degree of impact on Landscape and Visual Amenity Values. It is considered that the proposed subdivision is in keeping with the special character of the surrounding environment.

Consequently, it is considered reasonable to conclude that the adverse effects so the proposal on the environment will be minor.

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7. STATUTORY CONSIDERATIONS

Schedule 4 of the RMA requires that an assessment of the activity against the matters set out in Part 2, and any relevant provisions of a document referred to in Section 104, of the RMA is provided when applying for

a resource consent for any activity. These matters are assessed as follows.

7.1 Part 2 of the RMA

The proposal is consistent with the purpose and principles of the RMA, as outlined in Section 5. The proposal

will have less than minor effect on the subject land's ability to meet the reasonably foreseeable needs of future generations, or on the life-supporting capacity of the subject land and any ecosystems associated

with them. The proposal will ensure that adverse effects on the environment are avoided, remedied or

mitigated.

There are no matters of national importance under Section 6 of the RMA that will be affected by the

proposal. The proposal is also consistent with the requirements of Section 7 of the RMA, with particular

regard given to:

- -kaitiakitanga

- the efficient use and development of natural and physical resources

- the maintenance and enhancement of amenity values

- intrinsic values of ecosystems; and

- maintenance and enhancement of the quality of the environment.

Regarding Section 8, the proposed activity is not inconsistent with the principles of the Treaty of Waitangi.

Overall, the activity is considered to be consistent with Part 2 of the RMA, given the minor nature of the

activities and the proposed mitigation.

7.2 Section 104(1)(b) of the RMA

In accordance with Schedule 4 of the RMA, an assessment of the activity against the relevant provisions of a document referred to in 104(1)(b) of the RMA must be included in an application for resource consent.

Documentation in this section are noted as being:

(i) a National Environmental Standard;

(ii) other regulations;

(iii) a National Policy Statement;

(iv) a New Zealand Coastal Policy Statement;

(v) a Regional Policy Statement or Proposed Regional Policy Statement;

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(vi) a plan or proposed plan.

Under the RMA, District Plans are required to give effect to higher order NPSs, NESs and RPSs. For an application of this scale, an assessment of the application against the district plans is adequate as these plans ultimately give effect to the higher order statutory instruments. The exception is the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) which contains detailed provisions and regulations that impact subdivision.

7.2.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

The NESCS applies to five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems where land is potentially or actually contaminated. However, the Ministry for the Environment (MfE) 'Users Guide' states that the NESCS does not apply to subdivisions where the land is not proposed to be used for a different purpose. Consequently, for this proposal the NESCS does not apply to Lots 1,3 or 4 because it they will continue to be farmed.

Lot 2 will change use from farming to residential. A search of the Otago Regional Council's data base of HAIL sites established that Lot 2 is not registered on the database. Further, as it has been historically farmed, is not near current or historic sheep dips or sheep yards and is not listed on the ORC HAIL data base, it is considered not unreasonable to consider that there is little or no risk to human health due to contaminated soil. In accordance with the NESCS, and the MfE Guidelines, the proposal requires no further assessment under the NESCS.

7.2.2 Operative District Plan, ODP

The sections of the ODP that are relevant to this application are Chapter 5: Rural Areas, Chapter 4: District Wide Issues, Chapter 14: Transportation and Chapter 15: Subdivision, Development and Financial Contributions. An assessment of the proposal against the relevant objectives and policies is provided in **Table 2** below.

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Table 2: Assessment of Proposal against the Objectives and Policies of the Operative District Plan

Objective/Policy	Assessment
Chapter 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	The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this objective and related policy.
Policy 1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.	99% of the subject land will remain as rural productive land. The residual 1% containing the new dwelling and shed are located to maximise the amenity of the dwelling but minimise adverse impacts on farming infrastructure and farming practices and landscape and, amenity values.
Policy 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.	The AEE and supporting Landscape Assessment provided with the application have demonstrated the proposal is consistent with this policy.99% of the subject land will remain in its current use as rural productive land.
Policy 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.	The proposal will result in one an additional dwelling and implement shed allied to the landowner's farm.
Policy 1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.	The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy. The house and shed on Lot 2 are designed to be sympathetic to and avoid, remedy or mitigate adverse impacts on landscape values.
Policy 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.	The AEE and supporting Landscape Assessment and Landscape plan provided with the application have demonstrated the proposal is consistent with this policy. The house and shed on Lot 2 are designed to be sympathetic to, and avoid, remedy or mitigate adverse impacts on, landscape values. This includes locating them in an area where they can be absorbed into the landscape to a point of negligible low degree of impact.

Policy 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 AEE and supporting Landscape Assessment and Landscape plan provided with the application have demonstrated the proposal is consistent with this policy. The house and shed on Lot 2 are designed to be sympathetic to and avoid, remedy or mitigate adverse impacts on landscape values. This includes locating them and associated structures and tanks in an area where they can be absorbed into the landscape to a point of negligible low degree of impact.

Objective 2 -Life Supporting Capacity of Soils

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

The AEE and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this objective. 99% of the subject land will remain in its current use as rural productive land.

Policy 2.1 Avoid, remedy or mitigate adverse effects of subdivision and development on the life -supporting capacity of the soils.

The AEE and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this policy. 99% of the subject land will remain in its current use as rural productive land.

Objective 3 - Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this objective. 99% of the subject land will remain in its current use as rural productive land. The house and shed on Lot 2 are designed to be sympathetic to and avoid, remedy or mitigate adverse impacts on landscape values. This includes locating them and associated structures and tanks in an area where they can be absorbed into the landscape to a point of negligible low degree of impact.

Policy 3.3 To avoid, remedy or mitigate effects of activities located in rural areas.

The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this policy. 99% of the subject land will remain in its current use as rural productive land. The house and shed on Lot 2 are designed to be sympathetic to and avoid, remedy or mitigate adverse impacts on landscape values. This includes locating them and associated structures and tanks in an area where they can be absorbed into the landscape to a point of negligible low degree of impact.

Policy 3.5 To ensure residential dwellings are set back from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.

The new dwelling and shed meet or exceed the standard set back requirements of the ODP and the PDP.

Chapter 4: District Wide Issues

Objective 1 -Nature Conservation Values

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

Improved opportunities for linkages between the habitat communities.

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

The preservation 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 and wetlands.

The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this objective.

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

The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this policy .There is a reserve between Lot 2 and the river boundary and the new buildings will be set back from the river boundary by over 100m.The landscape planting of Lot 2 will have potential positive effects on the ecology of the river reserve.

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

The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this policy .There is a reserve between Lot 2 and the river boundary and the new buildings will be set back from the river boundary by

	over 100m. The landscape planting of Lot 2 will have potential positive effects on the ecology of the river reserve.
Policy 1.17 To encourage the retention and planting of trees, and their appropriate maintenance.	The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy.
Objective 4.2.5: 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.	The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this objective. Adverse effects are avoided, remedied or mitigated by: -the location, landform and character of the site -99% of the land use remains unchanged -the design of the subdivision including the size and shape of Lot 2.; and -the Landscape Plan.
Policy 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 amenity values. (c) To ensure subdivision and/or development harmonizes with local topography and ecological systems and other nature conservation values as far as possible.	The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy. Adverse effects are avoided, remedied or mitigated by: -the location, landform and character of the site -99% of the land use remains unchanged -the design of the subdivision including the size and shape of Lot 2.; and -the Landscape Plan. The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site.

Policy 4 Visual Amenity Landscapes (a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:

- highly visible from public places and other places which are frequented by members of the general public; and
- visible from public roads.

(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping. The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy.

Policy 5. Outstanding Natural Features

To avoid subdivision and /or development on and in the vicinity of distinctive landforms and landscape features

- unless the subdivision and /or development will not result in adverse effects which will be more than minor on:
- (I) Landscape and natural character; and
- (ii) visual amenity values
- recognising and providing for:
- (iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor in the context of the outstanding natural feature, that is, the building etc. is reasonably difficult to see.

(iv) The need to avoid further cumulative deterioration of the outstanding natural features; The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy.

Policy 8 Avoiding Cumulative Degradation

(a) To ensure that the density of subdivision and development does

The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy.

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. **Policy** 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 of structures on the skyline, ridges, and prominent The AEE and supporting Landscape Assessment and slopes and hilltops; Landscape Plan provided with the application have encouraging the colour of demonstrated the proposal is consistent with this policy. buildings and structures to compliment the dominant colours of the landscape; encouraging placement of structures in locations where they are in harmony with the landscape; promoting the use of local, natural materials construction. (b) Visual amenity landscapes. **Policy** 12. Transportation Infrastructure The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have To preserve the open nature of the demonstrated the proposal is consistent with this policy. rural landscape by: encouraging the location

of roads, car parks and

tracks along the edges of existing landforms and vegetation patterns.	
Policy 16. Land Use To encourage land use in a manner which minimizes adverse effects on the open character and visual coherence of the landscape.	The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this policy.99% of the subject land will undergo no change inland use.
Chapter 14: Transportation	
Objectiv e 2: Safety and Accessibility Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.	New Zealand Transport Agency has been consulted and have assessed the proposal and have provided recommended conditions on consent to meet this policy.
Policy 2.6 To ensure intersections and accessways are designed and located so: • good visibility is provided • they can accommodate vehicle maneuvers • they prevent reverse maneuvering onto arterial roads; and • are separated so as not to adversely affect the free flow of traffic.	New Zealand Transport Agency has been consulted and have assessed the proposal and have provided recommended conditions on consent to meet this policy.
Chapter 15: Subdivision, Development and	I Financial Contributions
Objective 1 - Servicing The provision of necessary services to subdivided lots, and developments in anticipation of the likely effects of land use activities on the lots within the developments.	The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this policy. 99% of the subject land will undergo no change inland use. Essential services are available for connection to Lot 2.
Policy 1.2 To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.	New Zealand Transport Agency has been consulted and have assessed the proposal and has provided recommended conditions on consent to meet this policy.
Policy 1.5 To ensure water supplies are of a sufficient capacity, including	The applicant advises that bore tests demonstrate that sufficient water supply for the new dwelling is available. It is requested that

fire-fighting requirements and of a potable standard, for the anticipated uses on each lot or development.

the water is tested against NZ Drinking Water Standards as a Section 223 and 224 condition on consent.

Policy 1.9 To ensure upon subdivision or development, that the anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.

The AEE and supporting Geotechnical Assessment provided with the application have demonstrated the proposal is consistent with this policy subject to standard and recommended conditions on consent.

Policy 1.11 To ensure adequate provision is made for the supply of reticulated energy... and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.

The electricity supplier has confirmed capacity is available to be connected to the new allotment.

Overall Assessment: Overall, it is considered that the proposal is consistent with the relevant objectives and policies of the Operative Queenstown Lakes District Plan The proposed subdivision will not result in occurrence of any of the significant resource management issues identified in the ODP.

7.2.3 Proposed District Plan, PDP

The Proposed District Plan was notified in August 2015 and the Proposed District Plan Decisions Version released in June 2019. In respect to this proposal the PDP, through its objectives, policies and rules, continues the same themes as those contained in the Operative Plan. It seeks to enable appropriate subdivision, use and development in the Rural Area for the sustainable economic and social prosperity of the District while protecting, maintaining and enhancing the landscape, natural ecosystems, amenity values and the life supporting capacity of the soil and water resource.

Under the PDP, the property falls within the Rural Landscape Character (RLC) zone. The Rural Landscape Character zone is essentially the equivalent to the visual Amenity Landscape under the Operative Plan. The relevant, proposed objectives and policies for this zone seek to ensure that subdivision and development does not degrade landscape character and diminish visual amenity values of the zone.

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The property also has a section of the Outstanding Natural Feature (ONF) Overlay of the Clutha River - Mata Au extending into Lot 6 DP 410525. The Cob Cottage on Lot 6 DP410525 is listed as a Category 2 Heritage Building in the inventory of Heritage Features in the PDP. The objectives and policies seek to protect, maintain or enhance the District's historic heritage including the Cob Cottage and Outstanding Natural Features including the Clutha River - Mata Au.

The most relevant sections of the PQLDP are:

- 1. Chapter 3: Strategic Direction
- 2. Chapter 5: Tangata whenua
- 3. Chapter 6: Landscapes and Rural Character
- 4. Chapter 21: Rural
- 5. Chapter 26: Historic Heritage; and
- 6. chapter 7: Subdivision, Development.

An assessment of the proposal against the relevant Objectives and Policies is provided in Table 3 below.

Table 3: Assessment of Proposal against the Objectives and Policies of the Proposed District Plan

June 2019

Objective/Policy	Assessment
Chapter 3: Strategic Direction	
Strategic Objectives	
Objective 3.2.1 The development of a prosperous, resilient and equitable economy in the District Objective 3.2.1.7 Agricultural land uses consistent with the maintenance of the character of rural landscapes and significant nature conservation values are enabled.	Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed supports a prosperous, resilient and equitable economy. It is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.
Objective 3.2.5 The retention of the District's distinctive landscapes	
Objective 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	Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed supports a prosperous, resilient and equitable economy. It is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment

and Landscape Plan of the remaining 1%, Lot 2, had demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.
The continued farming of 99% of the subject land, the retention of the Cob Cottage and the addition of on more rural dwelling for a landowner supports this policy
The advice of Aukaha is being sought
The advice of Aukaha is being sought
The Cob Cottage is already identified in the PDP. It unaffected by the proposal. It is noted the applicar paints it to maintain it.
The AEE and supporting Landscape and Geotechnical Assessments provided with the application have demonstrated the proposal is consistent with this policy. There is a reserve between Lot 2 and the river boundary and the new buildings will be set back from the river boundary by over 100m. The landscape planting of Lot will have potential positive effects on the ecology of the river reserve.

farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes

Assessments provided with the application have demonstrated the proposal is consistent with this policy. 99% of the subject land will remain in its current use as rural productive land There is a reserve between Lot 2 and the river boundary and the new buildings will be set back from the river boundary by over 100m. The landscape

planting of Lot 2 will have potential positive effects on the ecology of the river reserve. **Policy** 3.3.24 Ensure that cumulative effects The proposal is consistent with maintaining rural of new subdivision and development for the character landscape and distinctive landscapes. There is purposes of rural living does not result in the no physical change to 99% of the subject land which will alteration of the character of the rural remain productive farmland. The Landscape Assessment environment to the point where the area is no and Landscape Plan of the remaining 1%, Lot 2, has longer rural in character. demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape. **Policy** 3.3.26 That subdivision and /or The AEE and supporting Landscape and Geotechnical development be designed in accordance with Assessments provided with the application have best practice land use management so as to demonstrated the proposal is consistent with this policy avoid or minimise effects on the water quality via design specifications on sewage and stormwater of lakes, rivers and wetlands in the District. disposal, standard and recommended conditions on consent. Strategic Policies Landscapes The proposal is consistent with maintaining rural **Policy** 3.3.30 Avoid adverse effects on the landscape and visual amenity values and character landscape and distinctive landscapes. There is natural character of the District's Outstanding no physical change to 99% of the subject land which will Natural Landscapes and Outstanding Natural remain productive farmland. The Landscape Assessment Features that are more than minor and or not and Landscape Plan of the remaining 1%, Lot 2, has temporary in duration. demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape. **Policy** 3.3.32 Only allow further land use The proposal is consistent with maintaining rural change in areas of the Rural Character character landscape and distinctive landscapes. There is Landscapes able to absorb that change and no physical change to 99% of the subject land which will limit the extent of any change so that remain productive farmland. The Landscape Assessment landscape character and visual amenity are and Landscape Plan of the remaining 1%, Lot 2, has not materially degraded. demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape. Chapter 5: Tangata Whenua Objectives and Policies

Objective 5.3.1 -consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies	The advice of Aukaha is being sought
Policy 5.3.1.4 Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wahi tapu, topuni and other taonga	The advice of Aukaha is being sought
Chapter 6: Landscapes and Rural Character: P	olicies
Rural Landscape Categorisation & Managing	Activities in Rural Character Zone
Policy 6.3.1 Classify the Rural Zoned landscapes in the District as:a) Outstanding Natural Feature ONFb) Outstanding Natural Landscape (ONL);	The PDP Planning Map classifies the subject as RCL with an ONF, the Clutha River Mata Au slightly encroaching over its southern boundary.
c) Rural Character Landscape (RCL)	
(3.2.5.2)	
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 those of the sense of remoteness where it is an important part of that character (3.2.5.2,3.3.30 & 3.3.32)	The Landscape Plan includes controls on external lighting, see parameters in Section 2.2. to avoid light pollution beyond boundary of Lot 2.
Policy 6.3.9 Encourage subdivision and development proposals where the landscape and conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use of the retirement of productive farmland. (3.2.1.7,3.3.5.2,3.3.30 & 3.3.32)	Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed on 1% is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.
Policy 6.3.10 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes	Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed on 1% is consistent with maintaining rural character landscape and

adjacent to Outstanding Natural Features does not have more than minor adverse effects on the Landscape Plan of the remaining 1%, Lot 2, has

landscape quality, character and visual amenity of the relevant Outstanding Natural Feature. (3.3.30) demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.

Policy 6.3.11 Encourage any landscaping to be ecologically viable and consistent with the established character of the area (3.2.5.2 & 3.3.30)

The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site. Indigenous plant species that are typical of this ecological niche are proposed and will dominate the landscape plan.

Policy 6.3.12 Managing Activities in Rural Character Landscapes

Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.

The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site. Indigenous plant species that are typical of this ecological niche are proposed and will dominate the landscape plan.

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 (3.2.1.7,3.2.5.2, 3.3.23, 3.3.24 & 3.3.32)

Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.

The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site. Indigenous plant species that are typical of this ecological niche are proposed and will dominate the landscape plan.

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. (3.2.5.2, 3.3.23 & 3.3.32)

Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.

The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site. Indigenous

plant species that are typical of this ecological niche are proposed and will dominate the landscape plan. **Policy** 6.3.23 Ensure incremental changes from Retention of 99% of the subject land in productive farmland subdivision and development do not degrade but with the addition of one dwelling and shed is consistent landscape quality or character, or important with maintaining rural character landscape and distinctive views as a result of activities associated with landscapes. The Landscape Assessment and Landscape Plan mitigation of the visual effects of proposed of the remaining 1%, Lot 2, has demonstrated that the impact developments such as screen planting, on landscape and visual values will be of a low degree and mounding and earthworks. (3.2.5.2 &3.3.32) expected to be successfully absorbed into the landscape. The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site. Indigenous plant species that are typical of this ecological niche are proposed and will dominate the landscape plan. **Policy** 6.3.26 Avoid the adverse effects on visual Retention of 99% of the subject land in productive farmland amenity from subdivision, use and development but with the addition of one dwelling and shed is consistent that: with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan a) is highly visible from public places and other of the remaining 1%, Lot 2, has demonstrated that the impact places that are frequented by member of the on landscape and visual values will be of a low degree and public generally (except any trail as defined in expected to be successfully absorbed into the landscape. this plan); or The Landscape Plan ensures the development harmonizes b) forms the foreground for an Outstanding with the local topography and ecology of the site. Indigenous Natural Feature when viewed from public roads. plant species that are typical of this ecological niche are (3.2.5.2, 3.3.24,3.3.30 & 3.3.32). proposed and will dominate the landscape plan. Policy 6.3.28 In the Upper Clutha Basin, have Retention of 99% of the subject land in productive farmland regard to the adverse effects from subdivision but with the addition of one dwelling and shed is consistent and development on the open landscape with maintaining rural character landscape and distinctive character where it is open at present landscapes. The Landscape Assessment and Landscape Plan (3.5.2,3.3.24, 3.3.26, & 3.3.32) of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape. The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site. Indigenous plant species that are typical of this ecological niche are proposed and will dominate the landscape plan

shared accesses and infra structure, and to locate within the parts of the site where it will

Policy 6.3.29 Encourage development to utilise

The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this

minimise disruption to natural landforms and to	objective. Adverse effects are avoided, remedied or
rural character. (3.3.24 & 3.3.32)	mitigated by:
	-the location, landform and character of the site
	-99% of the land use remains unchanged
	-the design of the subdivision including the size and shape of Lot 2.; and
	-the Landscape Plan.
	The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site.
Chapter 21 Rural Objectives and Policies	
Rural Objectives and Policies	
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 21.2.1.1 Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem	The AEE and supporting Landscape Assessment and Landscape Plan provided with the application have demonstrated the proposal is consistent with this objective. Adverse effects are avoided, remedied or mitigated by: -the location, landform and character of the site -99% of the land use remains unchanged
services, recreational values, the landscape and surface of lakes and rivers and their margins.	-the design of the subdivision including the size and shape of Lot 2.; and
	-the Landscape Plan.
	The Landscape Plan ensures the development harmonizes with the local topography and ecology of the site.
Policy 21.2.1.2 Allow farm buildings associated with landholdings of 100ha or more in area while managing the effects of the location, scale and colour of the building	The subject land is over 100ha in area.
Policy 21.2.1.3 Require buildings to be set back a minimum distance form internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character,	The proposed buildings meet or exceed setbacks from allotment boundaries and the road. They are set back a considerable distance from neighbouring dwellings.

visual amenity, outlook form neighbouring properties and to avoid adverse effects on

established and anticipated activities.	
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.	The Landscape Plan includes controls on external lighting, see parameters in Section 2.2. to avoid light pollution beyond boundary of Lot 2.
Policy 21.2.1.7 Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua	Advice is being sought from Aukaha
Policy 21.2.1.9 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response	The applicant has advised that the flow tests indicate sufficient supply. Standard conditions on consent require adequate storage.
Objective 21.2.2 The life supporting capacity of soils is sustained	99% of the subject land will remain physically unchanged and productive farmland.
Policy 21.2.2.2 Maintain the productive potential and soil resource of the Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.	99% of the subject land will remain physically unchanged and productive farmland. The Landscape Plan for Lot 2 involves extensive planting with dense and permanent indigenous plants typical of this ecological niche.
Chapter 26: Historic Heritage	
Objectives and Policies	
Objective 26.3.1 The District's historic heritage is recognised, protected, maintained and enhanced.	The Cob Cottage is maintained via a painting by the applicant and is unaffected by this proposal.
Policy 26.3.1.3 Protect heritage values while managing the adverse effects of land use, subdivision and development, including cumulative effects, taking into account the significance of the heritage feature, area of precinct.	The Cob Cottage is maintained via a painting by the applicant and is unaffected by this proposal.
Objective 26.3.2 The sustainable use of historic heritage features	
Policy 26.3.2.2 Encourage the maintenance of historic heritage features by allowing minor repairs and maintenance	The Cob Cottage is maintained via a painting by the applicant and is unaffected by this proposal.

Objective 26.3.4 The historic heritage value of	The Cob Cottage is maintained via a painting by the
heritage features is enhanced where possible	applicant and is unaffected by this proposal.
Policy 26.3.4. 2 Provide incentives for improved outcomes for heritage values through the relaxation of rules elsewhere in the District Plan where appropriate, on a case by case basis.	The Cob Cottage is maintained via a painting by the applicant and is unaffected by this proposal.
Chapter 27 Subdivision and Development	
Objectives and Policies	
Objective 27.2.1 That subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play	The AEE and supporting assessments demonstrates consistency with this objective. Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed supports a prosperous, resilient and equitable economy. It is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan for the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape.
Policy 27.2.1.3 Require that allotments are a suitable size and shape, and are able to be services and developed for the anticipated land use under the applicable zone provisions	The AEE and supporting assessments demonstrates consistency with this policy.
Policy 27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process	The AEE and supporting assessments demonstrates consistency with this policy.
Objective 27.2.2 Subdivision design achieves benefits for the subdivider, future residents and the community	The AEE and supporting assessments demonstrates consistency with this policy. Retention of 99% of the subject land in productive farmland but with the addition of one dwelling and shed supports a prosperous, resilient and equitable economy. It is consistent with maintaining rural character landscape and distinctive landscapes. The Landscape Assessment and Landscape Plan of the remaining 1%, Lot 2, has demonstrated that the impact on landscape and visual values will be of a low degree and expected to be successfully absorbed into the landscape

Policy 27.2.2.1 Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maiximise sunlight access.	The AEE and supporting assessments demonstrates consistency with this policy. Lot 2 is well appointed for sunlight and with SH8A
Policy 27.2.2.6 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter	The AEE and supporting assessments demonstrates consistency with this policy. Lot 2 is well appointed and sympathetic to local context, climate, landforms, views and shelter.
Objective 27.2.4 Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced with subdivision design.	The AEE and supporting assessments demonstrates consistency with this Objective. Indigenous biodiversity and heritage values have been considered and incorporated into the subdivision design.
Policy 27.2.4.1 Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	99% of the subject land will remain physically unchanged and productive farmland. The Landscape Plan for Lot 2 involves extensive planting with dense and permanent indigenous plants typical of this ecological niche. The existing shelter belts will be retained.
Policy 27.2.4.2 Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.	The Cob Cottage will not be affected by the subdivision.
Objective 27.2.5Infra structure and services are provided to new subdivisions and developments	The AEE and supporting assessments demonstrates consistency with this objective.
Policy 27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to al developments.	New Zealand Transport Agency has been consulted and have assessed the proposal and have provided recommended conditions on consent to meet this policy. The carriage way will be formed to QLDC standards.
Policy 27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.	99% of the subject land will remain physically unchanged and productive farmland. The Landscape Plan for Lot 2 involves extensive planting with dense and permanent indigenous plants typical of this ecological niche. The existing shelter belts will be retained.
Policy 27.2.5.7 Ensure water supplies are of a sufficient capacity, including firefighting requirements, and of a potable standard. For the anticipated land uses on each lot or	The applicant reports that sufficient flow is available from the proposed new bore.

develop	ment.	
	27.2.5.10 Ensure appropriate water design and installation by having to:	
a.	The availability, quality, quantity and security of the supply of water to the lots being created;	The applicant reports that sufficient flow is available from
b.	B. water supplies for firefighting purposes;	the proposed new bore. It is requested that test for compliance with NZ Drinking Water Standards be condition of consent and Section 223 and 22 certifications.
C.	The standard of water supply systems installed in subdivisions, the adequacy of existing supply systems outside the subdivision;	
d.	Any initiatives proposed to reduce water demand and water use.	
_	27.2.5.11 Ensure appropriate stormwater and management by having regard to:	
a.	Any viable alternative designs for stormwater management that minimise run -off and recognises stormwater as a resource through reuse in open space and landscape areas;	
b.	The capacity of existing and proposed stormwater systems;	The AEE and more specifically the Geotechnica
C.	The method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated systems;	Assessment provided with the application have address stormwater in detail and contain desirecommendations for Lot 2 that will ensure consister with this policy.
d.	The location, scale and construction of stormwater infrastructure;	
е.	The effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including to maintain and enhance water quality through the control of	

water began contained litter and	
water -borne contaminants, litter and sediments, and control peak flow.	
sealments, and control peak flow.	
Policy 27.2.5.13 Treat and dispose of sewage in a manner that:	
a. maintains public health;	The AEE and more specifically the Geotechnical Assessment provided with the application have addressed wastewater in detail and contain design recommendations for Lot 2 that will ensure consistency with this policy.
 b. avoids adverse effects on the environment in the first instance; and 	
c where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.	
Policy 27.2.5.14 Ensure appropriate sewage treatment and disposal having regards to:	The AEE and more specifically the Geotechnical Assessment provided with the application have addressed wastewater in detail and contain design recommendations for Lot 2 that will ensure consistency with this policy.
 a. The method of sewage treatment and disposal; 	
 The capacity of, and impacts on, the existing reticulated sewage treatment and disposal system. 	
Policy 27.2.5.16 Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:	Services providers have confirmed services can be provided to the new dwelling. Wireless communications are also viable option.
 a. Providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations; 	
b. Ensure the method of reticulation is appropriate for the visual amenity and land scape values of the area by generally requiring services are under ground, and in the context of rural environments where this may not be practicable, infra structure is sited in a manner that minimises visual effects on the receiving environment;	

c. Generally, require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other that lots for access, roads, utilities and reserves.

A boundary adjustment is applied for and this is consistent with this objective.

Objective 27.2.7 Boundary adjustments, cross - lease and unit title subdivision are provided for.

Policy 27.2.7.2 Ensure boundary adjustment, cross -lease and unit title subdivisions are appropriate with regard to

- a. The location of proposed boundaries;
- In rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;

c. Boundary treatment;

d. The location and terms of existing or proposed easements ort other arrangements for access and services.:

The AEE and supporting scheme plan demonstrate that the boundary adjustment is to equalize allotment size and rationalise the boundary with physical features, farm layout and practices on the ground. This is consistent with this policy.

Overall Assessment: Overall, it is considered that the proposal is consistent with the objectives and policies of the Queenstown Lakes Proposed District Plan Decisions Version June 2019.

7.2.4 Other Documentation

Ngai Tahu recognises the following iwi management plans that relate to the Queenstown Lakes District:

- Kai Tahu ki Otago Natural Resource Management Plans 1995 and 2005.
- Te Tangi a Tauira: The Cry of the People, the Ngai Tahu ki Murihiku lwi Management Plan for Natural Resources 2008.

It is the first of these that applies to this area and consultation with Aukaha is occurring.

8. CONCLUSIONS

The applicant, Benkris Farms Limited, wishes to undertake a 4-lot subdivision of their farm block, in area approximately 203.2183 ha, which is currently in three parcels and on two Records of Title. The land is located on the Hawera Flat between the Luggate- Tarras Road / SH 8A and the Mata Au - Clutha River. The scheme plan for the subdivision is included as Appendix A. The purpose of the subdivision is to rationalise the boundary between two larger farm parcels and create a rural living allotment for the landowner, with views of the river. Consequently, building platforms for a future dwelling and farm shed on proposed Lot 2 are applied for. The majority of the land, 99%, will remain in agricultural production, 1%, 1.96ha will become Lot 2.

The productive land and therefore productive capacity of soils is essentially retained. The heritage item, a Cob Cottage, is locate in one of the larger farm parcels will be retained and will be unaffected. A boundary adjustment is applied for between two large farm parcels for practicality. Lot 2 land use will change to create one residential allotment with a new dwelling and shed.

The Geotechnical Assessment found that Lot 2 is a suitable site for a dwelling and shed and that it is suitable for stormwater and wastewater disposal. The Landscape Assessment found that the unique characteristics of Lot 2 enable a new dwelling and shed to be built that, provided the suggested parameters and Landscape Plan are followed, will have a negligible to low degree of impact on Landscape and Visual Amenity Values. It is considered that the proposed subdivision is in keeping with the special character of the surrounding environment. The AEE and supporting documents supplied with the application found that it is reasonable to conclude the adverse effects of the proposal on the environment will be minor.

The owners of the neighbouring properties, the Department of Conservation, Ngai Tahu and the New Zealand Transport Agency have been identified as affected parties and consultation is being undertaken with them. The NZTA has provided recommended conditions on consent regarding the access point on to SH8A and on lodgement of this application, including those recommended conditions, will provide their written approval.

The assessment of the proposal against the district plan and the relevant sections of the RMA has confirmed the activity to be consistent with the purpose and principles of the Act, and the objectives, policies and rules of the Queenstown Lakes Operative District Plan and Proposed District Plan (Decisions Version) June 2019.

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From: Louise McLay <louise@landpro.co.nz>
Sent: Wednesday, 25 September 2019 3:52 PM

To: Kim Seaton - External

Cc: Resource Consent; Luke Braithwaite

Subject: RM 191020 Benkris Farms Limited - Subdivisions : amendment to condition 3

proposed by NZTA

Hi Kim

Written Approval of NZTA: Correction to Conditions Proposed

Luke Braithwaite, Consultant Planner, NZTA has just clarified that on page 7 of the application and AEE document under section **2.2.3 Access** the quoted condition 3 proposed by NZTA, and volunteered by the applicant, should refer to the larger lot, Lot 1 not Lot 2, as per his letter in Appendix D. He points out Lot 1 is already set back by over 100m from SH 8A.

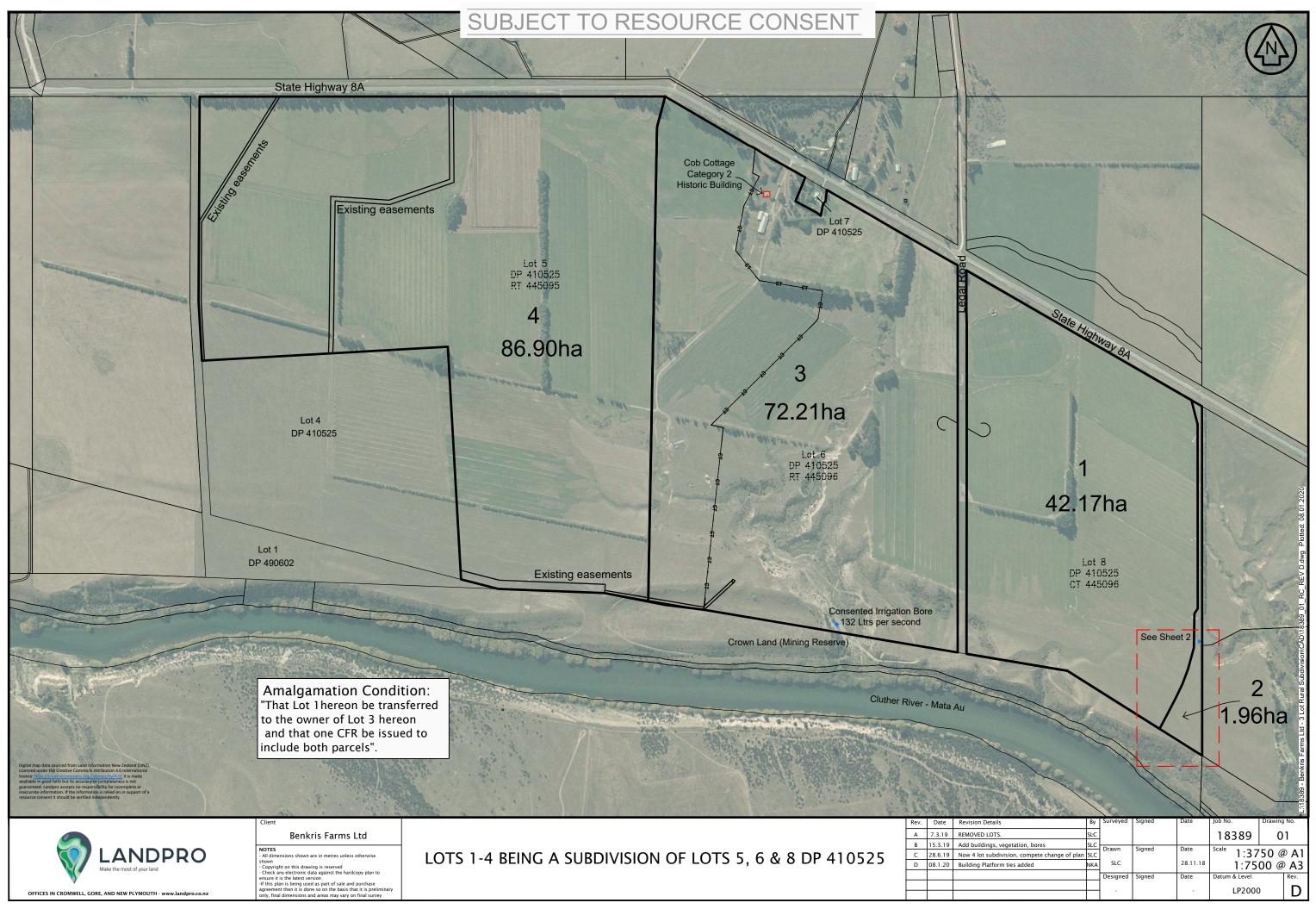
I write to confirm that the application be corrected accordingly so that condition 3 as recommended by NZTA, and volunteered by the applicant, refers to Lot Lot 1 not Lot 2.

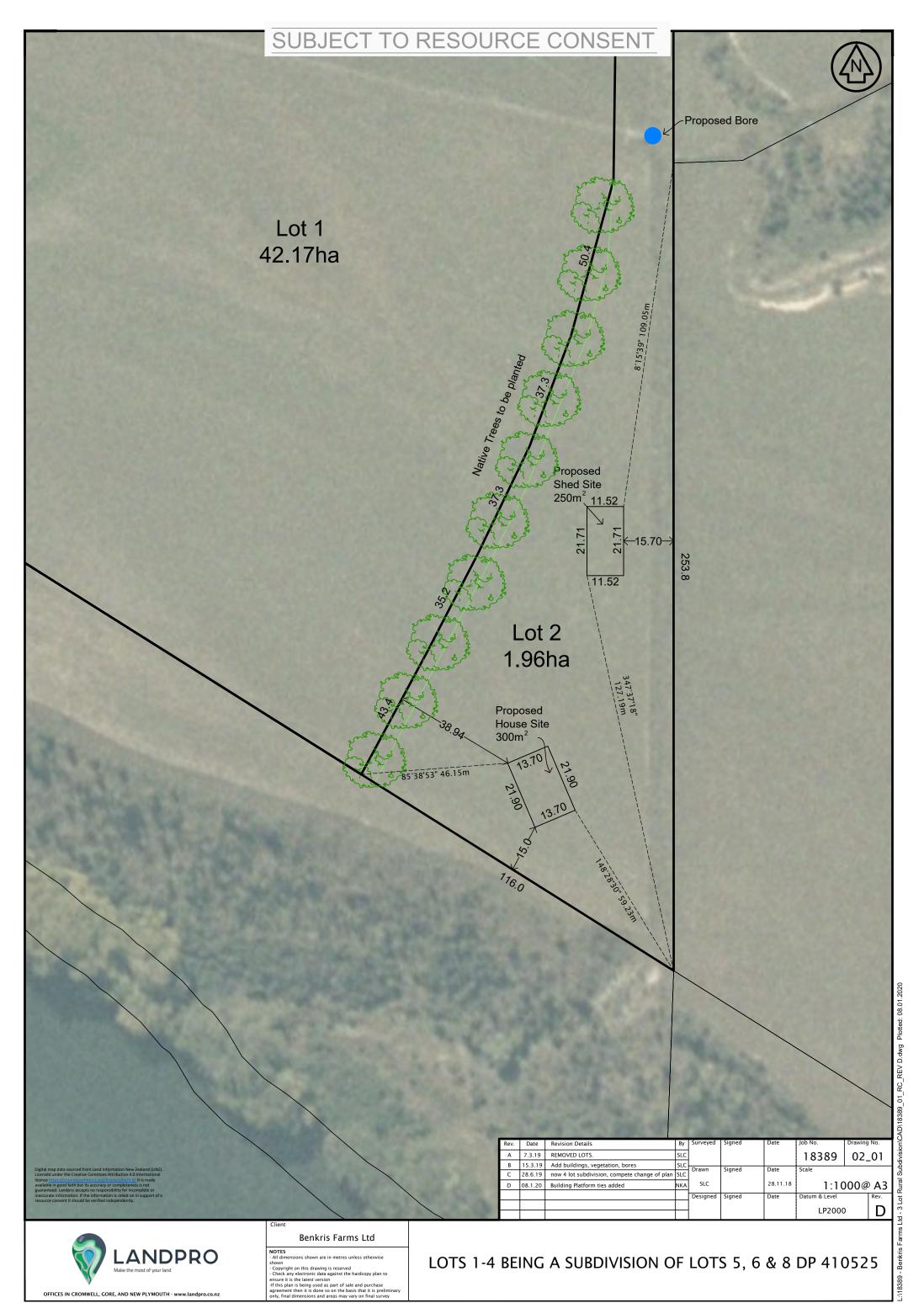
Thank you.

Kind regards,

Louise McLay







Document Set ID: 6416363 Version: 1, Version Date: 04/02/2020

Appendix B: Records of Title



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



Identifier Land Registration District Otago **Date Issued**

445095

18 December 2008

Prior References

OT4C/1436 136164 OTA2/851

Fee Simple **Estate**

Area 110.3680 hectares more or less Legal Description Lot 5 Deposited Plan 410525

Registered Owners Garry Allan Derrick

Interests

Subject to Section 59 Land Act 1948 (affects part formerly Sections 48-50 Block VII Tarras Survey District) 652697 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 18.3.1986 at 10.01 am (affects part formerly held in CsT OT7D/922 & OT7D/923)

Appurtenant hereto are rights of way and rights to convey water created by Deed of Easement 7981489.1 -30.10.2008 at 9:00 am

Subject to a right of way over part marked A on DP 410525 created by Easement Instrument 8030085.5 -18.12.2008 at 9:33 am

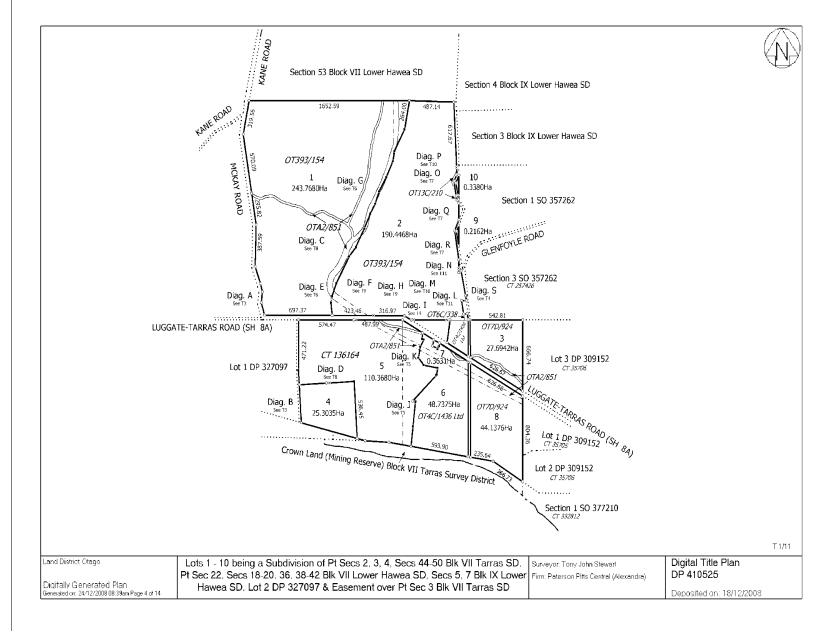
The easements created by Easement Instrument 8030085.5 are subject to Section 243 (a) Resource Management Act 1991

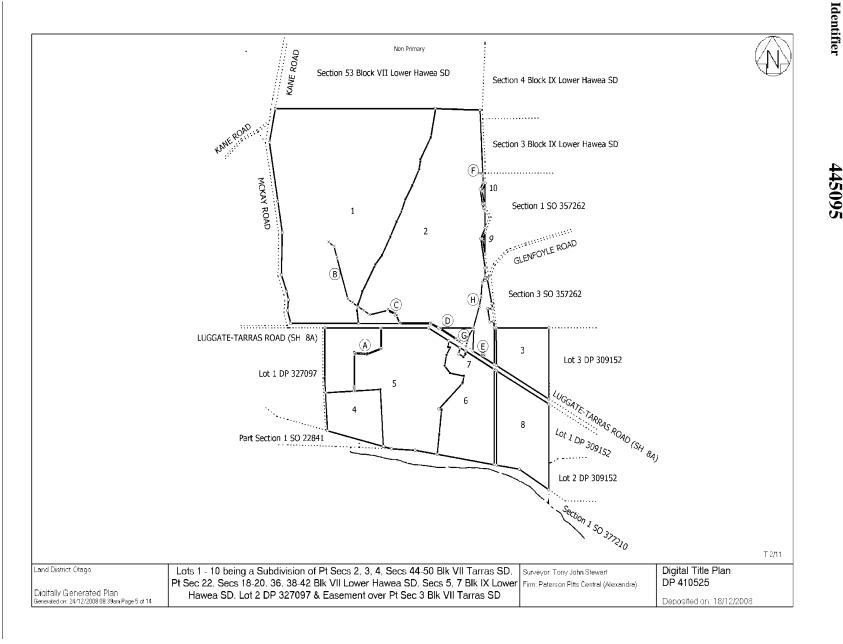
Subject to a right to convey water over parts marked A & D and a right to convey electricity over parts marked D & E all on DP 485509 created by Easement Instrument 10014153.1 - 14.4.2015 at 10:19 am

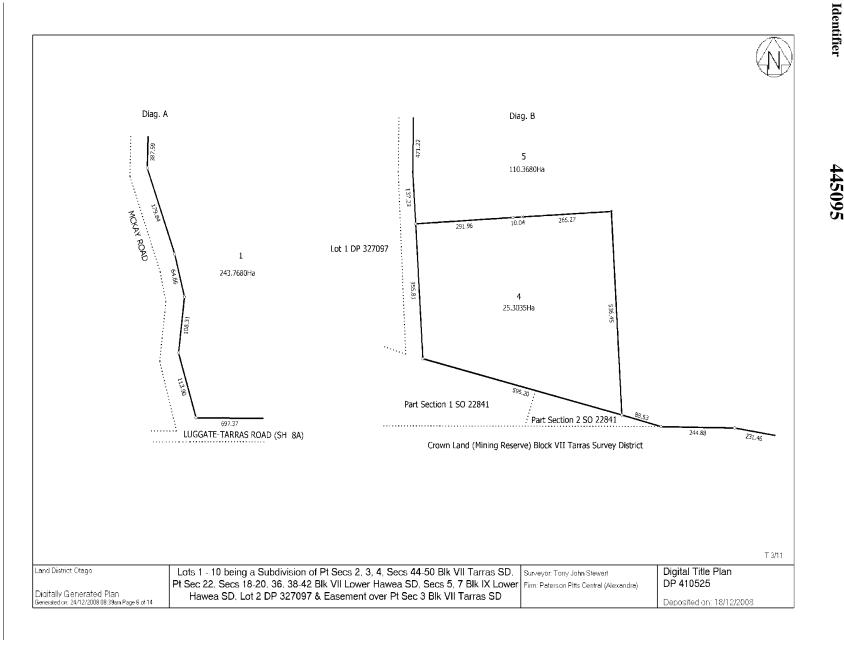
9988436.4 Mortgage to ASB Bank Limited - 1.5.2015 at 4:24 pm

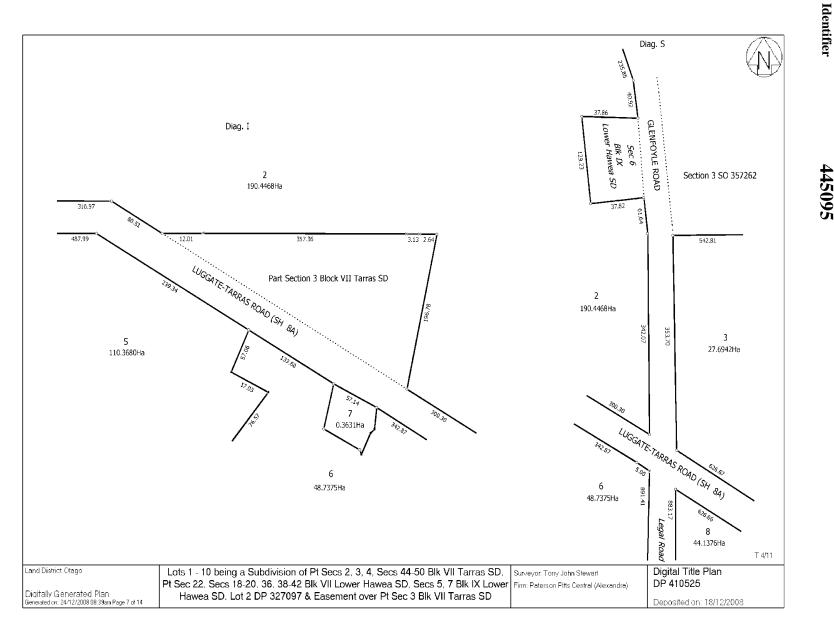
Transaction Id Client Reference ekeegan001 Document Set ID: 6259098 Version: 1, Version Date: 17/09/2019

Identifier

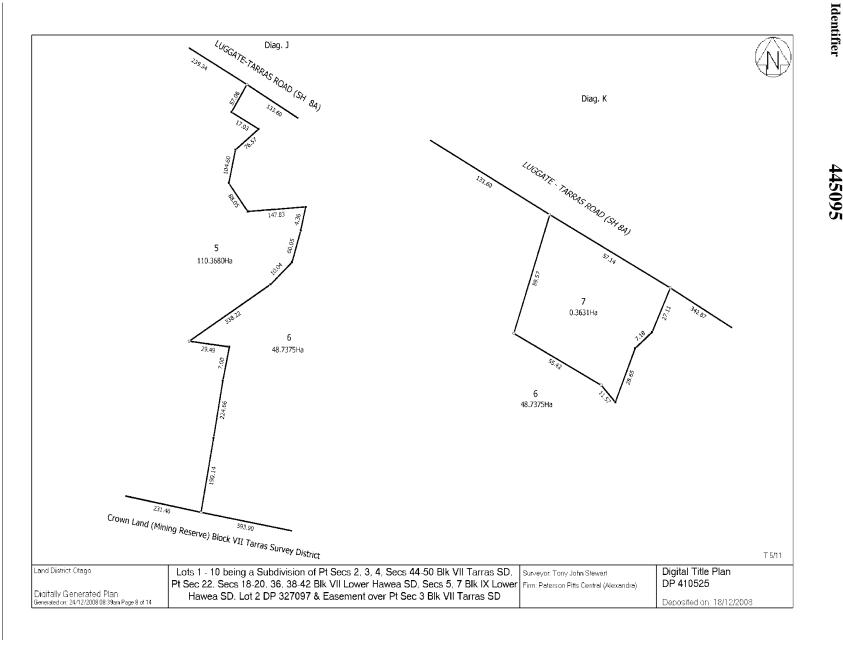


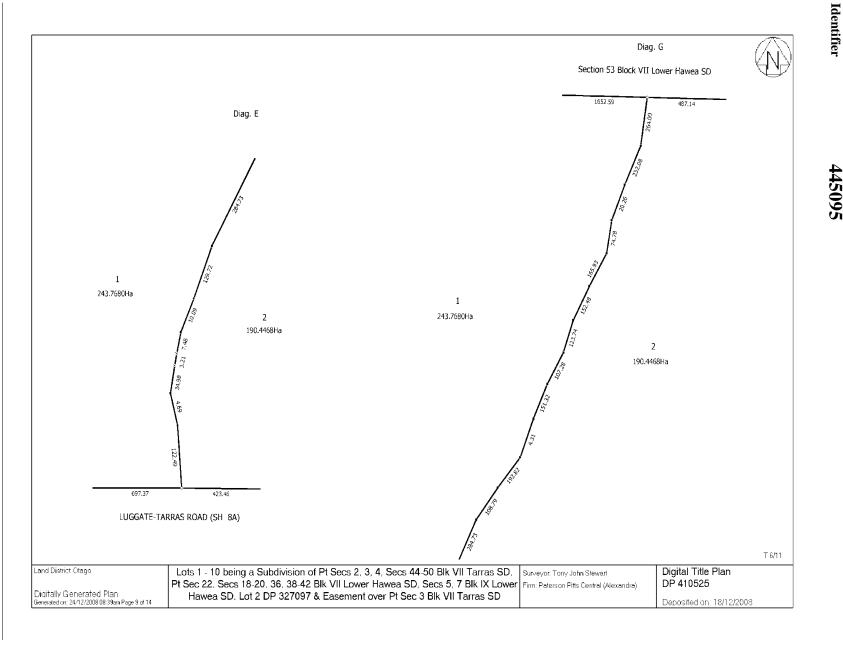




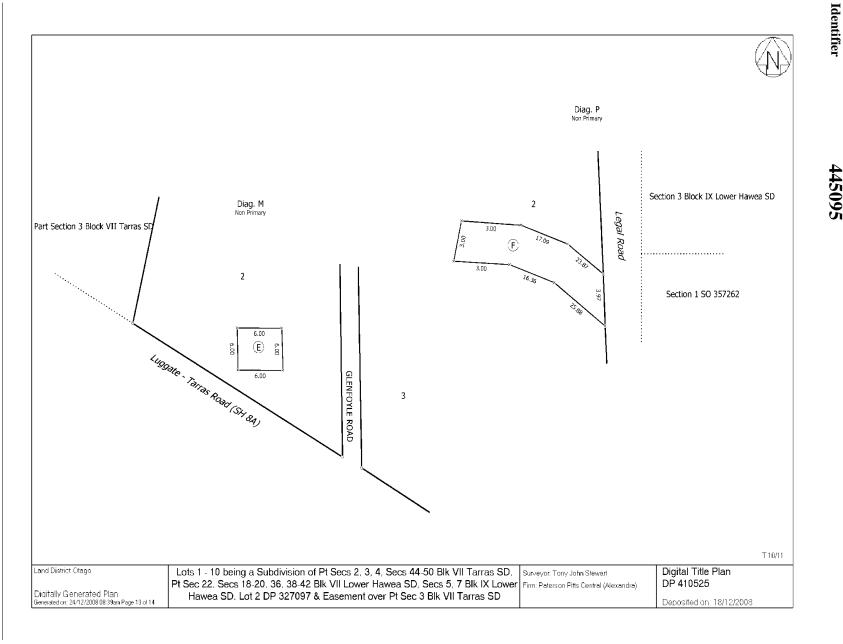


ekeegan001





Diag. F Non Primary



ekeegan001



RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



Identifier Land Registration District Otago **Date Issued**

445096

18 December 2008

Prior References

OT4C/1436 OT7D/924 OTA2/851

Fee Simple **Estate**

Area 92.8751 hectares more or less Legal Description Lot 6, 8 Deposited Plan 410525

Registered Owners Garry Allan Derrick

Interests

Subject to Section 59 Land Act 1948 (affects part formerly Sections 45-48 Block VII Tarras Survey District)

Appurtenant hereto are rights of way and rights to convey water created by Deed of Easement 7981489.1 -30.10.2008 at 9:00 am

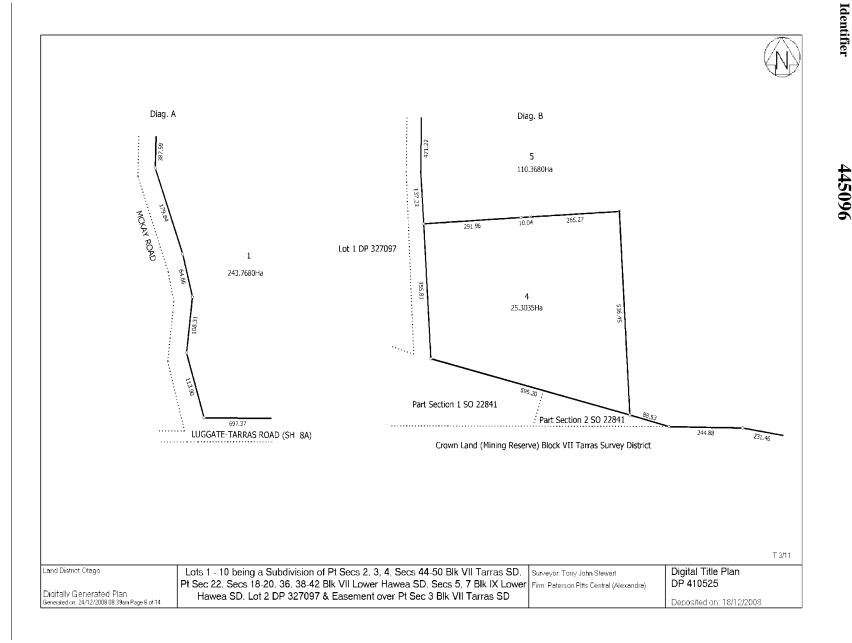
Subject to Section 241(2) Resource Management Act 1991 (affects DP 410525)

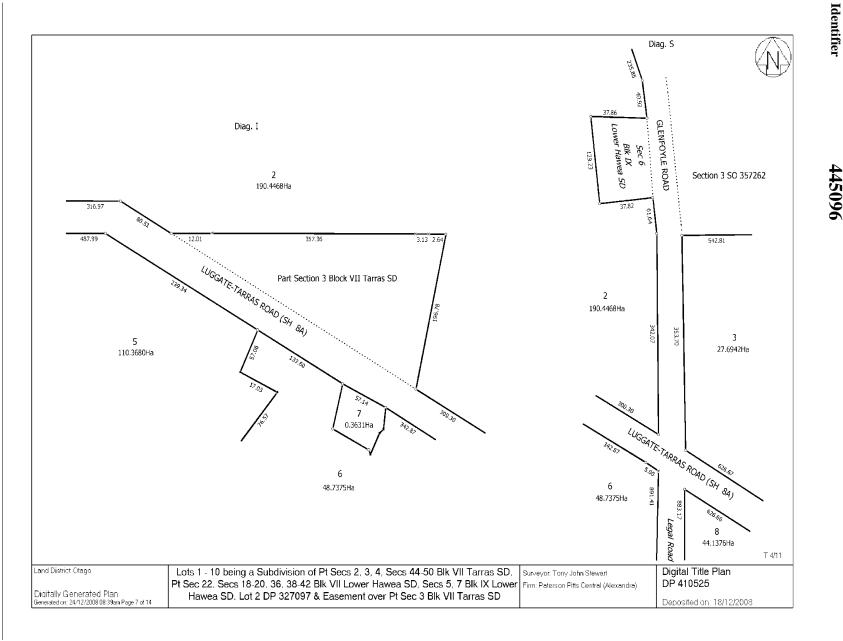
Subject to a right to convey electricity over part Lot 6 DP 410525 marked F & G on DP 485509 created by Easement Instrument 10014153.1 - 14.4.2015 at 10:19 am

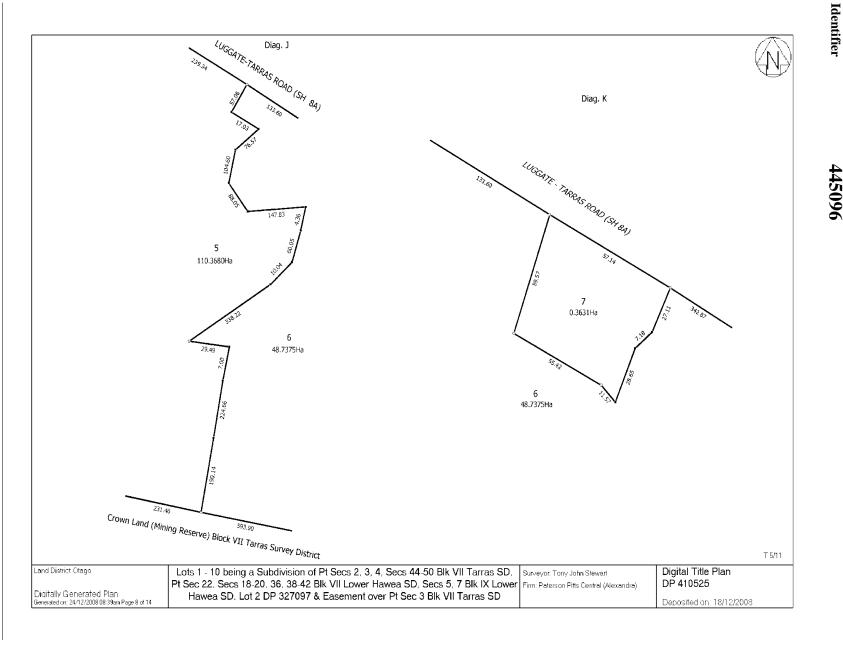
9988436.4 Mortgage to ASB Bank Limited - 1.5.2015 at 4:24 pm

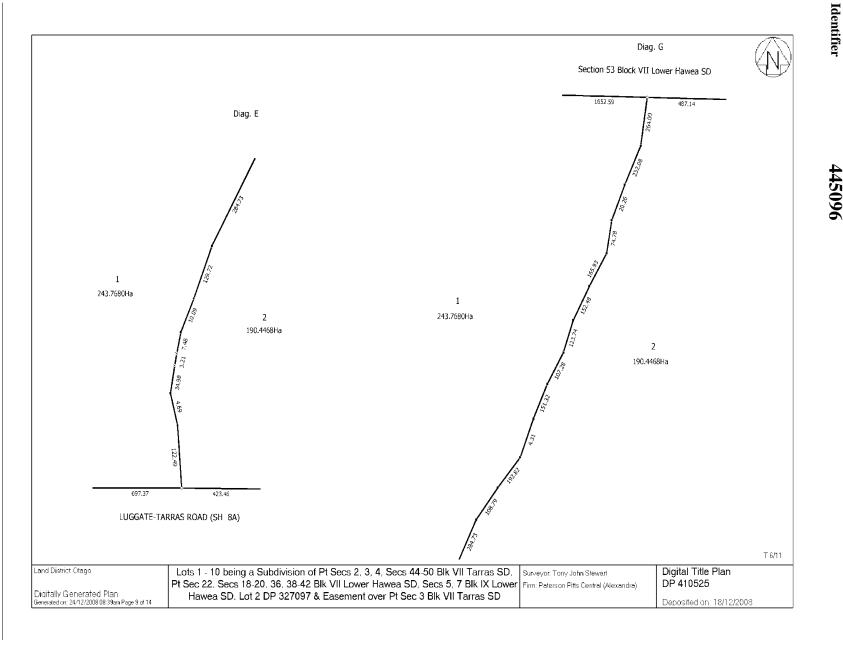
10214647.1 CAVEAT BY AURORA ENERGY LIMITED - 8.10.2015 at 11:56 am

Transaction Id Client Reference ekeegan001 Document Set ID: 6259098 Version: 1, Version Date: 17/09/2019



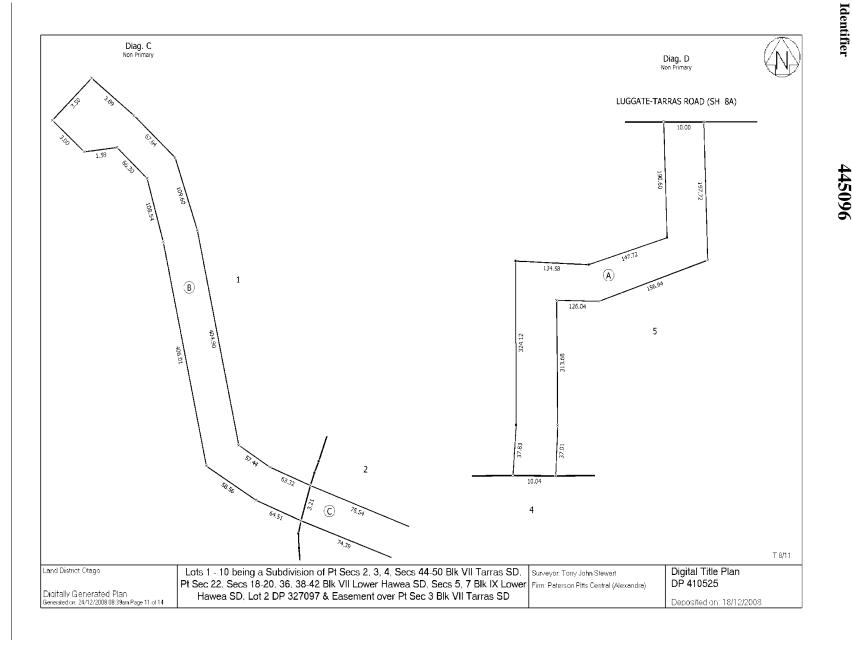




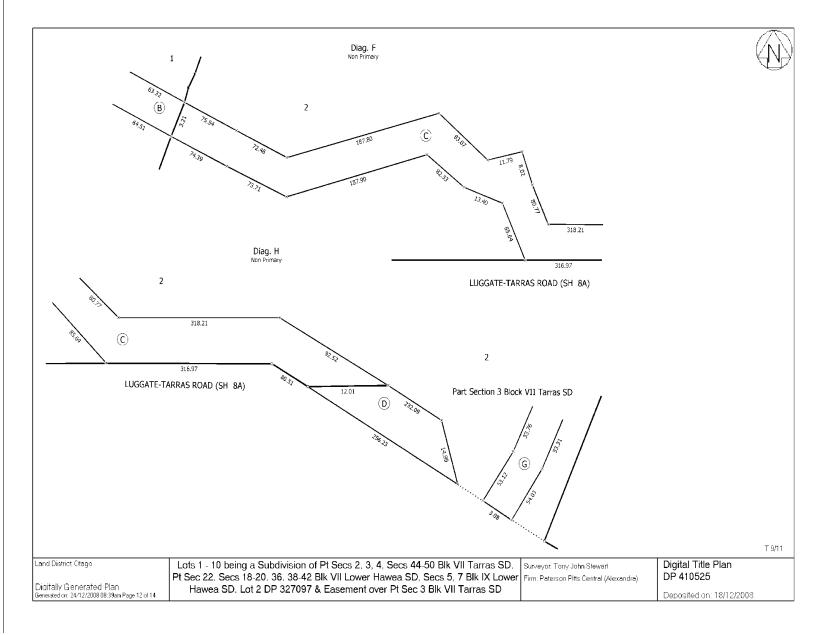


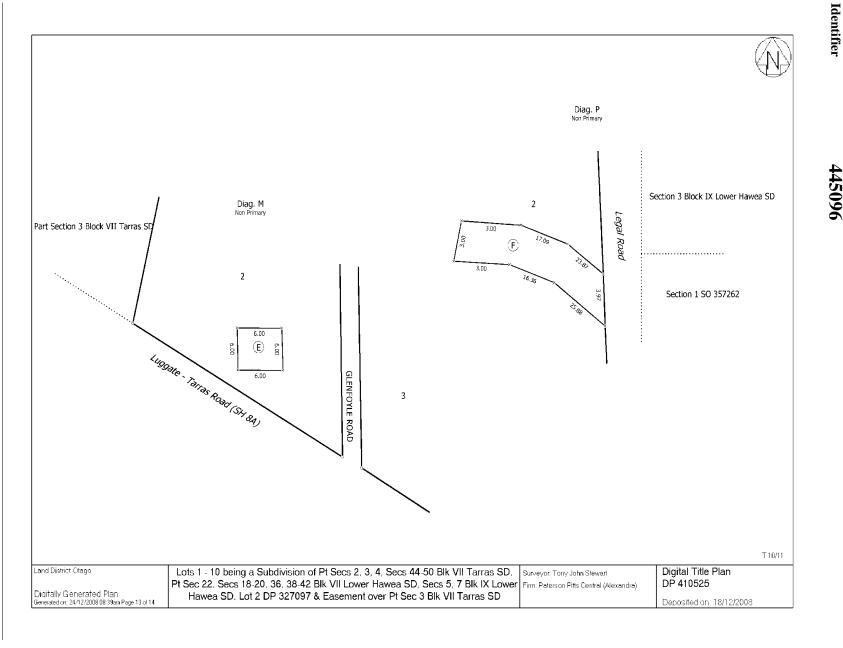
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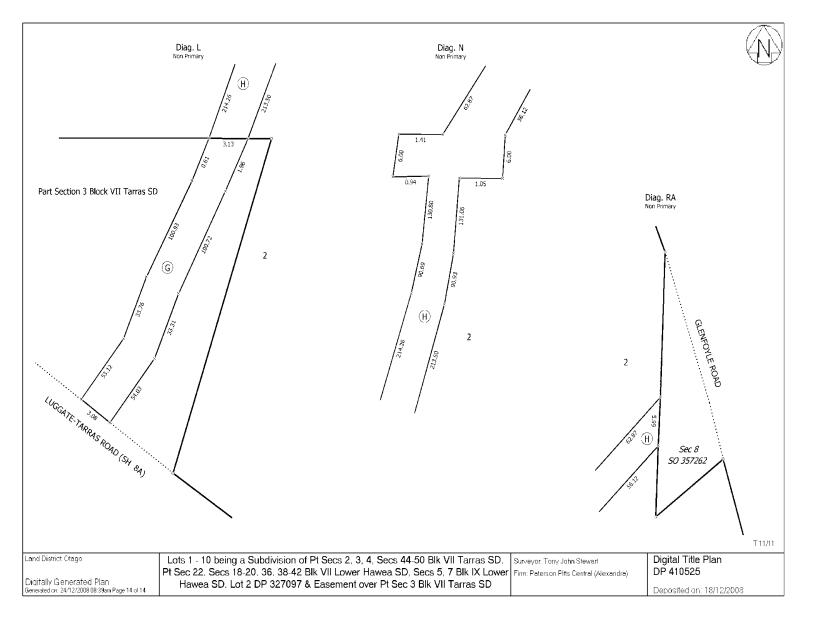
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ekeegan001







Appendix C: Landscape and Visual Assessment

LANDSCAPE AND VISUAL ASSESSMENT

PREPARED FOR:

BENKRIS FARMS LIMITED

14 JUNE 2019

PROPOSAL TO SUBDIVIDE AN ALLOTMENT OFF STATE
HIGHWAY 8A INTO TWO LOTS AND ESTABLISH A
BUILDING PLATFORM AND SHED ON PROPOSED LOT 2



Document Set ID: 6259099 Version: 1, Version Date: 17/09/2019

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. Planting Schedule and Notes
- 5. Viewpoint Location and Context Map
- 6. Photographs

Document Set ID: 6259099 Version: 1, Version Date: 17/09/2019

INTRODUCTION

- This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to subdivide Lot 8 DP 410525 (**the site**) into two lots and identify a building platform and construct a shed in proposed Lot 2. The site is part of a larger property that includes Lots 4 7 DP 410525 and Lot 1 DP 490602 that are held in Certificate of Titles 445095, 445096, 445097 and 708909. Collectively, these lots make up Benkris Farm, which comprises 235.8397 hectares and is a productive farming property adjacent to State Highway 8A. The site contributes 44.1367 hectares of this area. An existing dwelling is located in Lot 7 DP 410525 in near proximity to the adjacent road; and the historic 'Cob Cottage' and large utilitarian sheds are located within the dwelling's immediate vicinity in Lot 6 DP 410525.
- 2 Proposed Lot 1 is 42.17 hectares and proposed Lot 2 is 1.96 hectares in area. It also proposed to incorporate native planting within proposed Lot 2 and retain an existing shelterbelt along the proposed Lot 2 boundary. It is intended to continue the established farming operations on proposed Lot 1.
- 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.
- 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.
- 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 PDP 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.

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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

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 the site into two lots.

• A 300m² residential building platform is proposed in Lot 2.

• A 234.77m² shed is proposed in Lot 2. This shed is to have a maximum height of 5.23m at its apex

and a 15° sloping roof. Its roof and cladding are to be predominantly corrugated ColourSteel

painted a matt finish in 'Ironsand', which has a Light Reflectivity Value (LRV) of 8%.

All buildings within the approved building platform shall be a maximum of 5.5m above the existing

ground level.

• Cladding of future buildings within the building platform shall be unpainted timber, stacked stone or

solid plaster. Plaster colours shall be visually recessive and in the natural range of browns, greens

and greys, with a LRV of between 7% and 20%. All other external materials and colours of the

building, including doors, shutters, joinery, spouting and any later additions to the building such as

pergolas shall be in dark muted tones of grey, green or brown with a LRV of between 7% and 20%.

Roofing of future buildings within the building platform shall be of shingles, slate or Coloursteel.

Coloursteel shall have a matt finish and be of dark, visually recessive colours only with a light

reflectance value of between 7% and 20%. Any structures attached to the roof such as satellite

dishes or chimneys shall match the dark colour of the roof. All structures attached to the roof shall

not be more than 0.5m above the building's height limit.

All solar panels shall be ground based or located so they do not face towards the Clutha River.

A minimum 1.2m eave shall be placed over areas of glazing on the western, eastern and southern

elevations of future buildings within the building platform, or glazing on these elevations shall be

recessed by 1.2m. Glazing on these elevations shall have a maximum reflectance value of 2%.

All land within Lot 1 shall be managed for agricultural purposes.

All land within Lot 2 that is outside of the designated curtilage area, shed footprint, access way,

planting areas and existing vegetation to be retained as identified on the structural landscape plan

shall be managed as rough pasture, additional indigenous planting or seasonal food gardens.

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 All domestic elements (such as car, caravan and boat parking areas, ornamental gardens, lawns, domestic landscaping, paving, pergolas, clotheslines etc) shall be contained within the demarcated curtilage area. Ornamental gardens shall be comprised of no less than 50% indigenous species

and all exotic planting shall be comprised of species that grow to a height of no more than 2m.

• Prior to construction of a dwelling within the approved building platform, structural landscape

planting shall be installed as per the structural landscape plan, and shall be in healthy condition.

Areas of mass planting indicated on the structural landscape plan shall be managed to achieve and

maintain a closed canopy. All planting shall be maintained free of competing weeds and browsing

pests, and protected from grazing stock. Planting areas shall have an organic mulch applied to

each plant to supress weeds and retain moisture.

• Structural landscaping indicated on the structural landscape plan shall be maintained in perpetuity.

If any plant should die or become diseased it shall be replaced with a species identified on the

approved landscape plan within the next planting season. The replacement planting grade shall be

no less than that identified on the approved landscape plan.

Any fencing of the boundaries and/or demarcated curtilage area and/or around buildings shall use

traditional post-and-wire fencing only.

The proposed road entrance shall consist of standard post-and-wire or post-and-rail fencing only

and standard farm gates. The use of any lighting at the entrance shall be excluded.

• The vehicle access way shall be finished in the form of a traditional metal farm track of no more

than 3.5 metres in width. All drainage of the access way shall be formed vegetated or grassed

swales only and shall exclude the use of any concrete kerb or channels, or gravel/cobbled swales.

All external lighting shall be contained within the domestic curtilage area only and shall be low level

lighting only. All light spill shall be contained to within the domestic curtilage area. External lighting

shall not be used to accentuate or highlight built form, slopes, trees or any other landscape feature

as viewed from beyond the property. External lighting shall be sensor security lighting only and

shall be on a timer to switch off when the external area is not occupied by persons.

All water tanks shall be partly buried so no more than 1m protrudes above ground and screened by

vegetation so that they are not visible from outside the property.

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LANDSCAPE CHARACTER

Existing Landscape Character

- The site is located on the terraced valley floor that follows the course of the Clutha River/Mata-Au (the Clutha) as it runs from Hawea Flat towards Lake Dunstan. This valley floor is contained by the Pisa and Grandview Ranges and also accommodates State Highway 6 (on the western side of the Clutha) and the State Highway 8A (on the eastern side of the Clutha) as well as the river itself.
- The landform is part of the Upper Clutha basin outwash plain formed by the glacial outwash and deposition of sediment infilling the glacial carved valley formed from successive glacial advances and retreats. The valley floor is terraced; stepping down to the river bed on both its sides. The proposed building platform is positioned on the eastern side of the Clutha, at the southern end of one such terrace and is separated from the river bed by a steep escarpment. The flat terraces of this valley have been intensively farmed for many decades, while the escarpments are generally covered in unmanaged scrub.
- The site itself has been modified and used for agricultural production for many decades. The site is predominantly covered in pasture that is improved by a pivot irrigator. A conifer shelterbelt wraps around the northern and eastern boundaries. The site is largely flat, with a very gentle decline from State Highway 8A before dropping away more steeply to the Clutha via gully/escarpment landform to the south.
- The PDP identifies the adjacent Clutha as an Outstanding Natural Landscape (ONL) ⁴ and the adjacent river flats as Rural Character Landscape (RCL). The northern end of the Pisa Range south of the site and the Grandview Mountain range to the north define the valley and are identified as ONL in the PDP. I show the PDP landscape categories on Appendix 5 to this report. 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".⁵

I agree that the site is part of the terraced valley landscape which has a rural character defined by agricultural management, improvements and rural living. I agree that this landscape is not an ONL, however I do recognise that, most relevantly to the proposal, the PDP's ONL line runs along the crest of the Clutha escarpment immediately south of the site as indicated on Appendix 5. This ONL line also takes in a gully landform that is partly within the site's south west corner.

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⁴ I consider the Clutha is better categorised as an Outstanding Natural Feature (ONF).

⁵ Queenstown Lakes Operative District Plan, Section 4.2.4(3).

Effects of the proposed activities on landscape character

12 Landscape character effects are: 6

"... 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."

13 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;

Extreme⁷.

14 The changes to the landscape that will occur as a result of the proposal will be the presence of a

residential building platform and associated curtilage area, a shed and additional native vegetation.

These changes have been designed in a way to retain the open, rural character and to be sympathetic

with the open character of the adjacent Clutha ONL and minimally visible against the Grandview

Mountains ONL as well as the more distant Dunstan Mountains to the south.

As stated, the site is adjacent to the PDP's ONL of the Clutha. The proposed development will not

compromise the open character of this feature. The proposed planting as well as the delineation of a

curtilage area and design controls on the proposed residential lot will ensure that the level of

domestication proposed can be absorbed within the landscape without detracting from natural character.

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 shelterbelt

to be retained and proposed planting will contain and screen the development such that any domestic

⁶ 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.

⁷ New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management', page 8.

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elements will have a low degree of visibility and the retention of the majority of the site in agricultural

management will retain the vast majority of the site's pastoral character.

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

shelterbelt to be retained, 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.

In relation to the above, there are a number of factors that serve to mitigate the potential effect on

landscape character. In summary:

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• The site is not in an unmodified landscape. This site has been improved for pasture and is managed

accordingly. In the site and its vicinity there are existing dwellings, farm sheds, pivot irrigators,

conifer shelterbelts, amenity plantings, vehicle access tracks and stock fencing.

• The majority of the site is to be retained in pasture. A curtilage area has been identified around the

proposed building platform and areas of native planting are proposed to contain all domestic

activities. The remainder of the site will be managed by agricultural land use.

• The topography associated with the adjacent escarpment will visually screen the proposed built

elements from the majority of the visually sensitive catchment of the Clutha and its immediate banks.

• 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, curtilage area and shed.

19 The proposed building platform and shed location, height, and design controls, as well as the curtilage

area, have been carefully considered to ensure that, in conjunction with the proposed planting and the

shelterbelt to be retained, 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 low degree.

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. In this regard, I do not

consider that the current proposal breaches any threshold of acceptability in relation to landscape

character effects or as a result of cumulative effects.

VIEWS AND VISUAL AMENITY

21 Visual effects are:

"the effects of change and development on the views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements".8

- 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 summary comments in relation to effects on views and visual amenity.
- 23 The proposed activities will be visible from:
 - Users of State Highway 8A (SH8A);
 - Users of Glenfoyle Road;
 - Users of State Highway 6 (SH6);
 - Users of the public access easement between SH6 and the Clutha;
 - Users of the Clutha and adjacent Crown land; and
 - Private properties within the vicinity.
- Appendix 5 of this report consists of a Viewpoint Location and Context Map and Appendix 6 contains a number of associated photographs. These photographs were taken on 6 and 13 June 2019 when profile poles were identifying the extent of area and height of the proposed building platform and shed as below:

	Pole details:	
Structure	Paint	Height
Shed	Top 1m orange	corners 3.6m
		ridge apex 5.233m
Building Pad	4.5m - 5.5m pink	corners 5.5m
	3.5m - 4.5m blue	

In the photographs included in Appendix 6 the profile poles are not always readily visible and therefore their location has been identified. In reference to Appendices 5 and 6, I make the following observations.

⁸ 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.

Users of SH8A

As heading east towards the site from the Upper Clutha basin (via the Red Bridge north of Luggate or via Hawea Flat), the proposed activities will be intermittently visible from two stretches of SH8A until the proposed planting matures. The first stretch (refer Viewpoint 1 of Appendices 5 and 6) starts in the vicinity of the intersection between SH8A and McKay Road and continues, although intermittently screened by roadside vegetation, for approximately 340m before the available view is discontinued by a mature shelterbelt that lines the boundary between the road and the Benkris Farm property. The distance of this available viewshaft from the road to the proposed activities is greater than 2.7km, and will be increasingly obscured as the proposed native vegetation matures. When visible prior to this vegetation establishment, the activities will be seen with a backdrop of an existing shelterbelt to be retained and built form will be recessive against it. I consider the visual effect of the proposal on the visual amenity of observers to be of a very low degree, reducing to a negligible degree as the proposed planting matures (approximately 5 – 7 years).

27 As continuing east, further mature planting and existing buildings within the Benkris Farm property will screen views towards the proposed activities until past the farm's existing dwelling. Views then open up in the vicinity of the SH8A intersection with Glenfoyle Road (refer Viewpont 3) and continue intermittently for approximately 440m (to Viewpoint 4) at which point, another more recently planted shelterbelt alongside the road that continues to the site's eastern boundary screens any further potential views. The minimum distance of the available view from this stretch is 900m (Viewpoint 4). In this view, until the proposed native planting matures the proposed activities will again be seen against the backdrop of the established shelterbelt of the sites' east boundary to be retained. The dark colours of the future built form will be recessive against the shelterbelt, and buildings will be partially obscured by fence posts and gates adjacent to the road. In this view, the proposed activities will be seen below the Dunstan Mountains but will be visually contained by the adjacent shelterbelt, which itself does not screen the mountain slopes but only the terraces below them. It is proposed to retain this shelterbelt to a height between 6 – 8 metres so as to not obscure potential views of the Dunstan Mountains from SH8A, whilst providing effective screening to the proposed activities from the east (as discussed below). Due to the reduced distance from this stretch of SH8A, as compared to the previous stretch, I consider the visual effect of the proposal on the visual amenity of observers to be of a slightly greater, albeit still low, degree. This is moderated to a degree as seeing a farm dwelling in this location and in this context is not necessarily adverse in terms of a viewer's appreciation of the landscape; it is an anticipated feature. However, it will also reduce to a negligible degree as the proposed planting matures in approximately 5 – 7 years.

The shelterbelt on the site's eastern boundary that is to be retained, and maintained to a height between 6 – 8 metres, will screen any potential views of the proposed activities from SH8A east of the site. This

includes the viewshaft approximately 1.4km east of the site (Viewpoint 5) that looks west taking in the

Clutha and the surrounding terraces, including the site, framed by mountain ranges on all sides.

29 The Sandy Point lookout is located on conservation reserve further to the south, and is accessed off

SH8A via a track on a public ROW easement across a farm. The lookout experiences a similar visual

experience as described above but with greater visual access to the Clutha (Viewpoint 6). The shelterbelt

on the site's eastern boundary that is to be retained will screen the proposed activities from this view.

Users of Glenfoyle Road

30 Visual access to the proposed activities will be available from an approximate 300m stretch of Glenfoyle

Road north of SH8A, as heading south towards SH8A. This view sequence (refer Viewpoint 2) is

intermittently screened by mature roadside vegetation, including large eucalypts, and the distance to the

proposed activities will be at least 1.2km. As with the view from the adjacent stretch of SH8A as

described above, I consider the visual effect of the proposal on the visual amenity of observers to be of a

low degree initially, reducing to negligible as the proposed planting matures in approximately 5 – 7 years.

An unformed legal road extends south from Glenfoyle Road through the Benkris Farm property along the

western boundary of the site. Whilst this unformed road is legally accessible to the public and would

provide access to the northern/eastern margins of the Clutha, there is no physical access available. The

unformed road is, along with the adjacent lots, productively farmed as pasture improved through a pivot

irrigator and grazed by cattle. A fence and mature trees on the northern boundary impedes any potential

access. As such, the unformed legal road is not accessed by the public. This lack of access moderates

the degree of visual effects that could be experienced from the legal road from a potentially moderate

degree to a very low degree (slightly above negligible given the remote possibility that someone could

take advantage of the legal access despite the physical barriers). However, even if this legal road was

used by the public (and in the chance that it were made physically accessible in future) the degree of

effects would be negligible in time as the proposed native planting would screen the proposed activities.

Users of SH6

31

32 Users of SH6 would have intermittent visibility of the proposed activities from a stretch of less than 2km

and at distances of greater than 1.4km as shown on Appendix 5. Intervening topography that undulates

off the road and includes rock outcrops, as well as roadside vegetation and existing dwellings obstructs

views towards the site from much of this stretch so the actual parts of SH6 from which visibility is

avaialable would be much less than 2km (approximately half the distance). In these views (refer

Viewpoints 7 and 8), the proposed activities would be recessively visible against the existing shelterbelt

proposed to be retained. The proposed future buildings would be perched on the edge of the terrace

above the distinctive escarpment that is part of the river landscape/feature although the river itself is not

visible. From SH6 several dwellings are visible both in the foreground of view towards the site (those that are visually prominent near to the road), as well as distant buildings including those that are on the terraces on the opposite (eastern) side of the river. The proposal will add one more instance of domestication in the distant views towards the far terraces but the built form could not be considered to be obvious or highly visible, and will be visually recessive against existing vegetation. The proposed activities will be further visually contained in time as the proposed planting establishes. Accordingly, I consider the degree of visual effects on an observer on SH6 will be low initially, reducing to very low as

the proposed planting matures (after approximately 5 – 7 years).

Users of the public access easement between SH6 and the Clutha

An easement is present south west of the site providing public access from SH6 to the river corridor.

This easement has been fenced and vehicles can be driven to the river margin where a track is present to provide walking access to the west (away from the site). The easement was registered prior to 11th

December 2007 and so is a public place in the terms of the ODP. The land on the river margin that it

connects to, Sections 4 and 5 SO23929 is Crown land in the management of the Department of

Conservation. There is no formed track going east from the river end of the easement.

Views towards the proposed activities will be available initially from the majority of the easement, once

past the rock outcrops and having ascended above the hummocky landform at the site's entrance from

SH6. The length of this part of the easement (from which the proposed development will be visible) to the

turning circle/parking area at the northern end of the easement is approximately 550 metres. The

minimum distance a viewer from this easement will see the proposed activity is approximately 1.4km.

35 The proposed activities will be visible when heading north towards the river from SH6 (Viewpoint 9). A

viewer will be in the context of being within an agricultural setting, traversing a productive farm that

exhibits a rural character to get to a public place that is expected to have a high degree of natural

character. The views towards the proposed activities will diminish the rural character on offer to a low

degree, an effect that will incrementally reduce as the proposed planting matures. I consider that the

visual effect from the easement will initially also be of a low degree, but will reduce to a very low degree

after 5 – 7 years as the planting establishes and along with the shelterbelt further contains the built form.

Users of the Clutha and adjacent Crown land

The easement discussed above provides access to the river margin on the right side of the river (the

opposite side of the river from the site). As the Crown land (Sections 4 and 5 SO23929) that runs in line

with the river along the edge of the terrace opposite the site is reached, a formed walking track cuts down

the river escarpment to the river's edge providing access for fishing or a starting point to walk west/north

along the river margin, linking with the Luggate Creek Track and the Upper Clutha Track. When walking

down the track from the direction of the easement, an observer is moving away from the site and would not have visibility of the site and the proposed activities. However, when an observer is ascending the track from the river margin they would gain visibility towards the proposed activities from a minimum distance of 1.4km (refer Viewpoint 10). From here, the effects will be very similar to those described from the adjoining easement. The proposed activities will be visible initially until such time as the proposed planting establishes. Once established, this vegetation will screen visibility associated with the proposed development. This will amount to a low degree of effects initially reducing to negligible in 5 – 7 years.

Moving east along the Crown land on the edge of the terrace on the true right bank of the river, there is no formed walking track, track poles or signage, although tyre tracks give evidence of some vehicle use and provide a way to navigate through it. From this vehicle track, views out are mostly obscured by mature kanuka and only glimpses to the river and to the north (including towards the site) are afforded by moving off the track through gaps in the vegetation. Viewpoint 11 is taken from such a gap approximately 400m east from the easement. From this vantage point the effects are similar to those described above, albeit from a nearer distance (approximately 800m). As moving further east along the vehicle track, an observer passes the Barrow dwelling that is highly visible through gaps in the vegetation (it appears that unsuccessful attempts have been made to plant in these gaps). An observer is therefore cognisant of surrounding domestication.

From this point adjacent to the Barrow property, through to the western boundary of the Davies Property (Viewpoints 12 and 13), the proposed planting will no longer be entirely effective in screening all aspects of the proposed activities. From these points an observer would be at least 350m distant from the proposed activities, which would be visible against the backdrop of the shelterbelt to be retained, and, in time, by the proposed planting that will further visually contain and soften the built form and curtilage, although some parts of a future dwelling in the proposed building platform will remain visible. From these vantage points I consider that there would be a moderate degree of visual effects on an observer but due to the limited use of this area and the visual context, this degree of effects should be moderated to low.

Whereas on the river and adjacent margins, the dominant landscape feature is the river itself and the rugged embankment that reads legibly as part of the river feature, when on the elevated terrace the visual context is quite different. There is a ribbon of remnant kanuka vegetation on the edge of the terrace that associates itself with the natural character of the river, but stretching out in a broad expanse of view is a modified agricultural setting that viewers will recognise as being intensively grazed farmland. In this context, dwellings will not be entirely unexpected elements and several others (including the Thomas dwelling and utility shed/residential flat on the left side of Viewpoint 13) are evident along with other infrastructure associated with the productive use of land as described in paragraph 18.

- On the opposite side of the river (the same side as the site) there is no formed public access to the river within the vicinity of the site (although as mentioned earlier there is unformed access through the Benkris Farm property via a legal road). The nearest formed access to the river is near the Red Bridge more than 5km up river from the site. Downstream from the site the nearest access to the river margin is via the Sandy Point lookout mentioned earlier. However, due to the topography, the narrow river margin and the presence of willow within the margin, access up river from this point is not readily achievable. It is therefore considered that access to the Crown land adjacent to the site (or the wider Benkris Farm property) is generally not frequented by the public. Part of this land (the flat terraces) is essentially managed as part of the adjacent farm, although not irrigated or as intensively grazed as the farm and therefore in rougher and less verdant pasture than the farm, and part of it (the escarpment) is unmanaged scrubland. As seen in Viewpoint 14, the elevated part of the Crown Land adjacent to the site (to the right of the fence line) is very narrow, separated from the larger flat area by the escarpment.
- This lack of public access has a moderating degree on the level of visual effects that can be experienced from the Crown land adjacent to the site. Whereby the effects could potentially by of a high degree with the proposed building platform being visually prominent if this area were frequented by the public, as there are generally no observers aside from the owners or workers on the adjacent farm, the actual visual effects that would be observed are considered to be of a much lower degree; with those experiencing them likely to be connected in some way to the farm activities and aware of the proposed development. The area from which these effects could be experienced will also reduce as the proposed native planting establishes such that, in time, the activities will only be visible adjacent to proposed Lot 2.
- 42 The Clutha itself and its immediate margins are frequented by fishers, recreational and tourism-related commercial boats and kayakers. From the surface of the Clutha and its margins part of a future dwelling within the proposed building platform will be initially visible (until the proposed planting establishes) from an approximate 1km stretch of river west of the proposed activities as shown on Appendix 5, and more permanently from a stretch of approximately 800m immediately south of the site although the majority of this visibility will be restricted to the right side of the Clutha due to the intervening topography provided by the escarpment. From the latter (permanent) stretch of visibility the upper part of a dwelling will be seen against the backdrop of the Grandview Mountain peaks (Viewpoint 15 – peaks not visible in photograph due to low cloud). The proposed activities would add a further degree of domestication that would detract from the amenity and natural character experienced from the river to a moderate degree initially, before the proposed planting establishes. After the planting matures it will screen the proposed activities from the majority of the river's viewing catchment such that the upper part of a future dwelling will be visible from a brief stretch of the river. At this stage, I consider the visual effects experienced from the river will be of a low degree. This effect is moderated to some degree by the awareness an observer would have of the rural activities on the river terraces. In this context, dwellings will not be entirely unexpected

elements and several others are evident along the river terraces, both in the Queenstown Lakes and Central Otago districts further downstream, as well as other rural infrastructure such as pivot irrigators

and sheds.

Private properties within the vicinity

The private properties that could have visibility of the proposed activities have been categorised into one

of the three following groups, which are identified on Appendix 5:

Properties to the east including Wilson, Glenfoyle Ltd, Stebbings and Kane;

Properties to the south of the site (north of SH6) including Barrow, Thomas, Davies, Clements

Trustees and Jaquiery; and

Properties further south (south of SH6) in the Pisa Range foothills.

44 Whilst I have not visited any of the neighbouring properties I have viewed them from the location of the

proposed activities and from the nearest sections of public roads to their properties.

It is noted that the applicant's property spreads out to the west into different allotments and therefore the

effects from further west than the site have not been assessed.

Properties to the east

As with visibility from SH8A east of the site, the private properties to the east, including those owned by

Wilson, Glenfoyle Ltd, Stebbings and Kane, will have any potential visibility of the proposed activities

screened by the existing shelterbelt on the site's east boundary that is to be proposed to be retained.

Accordingly, I consider the activities will create a negligible degree of visual effects on these properties.

Properties to the south of the site (north of SH6)

The dwellings within the Barrow and Thomas properties to the south of the site are located approximately

700m south west of the proposed activities. Their visibility towards the site and proposed activities is

substantially screened by existing kanuka within their properties that is required to be retained by

RM150972, as well as by kanuka within the adjacent Crown land. Any residual visibility of domestication

they have will be seen against the shelterbelt to be retained and will be increasingly contained by the

proposed planting. In time, I therefore consider the degree of visual effects on their properties to be low.

The Davies dwelling and visitor lodge (the Aoturoa Luxury Villa Accommodation) is located on lower

topography than the site and would be able to look up towards the site and see some of the proposed

development (parts of the proposed building platform) whilst other parts including the shed would be

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Due to these factors as well as the distance (approximately 800m) and the design controls to ensure the

buildings are recessive, I consider the degree of effects will be low initially, reducing to very low in time.

The Jaquiery property contains a 5 hectare vineyard and associated wine storage and dwelling. The

dwelling is benched into an escarpment that is planted in conifers. Their views are directed towards the

east away from the site. Due to these factors, the proposed design controls to ensure future buildings are

recessive in the landscape, and the intervening distance (approximately 1.4km) I consider the visual

effects on their property that will be created by the proposed development to be of a very low degree.

The Clements Trustees dwelling is a similar distance away and is also surrounded by intervening

vegetation including an established olive tree orchard. Much of the vegetation surrounding the dwelling is

to be retained in accordance with RM171046. Due to these factors, the proposed design controls to

ensure future buildings are recessive in the landscape, and the intervening distance I consider the visual

effects on their property that will be created by the proposed development to be of a very low degree.

Properties to the south of SH6

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One property, owned by 16 Oxford Terrace Limited, is situated immediately adjacent to SH6 and is

located at the same topographical level and within 350m of the Clements Trustees dwelling. The property

would experience a very similar degree of visual effects as described above from the nearby dwelling.

Other nodes of rural living properties are located on the northern toe of the Pisa Range in elevated rocky

terrain or on elevated terraces on the southern side of SH6. These properties are in Queenstown Lakes

and Central Otago districts and overlook the proposed activities from a minimum distance of 1.5km.

Much of their visibility is screened by the rocky topography or by vegetation within their properties that is

required to be retained. I consider that the retention of the shelterbelt, the establishment of the proposed

planting plus the imposition of design controls to ensure that dwellings on the platforms are recessive in

appearance will ensure that any residual level of visibility from these properties is of a very low degree.

Summary Regarding Visual Effects

The effects of the proposal on views and visual amenity can be summarised as follows:

• Parts of the proposed building platforms will be intermittently visible for a fleeting duration from SH6

south of the site, and from SH8A and Glenfoyle Road to the north. This visibility will substantially

decrease as the proposed planting matures and at this time a viewer's visual amenity will be

affected to a negligible – very low degree.

• The proposed development will be highly visible to a user on the Crown Land and the unformed legal road adjacent to the site but there is generally no public access to these areas (and therefore

visual amenity experienced) and the visibility will be greatly decreased by the proposed planting.

• On the opposite side (the true right side of the river) visibility to the proposed activities will be

afforded from a stretch of Crown land on the edge of the terrace. Aside from the track that

descends to the river from this terrace there is generally very little public use of this land and the extent of visibility towards the proposed development will be increasingly screened by the proposed

planting. The proposal will therefore not create visual effects on this land of more than a low

degree.

• Similarly, the proposed planting will significantly reduce the visual access to the proposed

development from the river itself such that, in time, part of a future dwelling will be visible from a

relatively brief section (of approximately 800m) of the river and its right side margin. At this time the

extent of effects on the views and visual amenity experienced from the river will also be of no more

than a low degree.

• The visual amenity on private properties in the vicinity will be generally minimally affected. The

nearest dwelling is at least 700m away from the proposed building platform. Due to the mitigating

factors of intervening vegetation, in conjunction with the proposed planting and proposed design

controls that will ensure that future dwellings are recessive, the visual amenity from properties in

the vicinity will not be affected by more than a low degree (Barrow and Thomas), whilst the majority

of properties to the south will be affected by a very low degree and properties to the east by a

negligible degree.

From all vantage points, the subject site is currently visible as a part of a large expanse of agricultural

land. 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 and built elements (the curtilage area, platform and shed). All

these elements will be screened to a large extent from the north, west and east by existing and proposed

vegetation, and there is minimal visibility available from the south that is accessible and/or unobscured.

Future buildings and curtilage will be minimally visible; agricultural paddocks and existing and proposed

vegetation will very much dominate views from public places and private viewpoints.

CONCLUSIONS

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. The proposed vegetation will be congruous with the natural

character provided by scrubland in the adjacent river escarpment. Overall, the addition of the proposed

building platform to the vicinity will amount to a cumulative effect on landscape character of a low degree.

In relation to views and visual amenity the extent of public and private viewpoints to the proposed

development will be substantially reduced by existing and proposed vegetation. The Crown land that will

theoretically enable visual access to the proposed development is not readily accessible and is generally

unused. The extent of visual effects on public and private viewpoints will not be more than a low degree.

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

Landscape Architect

14th June 2019

vivian+espie

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

HEADING	ASSESSMENT CRITERIA			ASSESSED EFFECTS
(a) Effects on natural and pastoral character	natural and pastoral effects (including potential effects of the eventual construction and	(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;	The subject site is located at the periphery of a terrace that is distinct from the adjacent escarpment that is part of the Clutha ONL. The location of the proposed building platform is separated by at least 1 kilometre from the Grandview Ranges ONL. I do not consider that the proposal will compromise the appreciation of any outstanding natural landscapes or features to any significant degree.
		(ii)	whether and the extent to which the scale and nature of the development will compromise the natural or Arcadian pastoral character of the surrounding Visual Amenity Landscape;	The overall scale of the farm property is 235.8397 hectares, of which the majority will be retained as open pasture. There is currently one dwelling existing within the property. The proposed and existing vegetation to be retained 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.
		(iii)	whether the development will degrade any natural or Arcadian pastoral character of the landscape by causing overdomestication of the landscape;	The proposal will increase the degree of domestication in the landscape but these activities have been located in a part of the site that has the ability to absorb this type of development. The existing shelterbelt and proposed planting will contain and screen the development such that any domestic elements will have, at most, a low degree of visibility and the retention of the majority of Lot 1 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.
		(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, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;	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 and shed, the retention of the majority of the site in pastoral use, the retention of an existing shelterbelt and the proposed planting for visual screening, and the design controls to ensure that future dwellings are recessive in the landscape. I cannot envisage any additional measures that could be added to further mitigate effects on natural and pastoral character.

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(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 extent of visibility from public places has been discussed in the body of the report. The effects on views and visual amenity can be summarised as follows: Parts of the proposed building platforms will be intermittently visible for a fleeting duration from SH6 south of the site, and from SH8A and Glenfoyle Road to the north. This visibility will substantially decrease as the proposed planting matures. The proposed development will be highly visible to a user on the Crown Land and the unformed legal road adjacent to the site but there is generally no public access to these areas (and therefore visua amenity experienced) and the visibility will be greatly decreased by the proposed planting. On the opposite side (the right side of the river) visibility to the proposed activities will be afforded from a stretch of Crown land on the edge of the terrace. Aside from the track that descends to the river from this terrace there is generally no (or very little) public use of this land and the extent of visibility towards the proposed development will be increasingly screened by the proposed planting. Similarly, the proposed planting will significantly reduce the visua access to the proposed development from the river itself such that, in time, the upper part of a future dwelling will be visible from a relatively brief section (of approximately 800m) of the river and its right margin. From all vantage points, the subject site is currently visible as a part of a large expanse of agricultural land. The finished development will not significantly detract from any public views that are characterised by pastoral landscapes.
		(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;	The relevant views are generally characterised by pastoral terraced landscape but also by the more natural landscape character of the mountainous backdrop and the steeply gouged river and its immediate banks. 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.

		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) and the shed. These elements will be screened to a large extent by topography and existing and proposed planting. A future building will only be visible temporarily and generally in a very peripheral, obscured and fleeting way; agricultural paddocks will very much dominate views from most public places.
(iii)	there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;	The proposed planting will provide significant visual screening to the proposed activities from views from the north west, west and south west. This planting has been designed in order to enhance the natural character contributed by existing scrubland on the river escarpment adjacent to the site.
(iv)	the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;	As described in the report, the terraced valley landscape is contained on either side by the Pisa and Grandview Mountain ranges, and incised by the Clutha and its immediate banks. The escarpment along the site's southern boundary provides further containment to the site. The planting proposed above this escarpment and the existing shelterbelt to be retained will further visually contain a future dwelling, curtilage area and shed. The proposed activities are not envisaged as sprawling by nature.
(v)	any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;	No proposed built form will break the line or form of any skyline, ridgeline, hill or prominent slope. It is proposed that the existing shelterbelt to be retained will be maintained to a maximum height of 7m so as to retain existing views to the Dunstan Mountains from SH8A (noting that the proposed planting species will generally not grow above this height).
(vi)	any proposed roads, earthworks and landscaping will change the line of the	As the location of the proposed building platform is relatively flat, earthworks associated with the proposal are particularly minimal. Some minor benching in of

			landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;	the platform will occur so as to create a level platform. The finished effect will be of a low, modest dwelling that is visually contained by surrounding vegetation. The access way to the proposed building platform will extend off an existing access to the farm property that follows the existing shelterbelt on flattish land.
		(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 of boundaries already exists and if required to be replaced will be post-and-wire to retain a rural character. As with the current fence it will be difficult to distinguish proposed boundaries from outside of the site. The proposed planting is designed in a naturalistic way to avoid linear patterns that could reinforce boundaries.
		(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 from the nearest roads of the vicinity.
			иечеюртени.	In addition, the proposed building platform and shed are set back from adjacent roads and separated by areas of vegetation and open paddocks 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 proposed activities are set back from the escarpment thereby allowing this topography to reduce visibility of future development when viewed from the Clutha and its immediate banks. Due to the topography, existing vegetation to be retained and the proposed planting, a future dwelling, shed and curtilage area will have limited visibility from outside the site. The adjacent Crown Land where it would be highly visible from is generally not frequented by the public.
		(ii)	opportunity has been taken to aggregate	The proposal utilises an existing farm access off State Highway 8A, which

	built development to utilise common access ways including pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);	follows the established shelterbelt along the site's eastern boundary.
(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 platform will not be within 50 metres of other dwellings or building platforms. The locations of the proposed building platform will retain a large area of open pasture and will be largely 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	(i) the assessment matters detailed in (a) to (d) above;	
	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	(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, such as on the south side of the Clutha opposite the site and in the Pisa foothills, but these have generally been well contained by topography and vegetation.
	"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: • from any other public road or	(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 18 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 low degree. The built form will be minimally visible and will not be contrasting or

public place frequented to public and which is revisible from that public republic place; or	eadily oad 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. In this regard, I do not consider that the current proposal breaches any threshold of acceptability in relation to cumulative effects.
residences. The "vicinity or locality" to assessed for cumulative efferoary in size with the scale of landscape i.e. when viewed the road, this "vicinity", generally be 1.1 kilometre in direction, but maybe halved.	(iv) o be ct will of the from will either in the	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 low degree. I consider that the surrounding rural landscape will continue to have a character that is overwhelmingly dominated by rural land uses and rural amenity.
finer scale landscapes of the parts of the Wakatipu basin greater in some of the swe landscapes of the upper Wal and upper Clutha.	n, but (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 and vegetation. Thinking of potential future proposed development that may be sought, there are possibly other opportunities for some similar development but it appears that these would be limited and would need to be assessed on their own merits if and when they are proposed. I cannot see that the current proposal would put the consent authority in a position where its ability to refuse inappropriate development is weakened.
	(vi)	whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;	No infrastructure of an urban nature will be required.
	(vii)	whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal	I understand that no legal covenants or similar legal devices are proposed.

			instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).	
(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.
		(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 an existing shelterbelt that is to be retained.
		(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 the indigenous ecology that can be found in the local environment.
(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 the existing dwelling on the adjacent property to the east. This is a farming property and there is little potential to adversely affect amenities in this regard.

APPENDIX 2: QUEE	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:	 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: 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. 	This is acknowledged. The existing shelterbelts along the northern and eastern boundaries of the site that will provide some visual screening to the proposed built form were likely to have been planted after 28 September 2002 (they do not appear on a Google Earth aerial dated 22 September 2005 but do appear on an aerial from 4 December 2011). However, their character, accords with the rural landscape character in the vicinity, and the screening provided on the north boundary is not being relied on as visual screening will be provided by proposed planting.				

21.21.2.2 Effects on landscape quality and character:	The following shall be taken into account:	a)	where the site is adjacent to an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;	The site is separated by intervening topography from the nearest ONF or ONL and will not have any effect on their quality or character.
		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;	The proposal will create an additional 300m² building platform of maximum 5.5m height and a 234.77m² shed that is 5.23m high. 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.
		c)	whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Character Landscape.	Landscape design has sought to minimise the conspicuousness of a future dwelling, shed and associated domestic activity that will result from the proposal. An identified curtilage area and areas of planting will set a framework within which future domestic activity can occur. The dwelling and shed will be minimally visible from outside the site.

21.21.2.3 Effects on visual amenity:	Whether the development will result in a loss of the visual amenity of the Rural Character Landscape, having regard to whether and the extent to which:	a)	the visual prominence of the proposed development from any public places will reduce the visual amenity of the Rural Character Landscape. In the case of proposed development which is visible from unformed legal roads, regard shall be had to the frequency and intensity of the present use and, the practicalities and likelihood of potential use of these unformed legal roads as access;	This 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.
		b)	the proposed development is likely to be visually prominent such that it detracts from private views;	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.
		c)	any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Character Landscape from both public and private locations;	The proposed planting will blend very well into the existing vegetation patterns, according with the natural character provided by scrubland on the escarpment and within the gullies in the vicinity. The proposed planting will appear as a naturalistic sweep of the local indigenous flora ecology.
		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;	The location of the proposed activities is considerably enclosed by an existing shelterbelt to be retained and proposed vegetation.

		e)	any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;	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 follows an existing fence line that traces the ground surface line created by the edge of the pivot irrigation area. 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 off SH8A 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;	The proposed building platform and shed location has been chosen due to the containment by existing vegetation, separation from the adjacent road, 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	As discussed previously, the proposed building platform and shed have been located where it will be least visible.

			locations;	
		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 valley floor in general, largely stems from open pasture. By locating the proposed building platform where it is at the periphery of a terrace, separated by a large expanse of open pasture and contained by existing 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 Töpuni 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	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 terraced river valley in the Upper Clutha is 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 18 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.
	quality, character, and visual amenity values. The Council shall be	b)	where in the case resource consent may be granted to the proposed development but it represents a threshold to which the	A condition of consent is being offered to retain Lot 1 in agricultural management. However, I do not consider that the current proposal necessarily represents a threshold beyond which any future development is automatically

satisfied;	landscape could absorb any further	unacceptable. It may be that other well located and designed development
	development, whether any further	opportunities could be incorporated into this vicinity in some way.
	cumulative adverse effects would be	
	avoided by way of imposing a covenant,	
	consent notice or other legal instrument	
	that maintains open space.	

21.21.3 OTHER FACTORS AND POSITIVE EFFECTS, APPLICABLE IN ALL THE LANDSCAPE CATEGORIES (ONF, ONL AND RCL) **HEADING** ASSESSMENT MATTER ASSESSED EFFECTS In the case of a proposed residential activity or specific development, whether The proposal involves a 300m² building platform with a height restriction of 5.5 21.21.3.1 a specific building design, rather than nominating a building platform, helps metres from existing ground level, design controls in relation to colours and demonstrate whether the proposed development is appropriate. materials and identified curtilage areas. I do not see that a specific building design would be of significant assistance in assessing the effects of the proposal. A specific design for the shed is included, however, ensuring that this building will be of a typical rural, utilitarian design. Other than where the proposed development is a subdivision and/or The proposal is a subdivision involving residential activity. 21.21.3.2 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. whether the proposed 21.21.3.3 In considering whether there are As mentioned above, the current proposal does not seek to protect the subdivision or development any positive effects in relation to environment from potential future activities that may be applied for. provides an opportunity to the proposed development, or protect the landscape from remedying or mitigating the further development and may continuing adverse effects of past include open space covenants subdivision or development, the or esplanade reserves; Council shall take the following whether the proposed matters into account: The site contains no significant indigenous biodiversity values or associated subdivision or development habitat. The proposal does include planting of additional indigenous vegetation would enhance the character of that will provide a slight enhancement to the natural character of the landscape. the landscape, or protects and enhances indigenous biodiversity values, in particular

1		
	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;	
c)	any positive effects including	
'	environmental compensation,	No public access is proposed.
	easements for public access	
	such as walking, cycling or	
	bridleways or access to lakes,	
	rivers or conservation areas;	
d)	any opportunities to retire	
u)	3	The site is comprised of paddock-land. A small part of this will be retired and
	marginal farming land and revert it to indigenous vegetation;	used for residential land use and for the planting of indigenous vegetation.
	it to indigenous vegetation,	a used for residential land use and for the planting of indigenous vegetation.
e)	where adverse effects cannot	
6)	be avoided, mitigated or	The proposal will have no significant residual adverse effects that warrant
	remedied, the merits of any	compensation.
	3	compensation.
Δ.	compensation;	
f)	whether the proposed	No montioned the year majority of the site will remain in needed of land
	development assists in retaining	As mentioned, the vast majority of the site will remain in paddock-land.
	the land use in low intensity	
	farming where that activity	
	maintains the valued landscape	
	character.	

APPENDIX 3: Structural landscape plan. access way Lot 1 macrocarpa shelterbelt to be retained and maintained to a height between 6 - 8 metres proposed tall shrub/tree planting proposed shed location curtilage area proposed tall shrub/tree planting proposed building platform CLUTHA RIVER TALL SHRUB/TREE PLANTING SPECIES proposed low shrub planting matagouri cabbage tree kohuhu / lemonwood scented tree daisy mingimingi manatu / ribbonwood LOW SHRUB PLANTING SPECIES Cypress hebe pohuehue korokia porcupine shrub Structural Landscape Plan **REF:** 1453 - SLP **DATE:** 14.06.2019 PO Box 2514 Queenstown Benkris Farms Limited Physical Address 1/211B Glenda Drive Frankton Queenstown SCALE: 1:2,500@A3

APPENDIX 4: PLANTING SCHEDULE AND NOTES Benkris Farms Limited State Highway 8A, Upper Clutha

14 June 2019

vivian+espie

PLANTING SCHEDULE:

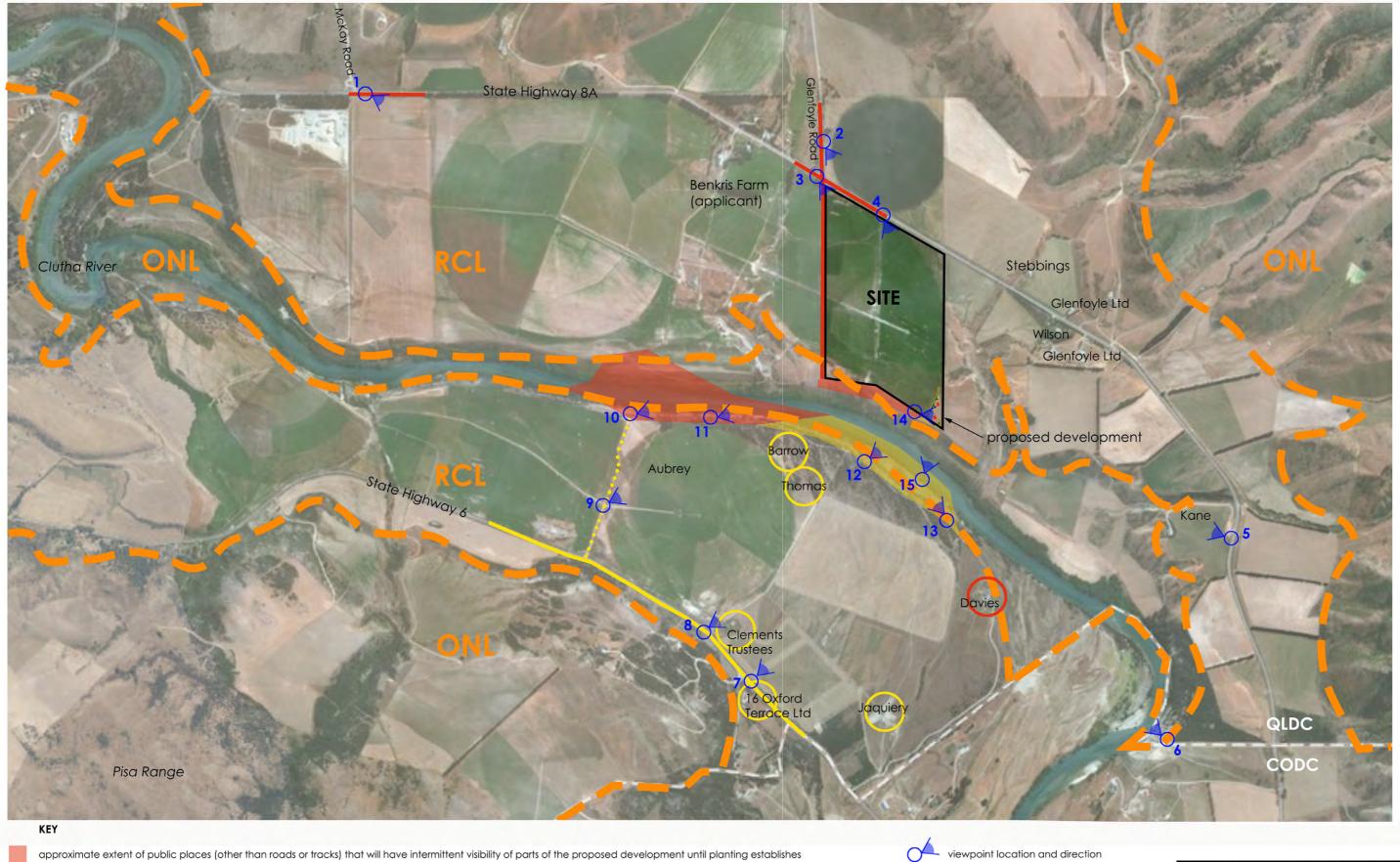
Tall Shrub/Tree Planting Species			Low Shrub Planting Species			
Name	Botanical name	Mix %	Name	Botanical name	Mix %	
Kanuka	Kunzea ericoides	35	Cypress hebe	Veronica cupressoides	30	
Mingimingi	Coprosma propinqua	15	Korokia	Corokia cotoneaster	30	
Kohuhu / lemonwood	Pittosporum tenuifolium	15	Porcupine shrub	Melicytus alpinus	20	
Manatu / ribbonwood	Plagianthus regius	10	Pohuehue	Muehlenbeckia australis	20	
Cabbage tree / ti kouka	Cordyline australis	10	- L			
Scented tree daisy	Olearia odorata	5	-			
Kowhai	Sophora microphylla	5	-			
Matagouri	Discaria toumatou	5	-			

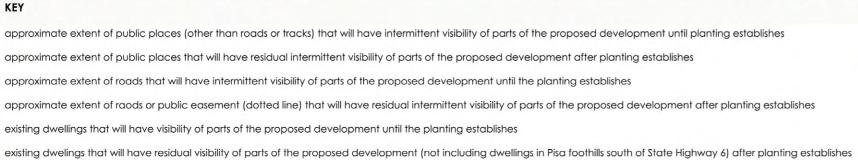
PLANTING NOTES:

- The Structural Landscape Plan shall be implemented in accordance with the conditions of the resource consent that relates to the proposed activities.
- The areas of depicted tall shrub/tree planting shall be covered in plants at a spacing of 1.5 metre centres and the areas of low shrub planting shall be covered in plants at a spacing of 1 metre centres. The minimum plant sizes used at time of planting shall be PB2 or PB3.
- Grass cover within 0.5m of new plant location shall be removed prior to planting. This area around
 each plant shall be cleared of weeds and other vegetation twice yearly. Each new plant shall be
 protected from animal pest using a plastic sheath or guard. Ecowool reinforced mulch mats or similar
 shall be pinned around the base of each new plant. Any pest plant species that inhibit growth of new
 shall be excluded from the planting areas in an ongoing way.
- All plants are to be automatically irrigated by sprinklers or drippers 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.

Document Set ID: 6259099 Version: 1, Version Date: 17/09/2019

APPENDIX 5: Viewpoint location and context map.





Outstanding Natural Landscape (ONL) lines as per the Proposed District Plan





State Highway 8A, Upper Clutha
APPENDIX 5: VIEWPOINT LOCATION AND CONTEXT MAP

Stephen Quin - Landscape Architect - 14.06.19



APPENDIX 6: VIEWPOINT LOCATION 1 - Located on State Highway 8A near the intesection of McKay Road looking south east towards the proposed building platform and shed location. All photographs have been captured using a Canon Powershot S95 camera using a 50mm equivalent focal length. Image Composite Editor software has been used to stitch two photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 2 - Located on Glenfoyle Road near the intesection of State Highway 8A looking south east towards the proposed building platform and shed location. Image Composite Editor software has been used to stitch two photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 3 - Located on State Highway 8A near the intesection of Glenfoyle Road looking south east towards the proposed building platform and shed location. The unformed legal road is indicated approximately by the ploughed strip that the cattle are located on. Image Composite Editor software has been used to stitch three photographs into the panoramic image.



APPENDIX 6: VIEWPOINT LOCATION 4 - Located on State Highway 8A adjacent to the site's northern boundary looking south towards the proposed building platform and shed location. Image Composite Editor software has been used to stitch three photographs into the panoramic image.

APPENDIX 6: Photographs.

State Highway 8A, Upper Clutha APPENDIX 6 - PHOTOGRAPHS Stephen Quin - Landscape Architect - 14.06.19

resource management and landscape planning BENKRIS FARMS SUBDIVISION PROPOSAL



APPENDIX 6: VIEWPOINT LOCATION 5 - Located on State Highway 8A approximately 1.4 km east of the site looking west towards the site. In this view the proposed building platform and shed will be screened by the existing shelterbelt that is to be retained.

APPENDIX 6: Photographs.



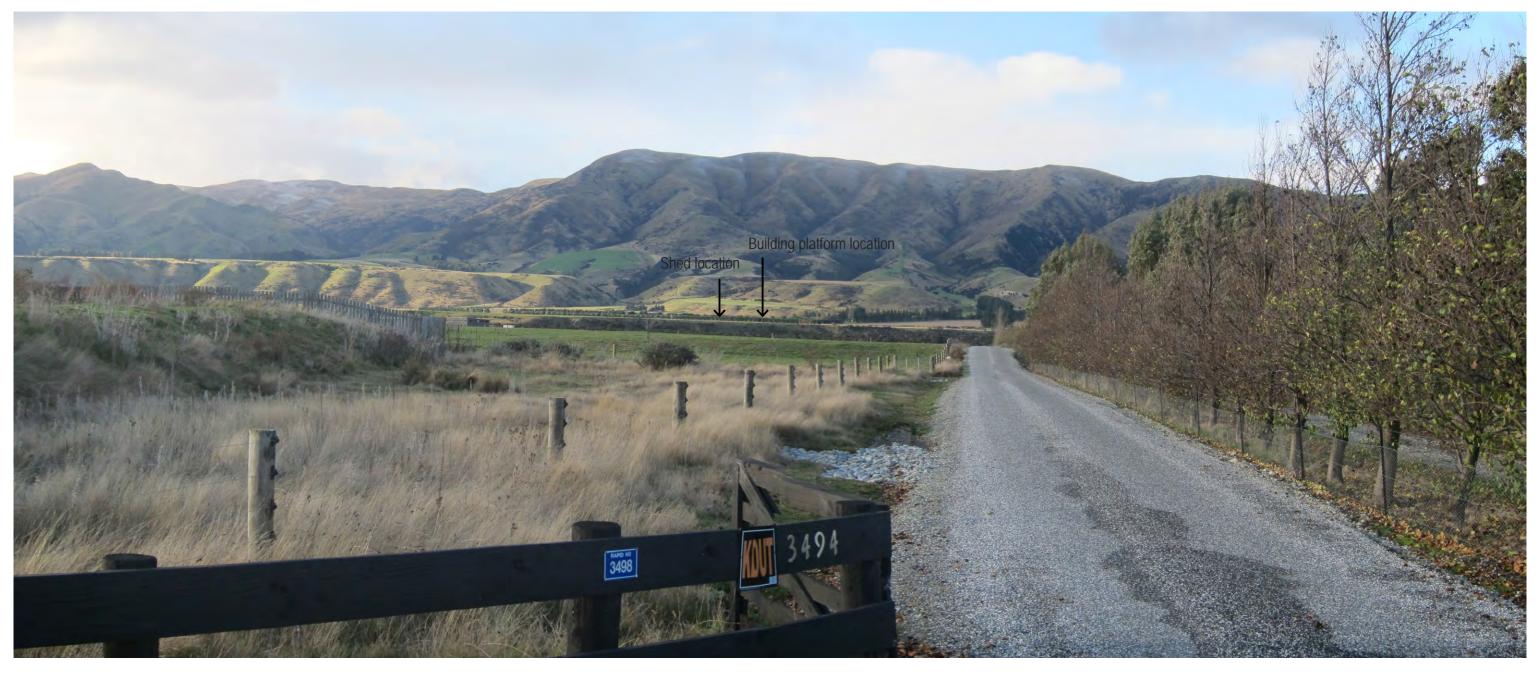


APPENDIX 6: VIEWPOINT LOCATION 6 - Located at the Sandy Point lookout looking north west towards the site. The Lot 2 building platform is not visible from this viewpoint as is hidden by landform. In this view the proposed building platform and shed will be screened by the existing shelterbelt that is to be retained. Image Composite Editor software has been used to stitch three photographs into the panoramic image.



APPENDIX 6: VIEWPOINT LOCATION 7 - Located on State Highway 6 adjacent to the 16 Oxford Terrace Ltd property looking north towards the site. The Clements Trustees dwelling can be seen in the left side of image. Image Composite Editor software has been used to stitch five photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 8 - Located on State Highway 6 adjacent to the driveway access to the Barrow and Thomas properties looking north towards the site. The large utility shed/residential flat in the Thomas property can be seen in the left side of image. Image Composite Editor software has been used to stitch two photographs into the panoramic image.





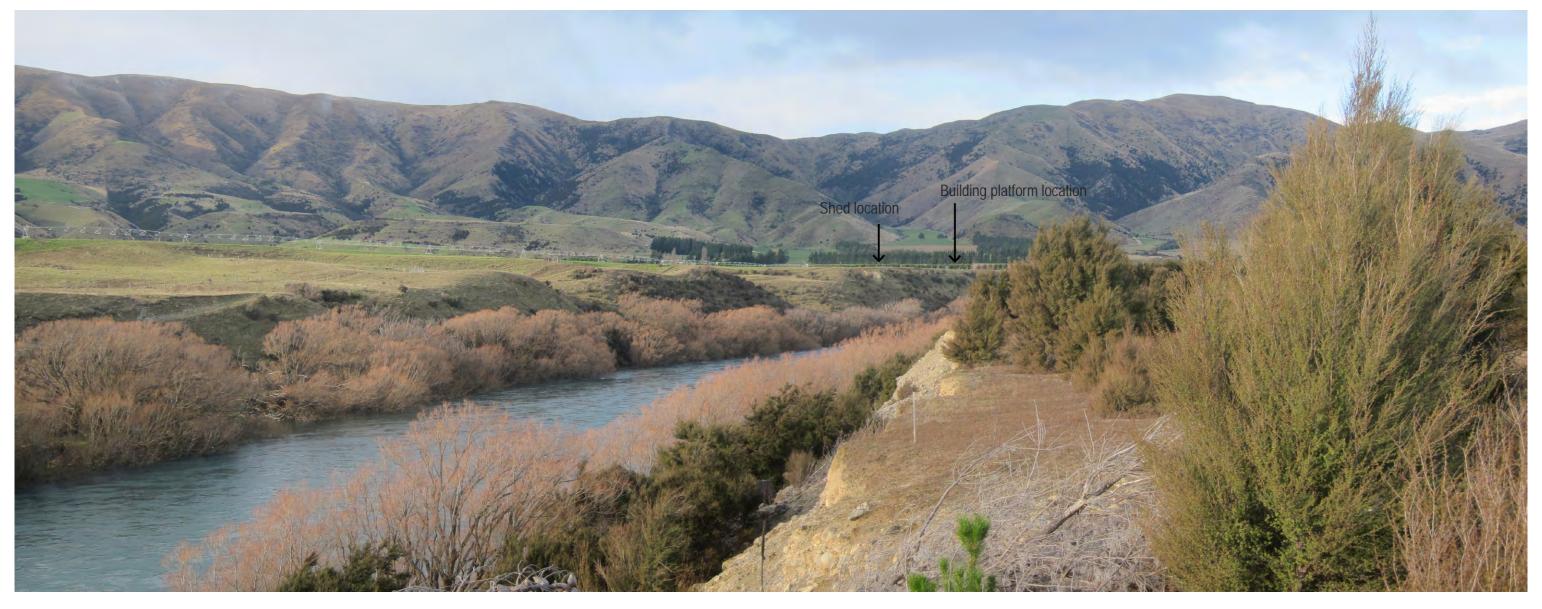
APPENDIX 6: VIEWPOINT LOCATION 9 - Located on the public ROW easement between State Highway 6 and the Clutha River. The Aubrey farm with pivot irrigation is the foreground. Image Composite Editor software has been used to stitch three photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 10 - Located at the eastern extent of the public walking track that connects west along the river to the Upper Clutha and Luggate Creek tracks. The image looks east towards the site. Image Composite Editor software has been used to stitch two photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 11 - Located on Crown Land on the true right side of the river looking east towards the site. Image Composite Editor software has been used to stitch two photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 12 - Located on Crown Land on the true right side of the Clutha opposite the site and looking north east towards the proposed building platform location. The shed's profile poles are not visible due to the visual containment provided by the escarpment's topography from this vantage point. Image Composite Editor software has been used to stitch four photographs into the panoramic image.



APPENDIX 6: VIEWPOINT LOCATION 13 - Located on Crown Land on the right side of the Clutha near the boundary of the Davies property and looking north west towards the proposed building platform location. The shed's profile poles are not visible due to the visual containment provided by the escarpment's topography from this vantage point. The vehicle track through the Crown Land can be seen making a course to the west between mature kanuka. The Thomas utility shed/residential flat and dwelling can be seen on the left side of the image. Image Composite Editor software has been used to stitch five photographs into the panoramic image.





APPENDIX 6: VIEWPOINT LOCATION 14 - Located on the site's southern boundary adjacent to Crown Land that runs along the river. Stock tracks can be seen at the top of the escarpment that is in the Crown Land. The proposed boundary separating Lot 1 and Lot 2 is indicated by the existing fence line in the left side of image that is to the immediate right of the pivot irrigator (to be continued operating in Lot 1). All four of the building platform poles (marking each of the corners) are clearly visible. The top metre (4.5m - 5.5m) of these poles are coloured pink and the next metre below this (3.5m - 4.5m) are coloured blue. In this image up to 2m of the building platform would be seen above the shelterbelt to be retained. However, this shelterbelt is between 4m - 5m in this photograph, whereas it is proposed to maintain it between 6m - 8m. This will mean that, as with the shed (indicated by corner poles at 3.6m and a central ridge apex pole at 5.233m with the top 1m of all poles in orange), almost all of the building platform's height will be seen against the vegetated backdrop from this viewpoint. Image Composite Editor software has been used to stitch four photographs into the panoramic image.



APPENDIX 6: VIEWPOINT LOCATION 15 - Located on the river margin on the right side of the Clutha opposite the site and looking north towards the proposed building platform location. The shed's profile poles are not visible due to the visual containment provided by the escarpment's topography from this vantage point. Up to the upper half of the building platform poles are visible and would be seen against the backdrop of the Grandview Mountains but this elevated landform is obscured by low cloud. Image Composite Editor software has been used to stitch three photographs into the panoramic image.

resource management and landscape planning
BENKRIS FARMS SUBDIVISION PROPOSAL
State Highway 8A, Upper Clutha
APPENDIX 6 - PHOTOGRAPHS
Stephen Quin - Landscape Architect - 14.06.19

APPENDIX 6: Photographs.



Level 2, AA Centre, 450 Moray Place, Dunedin PO Box 5245, Moray Place, Dunedin 9058, New Zealand **T** 64 3 951 3009 **F** 64 7 958 7220 www.nzta.govt.nz

11 July 2019

NZ Transport Agency Reference: 1319029

Benkris Farms Ltd C/- Landpro Ltd - Louise McLay P.O. Box 8235 New Plymouth 4310

Via email: louise@landpro.co.nz

Dear Louise,

Subdivision Application: 324 Luggate-Tarras Road, Luggate (State Highway 8A) - Benkris Farms Ltd -Subdivision and Amalgamation

Thank you for submitting your client's application to the NZ Transport Agency (Transport Agency) for our comments. As you will appreciate, millions of dollars are invested in the transport network each year and the Transport Agency has an interest in ensuring this investment is not compromised, including by ensuring land use and subdivision do not impact on the safety and efficiency of the transport network.

The Transport Agency has considered your client's application and understands that you seek the NZ Transport Agency's position for the following activities:

- To undertake a two-lot subdivision of Lot 8 DP 410525 (held in Computer Freehold Register 445096) resulting in a rural residential lot - Lot 2 (1.96ha) and a rural balance lot - Lot 1 (42.17ha);
- Concurrently Lot 1 will be amalgamated with the adjacent parcel Lot 6 DP 410525 (RT 445096);
- To use of the existing access on the eastern boundary of Lot 8 DP 410525 for a rural residential lot with an estimated traffic generation of 10.4 equivalent car movements per day¹.

In assessing this application, the Transport Agency notes the following:

- The relevant section of State Highway 8A (SH8A) has a posted speed limit of 100kph; although traffic was recorded operating up to 110kph.
- SH8A carries an annual average traffic volume of 1,636 vehicles per day;
- The applicant's property has frontage to SH8A. Access to Lot 2 is proposed via the existing access on the eastern boundary of Lot 8 DP 410525. Access to Lot 1 will be via either of the two existing accesses to SH8A;
- The State Highway carriageway is single lanes in both directions with 0.4m sealed shoulders and grassed swales on both sides of the road.
- There have been no recorded crashes within 250m of the Lot 8 DP 410525 road frontage in the last 5
- The sight lines for the existing access on the eastern boundary of Lot 8 DP 410525 west towards Wanaka is compliant exceeding 282m. Yet, sightlines to the east can achieve 90m, the removal of this vegetation would allow for complaint sight distances exceeding the required 282m.

New Zealand Transport Agency File Ref: 1319029 - Benkris Farms Ltd

Version: 1, Version Date: 20/09/2019

Document Set ID: 6264426

 $^{^{1} \} Glossary: \ https://www.nzta.govt.nz/assets/resources/planning-policy-manual/docs/planning-policy-manual-appendix-1.pdf$

In light of the preceding comments, we will be in a position to consider providing written approval on receipt of a completed application to Council that promotes the following requirements as a substantive part of the application or as consent conditions:

- 1. Prior to Section 224(c) certification, the consent holder shall construct and maintain the access to Lot 2 on State Highway 8A in accordance with the NZ Transport Agency's Planning Policy Manual Full Diagram C standard, with a minimum radius of 9m, and culverts and drainage as required.
- 2. Prior to Section 224(c) certification, the consent holder shall provide evidence to the Queenstown Lakes District Council that vegetation impeding sightlines east of the access to Lot 2 has been removed so that sightlines are unimpeded for 282 metres.

Advice Notice:

It is likely that the removal of the first six tress immediately to the east of the access to Lot 2 should achieve sightlines of 282m, although this should be confirmed when undertaking vegetation removal.

- 3. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lot 1 of the subdivision of land shown on Scheme Plan "Lots 1 and 2 being a subdivision of Lot 6 and 8 DP 410525" (Dated: 15 March 2019) that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 8A. This consent notice shall read as follows:
 - I. Any dwelling or other noise sensitive location on the site in or partly within 100m of the edge of State Highway 8A carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB L_{Aca(24hr)} inside all habitable spaces.

Advice Notices:

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

Please be aware that this response is the Transport Agency's current view of the situation. If your application changes or is put on hold for any length of time, the Transport Agency may need to consider your application further. Thank you for undertaking consultation with us. Please feel free to contact me if you have any questions or require further information.

Yours sincerely

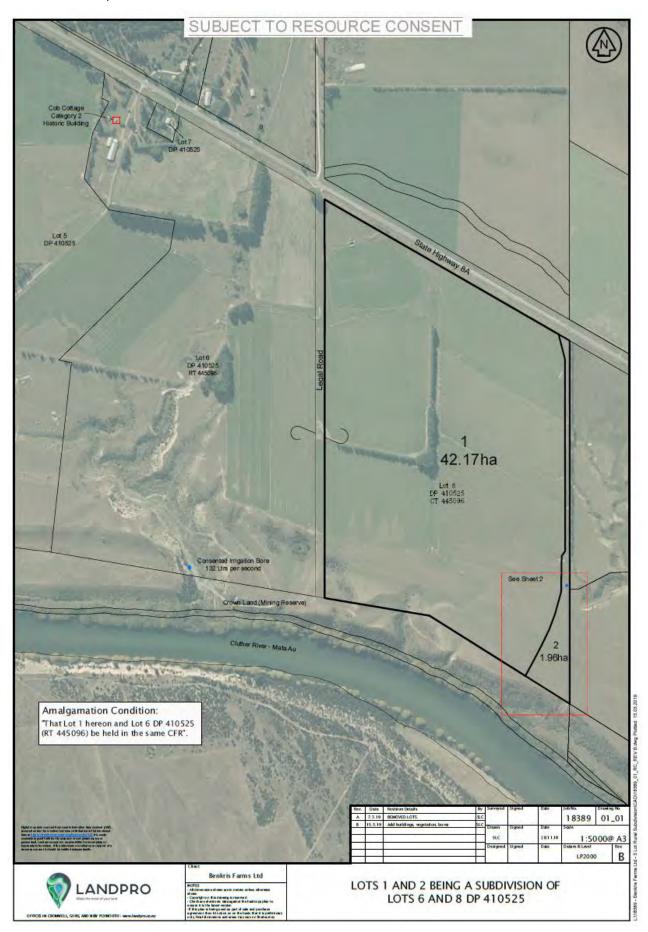
Luke Braithwaite

Consultant Planning Advisor

DDI: (04) 978 2643

Email: <u>luke.braithwaite@nzta.govt.nz</u>

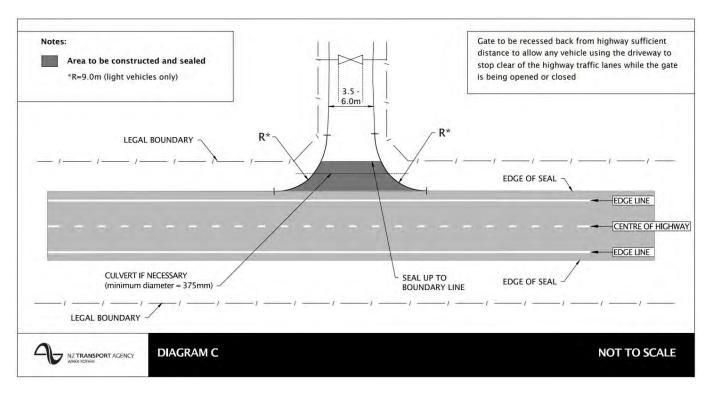
Attachment 1 - Proposed Scheme Plan

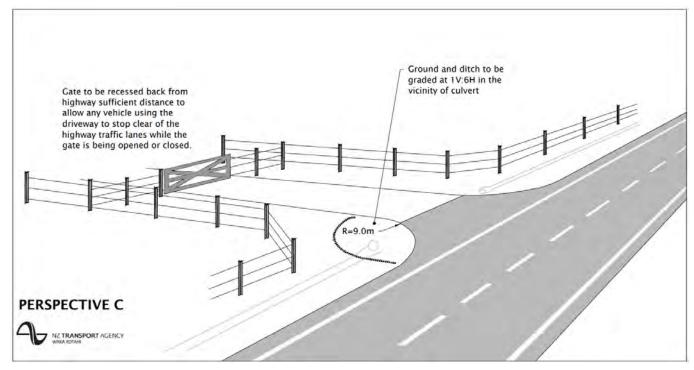


Attachement 2: Identified Vegetation Within Sightlines



Attachement 3: Diagram C Entrance (Not for Construction)





Appendix E: Geotechnical Assessment

BENKRIS FARM LTD

LUGGATE-TARRAS ROAD (SH8A)





REF: R4877-1A DATE: 8 MAY 2019



REPORT QUALITY CONTROL

REPORT PREPARED BY: GROUND CONSULTING LIMITED (GCL)

PUKEKOHE OFFICE

LEVEL 2, CAMPBELL TYSON BUSINESS CENTRE, 1 WESLEY STREET, PUKEKOHE POST: PO BOX 1019, PUKEKOHE, 2120 EMAIL: pukekohe@gcltech.co.nz TEL: 09 239 2229

AUCKLAND CENTRAL OFFICE

LEVEL 1, KAURI TIMBER BUILDING 104 FANSHAWE STREET, AUCKLAND, 1010 EMAIL: auckland@gcltech.co.nz TEL: 09 379 0777

QUEENSTOWN OFFICE

157 GLENDA DRIVE, FRANKTON POST: PO BOX 2963, QUEENSTOWN 9349 EMAIL: queenstown@gcltech.co.nz TEL: 03 442 5700

GREAT BARRIER IS. OFFICE

6 MOANA VIEW ROAD, OKUPU POST: PO BOX 1019, PUKEKOHE, 2120 EMAIL: auckland@gcltech.co.nz TEL: 09 379 0777

DOCUMENT CONTROL									
REPOR [*]	T TITLE	GEOTECHNICAL ASSESSMENT FOR PROPOSED RESIDENTIAL SUBDIVISION							
REPOR [*]	t reference	R4877-1A	PROJECT NUMBER	4877					
CLIENT		BENKRIS FARM LTD							
REV	DATE	revision status	AUTHOR	REVIEWER					
Α	8 MAY 2019	ISSUED TO CLIENT	PETER FORREST	FRASER WALSH					
APPRO	VAL								
AUTHOR SIGNATURE		P. Com.S.	REVIEWER SIGNATURE	Fraec M					
NAME		PETER FORREST BSc PhD CGeol FGS	NAME	FRASER WALSH CMEngNZ (PEngGeol)					
TITLE		PRINCIPAL ENGINEERING GEOLOGIST	TITLE	DIRECTOR					



SUMMARY

GCL has been requested by LandPro on behalf of their client, Benkris Farm Limited, to provide a geotechnical assessment for the proposed residential subdivision of Lot 6 & 8 DP410525 off the Luggate – Tarras road. This geotechnical report has been prepared in support of a resource consent application with Queenstown Lakes District Council and to appraise ground conditions, groundwater conditions, building platform stability, foundation conditions, stormwater management, effluent disposal assessment and any other constraints on site development works.

The proposed development comprises the formation of a 300m² house building platform, a 250m² shed building platform with allowance for on-site stormwater and effluent disposal to ground.

Investigations have consisted of a desktop study, site mapping by an Engineering Geologist and completion of eight mechanically excavated test pits across the site.

The ground conditions across the site generally comprise river deposits comprising dense sandy GRAVELS, gravelly SANDS and SANDS. Ground water was not encountered but levels are anticipated to be reasonably depressed below current ground level.

The proposed building platforms will require minor earthworks to create a level platform, that is suitable for residential and agricultural outbuilding development. Geotechnical considerations are as follows:

- The site is free from any slope stability issues.
- Ultimate bearing capacity of the natural ground below the building platform is considered to be 300kPa, i.e. in line with the criteria of NZS3604 "Good Ground".
- Given the ground conditions, traditional shallow foundations are considered appropriate.

Stormwater management for the site will require the development of two soak pits to cater for the run off from the development, with each soak pit accommodating the residential dwelling and the shed.

Effluent disposal can be managed through conventional gravity fed primary treatment with disposal to ground via a disposal field of 80m² based on the Class 2 Soil Category and an assumed occupancy rate of eight people.



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1 INTRODUCTION

1.1 PROJECT BRIEF

GCL has been requested by LandPro on behalf of their client, Benkris farm Ltd, to provide a geotechnical assessment for the proposed residential subdivision creating Lots 1 & 2 from Lots 6 & 8 DP410525. This geotechnical report has been prepared in support of a resource consent application with Queenstown Lakes District Council and to provide sufficient geotechnical information and guidance for interested parties such as (but not restricted to) the builder, structural engineer, earthworks contractor and civil contractor.

This report includes a summary of the investigations undertaken and provides an assessment of:

- Ground conditions.
- Groundwater conditions.
- Natural hazards assessment.
- Building platform stability.
- Foundation conditions.
- Earthworks.
- Site specific stormwater management.
- Site specific wastewater and soils assessment
- Other pertinent constraints and issues identified with the site.

1.2 PROPOSED SITE DEVELOPMENT

The subdivision will create Lot 2 in which it is proposed to develop a 300m2 house site and a 250m2 shed site, native tree planting and landscaping. Given the rural nature of the site, stormwater and wastewater disposal to ground is also required.

The development of a water bore is also proposed but is outside of the scope of this report and subject to the design by others.

2 DESKTOP STUDY

2.1 PREVIOUS INVESTIGATIONS

We are unaware of any previous geotechnical investigations which have been undertaken in the vicinity of the proposed subdivision. GCL has previously conducted investigations through-out the local area and are therefore familiar with the local geology. Previous GCL reports containing pertinent information relevant to the current site have been reviewed for the purposes of this report.

2.2 NEW ZEALAND GEOTECHNICAL DATABASE

The New Zealand Geotechnical Database (NZGD) has been viewed and no geotechnical investigations have been identified in the vicinity of the proposed dwelling.

2.3 HISTORIC AERIAL PHOTOGRAPHS

Aerial photographs available from Retrolens.NZ and Google Earth dating from 1950s to 2015 were studied to observe the site over time and assess the geomorphological setting. The review of historic aerial photography indicates that the site has remained open pasture during this period, with no indication of any significant landform change or alteration.



2.4 PUBLISHED GEOLOGY

The Geological Map of New Zealand, Sheet 18, at a scale of 1:250,000 maps the site as being underlain by Late Pleistocene outwash (river) deposits, comprising unweathered to slightly weathered, well sorted, sandy gravel forming large outwash terraces in the Clutha catchment.

2.5 SITE SERVICES

GCL has not undertaken any specific searches of the site utilities and services for the purpose of this report.

3 SITE CONDITIONS

3.1 SITE DETAILS

The site comprises Lot 6 & 8 DP410525 situated on the south side of the SH8A Luggate-Tarras Road and directly north of the Clutha River, which is some 100m to the south of the southern boundary. The site is currently surrounded by open pasture and farmland.

A site location map is presented on Drawing 001.

3.2 SITE TOPOGRAPHY

The site is located on generally flat ground with a slight fall of approximately 5° to the south towards the Clutha river.

The site was laid to open paddock at the time of investigation.

3.3 SITE SURFACE WATER FEATURES

There are no surface water features present on the site where the house and shed building platforms are being proposed. Overland flow would follow the natural topography and fall to the south towards the Clutha catchment.

3.4 SLOPE INSTABILITY FEATURES

The site contains no observed slope instability features.

3.5 NATURAL HAZARDS

The following information is taken from the public domain and GIS systems of QLDC and Otago Regional Council (ORC).

3.5.1 Tonkin & Taylor (T&T) Liquefaction Hazard Assessment for QLDC

In 2012, T&T published their Queenstown Lakes District liquefaction hazard assessment report, a summary of which is usually attached to the LIM for any property. The report indicates that the site is outside any zoned mapped for any liquefaction, which indicates the area is probably at nil to low risk of liquefaction.

However, good engineering practice promotes site investigation to satisfy the requirements of NZS3604 and determine 'good ground' is available and that there are no saturated fine-grained soils present that are prone to liquefaction.

3.5.2 ORC Liquefaction Hazard Zoning

The ORC hazard mapping relies on the Opus report provided to the Council titled Seismic Risk in the Otago Region (2005). This study identifies the project area to be outside any mapped zone of potential liquefaction.



3.5.3 Documented Natural Hazards

With reference to the Otago Regional Council and QLDC GIS and hazard mapping, together with GNS GIS, the wider subdivision site area has the following characteristics:

- The site is mapped to be within an alluvial landform associated with the Clutha river terrace.
- The site is not within any flood zone.
- The site is zoned as 'Possibly Susceptible' to liquefaction based on regional mapping due to the
 potential presence of very loose to medium dense sediments.
- The Grandview Fault is shown as a concealed feature some 500m to the east of the site to be subdivided. The fault has a very low slip rate with a recurrence rate of >10,000 to 20,000 years.
- A 1:2500-year seismic event will cause significant shaking and damage to inappropriately designed structures (intensity MMIX).
- The seismic soil classification for the area is Class D, based on the underlying geology of the site. (Further discussion on this soil class is presented in Section 7 of this report).

4 SUB SURFACE CONDITIONS

4.1 FIELD INVESTIGATIONS

Sub-surface investigations have been undertaken across the area of the proposed development. The sub-surface investigations have comprised eight test pits to a maximum depth of 2.0m around the outside of the proposed house and shed building platforms, with two pits specifically located for stormwater and wastewater assessment. Six of the test pits were twinned with Scala penetrometer testing in order to determine relative densities of the soils, with two further Scalas completed in the centre of the two proposed building platforms.

The test pits were constructed in order to assess the sub-surface conditions in the vicinity of the site and were undertaken by a suitably qualified engineering geologist from GCL. The test pit locations were determined with a hand-held GPS device and the use of the architects drawings of the existing site layout.

The approximate locations of the sub-surface investigations are shown on Drawing 002.

4.2 INVESTIGATION LOGGING

Soils recovered from the test pits have been logged and are presented in Appendix A. Logging of the soil encountered has been undertaken in accordance with NZ Geotechnical Society Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes.

The Scala penetrometer results have been plotted on logs as presented in Appendix A. Determination of the soil density as tested by the Scalas has been undertaken in accordance with NZ Geotechnical Society Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes, Table 2.8.

4.3 GROUND CONDITIONS

A summary of the sub-surface conditions identified in the investigations undertaken is presented below in order of depth from the ground surface. The sub-surface conditions have been extrapolated between the investigations undertaken. Whilst care has been taken to provide sufficient sub-surface information following best practice for the purposes of resource consent, no guarantee can be given on the validity of the inference made. As such, it should be appreciated that ground conditions may vary between the investigations undertaken.



4.3.1 Topsoil

Topsoil with roots and rootlets was encountered across the site to depths of up to 200mm.

4.3.2 Alluvium

A thin veneer of recent alluvium was encountered below top soil in all test pits except TP103, with a thickness of up to 300mm. The alluvium comprises a medium dense dry clayey SAND, with Scala penetrometer results returning at least 5 blows per 100mm of penetration.

4.3.3 River Deposits

Below the alluvium, river deposits were recorded to the depth of the test pits being described as medium dense to dense sandy GRAVEL, gravelly SAND and SAND with occasional cobbles. The deposits were dry.

Where Scala penetrometer testing could penetrate this horizon, results indicated blow counts of <6 per 100mm of penetration increasing rapidly with refusal often being met before 800mm depth.

4.4 GROUNDWATER CONDITIONS

Groundwater was not encountered in any of the test pits, with no obvious signs of groundwater staining on the soils.

With reference to the ORC Borehole Database, there are no boreholes within a suitable distance on which to make any inference on groundwater levels for the site.

Groundwater is susceptible to seasonal variations and it should be noted that the current measured groundwater during this investigation is indicative of autumn conditions. As such there is the possibility that the water levels could rise further during the winter months or after periods of prolonged rainfall.

4.5 SOIL SOAKAGE CATEGORY

The sub-surface conditions in the context of the proposed effluent disposal area for the proposed house building platform is considered to be soil category 2 according to NZ1547:2012 and the US Department of Agriculture, Textural Classification for Soils.

5 GROUND MODEL

5.1 GENERAL

We have developed a ground model for the site based on the investigations undertaken to date including a desktop study, site mapping and sub-surface tests. A summary of the ground model is provided as follows:

- The site is currently open pasture that has no history of development or alteration.
- The site is located on a broad gentle slope that falls towards the Clutha River and catchment to the south of the site.
- Groundwater is anticipated to be below any depth that would impact on shallow foundations, although this has not been substantiated by this investigation.
- The natural soil profile presents competent ground conditions consisting of coarse granular river deposits, with a relatively density described as moderately dense to dense that will provide a bearing capacity in line with 'Good Ground' when measured against the criteria of NZS3604.
- Groundwater is susceptible to seasonal variations and it is feasible that groundwater levels may rise over that measured following a period of prolonged rainfall and during the winter months but not to the extent that it could potentially interfere with shallow dwelling foundations.



- The site is located in the vicinity of an active fault zone (Grandview Fault) albeit with a low recurrence level. As such, an appropriate allowance for seismic loading should be made during detailed design of the proposed building, foundations, retaining structures and earthworks.
- The seismic classification of the site is considered to be Class D, but this is further discussed in Section 7.
- Due to the presence of dense and reasonably coarse sediments in the vicinity of the building platforms, the possibility of liquefaction below the site is considered to be nil to low.

The ground model developed above has been utilised to consider the various geotechnical aspects of the proposed development which is presented in Section 6 of this report.

5.2 GEOTECHNICAL RISK

The ground model presented in this report is based on the investigations undertaken to date and it should be appreciated that there is inherent risk with the formulation of a ground model. In particular we note the following:

- Ground conditions can vary between investigations undertaken and there is always some natural variability in ground conditions.
- Discrete sub-surface investigations may not identify small-scale ground irregularities, particularly associated with human disturbance such as offal pits, drainage line back-fills and landscaping works.
- Ground strength varies with changes in water content, soil type and ground loading. As such, it should be appreciated that weaker ground conditions may develop over that measured due to periods of wet weather and/or during the winter months.
- The potential geotechnical effects of climate change are not well understood to date. Effects
 may include changes in groundwater levels, soil saturation and surface water characteristics which
 may have an effect on site development.
- The ground conditions encountered and discussed may prove problematic in terms of providing sufficient bearing capacity for standard foundations and retaining walls due to their low relative density and saturated state.

Given the potential risk profile provided above, we have adopted a conservative approach when considering the geotechnical aspects of the proposed development provided in Section 6 of this report.

6 GEOTECHNICAL CONSIDERATIONS

6.1 GENERAL

The geotechnical aspects of the proposed development have been considered principally with the aim of demonstrating that safe and stable conditions for the proposed building platforms are presently available or are achievable with appropriate remedial works/constraints. This in particular has been considered with respect to the following information, standards, guidelines and codes:

- The ground model developed in Section 5 of this report.
- NZS 3604:2011: "Timber-framed buildings".
- AS 2870:2011: "Residential slabs and footings".
- NZS 1170:2005: "Structural design actions".
- New Zealand Building Code: Clauses B1, E1, G12 & G13.
- District and Regional Plan provisions on residential development.
- Council development codes, standards and guides on residential development.



Of note, is NZS 3604:2011 and the New Zealand Building Code which provide a set of criteria for determining whether safe and stable conditions or "good ground" are achieved, whereby "good ground" allows for the design of standard foundations in accordance with the provisions of the standards. In summary, "good ground" defines conditions where the risk of foundation failure is considered to be low to nil. Foundation failure is possible via the following mechanisms which are addressed in this report as follows:

- Slope instability: This includes foundation failure associated with slope derived instability and is addressed in Section 6.2 of this report.
- Weak ground: This includes foundation failure associated with poor bearing capacity and is addressed in Section 6.3 of this report.
- Ground settlement/consolidation. This includes ground consolidation associated with building loads, earthworks loads, and dewatering and is addressed in Section 6.4 of this report.
- Soil expansiveness: This includes soil shrink/swell associated with drying and wetting of the soil profile and is addressed in Section 6.6 of this report.
- Seismicity: This includes the effects of ground shaking associated with a seismic event and is addressed in Section 6.7 of this report.

6.2 SLOPE STABILITY

The proposed building platform areas are located on flat to gently sloping topography with a gentle fall to the south. The site and its development will not be prone to any slope instability features.

A safe and stable building platform is defined as having a low to negligible risk of failure over the lifetime of the dwelling and is assessed as a factor of safety where a quantitative slope stability assessment is undertaken. Given the low slope angles in the vicinity of the site, we consider that a qualitative assessment of slope stability (as provided above) is acceptable for defining risk for this site and that a more rigorous quantitative analysis is not required.

Site earthworks will be required to provide a suitable level building platform within the existing slopes and we consider that appropriate site development constraints are required in order to maintain safe and stable conditions. This is addressed in Section 7 of this report.

6.3 BUILDING PLATFORM DEVELOPMENT

Based on the ground conditions encountered in the vicinity of and below the future building platforms, we believe that the platforms re underlain by natural ground conditions that provide sufficient bearing capacity to support and accommodate the loads likely to be associated with the new residential and shed units and any retaining wall requirements.

As such, building platform development will comprise little more than an earthworks exercise subject to the normal constraints of QLDC's earthworks controls and requirements.

6.4 BEARING CAPACITY

6.4.1 General

Bearing capacity is discussed in this report in terms of ultimate limit state design methods outlined in AS/NZS 1170. As such, in accordance with AS/NZS 1170, we have provided "ultimate" bearing capacity values and an appropriate "dependable" bearing capacity for foundation design. The dependable bearing capacity has been determined from a strength reduction factor of 0.5 (i.e. a factor of safety of 2) which is in general accordance with the requirements of AS/NZS 1170.

In addition, the 'Allowable Bearing Capacity', where the ultimate is factored by a safety of 3, is included for reference.

The bearing capacity has been determined from our interpretation of the engineering description of the soil conditions, observations from the test pits on the soil behaviour and relative density measurements based on the site specific testing undertaken The values presented take into consideration natural variability of ground strength likely between investigations undertaken and potential strength reduction associated with saturated soil conditions.



6.4.2 Traditional Foundation Parameters

Table 1 outlines design bearing capacities for traditional shallow foundation solutions. The design capacities are based on a minimum foundation embedment of 450mm into competent natural ground conditions encountered on site.

Table 1: Traditional Shallow Foundation Design Parameters

LOAD CASE	ULTIMATE BEARING CAPACITY	STRENGTH REDUCTION FACTOR	DEPENDABLE BEARING CAPACITY	(ALLOWABLE BEARING CAPACITY)
ULTIMATE LIMIT STATE DESIGN	300kPa	0.5	1 50kPa	100kPa

The embedment depth requirement for this foundation will be subject to formal engineering design and in general accordance to AS 2870 which is outlined in Section 6.6 of this report.

6.4.3 Shallow Pile Foundations

Table 2 outlines design bearing capacities for a shallow pile foundation solution for light weight timber structures and appurtenant structures. The design capacities are based on a minimum foundation embedment depth of 450mm into competent ground.



Table 2: Shallow Pile Foundation Design Parameters

END BEARING CASE				
LOAD CASE	DESIGN co	ULTIMATE BEARING CAPACITY	STRENGTH REDUCTION FACTOR	END DEPENDABLE BEARING CAPACITY
ULTIMATE LIMIT STATE DESIGN	50kPa	300kPa	0.5	150kPa
AUGURED PILE SKIN FR	RICTION			
LOAD CASE	DESIGN c _u		STRENGTH REDUCTION FACTOR	DEPENDABLE SKIN FRICTION
ULTIMATE LIMIT STATE DESIGN	30kPa	-	0.5	15kPa

The embedment depth requirement for this foundation will be subject to formal engineering design and in general accordance to AS 2870 which is outlined in Section 6.6 of this report.

6.4.4 Foundation Service Bridging

We recommend that where a service line and associated backfilled trench are located within a 45° loading line taken from the base of a load bearing structure foundation bridging is required.

Service line trenching and backfilling should be in accordance with recommendations provided in Section 7.3 of the report.

6.4.5 Retaining Walls

Engineered retaining walls will be required on site under the following circumstances:

- where the retention height is greater than 1.5m;
- where retaining wall supports any surcharged loads such as sloping ground and structure/traffic loads; and
- where retaining wall failure will affect the stability and integrity of adjacent structures and neighbouring properties.

Table 3 provides geotechnical parameters for the engineered retaining wall design as required.

Table 3: Retaining Wall Design Parameters

COHESION (c')	FRICTION ANGLE (. ')	DEPENDABLE BAEARING CAPACITY	UNIT WEIGHT (γ)
OkPa	32°	150kPa	18kN/m³

All retaining walls should be constructed with appropriate toe drainage and backfilled to their full height with lightly compacted free draining granular material or other appropriate drainage solution. Toe drainage should be discharged at a point that will not impact or influence the construction works on site or alternatively be connected to the reticulated stormwater system.

6.5 GROUND SETTLEMENT

Following appropriate earthworks and ground improvement, the proposed building platform will be underlain by reasonably competent ground conditions. The competent ground conditions are considered to be at least normally consolidated and should accommodate low to moderate loads without inducing significant ground consolidation and associated differential ground settlement within Building Code limits (a maximum differential settlement ratio of 1 in 240).

As a prudent measure, however, ground loading constraints are recommended as follows:

- A maximum building UDL of 10kPa (includes live + dead loads).
- A maximum footing width of 1.0m.



A maximum fill depth of 1.5m.

Should the proposed development exceed these constraints, we recommend that a specific settlement analysis be undertaken for the development and may require more extensive investigations than that undertaken to date.

6.6 SOIL EXPANSIVITY

The site soil is not considered to be susceptible to the development of soil shrink/swell associated with changes in soil moisture content and is considered to be in compliance with NZS3604.

6.7 SEISMIC CONSIDERATIONS

6.7.1 Seismic Soil Class

Site investigations have identified consistent ground conditions across the site, comprising medium dense to dense sandy gravels and gravelly sands and sands to the depth of the excavations.

The ORC hazard mapping places the site on Soil Class D, which would deep soft soils. There are no publicly available borehole logs for the immediate area that proves the depth of rockhead or dense soils. As such, based on the current site information, we consider the site sub soil class D is appropriate according to NZS1170.5.

6.7.2 Liquefaction

The building platform location is considered to be at very low risk from liquefaction due to the coarse and dense nature of the shallow soil profile and likely depressed groundwater levels.

6.7.3 Earthquakes

The Queenstown region has been identified as being prone to seismic activity and as such, an appropriate allowance for seismic loading should be made during detailed design of the proposed building, foundations, retaining structures and earthworks. This is considered particularly pertinent given the proximity of the Grandview Fault 500m to the east of the site.

7 SITE DEVELOPMENT CONSTRAINTS

7.1 TEMPORARY EARTHWORKS

The proposed site development works may require excavation and or temporary batters prior to the construction of formal retaining structures. As such, there is the risk of batter collapse during construction especially if left unsupported for an extended period of time and or left exposed during prolonged period of rainfall. Therefore, we recommend the following:

- Cut faces should not be left unsupported for a period in excess of three days and may require
 additional protection with polythene sheeting during inclement weather.
- Where excavations are immediately adjacent to or situated on a property boundary, then further
 precautions may be required to ensure stability through the construction of temporary buttressing.
 These works should be assessed and approved by a suitably qualified person.
- The contractor is expected to employ the appropriate plant and machinery to undertake the excavation and retaining wall construction.
- The contractor is responsible at all times to ensure that all necessary precautions are undertaken to protect exposed temporary batters.
- Appropriate silt and stormwater control measures should be employed.



7.2 PERMANENT EARTHWORKS

We recommend the following constraints for the construction of permanent and long-term site earthworks carried out the vicinity of the proposed dwelling in line with QLDC's District Plan Section 22 Earthworks Rules:

- The maximum height of any cut shall not exceed 2.4 metres.
- The maximum height of any fill shall not exceed 2 metres.
- The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6 of Section 22), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.
- Unretained cut faces in the river deposits can be formed at an angle no greater than 1(v) to 2(h).
- Fill providing structural support to the dwelling should be placed in an engineered manner as inspected and certified by a suitably qualified person.
- All cut and fill batters should be topsoiled & grassed and/or weed matted & planted on completion.
- Earthworks which does not comply with the above recommendations should be assessed by a suitably qualified person and may require retention and/or stabilization with an engineered structure.
- Site won material should be reusable for use as engineering fill, subject to appropriate screening of unsuitable materials such as organics, topsoil and extraneous material.

7.3 SERVICES

We recommend that all underground services are backfilled with adequately compacted clay backfill to minimise the risk of significant trench consolidation and settlement.

Trench excavations should be shored or battered appropriately in accordance with the OSH/DOL Approved Code of Practice for Safety in Excavations and Shafts for Foundations (April 2000).

The contractor is expected to employ the appropriate plant and machinery to undertake the excavation and retaining wall construction.

7.4 UNSUITABLE MATERIALS

Recommendations for foundation design provided in Section 6 of this report are based on foundations embedded within competent ground conditions that can provide the ultimate geotechnical bearing capacity of 300kPa. In order to achieve these criteria we recommend the following:

- All foundation excavations should be inspected by a suitably qualified person.
- Care should be taken to ensure that all unsuitable material such as the topsoil layer, weak ground, areas of non-engineered fill and or hard spots are removed from the building platform prior to building construction.
- The undercut for the building footprint should extend for a horizontal distance equivalent to the undercut depth beyond the footprint. The undercut should be backfilled with engineered fill up to the required formation level unless specified otherwise by a suitably qualified person.



8 STORMWATER MANAGEMENT

8.1 General

Stormwater disposal should be in compliance with the operative District & Regional Plans and the Building Code. In summary this requires the following:

- Hydrogeological neutrality should be provided on the property boundary and within receiving
 environments (such as overland flowpaths) with the addition of impervious surfaces. In addition,
 the disposal of stormwater should not provide a nuisance to neighbouring properties and public
 infrastructure.
- Stormwater should be managed in such a way as to avoid slope erosion, earthworks batters, retaining walls, building structures and effluent disposal areas.
- Stormwater should be managed in such a way as to have no significant effect on overall slope stability conditions.
- Stormwater should be directed to a public reticulated stormwater system where possible.
- Site development should be mindful of existing surface water features including overland flowpaths and appropriate remedial measures should be provided where required.

8.2 Specific On-Site Stormwater Design

We consider that the above objectives for the proposed development can be achieved with a site-specific stormwater management system. In summary, the stormwater management system is required to effectively manage stormwater derived from the following surfaces as shown on Table 4.

Table 4: Stormwater Management Development Areas

SURFACE	ROOF (ESTIMATED HOUSE AND SHED)	DRIVEWAY/PAVING (ESTIMATED)	GRASS/PASTURELAND/GARDENS ²
AREA	450m ²	50m ²	5000
SCS CURVE NO.1	90	90	40

¹ Curve numbers derived from the Building Code.

The management of stormwater derived from these surfaces should attenuate flows in order to provide a stormwater discharge of no greater than the greenfield rate for the 10% AEP storm in accordance with the District Plan and the Building Code.

We consider that this can be achieved in summary with the following devices:

- Roof water will be collected by guttering and piped to a soakage pit.
- Driveway water will be diverted by a kerb and channel structure (or equivalent) to a cess-pit. The cess-pit outlet will be piped to a soakage pit.

Design details for the stormwater devices are provided below. The stormwater management system layout is shown on Drawing 002. This is only considered preliminary at this stage for the purposes of resource consent and would require redesign once actual roof areas and hardstand areas are known at detailed design stage

8.2.1 Roof Water

We recommend the use of a soakage pit to dispose of stormwater from each roof of the shed and house, assuming the roof areas as shown in Table 4. Appendix B provides soakage pit calculations and design details. In summary, the calculations show the following:

• The soakage pit for the house should provide a volume of 6.25m³. This can be achieved by a conventional fabric lined 1.5m deep (from invert level of stormwater inlet pipe) x 2.0m wide x 2.0m long pit back-filled with drainage metal and covered with topsoil.



² Area includes grass/pastureland/gardens between development and closest stormwater receptor.

- The soakage pit for the shed should provide a volume of 4.33m³. This can be achieved by a conventional fabric lined 1.0m deep (from invert level of stormwater inlet pipe) x 2.0m wide x 2.0m long pit back-filled with drainage metal and covered with topsoil.
- The soakage rate utilised for the sizing of the soakage pit has been conservatively estimated based on the soil encountered in the vicinity of the proposed soakage pits and previous soakage tests undertaken by GCL in similar soil conditions.
- The stormwater disposal system should be installed by a registered drain layer or plumber.
- A soakage pit design detail is provided in Appendix B.

8.2.2 Driveway/Paved Surfaces

Stormwater from the driveway and other paved surfaces should be diverted with kerb/channel and cesspit structures (or equivalent) and piped to the soakage pit designed previously for each unit. The stormwater derived from the driveway has been accommodated for in the design calculations.

8.2.3 Stormwater System Maintenance

The maintenance of the stormwater management system is the responsibility of the land owner. Maintenance guidelines are provided in Appendix B for reference.

9 EFFLUENT DISPOSAL

9.1 GENERAL

Test pits were excavated in two areas area considered as appropriate locations for an effluent disposal field. The position of the proposed field is shown on Drawings 002.

Based on the consistent ground conditions encountered across the site, a conventional septic tank and disposal bed system is considered to be suitable for each of the lots.

As discussed in Section 4.5 of this report, we have adopted a soil category of 2 (sandy loam) and a moderate loading rate of 20mm/day due to the relatively clean sands and gravels encountered in the vicinity of the proposed effluent disposal area.

We have also assumed a four/five bedroomed house, with a design occupancy of up to eight people. Based on the water usage of 200 litres/person/per day, the expected total daily discharge of the dwelling shall be 1600 litres per day.

The QLDC Onsite Wastewater Disposal Site & Soils Assessment completed for the proposed conventional system is presented in Appendix C, which is based on AS/NZS 1547:2012 and the Queenstown Lakes District Council documentation. The QLDC form provides a useful summary of the site investigations, site characteristics and design parameters that can be adopted for the house building platform.

9.2 ASSUMED DESIGN

Based on some design and development assumptions in order to demonstrate the likely effluent disposal solution, the following design could be adopted for each lot, subject to detailed design at the building consent stage:

- Effluent shall flow from the dwelling and residential flat under gravity to a multi chamber 4500L standard, underground concrete septic tank with an outlet filter.
- Primary treated effluent shall then flow to a single discharge control bed with a minimum effective disposal area of 80m². This can be achieved with a trench that is 20m long, 4m wide and 0.9m deep based on a moderate design loading rate of 20mm/day. Alternatively, if the topography does not suit, the beds can be split such as 2 x 10m long, 4m wide beds.



- If Standard water reduction features are to be installed, which comprise dual flush toilets, shower
 flow restrictors, aerator faucets and water conserving washing machines, then the daily use per
 person can be reduced to 165 litres/person/day, which reduces the disposal bed area to 66m²
 say a 16.5m long, 4m wide bed.
- A 100% reserve area shall be set aside.

10 LIMITATIONS

10.1 General

Ground Consulting Ltd has undertaken this assessment in accordance with the brief as provided, based on the site and dwelling location as shown on Drawing 002. This report has been provided for the benefit of our client, and for the authoritative council to rely on for the purpose of processing the consent for the specific project described herein. No liability is accepted by this firm or any of its directors, servants or agents, in respect of its use by any other person, and any other person who relies upon information contained herein does so entirely at their own risk.

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The sub-surface conditions have been extrapolated between the investigations undertaken. Whilst care has been taken to provide sufficient sub-surface information following best practice, no guarantee can be given on the validity of the inference made and it must be appreciated that actual conditions could vary from the assumed model.

10.2 Further Investigations Required

This assessment has been undertaken for the proposed site development to date and the submission of resource consent. Any subsequent changes, alterations and additions made to the proposed development should be checked by a suitably qualified person and may require further investigations and analysis.

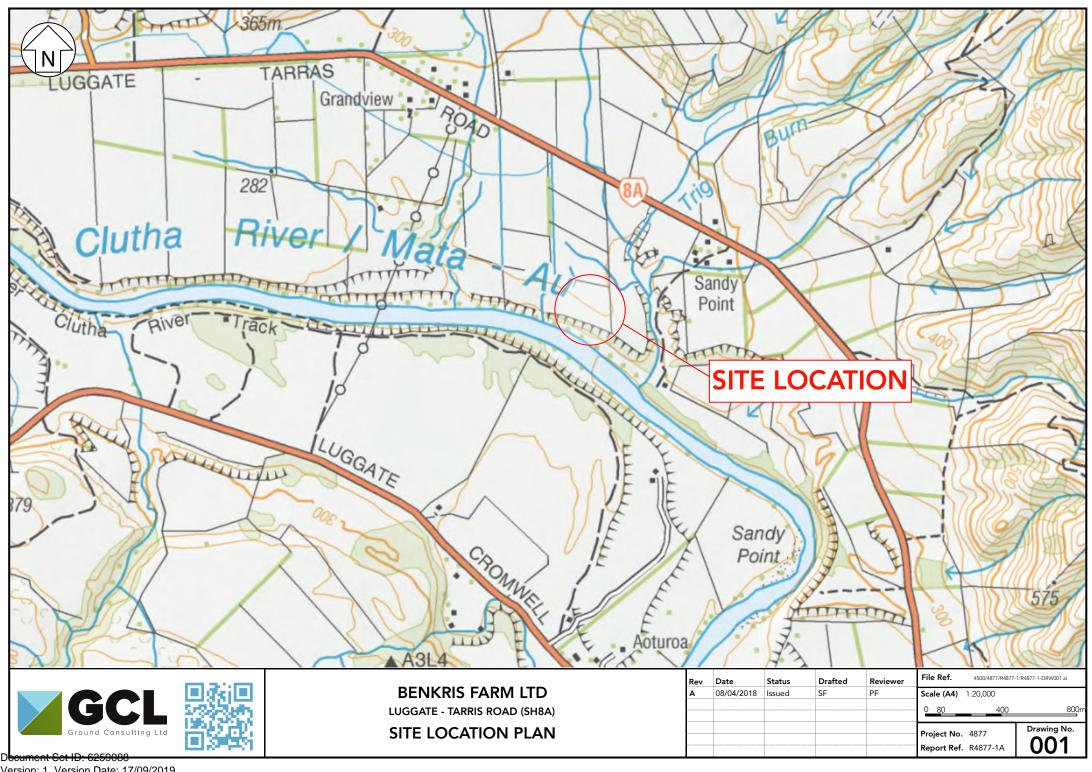
Geotechnical inspections will be required prior to detailed design to address the following:

- Bearing capacity of developed building platform
- Foundation conditions for any retaining walls

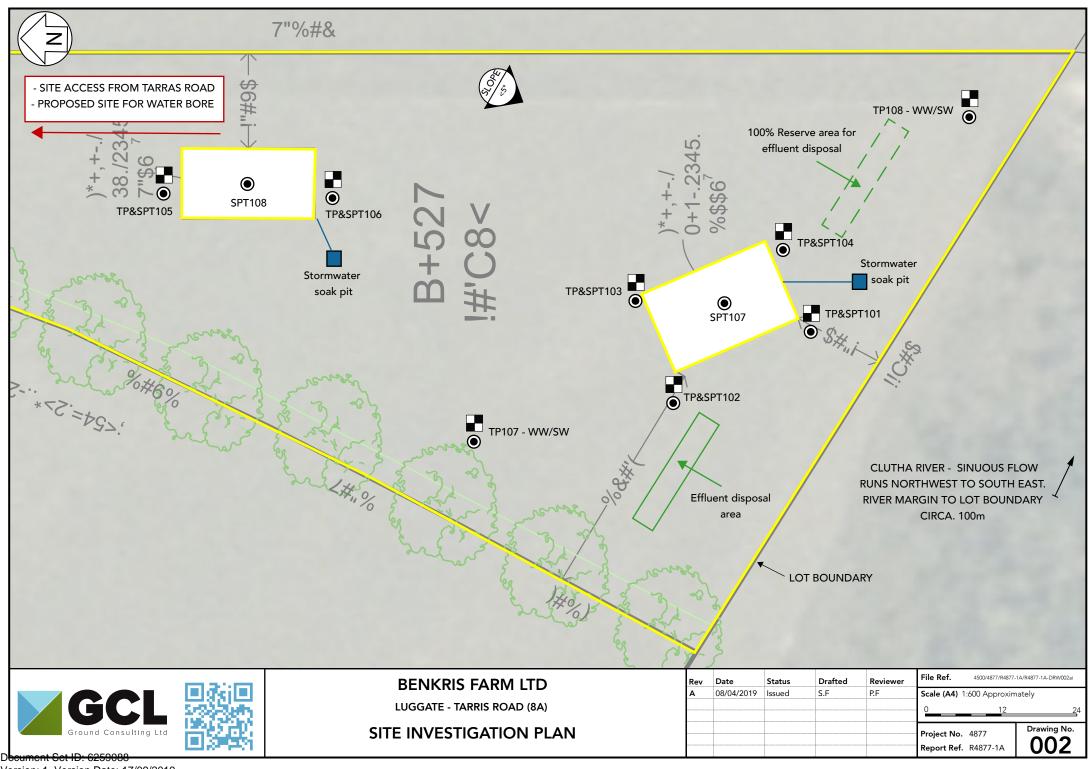
In addition, site monitoring and on-going assessment will be required during construction to assess site slopes, foundation excavations, retaining walls and other geotechnical aspects of the development. This is to ensure ground conditions encountered are in accordance with the findings of this assessment. If ground conditions differ from those presented in this report, advice on design and construction modifications should be sought from a suitably qualified person.



DRAWINGS



Version: 1, Version Date: 17/09/2019



Version: 1, Version Date: 17/09/2019

APPENDIX A: ENGINEERING LOGS



TP&SPT101

Report Ref R4877-1A

 Client
 Coordinates (NZTM2000)
 Elevation
 Location Method (±2m)

 Benkris Farms Ltd
 MAP

 Location
 LOTS 1 & 2 - DP410525

/alues (kPa) Vane Shear Strength Scala Penetrometer Geological Interpretation Geology -egend (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 4 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. TOPSOIL Medium dense; dry; contains roots and rootlets. Clayey SAND; light brown. Medium dense; dry; sand, fine medium; contains roots and Clayey sandy GRAVEL; light brown. Medium dense; dry; gravel, fine medium, subround subangular; sand, fine coarse; sharp basal contact; contains roots and rootlets. Sandy GRAVEL, with some cobbles; light brownish grey. Dense; dry; gravel, fine coarse, subround subangular; sand, medium coarse; cobbles, up to 200mm; minor collapse occurring from 0.5m bgl, roots and rootlets in upper RIVER DEPOSITS 1.2m: cobble and boulder concentration End of Investigation: 2m GEOLOGY ESTABLISHED

Investigation Information

Depth 2m Logged By SF Start Date 03/04/19
Termination DGY ESTABL Checked By PF End Date 03/04/19
Machine Used Test Pit Dimensions Logged Date 03/04/19

Investigation Type Water Legend

Investigation Type	Water Legend					
Hand Auger (50mm)	▼ Standing Water Level					
✓ Test Pit	Out flow ☐ In flow					
Scala Penetrometer						



Client

INVESTIGATION LOG

Coordinates (NZTM2000)

TP&SPT102

Report Ref R4877-1A Location Method (±2m)

Elevation

Benkris Farms Ltd MAP Location LOTS 1 & 2 - DP410525 /alues (kPa) Vane Shear Strength Scala Penetrometer Geological Interpretation Geology (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 4 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. TOPSOIL Medium dense; dry; contains roots and rootlets. Clayey SAND; light brown.

Medium dense; dry; sand, fine medium; contains roots and GRAVEL, with minor sand, with trace clay; light brown. Medium dense; dry; gravel, fine medium, subround subangular; sand, coarse. Sandy GRAVEL, with minor cobbles; light brownish grey. Dense; dry; gravel, fine medium, subround subangular; sand, medium coarse; cobbles, subround subangular, up to 200mm; minor pit collapse occurring from 0.6m bgl. RIVER DEPOSITS 1.3m: cobble and boulder concentration

Investigation Information

 Depth
 2m
 Logged By
 SF

 Termination
 JGY ESTABL
 Checked By
 PF

 Machine Used
 Test Pit Dimensions

 Start Date
 03/04/19

 End Date
 03/04/19

 Logged Date
 03/04/19

Investigation Type

Hand Auger (50mm)

✓ Test Pit

Scala Penetrometer

Water Legend

Standing Water Level

Out flow

Log ref: R4877-1A TP&SPT102

End of Investigation: 2m GEOLOGY ESTABLISHED



TP&SPT103

Report Ref

 Client
 Coordinates (NZTM2000)
 Elevation
 Location Method (±2m)

 Benkris Farms Ltd
 MAP

Loc	ation	1													
LO	TS 1 & 2 - DP410525														
Geology	Geological Interpretation (refer to separate Geotechnical and Geological Information sheet for further information)	Samples	Depth (m)	Legend		Var	ne Shea Vane Vane Siz	e No:	_	Values (kPa)	S		Penetron		Groundwater
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	Sandy GRAVEL, with trace clay; light brown. Medium dense; dry; gravel, fine medium; sand, coarse; sharpe irregular basal contact.		_		٠ ٠ ٠ ٠								8		
	Gravelly SAND, with minor cobbles and boulders; light brownish grey. Dense; dry; sand, medium coarse; gravel, fine medium, subround subangular; cobbles, subround subangular, up to 200mm, boulders, subround subangular, between 200 - 350mm diameter in size; occasional subtle bedding defined by size fraction sorting.		_		<u>>.</u>							7	14	1	
RIVER DEPOSITS	1.1m: cobbles and boulder concentration		 1												
RIVE															
			_												
	End of Investigation: 2m GEOLOGY ESTABLISHED		— 2												
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					✓		Auger (50				▼ S		ng Water L	evel	
						Scala	Penetro	meter			,				

Log ref: R4877-1A TP&SPT103



TP&SPT104

Report Ref R4877-1A

Client Coordinates (NZTM2000) Elevation Location Method (±2m) Benkris Farms Ltd MAP Location LOTS 1 & 2 - DP410525 /alues (kPa) Vane Shear Strength Scala Penetrometer Geological Interpretation Geology (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. TOPSOIL Medium dense; dry; contains roots and rootlets. Clayey SAND; light brown. Medium dense; dry; sand, fine medium; contains roots and rootlets Sandy GRAVEL; light brown. Medium dense; dry; gravel, fine medium, subround subangular; sand, coarse; contains roots and rootlets. Gravelly SAND; light brownish grey.
Medium dense; dry; sand, coarse; gravel, fine, subround subangular. Sandy GRAVEL, with minor cobbles and boulders; light Sandy GRAVEL, with minor cobbles and boulders; light brownish grey.

Medium dense; dry; gravel, fine coarse, subround subangular; sand, medium coarse; cobbles, subround subangular, up to 200mm, boulders, between 300 - 400mm diameter in size. RIVER DEPOSITS End of Investigation: 2m GEOLOGY ESTABLISHED Investigation Information 03/04/19 Logged By Start Date Termination DGY ESTABL Checked By PF 03/04/19 **Logged Date** 03/04/19 Machine Used **Test Pit Dimensions Investigation Type** Water Legend Hand Auger (50mm) Standing Water Level Out flow Test Pit ├─ In flow Scala Penetrometer

Document Set ID: 6259088 Version: 1, Version Date: 17/09/2019

Log ref: R4877-1A TP&SPT104



TP&SPT105

Report Ref R4877-1A Client Coordinates (NZTM2000) Elevation Location Method (±2m) Benkris Farms Ltd MAP Location LOTS 1 & 2 - DP410525 /alues (kPa) Vane Shear Strength Scala Penetrometer **Geological Interpretation** Geology (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 4 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. Medium dense; dry; contains roots and rootlets. TOPSOIL Clayey SAND; light brown. Medium dense; dry; sand, fine; sharp irregular basal contact. ALLUVIUM Sandy GRAVEL, with minor cobbles; light brownish grey. Medium dense; dry; gravel, fine coarse, subround subangular; sand, medium coarse; cobbles, subround subangular, up to 200mm. SAND; light brownish white. Medium dense; dry; sand, fine medium, slightly micaceous . RIVER DEPOSITS Sandy GRAVEL, with minor cobbles; light brownish grey. Dense; dry; gravel, fine coarse, subround subangular; sand, medium coarse; cobbles, subround subangular, up to End of Investigation: 2.3m GEOLOGY ESTABLISHED Investigation Information Depth 03/04/19 Logged By Start Date Termination DGY ESTABL Checked By PF 03/04/19 **Logged Date** 03/04/19 Machine Used **Test Pit Dimensions Investigation Type** Water Legend Hand Auger (50mm) Standing Water Level Out flow

Test Pit

Scala Penetrometer

Log ref: R4877-1A TP&SPT105

Document Set ID: 6259088 Version: 1, Version Date: 17/09/2019 ├─ In flow



TP&SPT106

Report Ref

R4877-1A Client Coordinates (NZTM2000) Elevation Location Method (±2m) Benkris Farms Ltd MAP Location LOTS 1 & 2 - DP410525 /alues (kPa) Vane Shear Strength Scala Penetrometer Geological Interpretation Geology -egend (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 4 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. TOPSOIL Medium dense; dry; contains roots and rootlets. Clayey SAND; light brown. ALLUVIUM Medium dense; dry; sand, fine medium; contains roots and rootlets. Sandy GRAVEL; light brownish grey. Medium dense; dry; gravel, fine, subround subangular; sand, coarse; contains roots and rootlets. SAND, with some gravel, with minor cobbles; light brownish grey.

Medium dense; dry; sand, fine coarse; gravel, medium coarse, subround subangular; cobbles, subround, up to SAND: light brown. Medium dense; dry; sand, medium coarse; minor gravel and occasional cobble component observed with depth. RIVER DEPOSITS End of Investigation: 2m GEOLOGY ESTABLISHED Investigation Information 03/04/19 Logged By Start Date Termination DGY ESTABL Checked By PF 03/04/19 Log ref: R4877-1A TP&SPT106 **Logged Date** 03/04/19 Machine Used **Test Pit Dimensions Investigation Type** Water Legend Hand Auger (50mm) Standing Water Level Out flow

Test Pit

Scala Penetrometer

├─ In flow



TP107 - WW/SW

Report Ref

R4877-1A Client Coordinates (NZTM2000) Elevation Location Method (±2m) Benkris Farms Ltd MAP Location LOTS 1 & 2 - DP410525 /alues (kPa) Vane Shear Strength Scala Penetrometer Geological Interpretation Geology (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 2 4 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. TOPSOIL Medium dense; dry; contains roots and rootlets. Clayey SAND; light brown. Medium dense; dry; sand, fine medium; contains roots and Clayey sandy GRAVEL; light brown. Medium dense; dry; gravel, fine medium, subround subangular; sand, fine coarse; sharp basal contact; contains roots and rootlets. Sandy GRAVEL, with minor cobbles; light brownish grey. Dense; dry; gravel, fine medium, subround subangular; sand, medium coarse; cobbles, subround subangular, up to 200mm; RIVER DEPOSITS End of Investigation: 2m GEOLOGY ESTABLISHED Investigation Information 03/04/19 Logged By Start Date Termination DGY ESTABL Checked By PF 03/04/19 **Logged Date** 03/04/19 Machine Used **Test Pit Dimensions Investigation Type** Water Legend Hand Auger (50mm) Standing Water Level Out flow Test Pit ├─ In flow Scala Penetrometer

Log ref: R4877-1A TP107 - WW/S\



TP108- WW/SW

Report Ref

R4877-1A Client Coordinates (NZTM2000) Elevation Location Method (±2m) Benkris Farms Ltd MAP Location LOTS 1 & 2 - DP410525 (kPa) Vane Shear Strength Scala Penetrometer Geological Interpretation Values (i Geology (Blows / 100mm) (refer to separate Geotechnical and Geological Information sheet for further information) Vane No: Vane Size: 0mm 2 4 6 8 10 12 14 16 18 100 150 200 TOPSOIL: dark brown. TOPSOIL Medium dense; dry; contains roots and rootlets. Clayey SAND; light brown. Medium dense; dry; sand, fine medium; contains roots and Clayey sandy GRAVEL; light brown. Medium dense; dry; gravel, fine medium, subround subangular; sand, fine coarse; sharp basal contact; contains roots and rootlets. Sandy GRAVEL, with some cobbles; light brownish grey. Dense; dry; gravel, fine coarse, subround subangular; sand, medium coarse; cobbles, up to 200mm; minor collapse occurring from 0.5m bgl, roots and rootlets in upper RIVER DEPOSITS End of Investigation: 2m GEOLOGY ESTABLISHED Investigation Information 03/04/19 Logged By Start Date Termination DGY ESTABL Checked By PF 03/04/19 **Logged Date** 03/04/19 Machine Used **Test Pit Dimensions Investigation Type** Water Legend Hand Auger (50mm) Standing Water Level

Test Pit

Scala Penetrometer

Out flow

├─ In flow



SPT107

Report Ref

Client Coordinates (NZ					(2000)	Elevation		R4877-1A		
1	nkris Farms Ltd	Coc	ordinates	S (NZ I MZ	(2000)	Elevation		Location Method (±2m)		
	ation DTS 1 & 2 - DP410525									
Geology	Geological Interpretation (refer to separate Geotechnical and Geological Information sheet for further information)	Samples	Depth (m)	Pegend	Vane Shear Strength Vane No: Vane Size: 0mm	Values (kPa)	Sca	ala Penetrometer (Blows / 100mm)	Groundwater	
<u> </u>	TOPSOIL; dark brown. Medium dense; dry; contains roots and rootlets. INFERED GEOLOGY - Clayey SAND	Ø	<u> </u>	2 TS T 2 2 2 2 TS T 2 2 TS T 2 2 2 TS T 2 2 2 TS T 2 2 TS T 2 2 2 2	50 100 150 200	<u> </u>	4	6 8 10 12 14 16 18	<u></u>	
	INFERED GEOLOGY - Clayey Sandy GRAVEL		-				4			
	INFERED GEOLOGY - Sandy GRAVEL End of Investigation: 0.65m GEOLOGY ESTABLISHED		_					6		
			-					10		
						gged By	.=	Start Date 03/04		
						ecked By F st Pit Dimens		End Date 03/04 Logged Date 03/04		
				Îr	nvestigation Type Hand Auger (50mm) Test Pit Scala Penetrometer		Water Le ▼ Sta ← Out	egend nding Water Level t flow		

Document Set ID: 6259088 Version: 1, Version Date: 17/09/2019

Log ref: R4877-1A SPT107



SPT108

Report Ref

						R4877-1A			
Clie Ber	nt nkris Farms Ltd		Coordinates (NZTM2000) Elevati				vation Location Method (±2m)		
Loca	ation	I							
LO.	TS 1 & 2 - DP410525					9			
Geology	Geological Interpret (refer to separate Geotechnical a Information sheet for further in TOPSOIL; dark brown. Medium dense; dry; contains roots and		Samples Depth (m)	F Legend	Vane Shear Strengt Vane No: Vane Size: 0mm 50 100 150 20	alues		ala Penetromet (Blows / 100mm) 6 8 10 12 14 1	punc
TOPSOIL				2			4		
ALLUVIUM	INFERED GEOLOGY - Clayey SAND						5		
RIVER DEPOSITS	INFERED GEOLOGY - Clayey Sandy (GRAVEL	_					6	
	End of Investigation: 0.5m GEOLOGY ESTABLE	LISHED							
					Investigation Information				
					Termination)GY ESTABL C	ogged By hecked By PF est Pit Dimensio		Start Date End Date Logged Date	03/04/19 03/04/19 03/04/19
				1	Hand Auger (50mm) Test Pit		Vater Le ▼ Sta < Out > In fl	nding Water Leve	ıl

Document Set ID: 6259088 Version: 1, Version Date: 17/09/2019

Log ref: R4877-1A SPT108

APPENDIX B: STORMWATER DESIGN

HOUSE SOAKAGE PIT DESIGN (BUILDING CODE E1-V1 METHOD)



PROJECT DETAILS LEGEND

Property: Proposed Dwelling

Date: 8/05/2019

Calc's by: P.F



SOAKAGE PIT SIZE CALCULATIONS

$$V_{stor} = (Rc - V_{soak})/0.38 (m3)$$

$$R_c = run-off = 10CIA$$

where

C = run-off coefficient

I = rainfall intensity (mm/hr) based on a 10% AEP 1 hr duration storm

A = catchment area (m²)

and

$$V_{soak} = A_{sp}S_r/1000$$

where

 A_{sp} = basal area of soak pit (m²)

 $S_r = soakage rate (mm/hr)$

SOAKAGE PIT PARAMETERS

$$C = 0.9$$

16.2 mm/hr (from HIRDS data with the RCP6.0 climate change scenorio between 2081-2100)

 $A = 300 \text{ m}^2 \text{ (Assumed)}$

Pit length = 2 m

| =

Pit width = 2 m

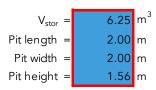
 $A_{sp} = 4.00 \text{ m}^2$

 $S_r = 500.00$ mm/hr (see Table 1 over page)

Therefore

$$R_c = 4.37$$
 $V_{soak} = 2.00$
 $V_{stor} = 6.25 \text{ m}^3$

SOAK PIT DIMENSIONS (FOR EACH UNIT)



SOAKAGE TEST



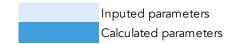
PROJECT DETAILS

Property: Unit 1, 46 Dungarvron Street, Wanaka

Date: 8/05/2019

Calc's by: P.F

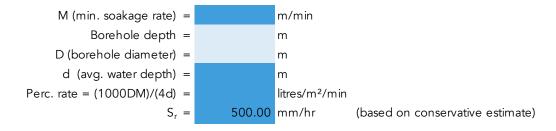
LEGEND



SOAKAGE TEST SB101)

Time	Water Drop (mm)
0:00	
0:15	
0:30	
0:45	
1:00	
1:15	
1:30	
1:45	
2:00	
2:15	
2:30	
2:45	
3:00	
3:15	
3:30	
3:45	
4:00	

SOAKAGE CALCULATIONS



SHED SOAKAGE PIT DESIGN (BUILDING CODE E1-V1 METHOD)



PROJECT DETAILS LEGEND

Property: Proposed Shed
Date: 8/05/2019

Calc's by: P.F



SOAKAGE PIT SIZE CALCULATIONS

$$V_{stor} = (Rc - V_{soak})/0.38 (m3)$$

$$R_c = run-off = 10CIA$$

where

C = run-off coefficient

I = rainfall intensity (mm/hr) based on a 10% AEP 1 hr duration storm

A = catchment area (m²)

and

$$V_{soak} = A_{sp}S_r/1000$$

where

 A_{sp} = basal area of soak pit (m²)

 $S_r = soakage rate (mm/hr)$

SOAKAGE PIT PARAMETERS

$$C = 0.9$$

I = 16.2 mm/hr (from HIRDS data with the RCP6.0 climate change scenorio between 2081-2100)

 $A = 250 \text{ m}^2 \text{ (Assumed)}$

Pit length = 2 m

Pit width = 2 m

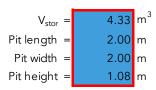
 $A_{sp} = 4.00 \text{ m}^2$

 $S_r = 500.00$ mm/hr (see Table 1 over page)

Therefore

$$R_c = 3.65$$
 $V_{soak} = 2.00$
 $V_{stor} = 4.33 \text{ m}^3$

SOAK PIT DIMENSIONS (FOR EACH UNIT)



SOAKAGE TEST



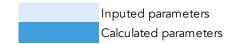
PROJECT DETAILS

Property: Unit 1, 46 Dungarvron Street, Wanaka

Date: 8/05/2019

Calc's by: P.F

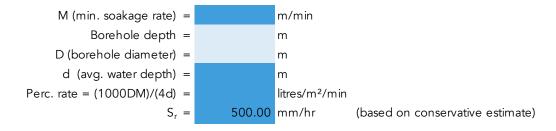
LEGEND



SOAKAGE TEST SB101)

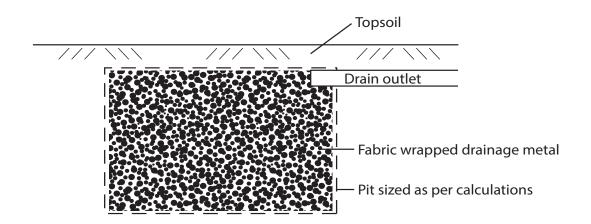
Time	Water Drop (mm)
0:00	
0:15	
0:30	
0:45	
1:00	
1:15	
1:30	
1:45	
2:00	
2:15	
2:30	
2:45	
3:00	
3:15	
3:30	
3:45	
4:00	

SOAKAGE CALCULATIONS



SOAKAGE PIT DETAIL





SOAK PIT DETAIL (nts)

APPENDIX C: EFFLUENT DISPOSAL FORM

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:	operty Owner: Benkris Farm Ltd		
Location Address:	Luggate - Tarras Road		
Legal Description (eg	Lot3 DP1234) : Lots 6 & 8 DP 410525		
List any existing cons	sents related to waste disposal on the site: Not known		
General description of	of development / source of waste water: Single house building platform and		
building platform for	a shed/out building		
The number and size	of the lots being created: Lot 2 1.94 Ha		
Site Assessment (re	efer to Tables R1 & R2 for setback distances to site features)		
Land use	Rural open pasture		
Topography	Flat topography with gentle slope to the south		
Slope angle	Less than 5 degrees		
Aspect	NA		
Vegetation cover	Fertile pasture/grass		
Areas of potential po	nding None		
Ephemeral streams None			
Drainage patterns an	d overland paths Drainage to the south towards Clutha River catchment		
Flood potential (show	w with return period on site plan) Nil to Low		
Distance to nearest v	vater body Approximately 150 from Clutha River		
Water bores with 50m (reference ORC Maps) None. BH proposed as part of development at least 150m to the north			
Other Site Features_	Other Site Features Clutha River situated >100m for south of site boundary and >10m below site leve		

Slope stability assessment details – summarise any areas unsuitable for waste water irrigation. (Attach report if applicable):		
No slope stability issue affect this site		
(Highest potential) Depth to ground water:		
Summer >1.5m		
Winter >1.5m		
Information Source Site investigation data		
What is the potential for waste water to short circuit through permeable soils to surface and / or ground water?		
Low. Use sand filter bed.		
Soil Investigation (Appendix C)		
Field investigation date: 3 April 2019		
Number of test pit bores (C3.5.4): Total of eight test pits across the site		
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:		
No fill material encountered		
Average depth of topsoil: 200mm		
Indicative permeability (Appendix G) : 1000mm/hr		
Percolation test method (refer to B6 for applicability) :(attach report if applicable)		
0.110 /		

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

Е	Reasons 1	for n	lacina	in cta	itad ca	ateann	,.
•	Casons	יטי פ	iucing	111 500	iccu cc	accyci y	

Consistent geology across the site comprising clean sandy gravels and or sands

Loading rate, DLR (Table L1)	20mm/day		
Explanation for proposed load	ding rate:		
Sandy loams moderate ra	Sandy loams moderate rate		
Recommendations from s			
	for location of the disposal field		
Specify any unsuitable treatm	nent and/or disposal systems o enable successful effluent treatment		
Propose suitable mitigation to	enable successful emident treatment		
_			
Attachments Checklist			
✓ Copy of	existing consents		
	stigation addendum		
lo scale Building	site plan, the following must be included on the plan: s		
Boundar Retainin			
Embank	ments		
Water b Flood po			
Other se Water b	eptic tanks / treatment systems ores		
Existing	and proposed trees and shrubs n of ground water flow		
North ar			

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: Ground Consulting Limited

Email: queenstown@gcltech.co.nz

Phone number: 03 442 5700

Name: Fraser Walsh

Signature: 08 May 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

APPENDIX D: SITE PHOTOGRAPHS





Test Pit 7 Arisings



Test Pit 8



Test Pit 8 Arisings







General Site View

PUKEKOHE OFFICE

LEVEL 2, CAMPBELL TYSON BUSINESS CENTRE, 1
WESLEY STREET, PUKEKOHE
POST: PO BOX 1019, PUKEKOHE, 2120
EMAIL: pukekohe@gcltech.co.nz
TEL: 09 239 2229

AUCKLAND CENTRAL OFFICE

LEVEL 1, KAURI TIMBER BUILDING
104 FANSHAWE STREET, AUCKLAND, 1010
EMAIL: auckland@gcltech.co.nz
TFI: 09 379 0777

QUEENSTOWN OFFICE

157 GLENDA DRIVE, FRANKTON
POST: PO BOX 2963, QUEENSTOWN 9349
EMAIL: queenstown@gcltech.co.nz
TEL: 03 442 5700

GREAT BARRIER IS. OFFICE

6 MOANA VIEW ROAD, OKUPU
POST: PO BOX 1019, PUKEKOHE, 2120
EMAIL: auckland@gcltech.co.nz
TEL: 09 379 0777



Appendix F: Aurora – Confirmation of Electricity Supply

AURORA ENERGY LIMITED

PO Box 5140, Dunedin 9058 PH 0800 22 00 05 WEB www.auroraenergy.co.nz



22 February 2019

Louise McLay Landpro Limited PO Box 6235 New Plymouth 4310

By email only: louise@landpro.co.nz

Dear Louise

ELECTRICITY SUPPLY AVAILABILITY FOR 2 LOT SUBDIVISION, BENKRIS FARMS LTD LUGGATE – TARRAS ROAD, LUGGATE – LOT 8 DP 410525

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

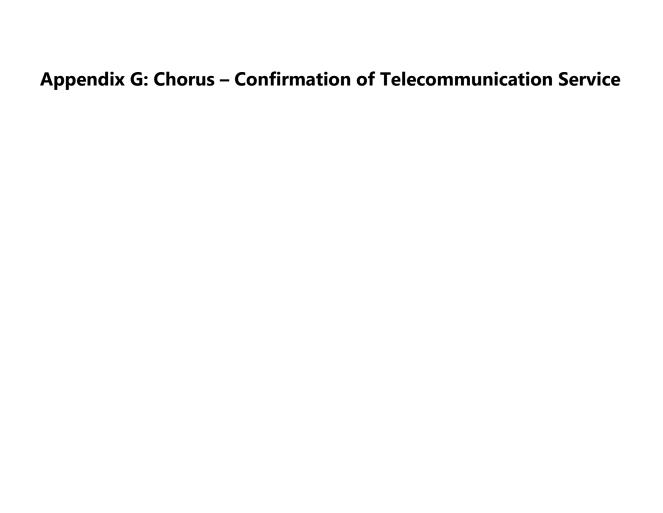
To arrange an electricity connection to the Aurora Energy network, a connection application will be required. General and technical requirements for electricity connections are contained in Aurora Energy's Network Connection Standard. Connection application forms and the Network Connection Standard are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



Louise McLay

From:

Chorus Property Developments <develop@chorus.co.nz>

Sent:

Friday, 1 March 2019 9:02 AM

To:

Louise McLay

Subject: Attachments: Chorus Application - WNK50648 - Luggate-Taras Road, Queenstown Lakes Before You Dig.pdf; Development scheme plan.pdf; Reticulation Agreement

WNK50648.PDF

Follow Up Flag:

Flag for follow up

Flag Status:

Flagged

Good morning Louise

We are pleased to confirm that we can connect your development to our network. Please find attached your contract and quote, based on the information and plans you provided (attached for your reference).

A few things to note:

- Chorus New Zealand Ltd can offer a fixed line connection to this development that is under a broadband connection speed of 5Mbps, therefore this will only likely provide a telephony voice solution. This will be stipulated on the sign off letter you receive from Chorus New Zealand Ltd.
- Because our network runs in the road berm, if earthworks are required at the front entrance of your development and results in changes to our network, additional costs may apply. Visit www.beforeudig.co.nz before you start any excavation work.
- Once the network build work has been completed you must install a lead-in pipe from the lot boundary to the premise(s). Contact your service provider or call us on 0800 4 NETWORK (option 3) to organise the delivery of your lead-in pipe. For more information on trenching and installing the lead-in pipe, visit www.chorus.co.nz/lead-in-guide.

So we can process your request, please make sure you have completed the below:

Complete page 1 of the contract
Sign and send back the main contract (excluding appendixes) to develop@chorus.co.nz
Make payment – see page 2 of your contract for payment methods

Important information:

- The quote and contract are valid for 90 days
- Payment is required within 30 days of signing this contract
- Both the signed contract and payment must be received before any further work, including design, can begin.

If your contract expires, you'll need to re-apply and we will issue you with a new contract and quote. We're here to help – so please let us know if you need any further information.

Kind regards,

Jason Keeble

Property Development Coordinator

T 0800 782 386 (opt. 1)

E Develop@chorus.co.nz

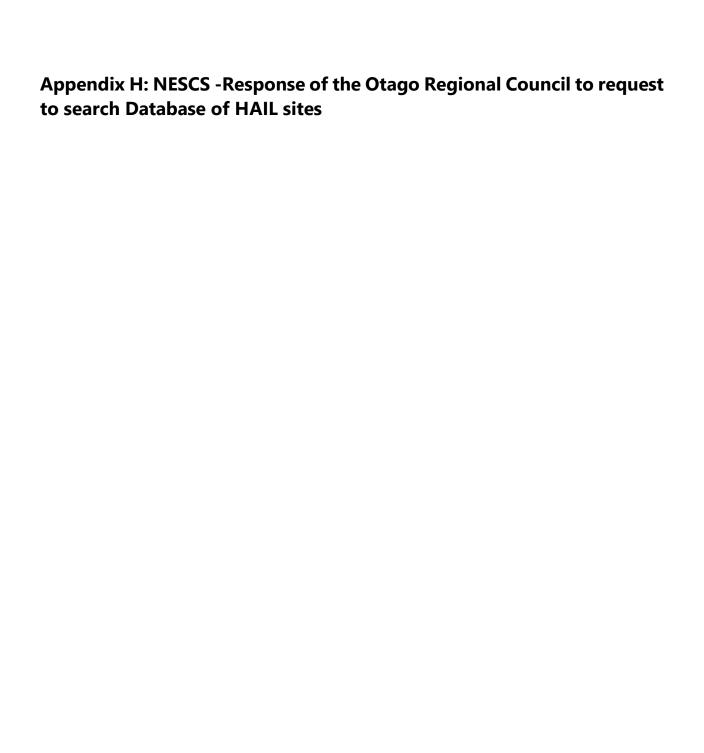
PO Box 9405 Hamilton www.chorus.co.nz



Our email address has changed

If you have sent a message through to <u>TSG@chorus.co.nz</u> you'll notice a reply from our new email <u>Develop@chorus.co.nz</u>. 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 <u>Develop@chorus.co.nz</u>

The content of this email (including any attachments) is intended for the addressee only, is confidential and may be legally privileged. If you've received this email in error, you shouldn't read it - please contact me immediately, destroy it, and do not copy or use any of the content of this email . No confidentiality or privilege is waived or lost by any mis-transmission or error. This communication does not designate an information system for the purposes of Part 4 of the Contract and Commercial Law Act 2017. Although we have taken reasonable precautions to ensure no viruses are present in this email, we cannot accept responsibility for any loss or damage arising from the use of this email or its attachments.





22 February 2019

Dear Louise,

Thank you for your enquiry regarding information that the Otago Regional Council may hold regarding potential soil contamination at the properties indicated below:

Address	Valuation Number / Legal Description
Luggate-Tarras Road	Lots 4 and 8 DP 410525 and Lot 1 DP 190602

The Otago Regional Council maintains a database of properties where information is held regarding current or past land-uses that have the potential to contaminated land. Land-uses that have the potential to contaminate land are outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).

Where investigation has been completed, results have been compared to relevant soil guideline values. The database is continually under development, and should not be regarded as a complete record of all properties in Otago. The absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database. You may also wish to examine the property file at the relevant City or District Council to check if there is any evidence that activities occurring on the HAIL have taken place.

I can confirm that:

The above land does not currently appear on the database.

If your enquiry relates to a rural property, please note that many current and past activities undertaken on farms may not be listed on the database, as they can be more difficult to identify. Activities such as use, storage, formulation, and disposal of pesticides, offal pits, landfills, animal dips, and fuel tanks have the potential to contaminated land.

Similarly, the long-term use of lead-based paints on buildings can, in some cases, cases cause soil contamination. The use of lead-based paint is generally not recorded on the database.

Please feel free to contact me if you have any other enquires, or you would like to discuss the matter further,

Regards,

Simon Beardmore

Senior Environmental Officer

The enclosed/attached information is derived from the Otago Regional contaminated land register and is being disclosed to you pursuant to the Local Government Official Information and Meetings Act 1987. This information reflects the Otago Regional Council's current understanding of this site, which is based solely on the information obtained by the Council and held on record. It is disclosed only as a copy of those records and is not intended to provide a full, complete or entirely accurate assessment of the site. Accordingly, the Otago Regional Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information. Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Appendix I: Results of Consultation

To be provided as consultation proceeds.

PUKEKOHE OFFICE

LEVEL 2, CAMPBELL TYSON BUSINESS CENTRE, 1
WESLEY STREET, PUKEKOHE
POST: PO BOX 1019, PUKEKOHE, 2120
EMAIL: pukekohe@gcltech.co.nz
TEL: 09 239 2229

AUCKLAND CENTRAL OFFICE

LEVEL 1, KAURI TIMBER BUILDING
104 FANSHAWE STREET, AUCKLAND, 1010
EMAIL: auckland@gcltech.co.nz
TEL: 09 379 0777

QUEENSTOWN OFFICE

157 GLENDA DRIVE, FRANKTON
POST: PO BOX 2963, QUEENSTOWN 9349
EMAIL: queenstown@gcltech.co.nz
TEL: 03 442 5700

GREAT BARRIER IS. OFFICE

6 MOANA VIEW ROAD, OKUPU
POST: PO BOX 1019, PUKEKOHE, 2120
EMAIL: auckland@gcltech.co.nz
TEL: 09 379 0777



From: Louise McLay

Sent: Wed, 15 Jan 2020 17:28:39 +1300

To: Kim Seaton - External

Subject: #18389 Benkirs Farms Limited RE: RM191020 request for further information

Attachments: 202001152201.pdf, 18389_01_RC_REV D.pdf, Water data log irrigation

bore.csv, S 92 REply QLDC.pdf

Dear Kim

Please find attached a response to your Section 92 request for further information. The Attachments 1 & 2 have been provided separately with this e-mail as well as in the attached letter in case you have trouble opening them.

Also attached is the written approval provided by Brenda Stebbings for 459 Luggate -Tarras Road (202001152201.pdf).

Thank you.

Kind regards

Louise





From: Kim Seaton - External <kim.seaton@qldc.govt.nz>

Sent: Friday, 6 December 2019 1:32 PM **To:** Louise McLay <louise@landpro.co.nz>

Subject: RM191020 request for further information

Dear Jake

RESOURCE MANAGEMENT ACT 1991

Document Set ID: 6416374 Version: 1, Version Date: 04/02/2020

RESOURCE CONSENT RM191020

374 LUGGATE-TARRAS ROAD, HAWEA FLAT

Thank you for your application for subdivision consent to create 4 allotments and land use consent for a residential building platform.

Engineering have assessed the application and found that additional information is required before it can be considered further.

- 1. Please show at least two survey ties to each proposed building platform on Lot 2.
- 2. Please provide evidence demonstrating that the proposed bore can provide at least 2,100 litres of water per day to the building platform.
- 3. Please provide evidence demonstrating that the water complies with, or can be treated to comply with, the current NZ Drinking Water Standards.

Please note that your application will be placed on hold until the all of the requested information has been received.

Please respond within 15 working days of the date of this email (i.e. by 16 January 2020) with one of the following:

- (a) The information requested above; or
- (b) Written advice that you agree to provide the information, and the date by which you intend to provide it; or
- (c) Written advice that you refuse to provide the requested information.

Please note that the Resource Management Act requires the Council to **publicly notify** your application if you do not provide the requested information before the date mentioned above (or an alternative date agreed with the Council), or if you refuse to provide the information. It is therefore important that you contact me promptly to discuss an alternative timeframe if you are unable to provide the information within 15 working days of the date of this letter.

Please also note that if the provision of the information requested above raises any additional areas of uncertainty or matters requiring further clarification, your Notice will remain on hold until sufficient information has been provided to enable processing to continue.

Please contact me if you have any enquiries regarding this email or your application.

Yours sincerely

Kim Seaton | Consultant Senior Planner | Planning &

Development

Queenstown Lakes District Council

DD: +64 3 972 5761 | kim.seaton@qldc.govt.nz



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9/01/2020 13:15	137.777778
9/01/2020 13:30	136.6666667
9/01/2020 13:45	135.555556
9/01/2020 14:00	135.5555556

15 January 2020

Queenstown Lakes District Council Private Bag 50072 QUEENSTOWN 9300

> Our ref: #18389 QLDC Ref: s92 RM191020

Attn: Kim Seaton

Dear Kim

RE: Request for Further Information under Section 92(1) of the Resource Management Act 1991: RM 191020 -374 Luggate -Tarras Road, Hawera Flat

In reference to your request for further information, received 6th December 2019, for application RM191020 -374 Luggate -Tarras Road, Hawera Flat, lodged on behalf of Benkris Farms Limited, please find the majority of the information requested herein.

1. Please show at least two survey ties to each proposed building platform on Lot 2.

An updated scheme plan with the added survey ties is attached at Attachment 1.

2. Please provide evidence demonstrating that the proposed bore can provide at least 2,100 litres of water per day to the building platform.

The proposed bore for the proposed building platform will not be drilled until a resource consent for the building platform has been obtained. To drill without the details of of a subdivision and



building platform consent is an expensive risk as the outcome of the consent process is , at this point, unknown.

The new bore will be to the same aquifer as the existing, consented irrigation bore in the adjacent allotment. It is accepted practice amongst hydrologists to use bore log data from existing nearby bores to establish expected flow rates for proposed new bores tapping the same ground water source. In recognition of this the Council's Engineer's Report states that the Council's Engineer is satisfied from information from flow rates from the irrigation bore in the adjacent allotment that a new bore can provide, at a minimum, 2,100 litres per day. Consequently, recent bore logs, supplied by the applicant, from the irrigation bore are attached as Attachment 2 and provide evidence that flow rates of well over 2,100 litres per day are available from the subject aquifer.

It is requested that bore logs from the new bore be supplied to QLDC as a condition of section 223 and 224 certifications rather than prior to subdivision consent.

3. Please provide evidence demonstrating that the water complies with, or can be treated to comply with, the current NZ Drinking Water Standards.

After discussion with the Landpro Environmental Scientist, Tim Muller, I have been advised that as the proposed bore will access water from the same aquifer as the nearby irrigation bore, sampling of the irrigation bore for water quality parameters will provide accurate water quality information for the proposed new bore. Therefore, sampling and testing of the water from the irrigation bore is being undertaken and the results will be supplied to you when they are received from the laboratory. I request an extension on the time frame beyond 16 January 2020, to 16 February 2020 to allow the information to be supplied to you.

It is requested that the results of water quality testing of the newly drilled bore against NZ Drinking Water Quality Standards be supplied to QLDC as a condition of section 223 and 224 certification rather than prior to subdivision consent.

In addition to the information requested, information confirming that wireless telecommunications is available at the site is provided in Attachment 3.

Please do not hesitate to contact me should you require any further explanation. Thank you.

Yours sincerely,

2 Mc Lay

Louise McLay

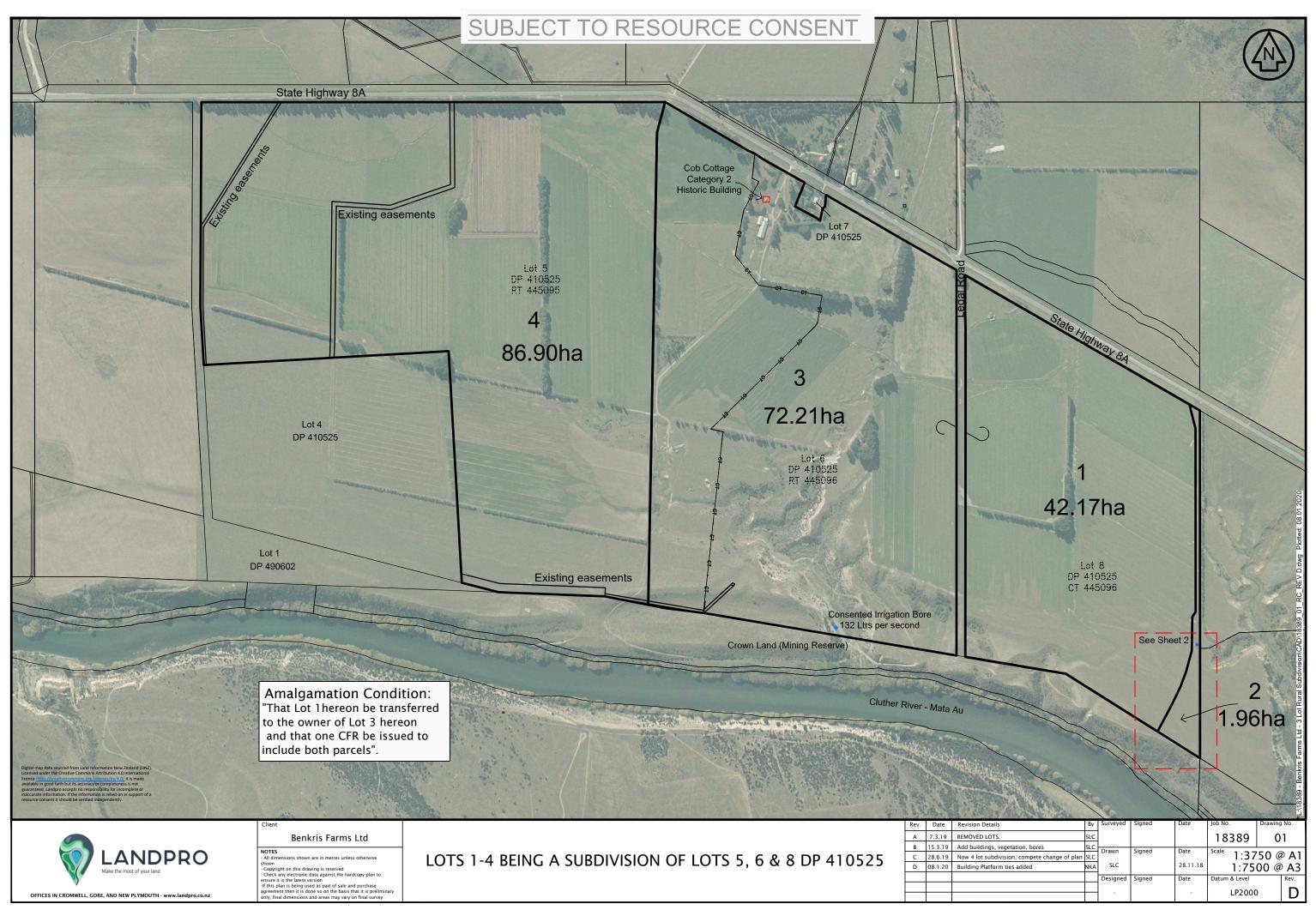
Resource Management Planner

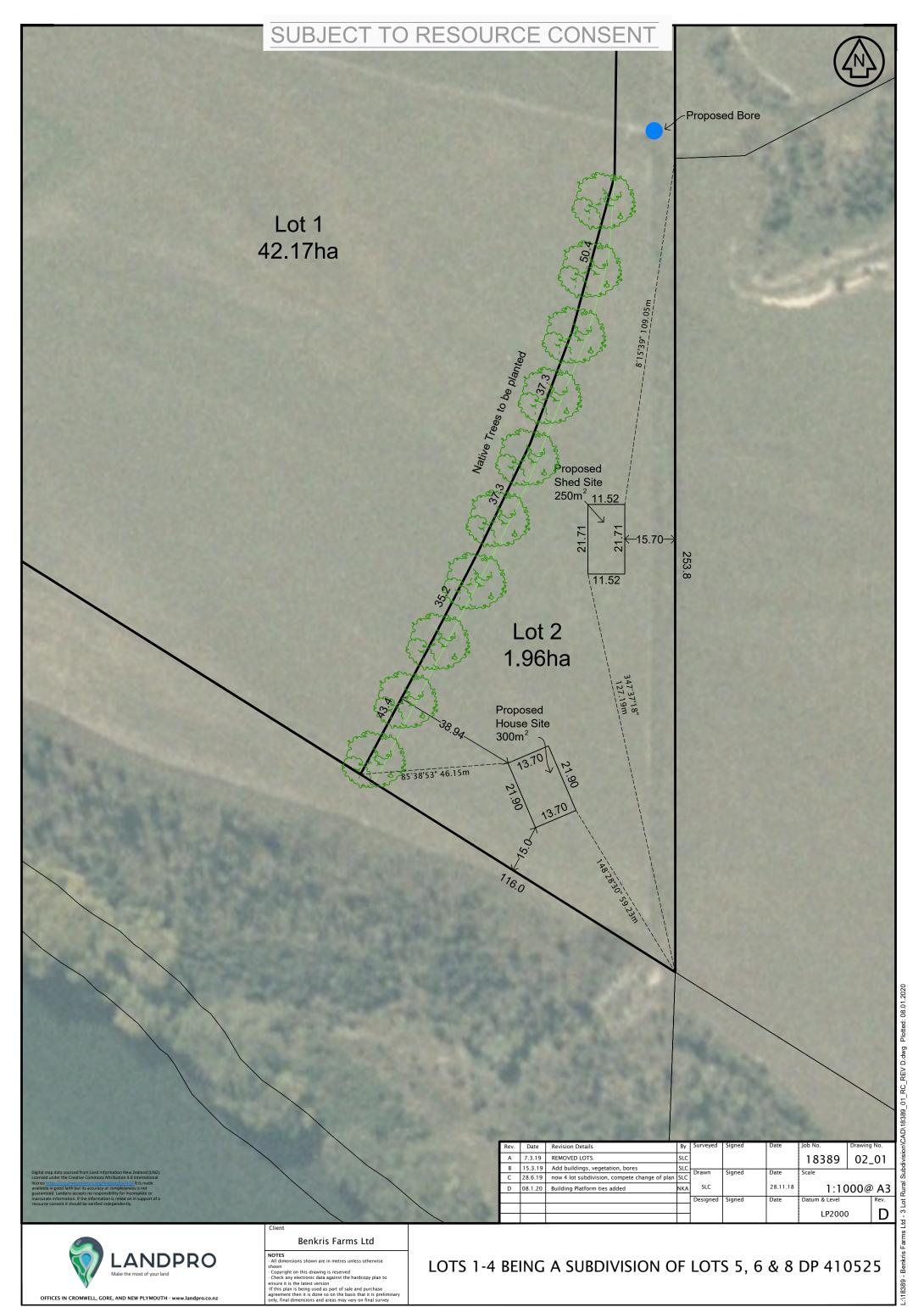
46 Vivian Street | PO Box 8235 | New Plymouth 4310 M 02108334815 | New Plymouth 4310 |

Attachment 1: Scheme Plan with survey ties provided

Attachment 2: Water Data Log from Consented Irrigation Bore -supplied separately as an Excel file.

Attachment 3: Wireless Broadband Coverage at Lot 2.

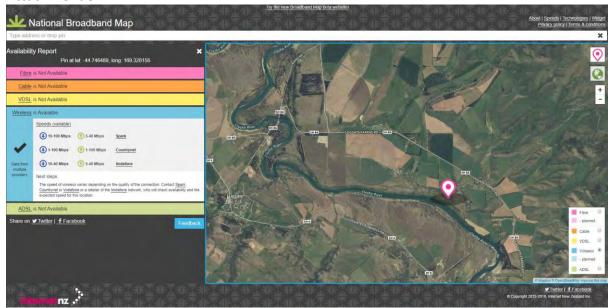




Attachment 2.

Water bore log supplied directly as an excel file.

Attachment 3:



From: Louise McLay

Sent: Thu, 30 Jan 2020 09:33:33 +1300

To: Kim Seaton - External

Cc: Walt Denley

Subject: RE: RM191020 request for further information

Attachments: 2307757-DWAP-1.pdf

Hi Kim

Trust you are well and the year has started smoothly for you.

Further to my response to your section 92 request for further information, provided to you on 15/01/2020, please find attached the results of the testing of the nearby irrigation water bore for water quality standards. The water was tested against the NZ Drinking Water Standards for New Zealand 2005 (Revised 2018). The tests found that all parameters tested meet the guidelines and the water is suitable for drinking. I understand that all the information requested has now been provided.

On a separate matter to the section 92 request but relating to the written approvals and in particular the written approval of Mr and Mrs Stebbings , they are separated and therefore were approached individually. Mrs Stebbings has ,as you know, provided her written approval. After a number of phone calls to ensure Mr Stebbings received the paper work he then didn't provide a response. However I will make an additional enquiry.

Kind regards

Louise McLay

Resource Management Planner



0800 023 318 | +64 3 777 6011 57 Vivian Street New Plymouth 4310 New Zealand New Plymouth | Cromwell | Gore

landpro.co.nz

From: Kim Seaton - External < kim.seaton@qldc.govt.nz>

Sent: Friday, 6 December 2019 1:32 PM **To:** Louise McLay <louise@landpro.co.nz>

Subject: RM191020 request for further information

Dear Jake

RESOURCE MANAGEMENT ACT 1991

RESOURCE CONSENT RM191020

374 LUGGATE-TARRAS ROAD, HAWEA FLAT

Thank you for your application for subdivision consent to create 4 allotments and land use consent for a residential building platform.

Engineering have assessed the application and found that additional information is required before it can be considered further.

- 1. Please show at least two survey ties to each proposed building platform on Lot 2.
- 2. Please provide evidence demonstrating that the proposed bore can provide at least 2,100 litres of water per day to the building platform.
- 3. Please provide evidence demonstrating that the water complies with, or can be treated to comply with, the current NZ Drinking Water Standards.

Please note that your application will be placed on hold until the all of the requested information has been received.

Please respond within 15 working days of the date of this email (i.e. by 16 January 2020) with one of the following:

- (a) The information requested above; or
- (b) Written advice that you agree to provide the information, and the date by which you intend to provide it: or
- (c) Written advice that you refuse to provide the requested information.

Please note that the Resource Management Act requires the Council to **publicly notify** your application if you do not provide the requested information before the date mentioned above (or an alternative date agreed with the Council), or if you refuse to provide the information. It is therefore important that you contact me promptly to discuss an alternative timeframe if you are unable to provide the information within 15 working days of the date of this letter.

Please also note that if the provision of the information requested above raises any additional areas of uncertainty or matters requiring further clarification, your Notice will remain on hold until sufficient information has been provided to enable processing to continue.

Please contact me if you have any enquiries regarding this email or your application.

Yours sincerely

Kim Seaton | Consultant Senior Planner | Planning & Development

Queenstown Lakes District Council

DD: +64 3 972 5761 | kim.seaton@qldc.govt.nz





0508 HILL LAB (44 555 22) +64 7 858 2000 mail@hill-labs.co.nz W www.hill-laboratories.com

Certificate of Analysis

Page 1 of 4

DWAPv1

Client: Benkris Farms Limited

Contact: G Derrick

88 Meadowstone Drive

Wanaka 9305

Lab No: **Date Received: Date Reported:**

Quote No:

Order No: Client Reference:

Submitted By: G Derrick

2307757

21-Jan-2020

29-Jan-2020

Sample Type: Aqueous				
5	Sample Name:	Redbridge 20-Jan-2020 1:00 pm	Guideline	Maximum
	Lab Number:	2307757.1	Value	Acceptable Values (MAV)
Routine Water + E.coli profile l	Kit			
Escherichia coli	MPN / 100mL	<1	-	< 1
Routine Water Profile				
рН	pH Units	7.8	7.0 - 8.5	-
Total Alkalinity	g/m³ as CaCO₃	68	-	-
Free Carbon Dioxide	g/m³ at 25°C	2.2	-	-
Total Hardness	g/m³ as CaCO₃	68	< 200	-
Electrical Conductivity (EC)	mS/m	15.8	-	-
Electrical Conductivity (EC)	μS/cm	158	-	-
Approx Total Dissolved Salts	g/m³	106	< 1000	-
Total Boron	g/m³	0.0189	-	1.4
Total Calcium	g/m³	19.8	-	-
Total Copper	g/m³	0.0032	< 1	2
Total Iron	g/m³	< 0.021	< 0.2	-
Total Magnesium	g/m³	4.5	-	-
Total Manganese	g/m³	< 0.00053	< 0.04 (Staining) < 0.10 (Taste)	0.4
Total Potassium	g/m³	1.26	-	-
Total Sodium	g/m³	5.2	< 200	-
Total Zinc	g/m³	0.0029	< 1.5	-
Chloride	g/m³	1.5	< 250	-
Nitrate-N	g/m³	0.97	-	11.3
Sulphate	g/m³	6.0	< 250	-

Note: The Guideline Values and Maximum Acceptable Values (MAV) are taken from the publication 'Drinking-water Standards for New Zealand 2005 (Revised 2018)', Ministry of Health. Copies of this publication are available from https://www.health.govt.nz/publication/drinking-water-standards-new-zealand-2005-revised-2018

The Maximum Acceptable Values (MAVs) have been defined by the Ministry of Health for parameters of health significance and should not be exceeded. The Guideline Values are the limits for aesthetic determinands that, if exceeded, may render the water unattractive to consumers.

Note that the units g/m³ are the same as mg/L and ppm.



Routine Water Assessment for Sample No 2307757.1 - Redbridge 20-Jan-2020 1:00 pm

pH/Alkalinity and Corrosiveness Assessment

The pH of a water sample is a measure of its acidity or basicity. Waters with a low pH can be corrosive and those with a high pH can promote scale formation in pipes and hot water cylinders.

The guideline level for pH in drinking water is 7.0-8.5. Below this range the water will be corrosive and may cause problems with disinfection if such treatment is used.

The alkalinity of a water is a measure of its acid neutralising capacity and is usually related to the concentration of carbonate, bicarbonate and hydroxide. Low alkalinities (25 g/m³) promote corrosion and high alkalinities can cause problems with scale formation in metal pipes and tanks.

The pH of this water is within the NZ Drinking Water Guidelines, the ideal range being 7.0 to 8.0. With the pH and alkalinity levels found, it is unlikely this water will be corrosive towards metal piping and fixtures.

Hardness/Total Dissolved Salts Assessment

The water contains a low amount of dissolved solids and would be regarded as being slightly hard.

Nitrate Assessment

Nitrate-nitrogen at elevated levels is considered undesirable in natural waters as this element can cause a health disorder called methaemaglobinaemia. Very young infants (less than six months old) are especially vulnerable. The Drinking-water Standards for New Zealand 2005 (Revised 2018) suggests a maximum permissible level of 11.3 g/m³ as Nitrate-nitrogen (50 g/m³ as Nitrate).

Nitrate-nitrogen was detected in this water but at such a low level to not be of concern.

Boron Assessment

Boron may be present in natural waters and if present at high concentrations can be toxic to plants. Boron was found at a low level in this water but would not give any cause for concern.

Metals Assessment

Iron and manganese are two problem elements that commonly occur in natural waters. These elements may cause unsightly stains and produce a brown/black precipitate. Iron is not toxic but manganese, at concentrations above 0.5 g/m³, may adversely affect health. At concentrations below this it may cause stains on clothing and sanitary ware.

Neither element was detected in this water, which is a pleasing feature. Treatment to remove iron and/or manganese should not be necessary.

Bacteriological Tests

The NZ Drinking Water Standards state that there should be no Escherichia coli (E coli) in water used for human consumption. The presence of these organisms would indicate that other pathogens of faecal origin may be present. Results obtained for Total Coliforms are only significant if the sample has not also been tested for E coli.

Escherichia coli was not detected in this sample.

Final Assessment

All parameters tested for meet the guidelines laid down in the publication 'Drinking-water Standards for New Zealand 2005 (Revised 2018)' published by the Ministry of Health for water which is suitable for drinking purposes.

Lab No: 2307757 v 1 Hill Laboratories Page 2 of 4

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple 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. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Aqueous		l	
Test	Method Description	Default Detection Limit	Sample No
Routine Water Profile		-	1
Filtration, Unpreserved	Sample filtration through 0.45µm membrane filter. Performed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch.	-	1
Total Digestion	Nitric acid digestion. APHA 3030 E (modified) 23 rd ed. 2017.	-	1
pΗ	pH meter. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 4500-H+ B 23 rd ed. 2017. Note: It is not possible to achieve the APHA Maximum Storage Recommendation for this test (15 min) when samples are analysed upon receipt at the laboratory, and not in the field. Samples and Standards are analysed at an equivalent laboratory temperature (typically 18 to 22 °C). Temperature compensation is used.	0.1 pH Units	1
Total Alkalinity	Titration to pH 4.5 (M-alkalinity), autotitrator. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2320 B (modified for Alkalinity <20) 23 rd ed. 2017.	1.0 g/m³ as CaCO₃	1
Free Carbon Dioxide	Calculation: from alkalinity and pH, valid where TDS is not >500 mg/L and alkalinity is almost entirely due to hydroxides, carbonates or bicarbonates. APHA 4500-CO ₂ D 23 rd ed. 2017.	1.0 g/m³ at 25°C	1
Total Hardness	Calculation from Calcium and Magnesium. APHA 2340 B 23 rd ed. 2017.	1.0 g/m³ as CaCO₃	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2510 B 23 rd ed. 2017.	0.1 mS/m	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. APHA 2510 B 23 rd ed. 2017.	1 μS/cm	1
Approx Total Dissolved Salts	Calculation: from Electrical Conductivity.	2 g/m ³	1
Total Boron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017.	0.0053 g/m ³	1
Total Calcium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017.	0.053 g/m ³	1
Total Copper	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017 / US EPA 200.8.	0.00053 g/m ³	1
Total Iron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017.	0.021 g/m ³	1
Total Magnesium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017.	0.021 g/m ³	1
Total Manganese	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017 / US EPA 200.8.	0.00053 g/m ³	1
Total Potassium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017.	0.053 g/m ³	1
Total Sodium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017.	0.021 g/m ³	1
Total Zinc	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 rd ed. 2017 / US EPA 200.8.	0.0011 g/m³	1
Chloride	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23 rd ed. 2017.	0.5 g/m ³	1
Nitrate-N	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23 rd ed. 2017.	0.05 g/m ³	1
Sulphate	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23 rd ed. 2017.	0.5 g/m ³	1
Escherichia coli	MPN count using Colilert (Incubated at 35°C for 24 hours), or Colilert 18 (Incubated at 35°C for 18 hours), Analysed at Hill Laboratories - Microbiology; 101c Waterloo Road, Hornby, Christchurch. APHA 9223 B 23 rd ed. 2017.	1 MPN / 100mL	1

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Dates of testing are available on request. Please contact the laboratory for more information.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Ara Heron BSc (Tech)

Client Services Manager - Environmental



25 October 2019

LandPro P O Box 8235 **NEW PLYMOUTH 4310**

Attention: Louise McLay

Proposal

Ngā Rūnanga understand that Benkris Farms Limited are applying to:

• Subdivide land into 4-Lots – Land between the Luggate-Tarras Road / State Highway 8A and the Clutha River/Mata-au, East of Luggate (as specified in the information provided)

Situation

Aukaha writes this report on behalf of Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou, two of the kaitiaki Rūnanga whose takiwā includes the site the application relates to.

Decision

Rūnaka representatives have been informed of the proposal outlined in the application received 16 September 2019. Please be advised that Ngā Rūnanga do not oppose the application proceeding by non-notified resource consent process, subject to the following conditions:-

- 1. That the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol (attached) should be adhered to in undertaking earthworks
- 2. That the wastewater disposal system installed is appropriate for the soil conditions in the area.
- 3. That the wastewater disposal system is serviced regularly recording the time, date and any maintenance undertaken.
- 4. That suitable native plants are included in any landscape planting to compliment the surrounding environment

Please see Kāi Tahu ki Otago Natural Resource Management Plan 2005 appendices seen as relevant to this application.

This reply is specific to the above proposal. Any changes to the application will require further consultation.

Aukaha request that the Council forward a copy of the recommending report, and if issued, a copy of the consent.

Nāku noa, nā

Tania Richardson Consents Officer

cc Kāti Huirapa Rūnaka ki Puketeraki Te Rūnanga o Ōtākou

Aukaha

Level 1, 258 Stuart Street, P O Box 446, Dunedin 9054, New Zealand

Phone - 03 477 0071

info@aukaha.co.nz www.aukaha.co.nz

Appendices

The following Issues/Objectives/Policies of the Kāi Tahu ki Otago Natural Resource Management Plan 2005 are seen as relevant to the above proposal. This relates to the holistic management of natural resources from the perspective of local iwi.

Kāi Tahu ki Otago Natural Resource Management Plan 2005

Otago Region / Te Rohe o Otago

Wai Māori

Wai Māori General Issues

Discharges

- o Cumulative effects of discharges.
- o Discharge of human waste and other contaminants from point and non point source discharges to water
- View that due to dilution rates, discharges to water have little or no effects.

Land Management and Use including:

o Accidental discovery of cultural materials or sites from changed land use.

Wai Māori General Objectives

- o There is no discharge of human waste directly to water.
- o Contaminants being discharged directly or indirectly to water are reduced.

Wai Māori General Policies

o To protect and restore the mauri of all water.

Discharges

- o To require land disposal for human effluent and contaminants.
- o To require consideration of alternatives and use of new technology for discharge renewal consents.
- To require monitoring of all discharges be undertaken on a regular basis and all information, including an independent analysis of monitoring results be made available to Kāi Tahu ki Otago.
- To encourage Management Plans for all discharge activities that details the procedure for containing spills and including plans for extraordinary events.
- o To require all discharge systems be well maintained and regularly serviced. Copies of all service and maintenance records should be available to Kāi Tahu ki Otago upon request.

Wāhi Tapu

Wāhi Tapu General Issues

 Contamination by discharges and other activities seriously erodes the cultural value and integrity of wāhi tapu.

Wāhi Tahu Objectives

- All wāhi tapu are protected from inappropriate activities
- o Kāi Tahu ki Otago have access to wāhi tapu.
- o Wāhi tapu throughout the Otago region are protected in a culturally appropriate manner.

Wāhi Tapu General Policies

 To require consultation with Kāi Tahu ki Otago for activities that have the potential to affect wāhi tapu.

Discharges

To discourage all discharges near wāhi tapu.

Cultural Landscapes

<u>Cultural Landscapes General Issues</u>

• Extension and maintenance of infrastructure (eg transport, telecommunications) can affect cultural landscapes.

Cultural Landscapes Objectives

o The protection of significant cultural landscapes from inappropriate use and development.

Cultural Landscapes General Policies

Subdivisions

- o To discourage subdivision and buildings in culturally significant and highly visible landscapes.
- o To encourage a holistic planning approach to subdivisions between the Local Government Agencies that takes into account the following:
 - All consents related to the subdivision to be sought at the same time.
 - Protection of Kāi Tahu ki Otago cultural values.
 - Visual amenity
 - Water requirements
 - Wastewater and stormwater treatment and disposal
 - Landscaping
 - Location of building platforms
- o To require that where any earthworks are proposed as part of a subdivision activity an accidental discovery protocol is to be signed between the affected Papatipu Rūnaka and the Company.
- To require applicants, prior to applying for subdivision consents, to contact Kāi Tahu ki Otago to determine the proximity of the proposed subdivision to sites of significance identified in the resource inventory.
- o To require public foot access along lakeshore and riverbanks within subdivisions.



Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies;

- 1. Work shall cease immediately at that place and within 20m around the site.
- 2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
- 3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
- If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).
- 5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
- 6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
- 7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
- 8. Heritage New Zealand will determine if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act* 2014 is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of

whether the works are permitted or a consent has been issued under the Resource Management Act.

Heritage New Zealand Regional archaeologist contact details:

Dr Matthew Schmidt
Regional Archaeologist Otago/Southland
Heritage New Zealand
PO Box 5467
Dunedin
Ph. +64 3 470 2364, mobile 027 240 8715
Fax. +64 3 4773893
mschmidt@heritage.org.nz



AFFECTED PERSON'S **APPROVAL**



FORM 8A

Resource Management Act 1991 Section 95

THE REAL PROPERTY.
11
I # JI

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Benkris Farms Limited



AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

Kane & Amy Kene. Grandview Form 315 Luggate Toron Road 3RD Cromwell



DETAILS OF PROPOSAL

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

A 4 lot subdivision and boundary adjustment of three land parcels legally described as Lots 5, 6 & 8 DP 410525 on Records of Title 445095 and 445069, located adjacent to 374 Luggate -Tarras - Road/ SH 8A. One new allotment will be created of 1.96ha with a building platform for a dwelling and a shed.

at the following subject site(s):

Three land parcels legally described as Lots 5, 6 & 8 DP 410525 on Records of Title 445095 and 445069, located adjacent to 374 Luggate -Tarras - Road/ SH 8A.





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



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED





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

28.6.19 18389 Drawings no. 01 and 02_01

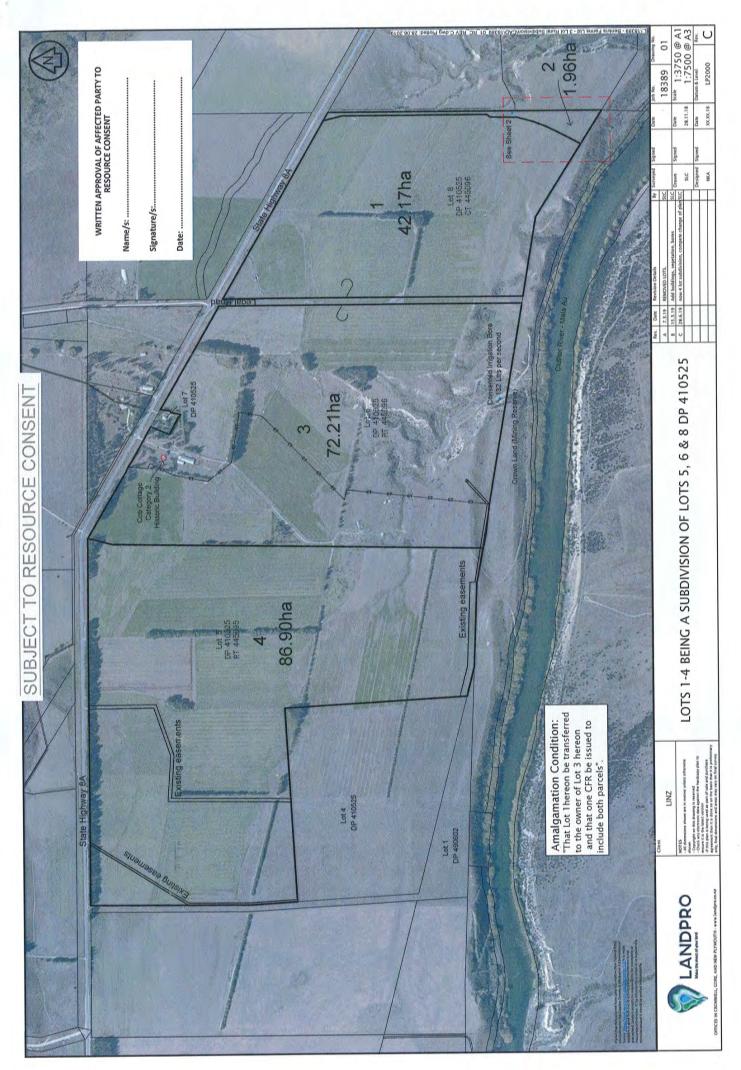
APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers 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.

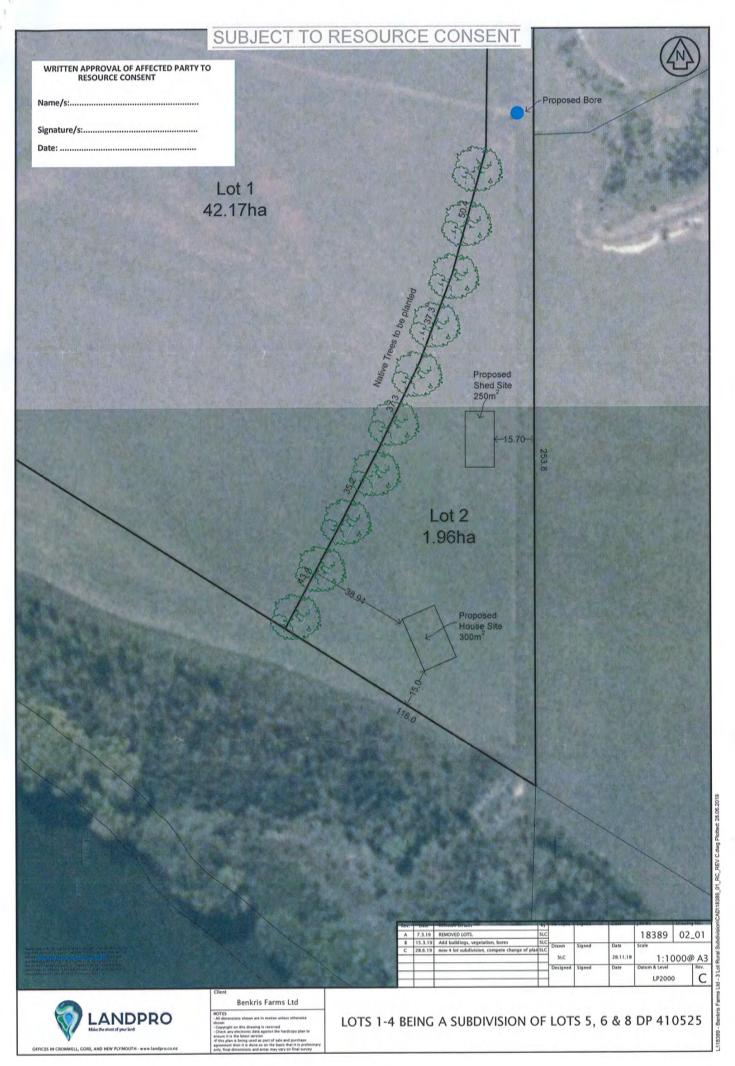
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Signature Alkane.	ndrewKone Chotmail.com. Date 20/12/19.
Name (PRINT)	
Contact Phone / Email address	
Signature	Date
Name (PRINT)	
Contact Phone / Email address	
Signature	Date
Name (PRINT)	
Contact Phone / Email address	
Signature	Date
lote to person signing written approval	













AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Benkris Farms Limited



AFFECTED PERSON'S DETAILS

INO Brenda Stebbings

Are the owners/occupiers of the

RN 459 Luggate-Tarras Rd.



DETAILS OF PROPOSAL

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

A 4 lot subdivision and boundary adjustment of three land parcels legally described as Lots 5, 6 & 8 DP 410525 on Records of Title 445095 and 445069, located adjacent to 374 Luggate -Tarras - Road/ SH 8A. One new allotment will be created of 1.96ha with a building platform for a dwelling and a shed.

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WHAT INFORMATION/PLANS HAVE YOU SIGHTED





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

28.6.19 18389 Drawings no. 01 and 02_01



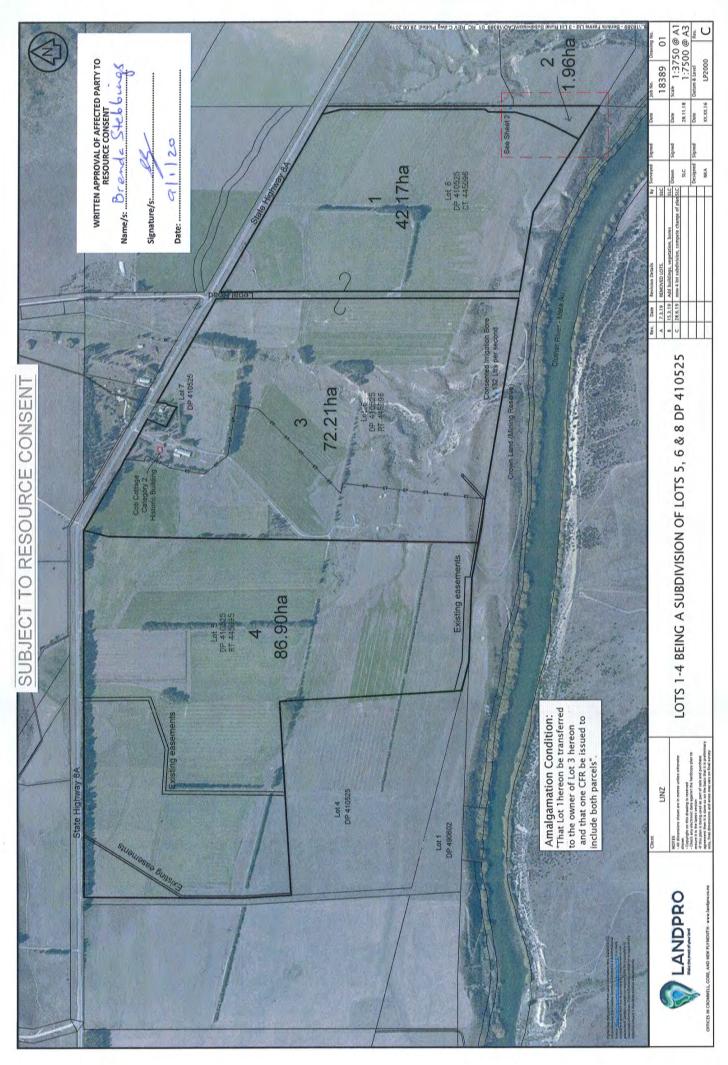
APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers 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.

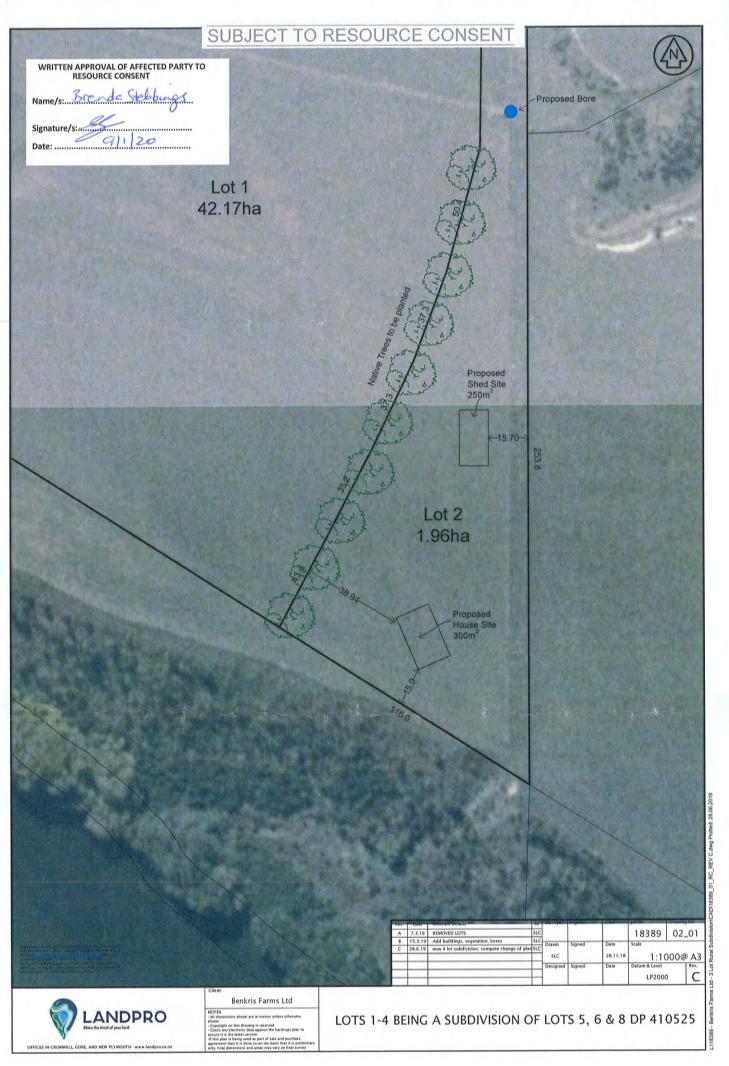
	Name (PRINT) BRENDA STEBBINGS		
A	Contact Phone / Email address O 2 1 105 2 1 3 1		
	Signature	Date 9/1/20	
	Name (PRINT)		
В	Contact Phone / Email address		
	Signature	Date	
	Name (PRINT)		
С	Contact Phone / Email address		
	Signature	Date	
	Name (PRINT)		
D	Contact Phone / Email address		
1	Signature	Date	
any of the last	Note to person signing written approval		
	Conditional written approvals cannot be accepted. There is no obligation to sign this form, and no reasons need to If this form is not signed, the application may be notified with If signing on behalf of a trust or company, please provide addit	an opportunity for submissions.	













Level 2, AA Centre, 450 Moray Place, Dunedin PO Box 5245, Moray Place, Dunedin 9058, New Zealand T 64 3 951 3009 F 64 7 958 7220 www.nzta.govt.nz

27 September 2019

NZ Transport Agency Reference: 1319029

Benkris Farms Ltd C/- Landpro Ltd - Louise McLay P.O. Box 8235 New Plymouth 4310

Via email: louise@landpro.co.nz

Dear Louise,

Subdivision Application: 324 Luggate-Tarras Road, Luggate (State Highway 8A) - Benkris Farms Ltd - Subdivision and Amalgamation

Thank you for submitting your client's application to the NZ Transport Agency (Transport Agency) for our approval. As you will appreciate, millions of dollars are invested in the transport network each year and the Transport Agency has an interest in ensuring this investment is not compromised, including by ensuring land use and subdivision do not impact on the safety and efficiency of the transport network.

The Transport Agency has considered your client's application and understands that you seek the NZ Transport Agency's position for the following activities:

- To undertake a subdivision and boundary adjustment of Lots 5, 6 & 8 DP 410525 resulting in the following Lots:
 - o Lot 1 42.17ha
 - o Lot 2 1.96ha
 - o Lot 3 72.21ha
 - o Lot 4 86.90ha
- Concurrently Lot 1 will be amalgamated with Lot 3.

In assessing this application, the Transport Agency notes the following:

- The relevant section of State Highway 8A (SH8A) has a posted speed limit of 100kph; although traffic was recorded operating up to 110kph.
- SH8A carries an annual average traffic volume of 1,636 vehicles per day;
- The applicant's property has frontage to SH8A. Access to Lot 2 is proposed via the existing access on the eastern boundary of Lot 8 DP 410525. Access to Lot 1 will be via either of the two existing accesses to SH8A;
- The State Highway carriageway is single lanes in both directions with 0.4m sealed shoulders and grassed swales on both sides of the road.
- There have been no recorded crashes within 250m of the Lot 8 DP 410525 road frontage in the last 5 years.
- The sight lines for the existing access on the eastern boundary of Lot 8 DP 410525 west towards Wanaka is compliant exceeding 282m. Yet, sightlines to the east can achieve 90m, the removal of this vegetation would allow for complaint sight distances exceeding the required 282m.

New Zealand Transport Agency File Ref: 1319029 - Benkris Farms Ltd

Document Set ID: 6272650 Version: 1, Version Date: 30/09/2019 The applicant has volunteered the following conditions:

Per Page 7 - Section 2.2.3 Access the applicant has volunteered the following conditions of consent.

- 1) Prior to RMA Section 224(c) certification the consent holder shall construct and maintain access to Lot 2 on SH 8A in accordance with NZTA's Planning Policy Manual Full Diagram C standard, with a minimum radius of 9m, and culverts and drainage as required.
- 2) Prior to RMA Section 224 (c) certification the consent holder shall provide evidence to the Queenstown Lakes District Council that the (road side) vegetation to the east of the access to Lot 2 has been removed so that sightlines are unimpeded for 282m.
- A consent notice pursuant to RMA Section 221 be registered on the title of Lot 1 that addresses potential reverse sensitivity resulting from the normal operation of State Highway 8A. This consent notice to read:

 Any dwelling on other noise sensitive location on the site in or partly within 100m of the edge of State Highway 8A carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40dB LAeq(24hr) inside all habitable spaces.

Advice Note:

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

The Transport Agency has reviewed the information provided and has determined that subject to the volunteered conditions being met, the development proposed is unlikely to adversely impact on the safety and efficiency of the State Highway. The Transport Agency hereby provides written approval per section 95E(3) of the Resource Management Act 1991. In addition, please consider this letter as confirmation that State Highway 8A is deemed road for this subdivision per Section 93 of the Government Roading Powers Act 1989. Please notify the Transport Agency if changes to the application occur.

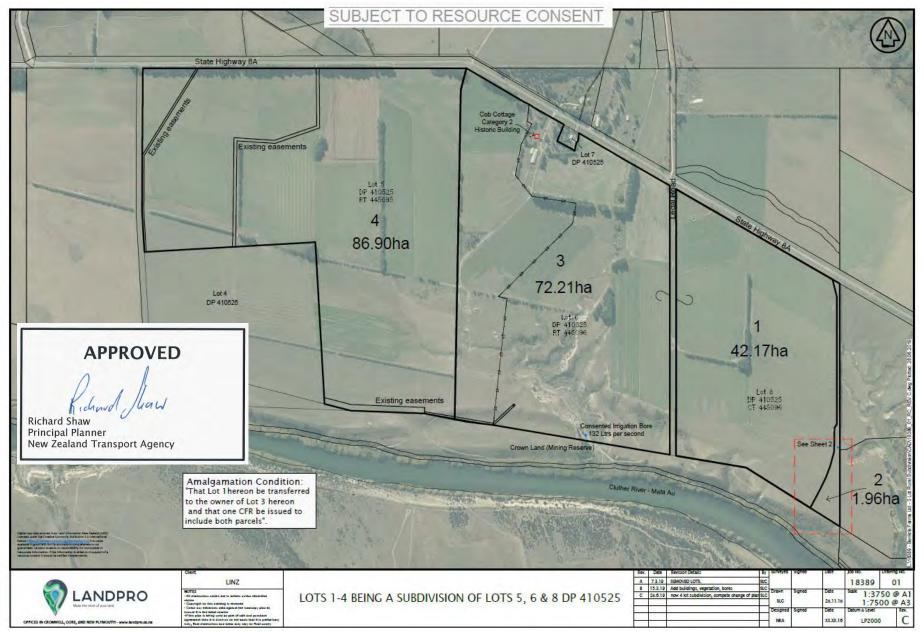
Yours sincerely

Richard Shaw

Team Lead - Consents and Approval - Transport Services

Pursuant to authority delegated by NZ Transport Agency

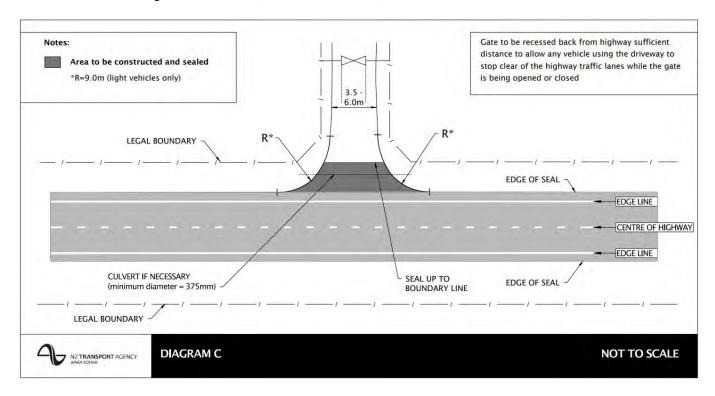
A copy of this approval has been sent to the Queenstown Lakes District Council: resourceconsent@qldc.govt.nz & kim.seaton@qldc.govt.nz

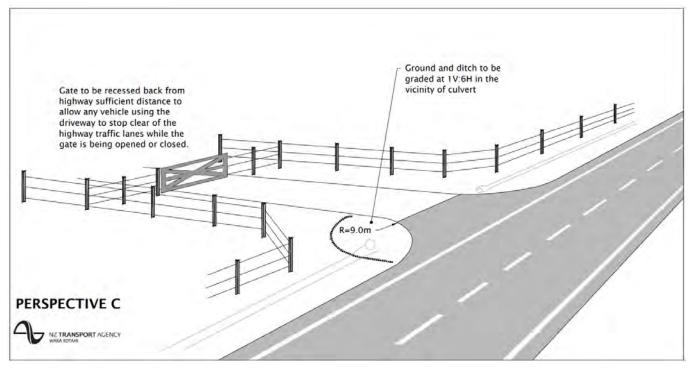


Attachement 2: Identified Vegetation Within Sightlines



Attachement 3: Diagram C Entrance (Not for Construction)







DOC Ref: RC 000378 Date: 19th September 2019

Benkirs Farms Limited 46 Vivlan Street, PO Box 8235, New Plymouth, 4310

Dear Benkris Farms Limited

Request for Approval: s95E Resource Management Act 1991 Written Approval for a subdivision and boundary adjustment adjacent to the Clutha River. Adjacent to 374 Luggate-Tarras Road/ SH8A Hawera Flat. 13th September 2019.

I have considered your request for approval in terms of s95E of the RMA and am pleased to advise that I grant my approval as an affected person.

My approval is granted on the basis that the proposal is as described, is for the purposes described, and will have the effects on the Department of Conservation (Department)'s interests as described in the application dated 13th September 2019.

This approval is limited to the likely adverse effects of the proposal on the Department's interests and should not be construed as approval to effects on the environment generally.

This approval is specific to the above application and is for the purposes of s95E of the RMA only. It is not indicative of any associated concession or other statutory approval which may be required from the Department in regard to this proposal.

This approval will be rendered null and void if the proposal to which it refers is changed between the date of this approval and its consideration by the consent authority without referral back to me for my further assessment.

Please be advised that the original of this letter has been sent to the consent authority for their records.

If you have any questions regarding this approval, please contact RMA@doc.govt.nz

Yours sincerely

M & hory

Marie Long

Director Planning, Permissions and Land

Department of Conservation *Te Papa Atawhai* www.doc.govt.nz

DOC-6076150