

**APPLICATION AS NOTIFIED**

**T Evatt, R MacLean & M Mitchell**

**(RM240156)**

# TechnologyOne ECM Document Summary

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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7951584	1	12-Mar-2024
PUB_ACC	Amended AEE Rev 2 with RFI Response	8030739	1	15-May-2024
PUB_ACC	Appendix A - Record of Title 340975	7951601	1	12-Mar-2024
PUB_ACC	Appendix B - Consent Notice 7526149.2	7951600	1	12-Mar-2024
PUB_ACC	Appendix C - Easement 7526149.11	7951599	1	12-Mar-2024
PUB_ACC	Appendix D - Easement 7526149.6	7951598	1	12-Mar-2024
PUB_ACC	Appendix E - Transfer 7553131.1	7951597	1	12-Mar-2024
PUB_ACC	Appendix F - Land Use Capacity Map	7951596	1	12-Mar-2024
PUB_ACC	Appendix G - Geotechnical Assessment	7951595	1	12-Mar-2024
PUB_ACC	Appendix H - Flood Hazard Assessment	7951594	1	12-Mar-2024
PUB_ACC	Appendix I - Landscape Assessment	7951593	1	12-Mar-2024
PUB_ACC	Appendix J - Scheme Plan	7951592	1	12-Mar-2024
PUB_ACC	Appendix K - Architectural Plans	7951591	1	12-Mar-2024
PUB_ACC	Appendix L - Landscape Plan	7952597	1	12-Mar-2024

PUB_ACC	Appendix M - Water quality tests	8030734	1	15-May-2024
PUB_ACC	Appendix M - Water Test Results	7951589	1	12-Mar-2024
PUB_ACC	Appendix M - 3568543-DWAP-1	8032363	1	16-May-2024
PUB_ACC	Appendix N - Power Proposed Layout Plan	7951588	1	12-Mar-2024
PUB_ACC	Appendix N - Power Estimate	7951587	1	12-Mar-2024
PUB_ACC	Appendix O - Starlink Availability Confirmation	7951586	1	12-Mar-2024
PUB_ACC	Appendix P - Objectives and Policies Assessment	7951612	1	12-Mar-2024
PUB_ACC	Appendix Q - Transport Assessment	7951611	1	12-Mar-2024
PUB_ACC	Appendix R - APA 83a Black Peak Road	7951610	1	12-Mar-2024
PUB_ACC	Appendix S - APA 83b Black Peak Road	7951609	1	12-Mar-2024
PUB_ACC	Appendix T - APA 91 Black Peak Road	7951608	1	12-Mar-2024
PUB_ACC	Appendix U - APA 87 Black Peak Road	7951607	1	12-Mar-2024
PUB_ACC	Appendix V - APA 89 Black Peak Road	7951606	1	12-Mar-2024
PUB_ACC	Appendix W - APA 24 Black Peak Road	7951605	1	12-Mar-2024
PUB_ACC	Appendix X - APA 31 Black Peak Road	7951604	1	12-Mar-2024

PUB_ACC	Appendix Y - APA 84 Morris Road	7951603	1	12-Mar-2024
PUB_ACC	Appendix Z - APA 81 Black Peak Road	7951602	1	12-Mar-2024
PUB_ACC	Appendix ZA - Black Peak Road - Landscape RFI Response - v+e	8032364	1	16-May-2024
PUB_ACC	Appendix ZB - X4176 EMP - Low Risk Site	8032365	1	16-May-2024
PUB_ACC	Appendix ZC - 83d Black Peak Road_revised drawings only_300424	8032367	1	16-May-2024
PUB_ACC	Appendix ZD - Title 1106032	8032368	1	16-May-2024
PUB_ACC	X4176 Subdivision and Building Platform AEE Rev 2 with RFI Response	8032369	1	16-May-2024



APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

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



## APPLICANT //

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

\*Applicant's Full Name / Company / Trust: **Thomas William Evatt, Rafe Ian MacLean**  
(Name Decision is to be issued in)

All trustee names (if applicable): **and Michelle Louise Mitchell**

\*Contact name for company or trust:

\*Postal Address: **83D Black Peak Road, Wanaka**

\*Post code:  
**9343**

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

\*Email Address: **rafe@rafemaclean.co.nz and mitchsea@gmail.com**

\*Phone Numbers: Day

Mobile: **0272809788**

\*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email and phone**.  
The decision will be sent to the Correspondence Details by **email** unless requested otherwise.



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

\*Name & Company: **Ella Hardman, Southern Land**

\*Phone Numbers: Day

Mobile: **021 031 4258**

\*Email Address: **ella@southernland.co.nz**

\*Postal Address: **PO Box 713, Wanaka**

\*Postcode:  
**9305**



## INVOICING DETAILS //

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

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



\*Attention:

\*Postal Address:

\*Post code:

\*Please provide an email AND full postal address.

\*Email:



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

Landowner:

Other, please specify:

\*Attention:

\*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:

83D Black Peak Road, Wanaka

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

Lot 4 DP 385106 contained in Record of Title 340975

District Plan Zone(s): **Rural Zone**



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

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

YES



NO



Is there a dog on the property?

YES



NO



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

YES



NO



If 'yes' please provide information below

Please confirm site visit date with applicants agent prior to undertaking site visit.



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



## CONSENT(S) APPLIED FOR // \* Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

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

Land use consent includes Earthworks



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

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



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

\*Consent is sought to:

Application under Section 88 of the Resource Management Act 1991 (the Act) for subdivision two create two Lots, along with land use consent for the identification of a residential building platform, including construction of a residential unit within the building platform and internal setback intrusion.

Application under Section 221 of the Act to vary Conditions e(i) and (v) of Consent Notice 11244121.3 to allow for water tanks and a corner of the garage to be outside of the proposed building platform and for the roof pitch of the main house to be 11 degrees.



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

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



## OTHER CONSENTS

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

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

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

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

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 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

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

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



## OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

### Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



## INFORMATION REQUIRED TO BE SUBMITTED //

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

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

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).  
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



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



## PRIVACY INFORMATION

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



## FEES INFORMATION

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

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





## FEES INFORMATION // CONTINUED

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

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

**LIABILITY FOR PAYMENT** – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are 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 the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related applications, as once Resource Consent 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](tel:034410499) 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. Unless you have requested an invoice.

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 and included on the invoice.

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 – BKNZ222)

Invoice for initial fee requested and payment to follow

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

Reference

Amount Paid: Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$3696 - Other subdivision (e.g. Rural Residential, Rural Lifestyle)



(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)

Date of Payment

## APPLICATION & DECLARATION

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



If lodging this application as **the Applicant:**

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

OR:



If lodging this application as **agent of the Applicant:**

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



PLEASE TICK

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

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

Full name of person lodging this form **Ella Louise Hardman**

Firm/Company **Southern Land**

Dated **12/03/24**

\*\*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.

Information provided within the Form above

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

### 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));



## 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.



## UNDER THE FOURTH SCHEDULE TO THE ACT:

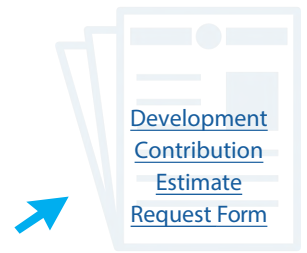
- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas 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.

## 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 Roothing)

[Click here for more information on development contributions and their charges](#)

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



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.

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 &amp; Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



# SOUTHERN LAND

DEVELOPMENT CONSULTANTS

## APPLICATION FOR SUBDIVISION CONSENT

To Queenstown Lakes District Council

X4176

Ella Hardman  
ella@southernland.co.nz

## APPLICATION FOR SUBDIVISION CONSENT

<b>OUR REFERENCE</b>	X4176
<b>DATE</b>	March 2024
<b>LOCATION</b>	83D Black Peak Road, Wānaka
<b>LEGAL DESCRIPTION</b>	Lot 4 DP 385106 contained in Record of Title 340975
<b>APPLICANT</b>	Thomas William Evatt, Rafe Ian MacLean and Michelle Louise Mitchell
<b>TERRITORIAL AUTHORITY</b>	Queenstown Lakes District Council
<b>ZONING</b>	Operative District Plan: Rural General Proposed District Plan: Rural
<b>NATURAL HAZARDS</b>	Liquefaction Susceptibility LIC 1(P)(2012) ORC Flooding (2021) Rainfall Flooding (2012)
<b>OVERLAYS</b>	Landscape Priority Area Cardrona River/Mt Barker Road
<b>ACTIVITY CATEGORY</b>	Operative District Plan – Discretionary Proposed District Plan – Discretionary Resource Management Act 1991 - Discretionary
<b>PROPOSAL</b>	<p>Application under Section 88 of the Resource Management Act 1991 (the Act) for subdivision to create two lots, along with land use consent for the identification of a residential building platform, including construction of a residential unit within the building platform, along with an internal setback intrusion.</p> <p>Application under Section 221 of the Act to vary Conditions e(i) and (v) of Consent Notice 7526149.2 to allow for water tanks and a corner of the garage to be outside of the proposed building platform and for the roof pitch of the main house to be 11 degrees.</p>
<b>REQUESTS</b>	We request that any conditions of consent are circulated prior to consent being granted.
<b>APPENDIX</b>	<p>Appendix A – Record of Title 340975</p> <p>Appendix B – Consent Notice 7526149.2</p> <p>Appendix C – Land Covenant 7526149.11</p>

**UNDERLINED = UPDATED  
OR ADDITIONAL TO  
ORIGINAL APPLICATION**

Appendix D – Land Covenant 7526149.6  
Appendix E – Fencing Covenant 7553131.1  
Appendix F – Land Use Capacity Map  
Appendix G – Geotechnical Assessment  
Appendix H – Flooding Assessment  
Appendix I – Landscape Assessment  
Appendix J – Scheme Plan  
Appendix K – Architectural Plans  
Appendix L – Landscape Plan  
Appendix M – Water Test Results  
Appendix N – Power Confirmation  
Appendix O – Starlink Confirmation  
Appendix P – Objectives and Policies  
Appendix Q – Transport Assessment  
Appendix R – APA 83A Black Peak Road  
Appendix S – APA 83B Black Peak Road  
Appendix T – APA 91 Black Peak Road  
Appendix U – APA 87 Black Peak Road  
Appendix V – APA 89 Black Peak Road  
Appendix W – APA 24 Black Peak Road  
Appendix X – APA 31 Black Peak Road  
Appendix Y – APA 84 Morris Road  
Appendix Z – APA 81 Black Peak Road  
Appendix ZA – Landscape RFI Response  
Appendix ZB – Shortform Environmental Management Plan  
Appendix ZC – Revised plans  
Appendix ZD – Record of Title for 87 Black Peak Road

## **1.0 INTRODUCTION**

- 1.1 This application for resource consent is made pursuant to Section 88 of the Resource Management Act 1991 (**the Act**). Section 88 requires that any application for resource consent include an Assessment of Environmental Effects (**AEE**) in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule to the Act.



1.2 Since the application was originally lodged on 12 March 2024 a request for further information was provided by Council on 18 April 2024. The Further information requested, and responses are provided below as follows:

*Engineering*

*Ms Lyn Overton, Senior Land Development Engineer for the Council has requested the following information/clarifications:*

1. *Please provide a bacterial water test. The submitted water quality test is for chemical only with no results for Ecoli. The Council needs to be satisfied the proposed potable water meets drinking water quality standards.*

Response: Please refer to updated **Appendix M** attached.

2. *Please provide the bore log details. The Council needs to be satisfied that the bore has sufficient water supply for an additional residential unit.*

Response: Flow rate testing and calculation was undertaken by the applicant on Site on 21 April 2024. The method for testing involved using water meter on bore itself, and a timer. The test was undertaken by turning on solely K-line irrigation 50mm pipe (direct connection off bore), with end cap removed. The tests (1 minute duration) were undertaken, with an average presented below.

$$\begin{aligned}\text{Flow Rate: } Q &= \text{Volume/time} \\ &= 92\text{ltrs}/60\text{s} \\ &= 1.53\text{ltrs}/\text{second}\end{aligned}$$

3. *There is no Consent Notice 11244121.3 registered on the title as per the AEE, (i.e. para 5.1.11) did you mean 7526149.2? Can you please clarify so there is no confusion on this?*

Response: This is a typo and has been rectified in this updated application.

4. *We recommend that Consent notice 7526149.2 is removed/cancelled from the new titles and replaced with a new consent notice rather than the existing consent notice be changed given the number of changes proposed and the standards which have been updated since the underlying subdivision was granted.*

Response: The applicant has no objection to this is this is Councils preferred approach.

### *Landscape*

*Ms Sue McManaway, Consultant Landscape Architect is providing a peer review of the Landscape Assessment provided with the application.*

*Following the site visit and an initial review of the Assessment, Ms McManaway has the following questions which are to help in understanding the effects on the Rural Character Landscape (RCL) and within the Cardrona River / Mount Barker Road Priority Area (PA).*

5. *A curtilage area is identified around the proposed building platform which it is understood from the AEE will be registered on the record of title as a covenant area. Please confirm what activities and potential effects the curtilage area will manage?*

Response: Please refer to response from Landscape Architect attached as **Appendix ZA.**

6. *At paragraph 31 in the Landscape Effects Assessment section, the Assessment states that 'The unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. The remainder of the site will remain as open rural land.'*
  - a) *Please expand further on how the design of the dwelling and proposed landscaping will integrate the proposed development into the landscape? i.e. what makes the design unassuming - what are the specific features of the proposal that will assist in managing potential effects and how?*

Response: Please refer to response from Landscape Architect attached as **Appendix ZA**.

- b) *Please explain how the remainder of the site will remain as open rural land i.e. is a no build covenant proposed?*

Response: Please refer to response from Landscape Architect attached as **Appendix ZA**.

*General*

7. *Earthworks associated with the subdivision will be for construction of the access to Lot 2, trenching for services and preparing the building platform. Please provide an Environmental Management Plan (EMP) in respect to the proposed earthworks. I note QLDC GUIDELINES FOR ENVIRONMENTAL MANAGEMENT PLANS states that the Short Form EMP is also intended to be utilised for smaller construction projects that do not trigger the need for an earthworks consent and will ensure that the works remain a permitted activity under the District Plan through compliance with the specific Environmental Protection Measures within the Earthworks chapter.*

Response: Please refer to the shortform Environmental Management Plan (**EMP**) attached as **Appendix ZB**.

8. *Please annotate the elevation plans to show original/existing ground level and proposed ground level for clarity.*

Response: Please refer to updated plans attached as **Appendix ZC**.

9. *Multiple written approvals have been provided. With respect to 87 Black Peak Road, I note that Dunmore Trustees (2021) Ltd – Cameron Perkins has signed this. Council rates list the property as owned by the same owners as 89 Black Peak Road – can you please clarify?*

Response: 87 and 89 Black Peak Road were subject to a recent subdivision consent application RM200872 which approved a two lot subdivision

at 87 and 89 Black Peak Road creating lots with an area of 1.6989ha and 3.3190ha respectively (referred to in Para 9.5 of the original application). Since consent was granted titles for each new lot were issued on 14 June 2023, please refer to the new title for Lot 2 DP 585877/87 Black Peak Road attached as **Appendix ZD**. I would appear that Councils information has not yet been updated and is therefore not correct.

10. *The proposal will result in private road serving more than 12 units. The matters of discretion in respect to Rul2 29.5.13c include The on-going management and maintenance of the access. The AEE states the existing maintenance arrangement will ensure that as an when repairs to the road are required that the cost of doing so can be met. Please advise how the existing on-going management maintenance of the access works currently and how the proposed residential unit would be incorporated?*

Response: Currently, there is a Road Maintenance Committee who manage a shared bank account where each lot puts forward an allocated amount each year. When maintenance is required, the cost of the maintenance is divided by the number of lots and the work is completed. Adding another lot reduces the individual cost of maintenance.

11. *Please identify/annotate on the landscape plan the poplars to be retained and check that the landscape plan accurately reflects the ones located on the site as it is not clear from the aerial image.*

Response: Please refer to updated plans attached as **Appendix ZC**.

## 2.0 LEGAL DESCRIPTION

2.1 The subject site (**the Site**) is legally described as Lot 4 DP 385106 contained in Record of Title (**RT**) 340975. A copy of the RT is attached as **Appendix A** to this application.

2.2 RT 285273 is subject to the Consent Notice 7526149.2 which relates to domestic water, water for fire fighting, effluent disposal and design control (materials, height, roof pitch, duration of construction, fencing and the provision of a landscape plan).

2.3 Other relevant instruments registered over RT 285273 are as follows (please refer to **Appendix C – E**):

- Land Covenant Easement 7526149.11 which relates to access, water supply and electricity.
- Land Covenant Easement 7526149.6 which relates to a non objection clause.
- Fencing Covenant 7553131.1 which relates to fencing.

### 3.0 SITE DESCRIPTION

3.1 The Site is located at 83D Black Peak Road and has an area of 4.0009ha. Please refer to the site location plan and site photos in **Figures 1 - 3** below.



**Figure 1: Site Location**

**Source: QLDC GIS**



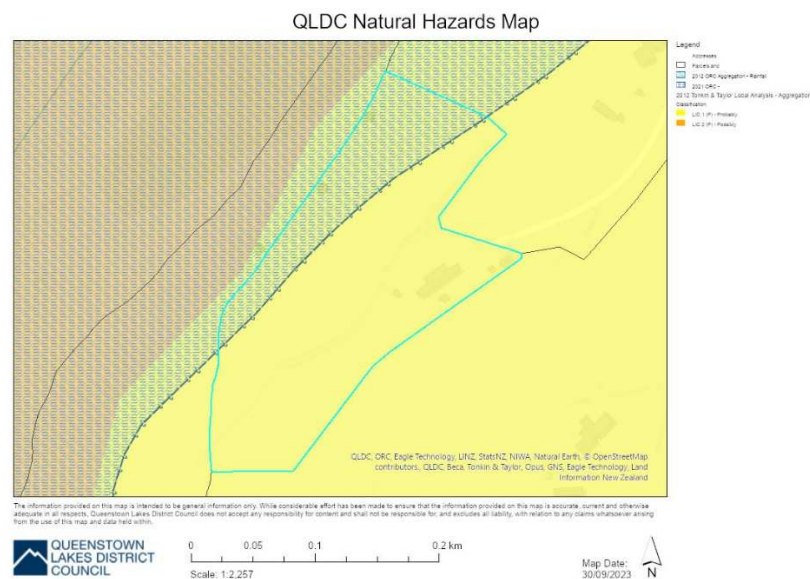
**Figure 2: Site Photo (Taken from the Cardrona River)**



**Figure 3: Site Photo (Taken from the souther corner of the Site)**

- 3.2 The Site comprises an existing residential unit contained within a 1000m<sup>2</sup> residential building platform located in the eastern corner of the Site. Access to the Site and residential unit is provided directly from Black Peak Road, a private road which provides access to 12 residential units including the residential unit located within the Site.
- 3.3 The existing residential unit is provided with a water supply from a bore within the Site. Potable water and water for fire fighting is provided via two 30,000l mist green water tanks located in the eastern corner of the Site. Wastewater and stormwater disposal are provided to the north east of the existing residential unit and are contained within the Site. Connections to power and telecommunications are provided via Black Peak Road.
- 3.4 The legal width of Black Peak Road varies between 13 and 15m with a formed width of approximately 5m.

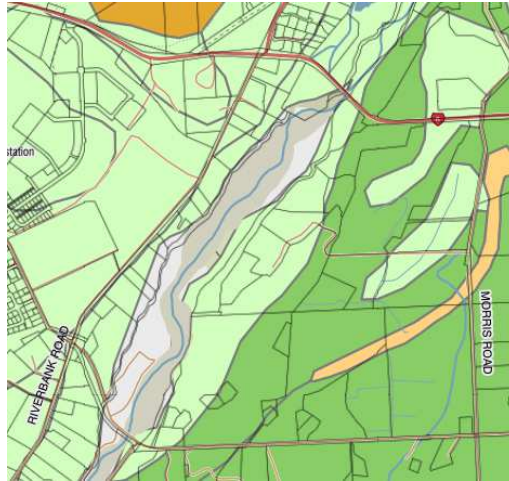
- 3.5 The Site is divided into two generally flat terraces, separated roughly north to south by a moderately steep terrace riser of approximately 2m height, which runs southwest to northeast through the centre of the proposed lot. The two terraces fall generally towards the northeast. The lower terrace comprises vacant land while the higher terrace comprises the existing residential building platform that contains the residential unit.
- 3.6 Vegetation onsite includes mainly pasture grass with a small garden surrounding the existing residential unit. A number of mature poplar trees are located along the north western boundary.
- 3.7 The Site is surrounded by established rural residential properties to the north east and south east and the Cardrona River is located adjacent to the north eastern boundary of the Site (at approximately 250m from the existing residential unit and proposed building platform) at roughly the same elevation as the lower river terrace.
- 3.8 Natural hazards identified within the Site include liquefaction susceptibility LIC 1(P)(2012), ORC flooding (2021) and rainfall flooding (2012), please refer to **Figure 4** below.



**Figure 4: Natural Hazards**

**Source: QLDC GIS**

- 3.9 The Site is identified on the Manaaki Whenua/Landcare Research Our Environment Maps as being within Land Use Capacity (LUC) 4, Please refer to **Figure 5** below and the Land Use Capacity Map attached as **Appendix F**.



**Figure 5: Land Use Capacity Map**

**Source: Our Environment**

- 3.10 The Site is located within the Cardrona River/Mt Barker Road Landscape Priority Area.
- 3.11 The Site and proposal have been assessed by Engineering Geologists Jack Mynett-Johnson and Fraser Wilson, and Water Resources Engineers Henry Wadworth-Watts and Neil Williman of Geosolve. Please refer to the site specific geotechnical and flood assessments attached as **Appendix G and H.**
- 3.12 J. Mynett – Johnson and F. Wilson have described the geotechnical context of the site as follows:

*The site is located in the Wanaka Basin, a feature formed predominantly by glacial advances. The schist bedrock within the basin has been extensively scoured by ice and lies at considerable depth below this site. Overburden material above the schist in this region includes glacial till, alluvial outwash sediments, lake sediments and beach deposits.*

*During the Mt Iron and Hawea Glacial Advances 16,000-23,000 years before present, the glaciers terminated upstream from Albert Town forming moraine loops and outwash terraces. Well-consolidated glacial till gravels were laid down on the flanks and beds of the glaciers. With the final retreat of the ice, about 16,000 years ago, Lake Wanaka formed, and the Clutha River became entrenched in the glacial deposits.*

*No active fault traces were observed on or near the property, however several seismically active faults are mapped in the Wanaka area, including the Cardrona-Hawea Fault (avg.*



*return period 30,000 years<sup>1</sup>), which is approximately 600 m from the property. The Alpine Fault, located approximately 70 km away, runs along the western foothills of the Southern Alps, and is likely to present a more significant seismic risk in the short term. There is a high probability that an earthquake of Magnitude 8 or more will occur along the Alpine Fault within the next 50 years, and such a rupture is likely to result in strong ground shaking in the vicinity of Wanaka.*

3.13 In addition J. Mynett – Johnson and F. Wilson have confirmed in their assessment that:

- *The site is generally underlain by shallow topsoil and loess, overlying outwash deposits which extend to at least 4.0 m beneath the surface of the site.*
- *The groundwater level was recorded at 6 m bgl within a nearby existing water bore. The groundwater level is therefore not expected to be encountered during construction.*
- *The liquefaction risk on site is low.*

3.14 In terms of Hydrology H. Wadworth-Watts and N. Williman have noted the following:

- The Cardrona River form adjacent to the site exhibits a sediment-rich braided channel margin incised into post-glacial terraces and moraine deposits. In these reaches, the wider floodplain is not significantly elevated above the braided ‘low-flow’ channel. As a result, the river migrates easily within the bounds of the high terraces, causing some sedimentation and bank erosion even at low flow.
- Currently the primary channel of the river is closer to the true left of the floodplain. A vegetated delta of 100-150m is present between the primary channel and the lower terrace on the site.
- The lower terrace is ~1m in elevation above the floodplain of the river. The upper terrace is ~ 2m above the lower terrace, giving a total elevation of ~3 m above the floodplain at the building platform. Please refer to **Figure 6** below.
- The Cardrona River drains a catchment of ~315km<sup>2</sup> upstream of the Site.
- The Upper terrace is outside of and approximately 2m above the boundary of, the 2012 Otago Regional Council (ORC) Rainfall Flooding hazard layer for a 1 in 500 year ARI flood. Please refer to **Figure 7** below.

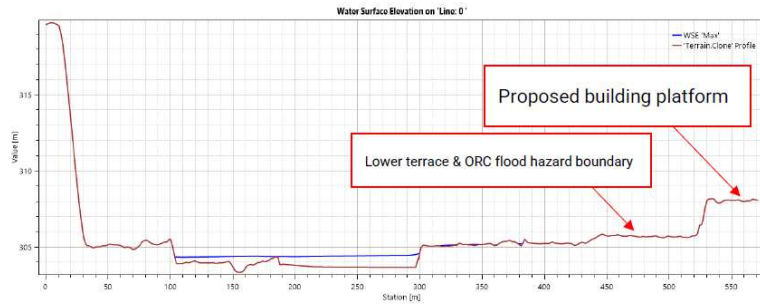


Figure 5.3: Cross-section adjacent to the building platform showing the maximum WSE during the modelled 1% AEP event.

Figure 6: Cross Section of Flood Plan and Site Terraces

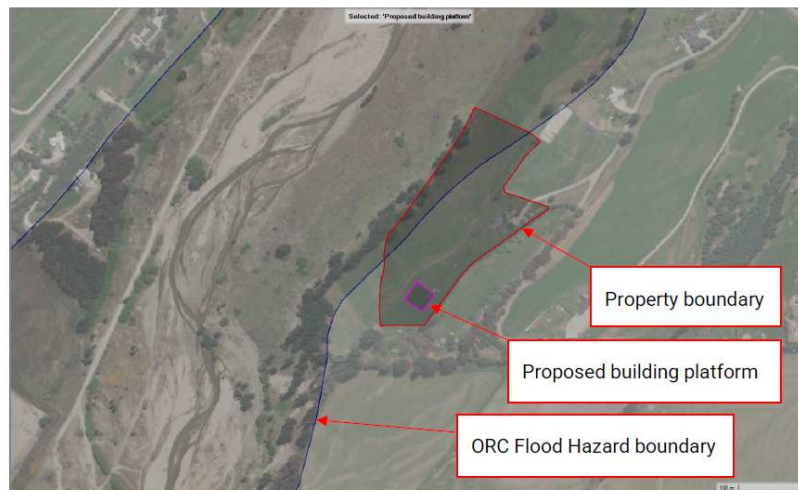


Figure 2.1: Site and proposed building platform.

Figure 7: ORC Flood Hazard Boundary

3.15 The Site and proposal have been assessed by Landscape Architect Jessica McKenzie of Vivian Espie. Please refer to the landscape assessment attached as **Appendix I**.

3.16 J. McKenzie's description of the landscape context of the site can be summarised as follows:

- *The site is separated from Albert Town / Wanaka by the corridor of the Cardrona River and is located within a collection of rural living properties that adjoin the Cardrona River itself. These rural living properties are accessed by Black Peak Road and range in size from 1.7ha to 16.3ha.*
- *The relative location of the airport and the town, and the presence of SH6 connecting Wanaka to Luggate, Cromwell and beyond, mean that this part of the rural Upper Clutha Basin is generally more modified and occupied compared to more remote rural areas.*

- *Lines of mature exotic trees bisect and occupy the site and the neighbouring properties.*
- *The site contains an existing dwelling with a garden and associated domestication that occupies a small area in the eastern part of the site. Outside of the garden area, the remainder of the site takes the form of open paddocks split into two terraces by a small escarpment.*
- *Overall, the site has a rural living character associated with domestication and open pastoral land.*
- *Outside of the site itself, similar physical attributes are reflected over the area that extends between Wanaka Airport to the east and the Cardrona River in the west.*
- *Rolling terrace-and-escarpment landform, resultant of past glaciations and alluvial processes, has been managed by farming for many decades (with its associated trappings of buildings, fences, shelterbelts and paddocks) but in more recent years it has accommodated increasing rural living land use.*
- *Rolling and terraced topography means that views from public places such as SH6 are variable in length, often being truncated by landform or shelterbelts.*
- *The formative processes (being retreating glaciations and subsequent alluvial action) that have led to the current landform are not as legible to an average observer as they might be in the more geomorphologically dramatic or dynamic parts of the district. Instead, an average observer would simply perceive this area as rolling rural land but may recognise terraces associated with the Cardrona River.*
- *While the land of the relevant area is relatively tamed and managed, it is not without scenic and aesthetic quality. In sensory terms, it takes the form of green, relatively open pastureland (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living) on valley-floor topography that forms the foreground and mid-ground to distant mountain backdrops.*
- *The rolling and terraced topography means that changing light and atmospheric conditions throughout the day and year (along with seasonally changing agricultural patterns) can bring aesthetic interest and variety. When visually experienced in conjunction with distant mountain peaks and ranges, we consider that most observers would consider the area between the Wanaka Airport and Albert Town / Wanaka to be a pleasant rural landscape on the outskirts of Wanaka.*

3.17 J. McKenzie confirms that the Site is within the Cardrona River/Mount Barker Road Priority Area (**PA**) pursuant to the Proposed District Plan (**PDP**) and confirms that strategic Policies 3.3.39 – 3.3.41 set out that landscape values and related landscape capacity of each Priority Area be identified is schedule 21.23 of the PDP.

3.18 J. McKenzie has summaries the conclusions of Schedule 29.23.1 Cardrona River/Mount Barker Road PA as follows:

- *Moderate physical values relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.*
- *Moderate associative values relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.*
- *Moderate-high perceptual values relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.*

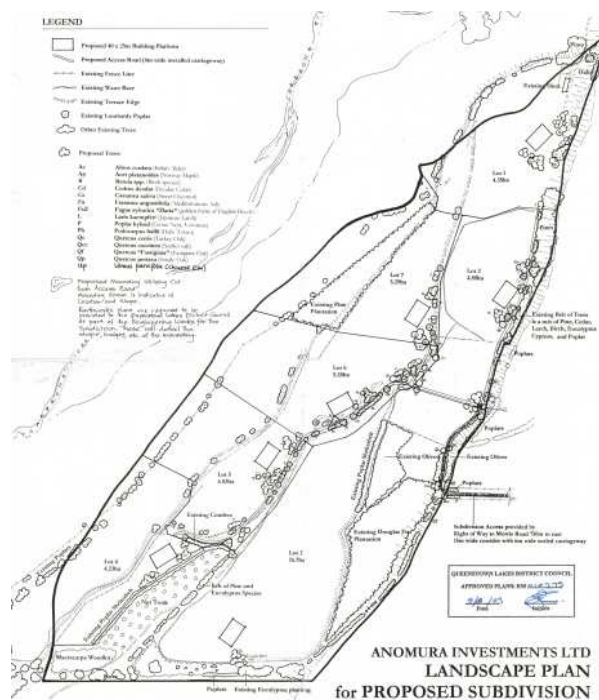
3.19 The Site and proposal have been assessed by Transport Engineer Andy Carr who in summary has described the Site and surrounding area from a transport perspective as follows:

- *The Site is located on Black Peak Road which is a private road and provides legal access to 12 lots, although due to the cul de sac nature of the road, the number of lots that gain access to the road decreases as you travel along the road to the west.*
- *Black Peak Road has a typical formed width of 5m with a grassed verge of at least 1m on either side, noting that this does not meet Councils current or previous requirements for formed widths.*
- *The roadway is well formed with no potholes and has no road markings.*

- The sight distances at the intersection with Morris Road are considered appropriate for the prevailing speed limit on Morris Road.
- The eastern portion of Black Peak Road is straight and flat while the western portion winds down using corners to negotiate a drop in elevation to the south west.
- Signage along Black Peak Road includes an advisory speed limit of 35km/hr, bend in the road, speed bump, slow and children signs in the western portion of the Site.

#### 4.0 SITE HISTORY

4.1 The Site was created by subdivision consent RM010375 which approved seven lots, please refer to the Scheme Plan approved by RM010375 in **Figure 8** below.

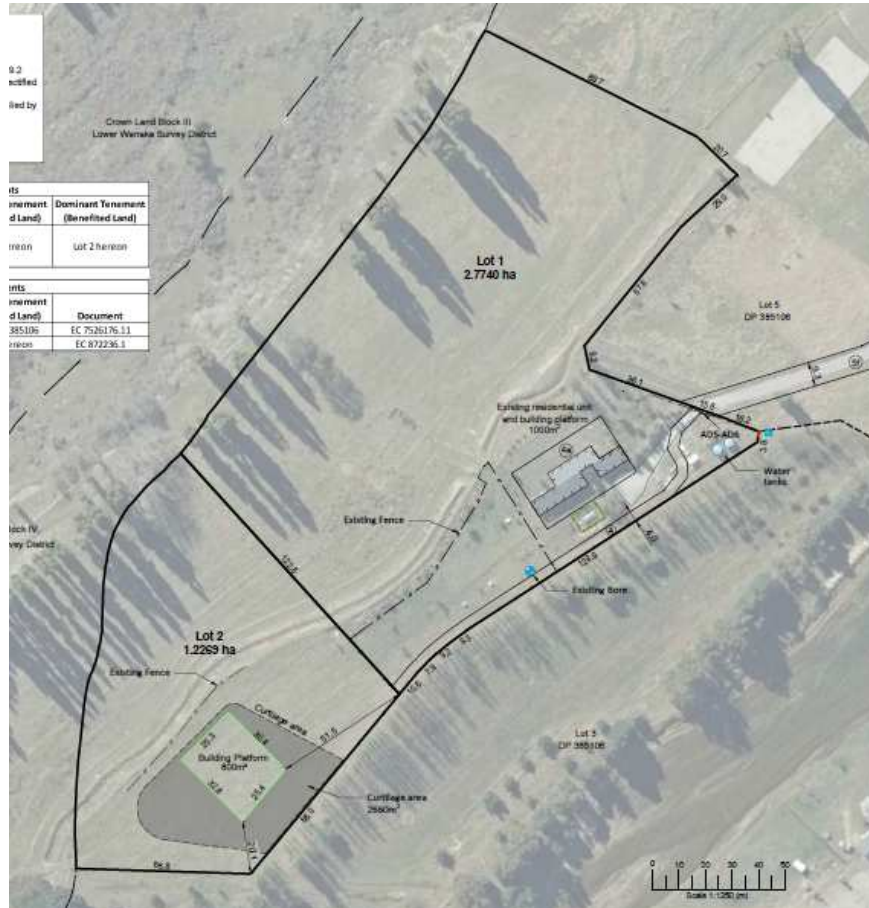


**Figure 8: RM010375 Approved Subdivision and Landscape Plan**

#### 5.0 PROPOSAL

5.1 Rafe MacLean and Michelle Mitchell (**The Applicants**) seek consent under Section 88 of the Act for subdivision consent to create two lots, along with the identification of a Residential Building Platform (**RBP**) within one of the lots. A specific design for a residential unit is proposed within the building platform within proposed Lot 1 and includes an internal setback breach.

5.2 Please refer to the scheme plan in **Figure 9** below and attached as **Appendix J**, along with architects plans in **Figures 10 - 12** below and attached as **Appendix K**, and landscape plan in **Figure 13** below and attached as **Appendix L**.



**Figure 9: Proposed Scheme Plan**

### Staging

5.3 It is proposed that the development will be undertaken in two stages. Stage 1 includes the subdivision (creation of two lots) and registering the building platform within Lot 2. Stage 2 includes the construction of the residential unit within Lot 2.

### Subdivision

5.4 Proposed lot sizes are provided in **Table 1** below.

Lot	Area	Description
Lot 1	2.7740ha	Comprises the existing residential building platform (1000m <sup>2</sup> ) and residential unit, two water tanks and right of way in favour of Lot 2 and with passing bay.
Lot 2	1.2269ha	Comprises the proposed residential building platform (800m <sup>2</sup> ), residential unit (275m <sup>2</sup> ), curtilage area (2660m <sup>2</sup> ), garage partially outside of the residential building platform and setback and three water tanks outside of the curtilage area.

**Table 1: Lot sizes and description**

- 5.5 The proposed residential building platform and curtilage area within Lot 2 will be registered on the record of title as a covenant area prior to Section 223 Certification.
- 5.6 Access to the Site will be provided via Black Peak Road. Access to Lot 2 will be provided via a right of way over Lot 1. The right of way over Lot 1 will have a formed width of 3m, a legal width of 4m and will include a passing bay.
- 5.7 The proposed subdivision will result in Black Peak Road serving 13 residential units. It is proposed not to vest Black Peak Road as road reserve despite the private road serving more than 12 residential units. No upgrades to the existing formation of Black Peak Road are proposed.
- 5.8 Provision for parking within Lot 2 is provided to the south east of the existing garage. Parking within Lot 1 is provided to the south east of the proposed garage.
- 5.9 Water for potable and firefighting purposes will be provided via the existing bore on site, an easement is proposed over Lot 1 in favour of Lot 2 to ensure that access to the water supply can be maintained in perpetuity, please refer to the scheme plan attached as **Appendix J**. The bore has one existing user being the existing residential unit within the Site. Water quality testing has been undertaken on the existing bore supply and the results of the water quality testing have been attached as **Appendix M** to this application.

- 5.10 Water for firefighting is existing to Lot 1 and includes two 30,000l water tanks and a hardstand area provided to the south east of the garage within Lot 1 (<90m from the residential unit). Water for firefighting for Lot 2 will be provided via three dark grey 30,000l water tanks located to the east of the residential unit outside of the proposed building platform (<90m from the residential unit), adjacent to the eastern boundary of Lot 2 and within the 15m internal setback. A hardstand area is provided to the south east off the garage within Lot 2.
- 5.11 The proposed water tanks outside of the proposed building platform will require a variation to the wording of Condition e(i) of Consent Notice 7526149.2 to allow for the proposed water tanks within Lot 2 to be located outside of the building platform. It is proposed that Condition e(i) of Consent Notice 7526149.2 is varied as follows:
- All building shall be constructed on the approved building platform for the lot with the exception of the buildings (water tanks and garage) approved via Subdivision Consent RMXXXXXXXXX.*
- 5.12 No changes to the existing wastewater system within Lot 1 are proposed. Wastewater within Lot 2 will be disposed to the east of the proposed residential unit within Lot 2 which is more than 50m from the bore located within Lot 1. J. Mynett – Johnson and F. Wilson consider that the Site has high levels of soakage and therefore wastewater can be appropriately disposed on site. Please refer to Section 6 of the geotechnical assessment attached as **Appendix G**.
- 5.13 No changes to the existing stormwater system within Lot 1 are proposed. Stormwater within Lot 2 will be disposed to the east of the residential unit. J. Mynett – Johnson and F. Wilson consider that the Site has high levels of soakage and therefore attenuation is not required. Please refer to the geotechnical assessment attached as **Appendix G**.
- 5.14 The power connection to Lot 1 is existing. An additional power connection to Lot 2 will be provided from Black Peak Road. An easement is proposed over Lot 1 in favour of Lot 2 to ensure that access to the power connection can be maintained in perpetuity. Please refer to the power confirmation attached as **Appendix N**, along with the scheme plan attached as **Appendix J**.



- 5.15 Telecommunications are proposed via satellite connection. Please refer to the Starlink confirmation attached as **Appendix O**. The following condition of consent is volunteered in conjunction with the proposed method of telecommunications connection:

*The consent holder shall demonstrate that other suitable means of telecommunications such as wireless rural broadband services through satellites or a suitable alternative can be utilised for Lot 2 to a minimum speed of 30/17 Mbps download and upload speeds for Lot 2, and that all the network supplier's requirements for making such means of supply available have been met. The service shall be available via a Telecommunications and Broadcasting Network Operator registered with the Ministry of Business, Innovation & Employment, or registered with the Commerce Commission as a Chorus non-retail user.*

*If the consent holder elects to use wireless telecommunications on any or all lots, then a Consent Notice shall be registered on the relevant titles to alert future lot owners to this method of telecommunications for the subject lot. The Lot owner shall not inhibit the delivery of wireless telecoms to the building platform.*

- 5.16 To provide flexibility and to allow future owners to connect to the fibre network in the future, a telecommunications easement over Lot 1 in favour of Lot 2 is proposed, please refer to the scheme plan attached as **Appendix J**.

### **Residential Building Platform and Unit**

- 5.17 An 800m<sup>2</sup> residential building platform with a 2660m<sup>2</sup> curtilage area is proposed within the southern portion of proposed Lot 2.
- 5.18 A 275m<sup>2</sup>, single storey residential unit with gable roof is proposed within the proposed residential building platform on Lot 2. The residential unit includes a main house with an area of 178m<sup>2</sup>, an attached residential (studio) flat and garage with an area of 97m<sup>2</sup>, and a walled garden. Please refer to the site plan, floor plan and elevations in **Figures 10 – 12** below and in the architectural plans attached as **Appendix K**.
- 5.19 The finished floor Level (**FFL**) of the proposed building within the platform is 308.33mRL.

5.20 The residential unit including main house, garage and residential flat have a maximum height of 4.5m as required by Condition e(iv) of Consent Notice 7526149.2.

5.21 The roof pitch of the garage/residential flat is 18 degrees and complies with Condition e(v) of Consent Notice 7526149.2. The roof pitch of the main house is 11 degrees and therefore does not comply with Condition e(v) of Consent Notice 7526149.2. As such a variation to Condition e(v) is proposed to allow for the minor departure from the required roof pitch of between 15 and 45 degrees. It is proposed that the wording of Condition e(v) is amended as follows:

*Roof pitch shall be between 15 and 25 degrees with the exception of the roof pitch approved via Subdivision Consent RMXXXXXX. Flat roofs are permitted as connections between structures and shall not exceed 20% of the total roof area.*

5.22 5.8m<sup>2</sup> of the eastern corner of the proposed garage (comprising eave) is located outside of the building platform and within the south eastern 15m boundary setback. As such the proposal results in a setback breach and will require a variation to the wording of Condition e(i) of Consent Notice 7526149.2 to allow for the corner of the proposed garage within Lot 2 to be located outside of the building platform. As noted in Para 5.8 above it is proposed that Condition e(i) of Consent Notice 7526149.2 is varied as follows:

*All building shall be constructed on the approved building platform for the lot with the exception of the buildings (water tanks and garage) approved via Subdivision Consent RMXXXXXX.*

5.23 Materials and colours for the residential unit are proposed as follows:

Item	Material	Colour
External Walls	Corrugate	Rivergum 17% LRV
	NZ Oregon timber boards	natural
Roof	Corrugate	Rivergum 17% LRV
Joinery	Aluminium	Rivergum 17% LRV
Water Tank	Plastic	Dark Grey

**Table 2: Materials and Colours**

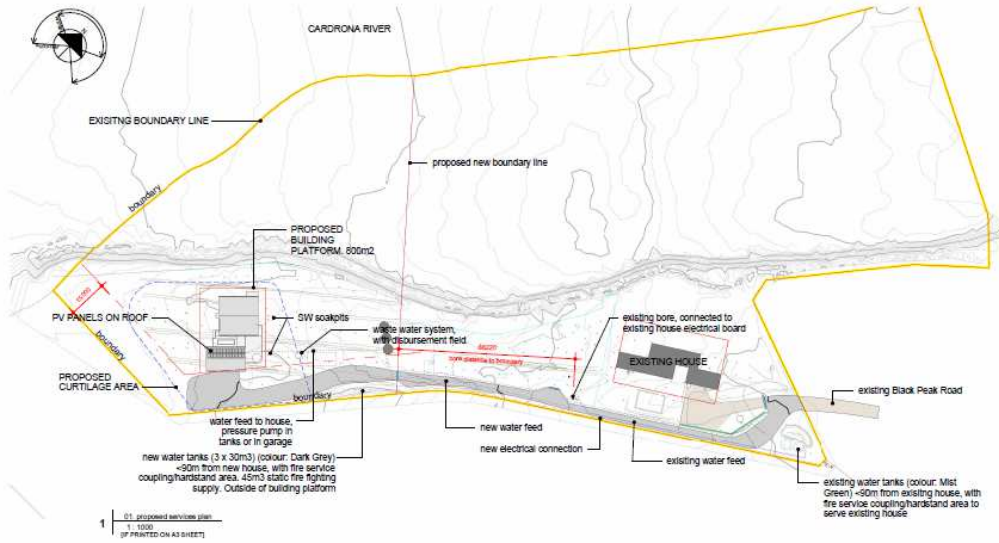


Figure 10: Site Plan

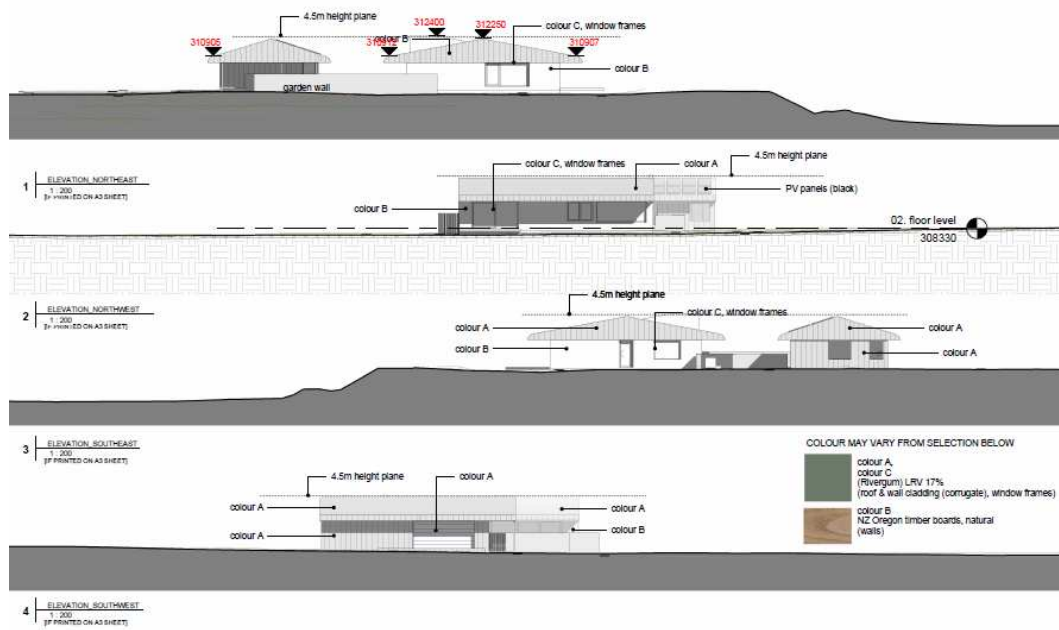
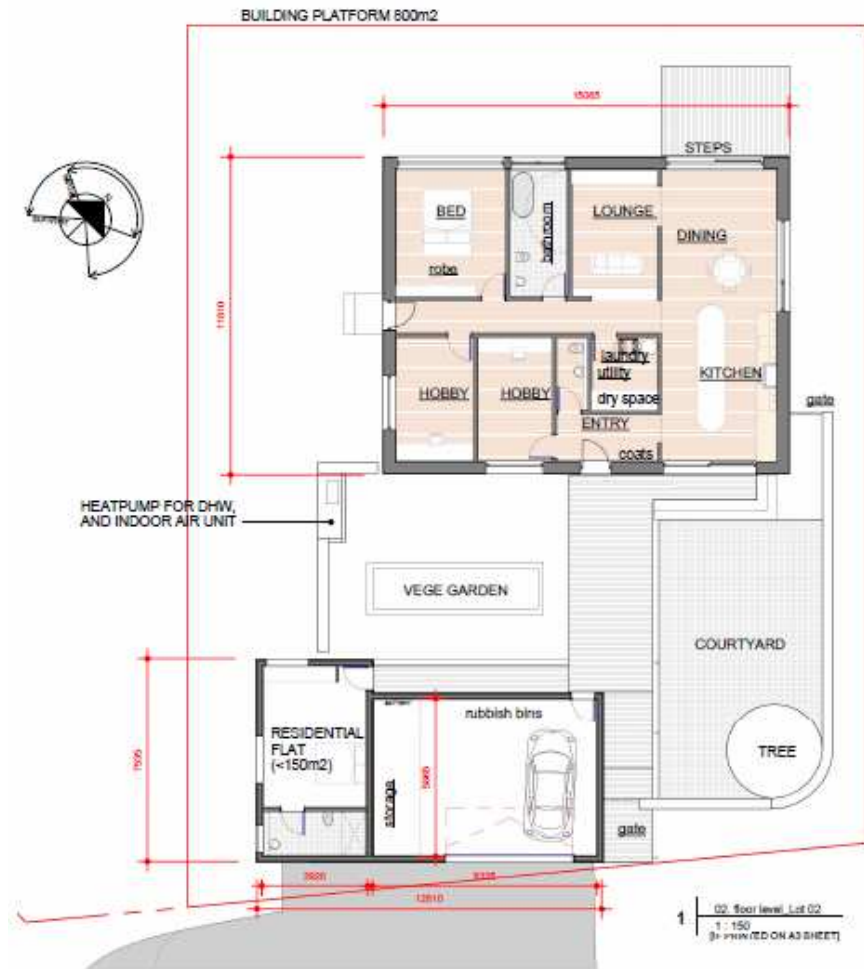


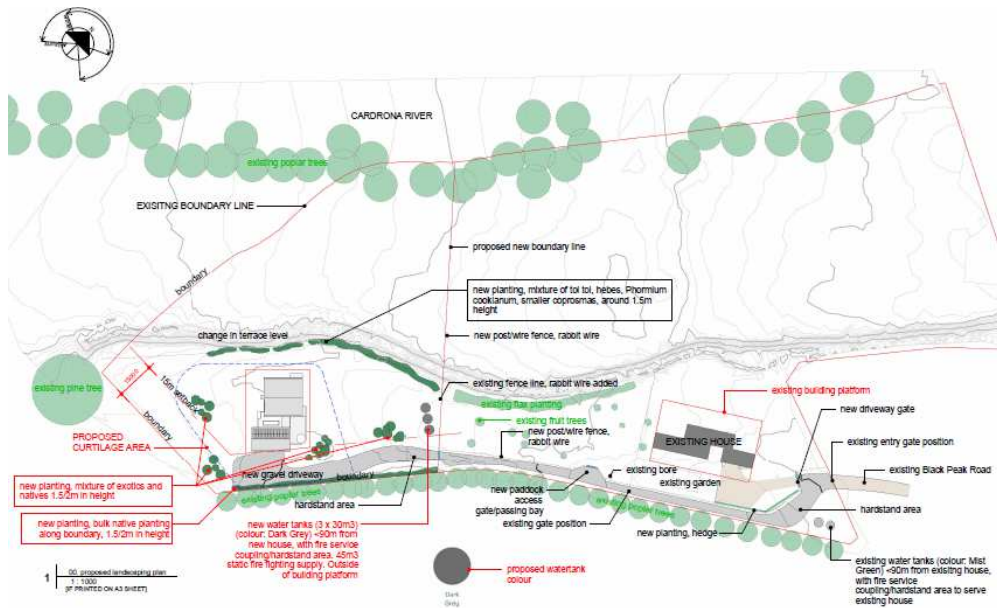
Figure 11: Elevations



**Figure 12: Floor Plan**

5.24 Landscape planting is proposed as follows (Please refer to the landscape plan in **Figure 13** below and attached as **Appendix L**:

- Native bulk planting, 1.5m – 2m in height, along the south eastern boundary.
- Clusters of natives and exotics, 1.5m to 2m in height, to the south, east and west of the residential unit
- Mixed toi toi, hebe, flax and smaller coprosma, 1.5m in height to the north of the residential unit at the top of the terrace (continuation of the existing planting within Lot 1.



**Figure 13: Landscape Plan**

- 5.25 Earthworks will be limited to trenching for services, construction of the access and removal of topsoil for foundations within the building platform and will be undertaken in accordance with Council standards.
- 5.26 Conditions of consent relating to implementation of the landscape plan, provision of services, construction of the access and registering of a consent notice are volunteered and are outlined as follows.

Prior to 223 Certification

- Registration of easements and building platform.

Prior to 224c Certification

- Implementation of landscape plan
- Construction of access to Lot 2
- Provision of a water connection to both lots
- Provision of power connections
- Updates to consent notice to allow for exemption for roof pitch and garage and water tanks outside of the building platform.
- Registration of consent notice
  - Construction of the residential unit in accordance with the approved plans.

- Maintenance of the approved landscape plan in perpetuity.
- Wastewater design to be submitted to Council prior to construction of future development within the building platform.
- Stormwater to be submitted to Council prior to construction prior to construction of future development within the building platform.
- Firefighting water supply to be provided in conjunction with future development within the building platform.
- Telecommunications provided via satellite.

## 6.0 DISTRICT PLAN ASSESSMENT

### Operative District Plan

- 6.1 The Site is located within the Rural General Zone of the Operative Queenstown Lakes District Plan (**ODP**). There are no relevant rules under the ODP as the relevant rules of Part 5: *Rural Areas* and Part 15: *Subdivision Development and Financial Contributions* are treated as inoperative pursuant to section 86F.

### Proposed District Plan

- 6.2 The application site is located within the Rural Zone of the Proposed Queenstown Lakes District Plan (**PDP**). Consent is required for the following rules of the PDP that are treated as operative pursuant to s86F:

#### Chapter 21: Rural

- A discretionary activity consent pursuant to Rule 21.4.10 which relates to the identification of a building platform with an area of 70m<sup>2</sup> to 1000m<sup>2</sup>. In this instance a 800m<sup>2</sup> building platform is proposed within proposed Lot 2.
- A restricted discretionary activity consent pursuant to Rule 21.5.1 which related to 15m internal setbacks. In this instance the garage proposed within the building platform will be located within the south eastern internal boundary setback.

#### Chapter 27: Subdivision

- A discretionary activity consent pursuant to Rule 27.5.12 which relates to the subdivision of land in the Rural Zone.

## Chapter 29: Transport

- A restricted discretionary activity consent pursuant to Rule 29.5.13 which relates to private way or private vehicle access or shared access in any zone only serving sites with a potential to accommodate more than 12 units on the Site and adjoining sites. In this instance the private way known as Black Peak Road will serve 13 residential units/lots and will not be vested in Council.

## Resource Management Act

6.3 The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the Act which specifies that any change to a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. In this instance it is proposed to vary Condition e(v) of Consent Notice 7526149.2 to allow for the roof pitch of the main house to be 11 degrees where Consent Notice 7526149.2 requires roof pitches to be between 15 degrees and 45 degrees, and to vary Condition e(i) of Consent Notice 7526149.2 to allow for three water tanks and the corner of the garage to be located outside of the building platform.

6.4 Overall I consider that the Site is located in the **Rural Zone** and the proposed activity requires consent for a **discretionary** activity under the PDP and the Act.

## 7.0 PUBLIC NOTIFICATION

7.1 In accordance with section 95A of the Act, public notification is not required. This is determined as follows, in accordance with the steps required in Section 95(A):

S95(A) Public Notification	Assessment
Step 1 – Mandatory public notification required in certain circumstances:	
<ul style="list-style-type: none"><li>• Section 95(A)(3)(a) - the applicant has requested that the application be publicly notified:</li></ul>	The applicant does not request public notification and the application is not made jointly with an application to exchange recreational reserve land.

<ul style="list-style-type: none"> <li>Section 95(A)(3)(b) - public notification is required under section 95C:</li> <li>Section 95(A)(3)(c) - the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.</li> </ul>	<p><b>Therefore, public notification is not required by Step 1.</b></p>
<p>Step 2 – If not required by Step 1, public notification precluded in the following circumstances (unless Step 4 applies):</p>	
<ul style="list-style-type: none"> <li>Section 95(A)(5)(a) - the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:</li> <li>Section 95A(5)(b) - the application is for a resource consent for 1 or more of the following, but no other, activities: <ul style="list-style-type: none"> <li>i. a controlled activity:</li> <li>ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:</li> </ul> </li> </ul>	<p>Public notification is not precluded by any rule or national environmental standard. The proposal is not a controlled activity or a restricted discretionary, discretionary or non-complying boundary activity.</p> <p><b>Therefore, public notification is not precluded by Step 2.</b></p>
<p>Step 3 – If not precluded by Step 2, public notification is required in certain circumstances:</p>	
<ul style="list-style-type: none"> <li>Section 95A(8)(a) - <i>the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:</i></li> <li>Section 95A(8)(b) - <i>the consent authority decides, in accordance with section 95D, that the activity will have or is likely to</i></li> </ul>	<p>Public notification is not specifically required under a rule or national environmental standard.</p> <p>As set out in <b>Section 9</b> below and adverse effects on the environment will be less than minor.</p> <p><b>Therefore, public notification is not required by Step 3.</b></p>



<i>have adverse effects on the environment that are more than minor.</i>	
<b>Step 4 - Public notification in special circumstances:</b>	
<ul style="list-style-type: none"> <li>• Section 95(A)(9)(a) – if special circumstances exist then notify the application;</li> <li>• Section 95(A)(9)(b) – If no special circumstances existing the determine whether to the application should be limit notified.</li> </ul>	<p>In this instance no special circumstances exist that would warrant public notification. Please refer to <b>Section 8</b> below where an assessment under Section 95(B) of the Act is undertaken and determines that limited notification is not required.</p> <p><b>Overall public and limited notification is not required.</b></p>

**Table 3: Section 95(A) Assessment**

7.2 Overall, based on the assessment in **Table 3** above I consider that the application should be processed on a non – notified basis.

## **8.0 LIMITED NOTIFICATION**

8.1 Section 95B(1) requires a decision on whether there are any affected persons (under Section 95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

<b>S95(B) Limited Notification</b>	<b>Assessment</b>
<b>Step 1 – Certain affected groups and affected persons must be notified:</b>	
<ul style="list-style-type: none"> <li>• Section 95(B)(2) - Council must determine whether there are any: <ul style="list-style-type: none"> <li>a) affected protected customary rights groups; or</li> <li>b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).</li> </ul> </li> </ul>	<p>The Site and adjacent sites are not subject to customary rights or statutory acknowledgments.</p> <p><b>Therefore, limited notification is not required under Step 1.</b></p>

<ul style="list-style-type: none"> <li>• Section 95(B)(3) Council must then determine: <ul style="list-style-type: none"> <li>a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and</li> <li>b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.</li> </ul> </li> <li>• Section 95(B)(4) - Council must notify the application to each affected group identified under subsection (2) and each affected.</li> </ul>	
<p>Step 2 – If not required by Step 1, limited notification precluded in certain circumstances:</p>	
<ul style="list-style-type: none"> <li>• Section 95(B)(6)(a) – the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:</li> <li>• Section 95(B)(6)(b) – the application is for a resource consent for either or both of the following, but no other, activities: <ul style="list-style-type: none"> <li><i>i. a controlled activity that requires consent under a district plan (other than a subdivision of land):</i></li> <li><i>ii. a prescribed activity (see section 360H(1)(a)(ii)).</i></li> </ul> </li> </ul>	<p>Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan, is not subject to a NES that precludes notification and is not precluded as the proposal is not a controlled activity or is not a prescribed activity.</p> <p><b>Therefore, Limited notification is not precluded by Step 2.</b></p>
<p>Step 3 - If not precluded by Step 2, certain other affected persons must be notified:</p>	
<ul style="list-style-type: none"> <li>• Section 95(B)(7) – In accordance with Section 95E, an owner of an allotment</li> </ul>	<p>The proposal does not relate to a boundary activity.</p>

<p>with an infringed boundary is considered to be an effected person.</p> <ul style="list-style-type: none"> <li>Section 95(B)(8) – In the case of any other activity, a person is an affected person in accordance with section 95E.</li> </ul>	<p>Adjoining sites are identified in <b>Table 5</b> and <b>Figure 14</b> below. Most of the surrounding property owners have provided their affected parties approval and an assessment of effects on those that have not is provided in <b>Paragraphs 8.4 to 8.17</b> below. Overall, I consider that no person is affected in terms of Section 95(E)(1).</p>
<p>Step 4 – Further Limited Notification in Special Circumstances (Section 95B(10)):</p>	
<ul style="list-style-type: none"> <li>Section 95(B)(10) – Determine whether special circumstances exist that warrant notification.</li> </ul>	<p>No special circumstances exist.</p>

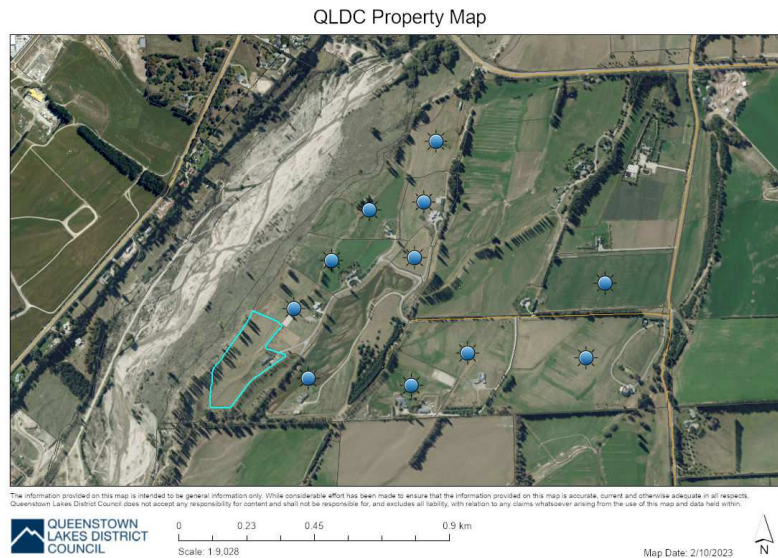
**Table 4: Section 95(B) Assessment**

8.2 The properties adjacent to the subject site are listed in **Table 5** and identified in **Figure 14** below.

Item	Address	Owners	APA Provided
1	81 Black Peak Road	Robert John Le Brun, Sharynne Elizabeth Le Brun, Susannah Adair Staley	Yes
2	83A Black Peak Road	Alastair Charles Wayne Hudson, Jane Bryony Hudson, Andrew John McKay	Yes
3	83B Black Peak Road	Mark David de Beer, Sarah Suzanne de Beer	Yes
4	83C Black Peak Road	Gary Donald Cruickshank, Lillian Anne Cruickshank, Toni Maguire	No
5	87 Black Peak Road	Dunmore Trustees (2021) Limited, Cameron Dean Perkins	Yes
6	89 Black Peak Road	Hugh Dalrymple Simmers, John Kahukura Raymond Timu, Katherine Mary Timu	Yes
7	24 Black Peak Road	SM Trustees (2014) Limited, Linda Margaret Wallace, Richard Stephen Wallace	Yes
8	31 Black Peak Road	Brenda Jayne Horne	Yes

9	31A Black Peak Road	Rockborne Trust Limited	No
10	91 Black Peak Road	Carlise Trading Trust	Yes
11	84 Morris Road	Venator Cardrona Terraces Limited Partnership	Yes

**Table 5: Adjacent Properties**



**Figure 14: Adjoining properties**

**Source: QLDC GIS**

8.3 Please refer to the affected parties’ approvals (**APA**) attached as **Appendix R – Z**. APA has not been provided by the owners of 31A and 83C Black Peak Road.

**31A Black Peak Road**

8.4 31A Black Peak Road is located approximately 360m to the east of the Site and is separated from the Site by 81 Black Peak Road. The property contains an existing residential unit and shed in the southern central portion of the site.

8.5 The proposed physical elements of the subdivision being the building platform and future development within it, curtilage area, fencing and landscaping is well setback from the boundary with 31A Black Peak Road at 440m (and 560m from the building platform with 31A Black Peak Road) and views of the development will be obstructed by the existing development within 81 Black Peak Road. As such I consider that the proposed subdivision will not detract from private views from 31A Black Peak Road.

- 8.6 The proposed planting will not detract from private Rural Character views from 31A Black Peak Road due to the distance of the planting from the boundary (440m) and building platform (560m) and location of 81 Black Peak Road, obstructing views from the property.
- 8.7 The proposed subdivision will utilise the existing private road, Black Peak Road with no proposed changes to the road as the existing formed width is considered to be appropriate and the inclusion of an additional residential unit will increase the number of properties contributing to the maintenance of the private road.
- 8.8 The increased level of vehicle movements associated with the additional residential unit has been assessed by A. Carr who has based his assessment on an additional eight vehicle movements and considers that the current formation of the road is appropriate in relation to the existing and proposed number of lots and will not result in any adverse transport effects. I therefore consider that the increase in traffic will likely be indiscernible for the owners of 31A Black Peak Road over and above the existing level of vehicle movements and functionality of the road.
- 8.9 The low key design of the proposed residential unit, location of boundaries, lot sizes and the minimal approach to landscaping will maintain the existing rural living character and openness of the landscape ensuring that adverse effect on landscape values and visual amenity are avoided in terms of views from 31A Black Peak Road.
- 8.10 Residential activity within the area is already established, as such the addition of one residential unit will not appear out of place in the context of the surrounding environment. In terms of 31A Black Peak Road as noted above, due to the distance of the proposed physical elements of the subdivision being 360m and 560m from the Boundary and existing building platform with 31A Black Peak Road, and the location of the 81 Black Peak Road between the properties, the cumulative effects of the proposed subdivision will be diffused.
- 8.11 Overall, I consider that the effects of the proposed on the owners of 31A Black Peak Road will be less than minor.

### 83C Black Peak Road

- 8.12 83C Black Peak Road is located adjacent to the north eastern boundary of the Site and comprises an existing residential unit in the northern portion of the property.
- 8.13 The proposed physical elements of the subdivision being the building platform and future development within it, curtilage area, fencing and landscaping is well setback from the boundary with 83C Black Peak Road at 200m (and 400m from the building platform with 83C Black Peak Road) and views of the development will be obstructed by the existing residential unit, mature garden and elements within the curtilage area of the Site. As such I consider that the proposed subdivision will not detract from private views from 83c Black Peak Road.
- 8.14 The proposed planting will not detract from private Rural Character views from 83C Black Peak Road due to the location and distance of the planting from the boundary (200m) and building platform (400m), obstructing views from the property. In addition, it is noted that planting in the vicinity of the boundary with 83C Black Peak Road is existing with no further planting proposed.
- 8.15 The proposed subdivision will utilise the existing private road Black Peak Road with no proposed changes to the road as the existing formed width is considered to be appropriate and the inclusion of an additional residential unit will increase the number of properties contributing to the maintenance of the private road.
- 8.16 The increased level of vehicle movements associated with the additional residential unit has been assessed by A. Carr who has based his assessment on an additional eight vehicle movements and considers that the current formation of the road is appropriate in relation to the existing and proposed number of lots and will not result in any adverse transport effects. I therefore consider that the increase in traffic will likely be indiscernible for the owners of 83C Black Peak Road over and above the existing level of vehicle movements and functionality of the road.
- 8.17 The low key design of the proposed residential unit, location of boundaries, lot sizes and the minimal approach to landscaping will maintain the existing rural living character and openness of the landscape ensuring that adverse effect on landscape values and visual amenity are avoided in terms of views from 83C Black Peak Road.

- 8.18 Residential activity within the area is already established, as such the addition of one residential unit will not appear out of place in the context of the surrounding environment. In terms of 83C Black Peak Road as noted above, due to the distance of the proposed physical elements of the subdivision being 200m and 400m from the Boundary and existing building platform with 83C Black Peak Road, and the location of the existing residential unit within the Site, the cumulative effects of the proposed subdivision will be diffused.
- 8.19 Overall, I consider that the effects of the proposed on the owners of 83C Black Peak Road will be less than minor.
- 8.20 Overall, based on the assessment in **Table 4** above I consider that the proposal will result in less than minor effects and therefore the application does not require limited notification.

## 9.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

- 9.1 This AEE accompanies an application for subdivision and land use consent made under Section 88 of the Act and has been prepared in accordance with the Fourth Schedule in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

### Permitted Baseline

- 9.2 Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline). In this instance the permitted baseline is of little relevance as there are no permitted subdivision activities.
- 9.3 In terms of the land use portion of the proposal the permitted baseline includes:
- Rural activities
  - Boundary planting
  - Earthworks up to 1000m<sup>3</sup>.
  - Earthworks associated with the maintenance of tracks.
  - Fencing

## Existing Environment

9.4 The existing environment is of relevance to the consideration of the proposed development and comprises existing and/or consented development on the application site. The existing environment includes:

- The existing building platform and residential unit.
- The existing access and services
- Approved landscape plan.
- Existing fencing on site.

## Receiving Environment

9.5 The receiving environment is also of relevance to the consideration of the proposed development and includes existing and consented development adjacent to and in the vicinity of the application site. In this instance, the receiving environment includes:

- Established rural residential surrounding the Site.
- Subdivision Consent RM200872 which approved a two lot subdivision at 87 and 89 Black Peak Road creating lots with an area of 1.6989ha and 3.3190ha respectively.
- Subdivision Consent RM220111 which approved the creation of three residential lots (17.4ha, 9.10ha and 914ha) and one access lot (0.63ha) at 372 Wānaka Luggate Highway.
- RM230099 which approved a variation to Subdivision Consent RM200872 to allow for satellite telecommunications.

9.6 The existing and receiving environment are of relevance to the application as they represent established development similar in nature and of a similar scale to that proposed.

## Assessment Matters

9.7 The relevant assessment matters are found in Chapters 25 *Earthworks* and 27 *Subdivision* of the PDP and have been taken into account in the below assessment.



## Chapter 21 Rural – Assessment Matters

### 21.21.2.1 Landscape Character

*For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.1.16, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to:*

- a. the landscape character and visual amenity values identified in Schedule 21.23, where relevant;*
- b. the landscape character and visual amenity values identified in accordance with SP 3.3.45; and*
- c. whether, and to what extent, the proposed development will protect Tangata Whenua values, including Tōpuni or nohoanga.*

### 21.21.2.2 Visual amenity values

- a. For the implementation relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to whether adverse visual effects are avoided if the proposal:*
  - i. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
  - ii. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads;*
- b. the extent to which unformed legal roads will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;*
- c. the extent to which the proposal will or is likely to detract from private views;*
- d. the extent to which mitigation by any proposed method such as earthworks, landscaping and/or new planting could detract from or obstruct views of a Rural Character Landscape from both public and private locations;*
- e. the extent to which 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;*

- f. *the extent to which any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will not maintain or enhance visual amenity values, with particular regard to elements that are inconsistent with the existing natural topography, character and patterns of the surrounding landscape;*
- g. *the extent to which any proposed new or modified boundaries follow, as far as is practicable, the natural lines of the landscape or landscape units, rather than resulting in artificial or unnatural lines in the landscape;*
- h. *if the proposal is proposed to be located within a landscape that exhibits open space or has an open character, the extent to which the proposal:*
  - i. *will maintain open space or open character when viewed from public roads and other public places;*
  - ii. *is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place;*
  - iii. *is likely to affect open space or open character values with respect to the site and the surrounding landscape;*
  - iv. *is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the development;*
- i. *the extent to which the proposal will contribute to adverse cumulative effects on the visual amenity values identified in Schedule 21.23, or identified in accordance with SP 3.3.45.*

#### *21.21.2.3 Design and density of development*

- a. *For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.1, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5 and 6.3.4.10, 6.3.4.11, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to the extent to which the proposal, including access, is designed and located in response to the identified landscape character and visual amenity values;*
- b. *opportunities have been taken to aggregate built development in order 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);*

- c. *there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change;*
- d. *the design and density of the proposal contributes to adverse cumulative effects on landscape character and visual amenity values.*

*21.21.2.4 Tangata Whenua, biodiversity and geological values*

- a. *For the implementation of relevant policies including SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.2.5, 6.3.2.6, 6.3.4.1, 6.3.4.3, 21.2.1, 21.2.1.1, 21.2.1.7, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to: whether and to what extent the proposal will adversely affect Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features, and the positive effects any proposed or existing protection or regeneration of these values or features will have.*

*21.21.2.5 Cumulative effects*

- a. *For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering whether a subdivision or development proposal will result in adverse cumulative effects, the Council will have regard to the soundness of the methodology applied for the assessment of cumulative effects on landscape character and visual amenity values including as to:
 
  - i. *whether the assessment applies measurable spatial or other limits to inform its conclusions concerning those effects (including matters of location, quantity, density and design treatment);*
  - ii. *how the assessment accounts for the contributions of existing, consented or permitted development within the relevant landscape character area;**
- b. *the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.33 that is relevant to the proposal being considered;*
- c. *the contributions existing, consented or permitted subdivision or development within the relevant landscape character area as at 14 May 2021 (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity;*

- d. *the effect the proposal would have on landscape capacity;*
- e. *the availability of legal instruments designed to maintain open space in order to avoid further cumulative effects, such as covenants or consent notices, in situations where a proposed development is considered to reach the threshold of the capacity of the landscape to absorb any further development.*

#### *21.21.2.6 Landscape assessment methodology*

- a. *For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in a Rural Character Landscape that is not a Priority Area or is a Priority Area that has not achieved the requirements of SP 3.3.33, when considering a subdivision or development proposal for the purposes of Rural Living, the Council will have regard to the quality of the landscape assessment methodology including whether it soundly identifies a landscape character area; and*
- b. *identifies and encompasses the wider landscape context; and*
- c. *assesses the character and visual amenity values of the landscape character area and its wider landscape context; and*
- d. *assesses effects of the proposal on that character and those values and on related landscape capacity; and*
- e. *assesses the effects of cumulative subdivision and development on:*
  - i. *the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and*
  - ii. *the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of that landscape character area and within its wider landscape;*
- f. *applies a consistent and appropriate rating scale in accordance with SP 3.3.45; and*
- g. *applies best practice methodology consistently and appropriately, including as set out in any guidelines promulgated by the Council.*

## Chapter 27 Subdivision – Assessment Matters

### 27.9.3.2 Assessment Matters in relation to Rule 27.5.8 (Rural Residential and Rural Lifestyle Subdivision Activities)

- a. *the extent to which the design maintains and enhances rural living character, landscape values and visual amenity;*
- b. *the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;*
- c. *whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;*
- d. *the extent to which lots have been orientated to optimise solar gain for buildings and developments;*
- e. *whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.*
- f. *whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;*
- g. *the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;*
- h. *whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;*
- i. *the extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;*
- j. *whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;*
- k. *whether services are to be provided in accordance with Council's Code of Practice for Subdivision;*

## Zone Purpose

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

## Actual and Potential Effects

- 9.9 It is considered that the proposed development has the potential to give rise to adverse effects in the following regard:
- Landscape quality and character
  - Visual amenity
  - Subdivision design
  - Cumulative landscape effects
  - Access and vehicle movements
  - Natural hazards
  - Earthworks
  - Servicing effects
  - Cultural and archaeological values

## Landscape Quality and Character

- 9.10 J. McKenzie notes that the Site is part of the broad, relatively flat rolling and terraced landscape that adjoins Wānaka town and Wānaka airport. Low density lifestyle-block/hobby farm activity coupled with farmed pasture is the dominant land use. Green, relatively open pastureland characterises this landscape (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living). It reads as a pleasant rural landscape on the outskirts of Wānaka.
- 9.11 The Site itself is part of a collection of rural living properties and the proposal will intensify rural living activity within the landscape. J. McKenzie considers that the new rural living activity will be very well setback from any public land or roads and will spatially tie in with the rural living lots that are accessed from Black Peak Road.

- 9.12 In addition, J. McKenzie notes that the unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. As noted below in **Paragraphs 9.13 – 9.20**, J. McKenzie considers that the alterations to the landscape that the proposal will bring will be visually inconspicuous as well as being in accord with the existing rural living character.
- 9.13 Overall J. McKenzie considers that the landscape effect of the proposal will be to expand the collection of rural living lots centred on Black Peak Road. While intensifying rural living activity, the resultant land use pattern will essentially preserve the attributes and values of the existing landscape. As such J. McKenzie considers that the degree of adverse effects on the character of this landscape will be of a low degree at most. I therefore consider that the effects on the environment in terms of Landscape quality and character will be less than minor.

#### Visual Amenity

- 9.14 J. McKenzie notes that the foreground of views from Black Peak Road is punctuated by dwellings and domestic elements associated with rural living. The Site is located at the end of Black Peak Road where it terminates, as such no users of the private road bypass the Site. The majority of owners along Black Peak Road have provided their affected parties approval. The outstanding properties are 31A and 83C Black Peak Road. J. McKenzie considers that both properties are considerably screened by vegetation and topography. The dwellings on each property are setback more than 300m from the proposed development, separated by established rural living development and associated landscaping. As such, the proposed development will be relatively inconspicuous in views from these properties, and the degree of adverse effects on views and visual amenity from these properties will be very low at most.
- 9.15 The Cardrona River to the west of the Site sits within a relatively broad corridor of public land and is located along the north western boundary of the Site.
- 9.16 J. McKenzie notes that the topography of the river and the Site is relatively flat with a small terrace separating the two. Existing and proposed residential elements are located on the upper terrace that steps up from the river. As such, J. McKenzie considers that an observer on the public land that is close to the river itself, is slightly lower in elevation than the domestication within the subject site and therefore visibility into the Site from the river is minimised.

- 9.17 The Site sits within a group of established rural living sites and several dwellings and associated domestication are visible from the river corridor and as such residential development is not a new visual element within the landscape. J. McKenzie considers that established vegetation, both within the Site and the surrounding landscape, filters views towards buildings ensuring that domestication is subservient to the open rural landscape in these views.
- 9.18 With regard to viewing audience J. McKenzie notes that, while the river corridor and its margins are public land, this is not an area that is particularly well used by members of the public, particularly the eastern side of the river adjacent to the Site as no formalised public trails run along this stretch of river. Vehicle access to the western side of the river is available from Ballantyne Road via an informal four-wheel drive track. The river is wide and shallow in this area and therefore not a favourable location for water sports. As such, users of this part of the river corridor are generally limited to four-wheel drivers and walkers. And as noted above J. McKenzie considers that topography and vegetation considerably filters views and the development in most views from the river.
- 9.19 J. McKenzie considers that the effects on visual amenity in limited locations from which views towards the development are available can be mitigated though additional structural landscaping including native planting along the terrace edge and clusters of planting around the proposed platform/dwelling which will further soften views towards proposed development from these locations.
- 9.20 J. McKenzie considers that the additional planting along with the modest size, low profile and recessive colouring of the proposed dwelling will ensure that it can be absorbed into the landscape without detracting from existing views to any problematic degree.
- 9.21 Overall, when considering the distance of properties on Black Peak Road to the Site, the limited viewing audience, the existing views and visual amenity and the limited degree of visibility experienced from the Cardrona River and its margins, J. McKenzie considers that the degree to which the proposal will adversely affect the visual amenity of a viewer in these locations is very low. I therefore consider that the proposal will result in less than minor effects on visual amenity.



### Subdivision Design

- 9.22 The design of the subdivision will ensure that access and services to each lot can be provided and replicates the existing pattern of development within the area immediately surrounding the Site. While Lot 2 is smaller than many lots in the surrounding area there are instances of similarly sized lots (Lot 1 and 2 DP585877). As such the proposed lot size and design of the subdivision is not considered to be inconsistent with the surrounding environment and I therefore consider that the proposal will not result in adverse effects in terms of subdivision design.

### Cumulative Landscape Effects

- 9.23 In terms of cumulative effects J. McKenzie considers that the proposed development is located within a part of the PA that has topography and vegetation that largely contains it. As such, J. McKenzie considers that this area is able to absorb additional rural living development without compromising the visual amenity or landscape character of the PA or wider landscape.
- 9.24 The proposal will add an additional instance of rural living to a part of the landscape in which rural living is the predominant land use. The bulk of the Site will be retained as open paddock land such that the overall character of the Site will continue to be that of a rural living (confined to a small part of the Site) with the bulk of the Site remaining open.
- 9.25 Overall J. McKenzie considers that the topography and existing and proposed structural landscaping will ensure that development is well screened from beyond the Site and cumulative effects on visual amenity and landscape character will be low at most. Based on J. McKenzie's assessment I consider that the proposal will result in less than minor effects on the environment in terms of cumulative landscape effects.

### Access and Vehicle Movements

- 9.26 Adequate area is provided within each lot for parking and manoeuvring.
- 9.27 The right of way over Lot 1 in favour of Lot 2 will ensure that access to Lot 2 will be provided in perpetuity.

- 9.28 Based on the limited nature of access to Black Peak Road (being a cul de sac and the increase in residential units gaining access to the road being controlled through resource consent) and the assessment by A. Carr that the existing formation of the road being appropriate all be it non-complying with Council's standards I consider that there would be no practical reason to vest the road as it is not likely to see a vast increase in traffic, does not provide access to any public places and functions well in its current state. The existing maintenance arrangement will ensure that as and when repairs to the road are required that the cost of doing so can be met.
- 9.29 As the current formation of Black Peak Road does not comply with Council standards (now or at the time that it was constructed), A. Carr has assessed whether the current road is fit for purpose at present (since it falls below the expected provisions of the Code of Practice) and if so, whether this changes as a result of the addition of one further lot.
- 9.30 Through thorough analysis of prescribed vehicle movements for each residential unit, along with frequency and time of day, A. Carr considers that due to the small amount of development served by Black Peak Road, that there is only a low likelihood of a driver meeting another vehicle coming in a different direction, and that accordingly, A. Carr considers that from a practical perspective, the current width of Black Peak Road is appropriate for the traffic flows that it carries. In addition, A. Carr considers that the horizontal and vertical alignment of the road is appropriate, and suitable sight distances are provided for road users.
- 9.31 In terms of effects related to the increase of one lot on the efficiency of Black Peak Road, A. Carr considers that the additional traffic generated by one further lot results in a slight increase in the potential for drivers to meet one another, but this increase is very small. Accordingly, A. Carr considers that the road width will remain appropriate for the traffic flows associated with the additional lot and residential unit.
- 9.32 Overall and based on the assessment provided by transport engineer A. Carr, I consider that the proposed subdivision will result in less than minor effects on the environment in terms of access and vehicle movements.

## Natural Hazards

- 9.33 J. Mynett – Johnson and F. Wilson have confirmed that the liquefaction on site is low due to the depth to the regional groundwater table and the consistency and relative density of the subsoils observed in test pits on site. This is consistent with the QLDC LIC 1 P (probably low risk) classification for the Site. J. Mynett – Johnson and F. Wilson consider that no further assessment of the liquefaction risk is considered necessary noting that the liquefaction risk will be addressed during detailed design of any proposed buildings, foundations and retaining walls which will be confirmed at building consent stage.
- 9.34 J. Mynett – Johnson and F. Wilson have confirmed that a severe seismic risk is present in the region and appropriate allowance should be made for seismic loading during detailed design of any proposed buildings, foundations and retaining walls which will be confirmed at building consent stage.
- 9.35 H. Wadworth-Watts and N. Williman have assessed the proposal in relation to flooding and consider that the existing Cardrona River channel/floodplain is able to convey the 1% AEP + CC event with a water surface elevation >1m below the level of the lower terrace, i.e. 3m below the proposed building platform location.
- 9.36 H. Wadworth-Watts and N. Williman consider that the primary channel [of the Cardrona River] is likely to migrate laterally within the floodplain as a result of large flood flows depositing and/or scouring sediment. Should the channel migrate to the true right bank of the flood plain over time some erosion of the lower terrace is possible. However, the risk to the upper terrace where the building platform is proposed is considered less than minor due to the considerable elevation relative to the riverbed. The width of the lower terrace also constitutes a considerable buffer to further mitigate erosion risk to the upper terrace where the building platform is located.
- 9.37 Based on their assessment and modelling of the flood risk H. Wadworth-Watts and N. Williman conclude that:
- Our analysis shows that the proposed building platform is not at risk of flooding from the current position of the Cardrona River.
  - The ORC Flood Hazard Mapping also shows that the proposed building platform is not at risk of flooding from the Cardrona River.

- Risk from flooding to the proposed building platform site due to longer-term migration of the primary channel, or aggradation of the Cardrona Riverbed, is considered less than minor.
- 9.38 Overall and based on the expert assessment provided by Engineering Geologists Jack Mynett-Johnson and Fraiser Wilson, and Water Resources Engineers Henry Wadworth-Watts and Neil Williman, I consider that all natural hazards on site can be appropriately mitigated resulting in less than minor effects on the environment.

#### Earthworks

- 9.39 Earthworks associated with the proposed subdivision will include the construction of the access to Lot 2, trenching for services and the removal of topsoil in association with construction of the future residential unit within the building platform. The proposed earthworks will be undertaken in accordance with Councils standards and therefore any potential adverse effects will be appropriately mitigated resulting in less than minor effects on the environment.

#### Servicing Effects

- 9.40 Potable water will be provided to each lot in accordance with Councils standards. Water testing (chemical and bacterial) has been undertaken and results attached as **Appendix M**. The results confirm that all parameters tested for meet the guidelines laid down in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai") for water which is suitable for drinking purposes.
- 9.41 Water for firefighting will be provided to each lot in accordance with Council standards and with therefore be considered as appropriate.
- 9.42 Power connections will be provided to both lots in accordance with Network standards and relevant easements will be applied to ensure that access to power is provided in perpetuity.
- 9.43 Telecommunications will be provided via satellite and a consent notice condition has been volunteered to ensure that future owners are aware of the method of provision of telecommunications and implications if they wish to alter this method.

- 9.44 An optional easement is proposed to ensure that if future owners wish to provide a fibre connection to the Site that this will be possible.
- 9.45 Overall I consider that all necessary services can be provided to the Site in an appropriate manner that is consistent with the relevant Council and network standards and that result in effects in terms of the provision of services will be less than minor.

#### Cultural and Archaeological Values

- 9.46 The Site has not been identified within a specific Wāhi Tūpuna site under Stage 3 of the PDP. Nevertheless, it is acknowledged that cultural values held by Manuwhenua may be affected by the proposal in terms of earthworks cut.
- 9.47 The Site has not been identified on the New Zealand Archaeological Association's Site Recording Scheme as an archaeological site. If any heritage item is discovered, then the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol will be followed.
- 9.48 Overall, the effects of the proposal relating to cultural and archaeological values are considered to be less than minor.

#### Summary

- 9.49 Overall, I consider that the proposal will result in less than minor adverse effects on the environment.

## 10.0 OBJECTIVES AND POLICIES

- 10.1 The relevant objectives and policies are found in Part 4: *District Wide Issues*, Part 5: *Rural Areas* and Part 15: *Subdivision, Development and Financial Contributions* of the ODP and Chapter 6: *Landscapes*, Chapter 21: *Rural*, Chapter: 27 *Subdivision and Development* and Chapter 29: *Transport* of the PDP.
- 10.2 The proposal has been assessed against the objectives and policies of the ODP and PDP. Please refer to the assessment attached as **Appendix P**. Overall I consider that the proposal is consistent with the objectives and policies contained within the ODP and PDP.

- 10.3 A weighting assessment in relation to the ODP and PDP is only required if the conclusions reached under either planning document are different (i.e. the assessment under one plan concludes that consent can be granted and the other concludes that consent should be refused).
- 10.4 In this case the proposal is considered to not be contrary to objectives and policies in the ODP and PDP, and therefore as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

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

- 11.1 As the proposed development involves the subdivision of land the applicant has elected to comply with the provisions of the NES by undertaking an assessment of the most up to date information about the Site and surrounding area that Council holds. In addition, the applicant has undertaken an assessment of any information available from Otago Regional Council.
- 11.2 The Otago Regional Council holds no records for the Site that would indicate that a HAIL activity has been undertaken on the Site. Please refer to **Figure 15** below.



**Figure 15: ORC Contaminated land Search**

**Source: ORC GIS**

- 11.3 The Queenstown Lakes District Council holds no resource consents, building consents or any other information for the Site that would indicate that a HAIL activity has been undertaken on the Site.

- 11.4 Queenstown Lakes District Council’s hazard maps shows that there are no Dangerous Goods Licences and/or Potential Contaminated Sites on, or in the vicinity of, the application site.
- 11.5 The review of the relevant information held by Queenstown Lakes District Council and Otago Regional Council indicates that it is unlikely that an activity or industry described in the HAIL has been undertaken on the Site and as such I consider that the provisions of the NES do not apply.

## **12.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND**

- 12.1 The purpose of the National Policy Statement for Highly Productive Land (**NPS-HPL**) is to direct new housing development away from highly productive land, where possible and preventing inappropriate subdivision, use and development to ensure the availability of highly productive land for food and fibre production. Lifestyle blocks under 8ha in size have been identified as being more difficult to use in terms of viable productive use.
- 12.2 Land is considered to be highly productive under the NPS-HPL if it is zoned General Rural or Rural Production and it contains Land Use Capability (LUC) 1, 2 or 3 soils. The Site is identified on the Landcare Research Our Environment Maps as being LUC Class 4, please refer to **Figure 5** above. LUC Class 4 is defined as arable land with significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry. Some Class 4 is also suitable for viticulture and berry fruit.
- 12.4 As the Site is identified as containing LUC Class 4 I consider that the NPS HPL does not apply.

## **13.0 SECTION 106 OF THE ACT**

- 13.1 A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.
- 13.2 In this instance, based on the assessments undertake by J. Mynett – Johnson and F. Wilson, and H Wadworth-Watts, I consider that the proposed subdivision will not accelerate material damage from natural hazards.

- 13.3 Sufficient legal and physical access can be made to both Lots 1 and 2.
- 13.4 Overall I consider that the proposed subdivision will not accelerate or increase the likelihood of material damage from natural hazards and physical and legal access can be provided to each lot.

## 14.0 PART II OF THE ACT

- 14.1 Under Part 2 of the Act Section 5 sets out the purpose of the Act as follows:

**5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
  - and*
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
  - and*
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

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

- 14.3 The Site is located within the Rural Zone. The Site is located within an area that is able to absorb change with the development not being visible in most views. Alterations to the landscape that the proposal will bring will be visually inconspicuous as well as being in accord with the existing rural living character.



14.4 Overall I consider that the proposed development represents the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.

14.5 Section 6 of the Act sets out matters of national importance which must be taken into consideration in achieving the purpose of the Act. In this instance there are no relevant matters of national importance.

14.6 Section 7 of the Act sets out other matters that must be taken into consideration in achieving the purpose of the Act. The relevant other matters set out in Section 7 are as follows:

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

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

14.7 Having had regard to the other matters set out in Section 7 of the Act I consider that the proposal represents the efficient use and development of natural and physical resources (*Section 7(b)*), the consideration and maintenance of the surrounding environment (*Section 7(f)*) and ensuring that the character and amenity of the surrounding zone is maintained (*Section 7(c)*). I therefore consider that the proposed development achieves the purpose of the Act.

## 15.0 CONCLUSION

- 15.1 Subdivision consent is sought to create two Lots, along with land use consent for the identification of a residential building platform and to vary Conditions e(i) and (v) of Consent Notice 11244121.3 to allow for water tanks and a corner of the garage to be outside of the proposed building platform and for the roof pitch of the main house to be 11 degrees. Overall, the proposed activity requires a discretionary activity consent.
- 15.2 The proposed development is not precluded from public or limited notification under s95A and Section 95B of the Act, however it is considered that the adverse effects of the proposal will be less than minor, and no special circumstances warrant notification. I therefore consider that the proposal can be processed without public or limited notification and that pursuant to Section 104A of the Act, resource consent is granted for the development as proposed.

Yours faithfully,

**Southern Land Ltd,**



Ella Hardman

**Environmental Planner**

**BCom, PGDip Arts Planning, Assoc, NZPI**



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **340975**  
**Land Registration District** **Otago**  
**Date Issued** 03 September 2007

**Prior References**  
OT15B/546 OT16B/182

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**Estate** Fee Simple  
**Area** 4.0009 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 385106

**Registered Owners**  
Rafe Ian Maclean, Michelle Louise Mitchell and Thomas William Evatt

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**Interests**

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Subject to a right to convey water over part marked AD5-AD6 on DP 385106 specified in Easement Certificate 872236.1 - 14.12.1994 at 11:26 am

Appurtenant hereto is a right to convey water and electricity specified in Easement Certificate 872236.1 - 14.12.1994 at 11:26 am

The easements specified in Easement Certificate 872236.1 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey water specified in Easement Certificate 5001565.6 - 8.5.2000 at 2:55 pm

5041484.1 Gazette Notice (2001/1044) declaring adjoining road (S.H. No 6) to be limited access road - 11.5.2001 at 9:31 am

Appurtenant hereto is a right of way, right to convey water, electricity & telecommunications transmission right created by Transfer 5734753.6 - 19.9.2003 at 9:00 am

The right of way and right to convey water easements created by Transfer 5734753.6 are subject to Section 243 (a) Resource Management Act 1991

7526149.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.9.2007 at 9:00 am

Land Covenant in Easement Instrument 7526149.6 - 3.9.2007 at 9:00 am

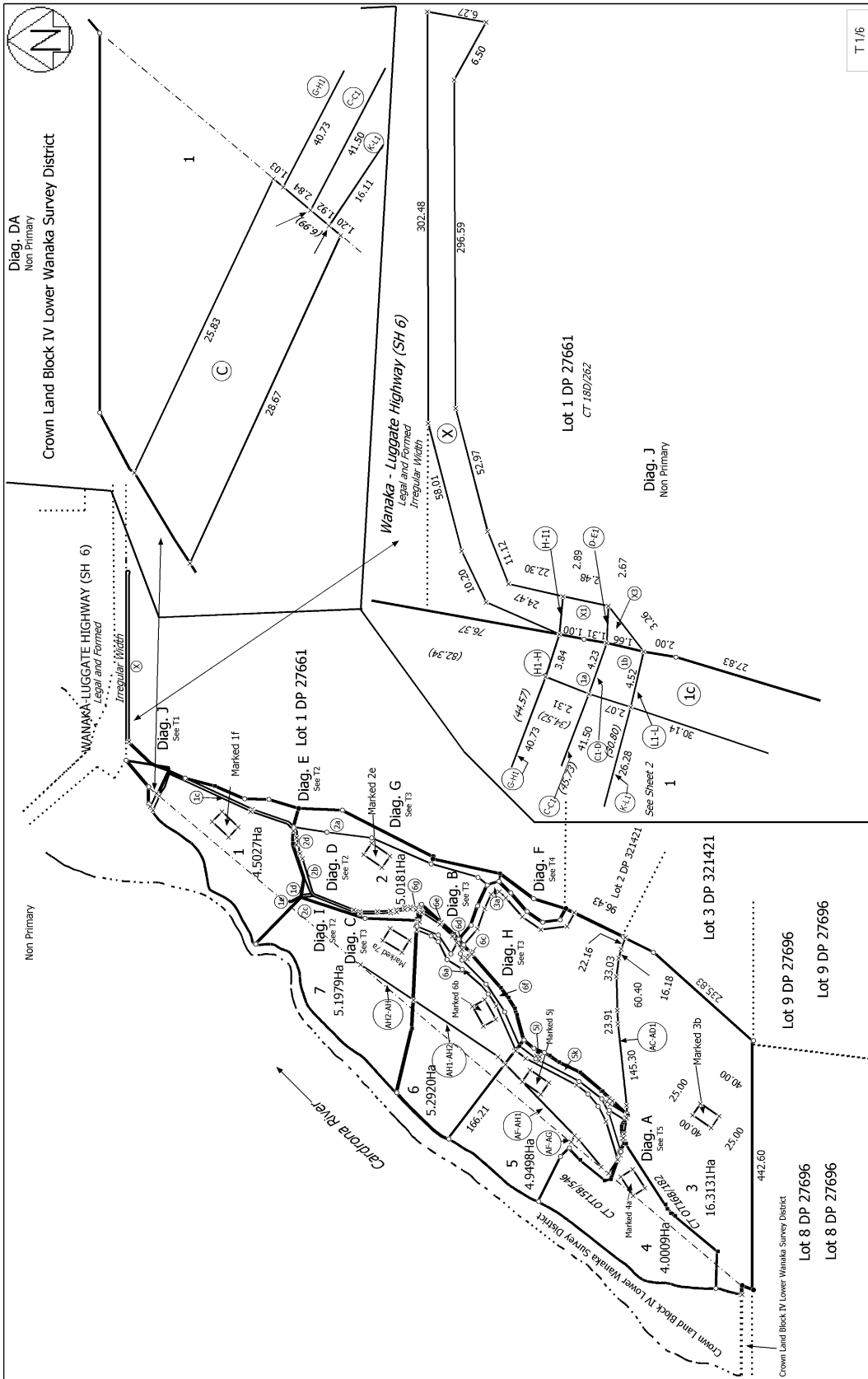
Appurtenant hereto is a right of way, right to operate and maintain a bore and a right to convey water and electricity created by Easement Instrument 7526149.11 - 3.9.2007 at 9:00 am

The easements created by Easement Instrument 7526149.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7526149.11 - 3.9.2007 at 9:00 am

Fencing Covenant in Transfer 7553131.1 - 27.9.2007 at 12:34 pm

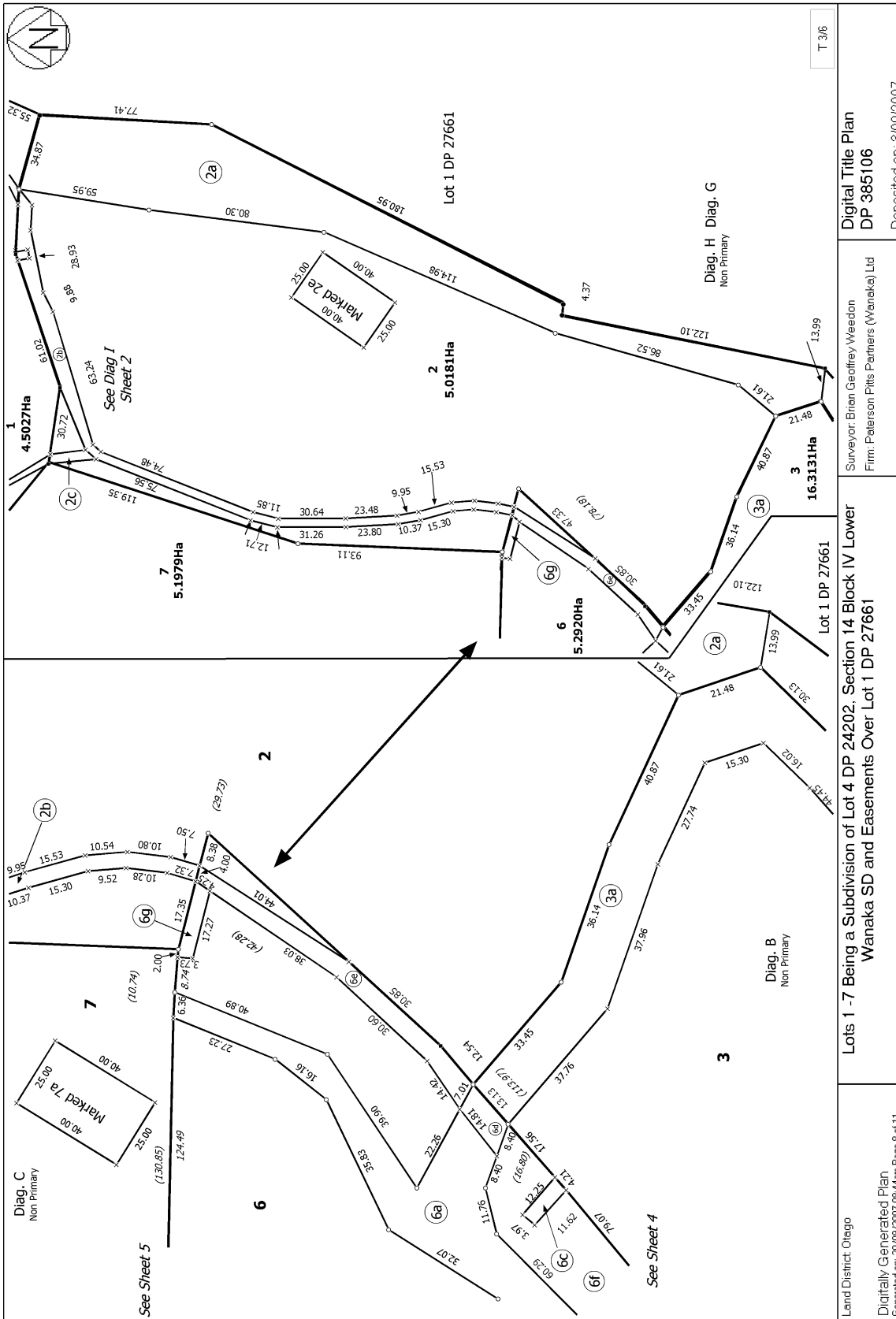
7884534.1 Mortgage to Kiwibank Limited - 10.9.2008 at 3:53 pm



<p>Land District: Otago</p> <p>Digitally Generated Plan</p> <p>Generated on: 20/09/2007 08:44am Page 6 of 11</p>	<p>Lots 1 -7 Being a Subdivision of Lot 4 DP 24202, Section 14 Block IV Lower Wanaka SD and Easements Over Lot 1 DP 27661</p>	<p>Surveyor: Brian Geoffrey Weedon</p> <p>Firm: Paterson Pitts Partners (Wanaka) Ltd</p>	<p>Digital Title Plan</p> <p>DP 385106</p> <p>Deposited on: 3/09/2007</p>
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T 1/6



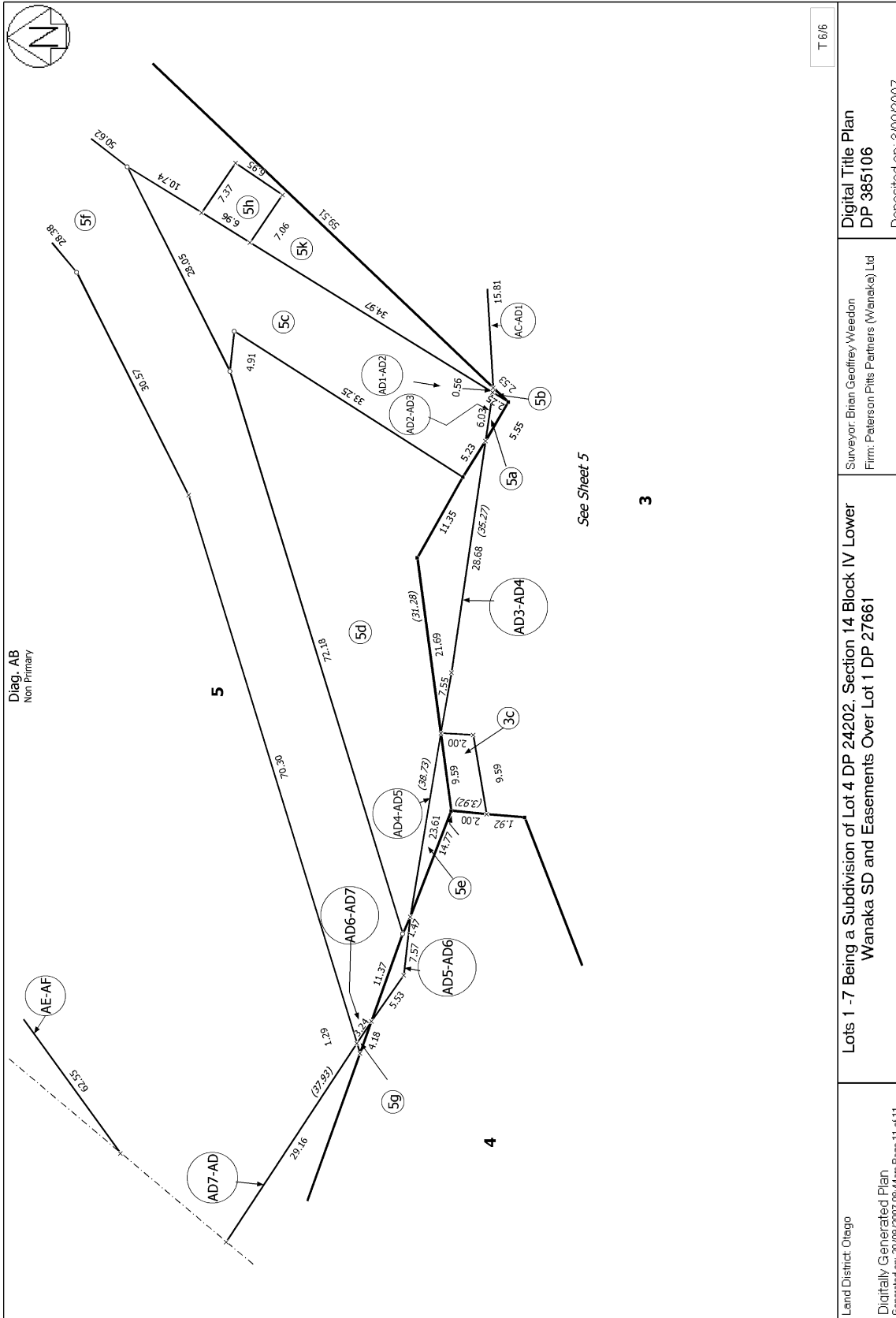


Land District: Otago	Surveyor: Brian Geoffrey Weedon Firm: Paterson Pitts Partners (Wanaka) Ltd	Digital Title Plan DP 385106
Digitally Generated Plan Generated on: 20/03/2024 08:44am Page 6 of 11	Lot 1 - 7 Being a Subdivision of Lot 4 DP 24202, Section 14 Block IV Lower Wanaka SD and Easements Over Lot 1 DP 27661	Deposited on: 3/09/2007
T 3/6	Diag. H Diag. G Non Primary	Lot 1 DP 27661
Diag. C Non Primary	Diag. B Non Primary	Lot 1 DP 27661









T 6/6

Digital Title Plan  
DP 385106

Surveyor: Brian Geoffrey Weedon  
Firm: Paterson Pitts Partners (Wanaka) Ltd

Lots 1 -7 Being a Subdivision of Lot 4 DP 24202, Section 14 Block IV Lower  
Wanaka SD and Easements Over Lot 1 DP 27661

Land District: Otago  
Digitally Generated Plan  
Generated on: 20/03/2024 08:44:56 Page 11 of 11

Deposited on: 3/09/2007

**CONO 7526149.2 Cons**

Cpy - 01/01, Pgs - 004, 10/09/07, 14:49



DocID: 212060428

**IN THE MATTER** of Lots 1 -7 being a  
Subdivision of Lot 4 DP 24202, Section  
14 Blk IV Lower Wanaka Survey  
District and Easements Over Lot 1 DP  
27661 being Deposited Plan 385106

AND

**IN THE MATTER** of Resource  
Consent RM 010375 Queenstown Lakes  
District Council

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

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**PATERSON PITTS PARTNERS LTD  
REGISTERED SURVEYORS  
WANAKA**

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**IN THE MATTER** of Lots 1 -7 being a Subdivision of Lot 4 DP 24202, Section 14 Blk IV Lower Wanaka Survey District and Easements Over Lot 1 DP 27661 being Deposited Plan 385106

**AND**

**IN THE MATTER** of Resource Consent RM 010375 Queenstown Lakes District Council

## **OPERATIVE PART**

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments: -

- |                     |                     |
|---------------------|---------------------|
| 1) Lot 1 D.P 385106 | 5) Lot 5 D.P 385106 |
| 2) Lot 2 D.P 385106 | 6) Lot 6 D.P 385106 |
| 3) Lot 3 D.P 385106 | 7) Lot 7 D.P 385106 |
| 4) Lot 4 D.P 385106 |                     |

## **Conditions**

- (a) At the time a dwelling is erected on any of Lots 1 to 7, domestic water and fire fighting storage is to be provided by a standard 23,000 litre tank. Of this total capacity, a minimum of 14,000 litres shall be maintained at all times as a static fire fighting reserve. A fire fighting connection is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with Fire Service equipment the fittings are to comply with the following standard. Either:
- 70 mm Instantaneous Couplings (Female) NZS 4505, or
  - 100 mm and 140 mm Suction Coupling (Female) NZS 4505. (hose tail is to be the same diameter as the threaded coupling, eg: 140 mm coupling has 140 mm hose tail)

The connection shall have hardstand areas adjacent to it to allow a fire service appliance to park on it. Access shall be maintained at all to the hardstand area.

- (b) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2000 for the presence of E.coli, by the management group for the lots, and the results forwarded to the Principal: Resource Management – CivicCorp or the Queenstown Lakes District Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2000 are met or exceeded.
- (c) In the event that the number of persons to be accommodated on any of Lots 1 to 7 is to be greater than five then the Queenstown Lakes District Council will require commensurate increases in the water supply to that lot at the rate of 200 litres per extra person per day.
- (d) At the time that a dwelling is proposed on Lots 1 to 7 the owner for the time being shall engage a suitably qualified engineer to design an effluent disposal system in terms of AS/NZS 1547:2000 that will provide sufficient treatment / renovation to effluent from on-site disposal, prior to discharge to land. To maintain high effluent quality such a system would require the following:
  - a. Specific design by a suitably qualified professional engineer.
  - b. A requirement that each lot must include systems that achieve the levels of treatment determined by the specific design.
  - c. Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
  - d. Intermittent effluent quality checks to ensure compliance with the system designer's specification.

Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore.

(e) Design Control

- (i) All buildings shall be constructed on the approved building platform for the lot.
- (ii) Exterior walls shall be clad in timber, plaster, schist, stone generic to the area, or corrugated iron/coloursteel. All exterior cladding shall be of low reflectivity and shall be in natural tones or in the darker range of brown, tussock, green or grey.
- (iii) Roof cladding shall be in steel or natural products such as timber shingles.

Roofing materials shall be of low reflectivity, and all steel shall be in the range of green or grey.

- (iv) Maximum heights for all buildings shall be as follows:
  - Lot 1 - 5.5 metres
  - Lot 2 - 5.5 metres
  - Lot 3 - 5.5 metres
  - Lot 4 - 4.5 metres
  - Lot 5 - 4.5 metres
  - Lot 6 - 4.5 metres
  - Lot 7 - 4.5 metres
- (v) Roof pitch shall be between 15 and 45 degrees. Flat roofs are permitted as connections between structures and shall not exceed 20% of the total roof area.
- (vi) All building construction shall be completed within 12 months of the building being used for its intended purpose.
- (vii) All fencing is restricted to standard 6 wire post and wire stock fencing and standard wire mesh and post deer fencing.
- (viii) At the time a dwelling is proposed on any of Lots 1 - 7, a landscaping plan shall be submitted to the Principal: Resource Management for approval. The landscape plan shall be designed to enhance the structural planting undertaken on the site with the objective of integrating the dwelling into the landscape with species that are complementary to the structural planting plan, and reducing potential visibility of dwellings from Riverbank Road. Linear and shelter belt plantings shall not be permitted. Cluster and contour planting for amenity purposes shall be undertaken in accordance with the structural planting undertaken. Prior to any development of the lot, a landscaping plan in accordance with the structural landscaping on the site shall be submitted for approval to the Principal: Resource Management (CivicCorp).

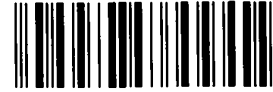
Dated this 26<sup>th</sup> day of June 2007

  
.....  
Authorised Officer

**Easement instrument to grant easement or profit à prendre, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

**EI 7526149.11 Easeme**

Cpy – 01/01, Pgs – 018, 10/09/07, 14:54



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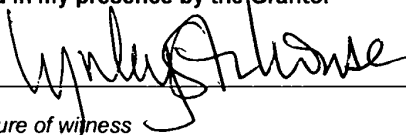
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Otago


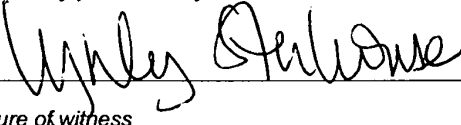
Grantor *Sumame must be underlined*  
CARDRONA RIVERSIDE LIMITED

Grantee *Sumame must be underlined*  
CARDRONA RIVERSIDE LIMITED

Grant\* of easement or profit à prendre or creation of covenant  
**The Grantor**, being the registered proprietor of the servient tenements(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or ~~profits à prendre~~ set out in Schedule A, and creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 30 August day of August 2007

 DIRECTOR	Signed in my presence by the Grantor 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness Name <b>LYNLEY STENHOUSE</b> Occupation <b>CLINICAL PSYCHOLOGIST</b> Address <b>AUCKLAND</b>
Signature [common seal] of Grantor	

 DIRECTOR	Signed in my presence by the Grantee 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness Name <b>LYNLEY STENHOUSE</b> Occupation <b>CLINICAL PSYCHOLOGIST</b> Address <b>AUCKLAND</b>
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952

[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used

**Annexure Schedule 1**

Easement Instrument

Dated

30/8/07

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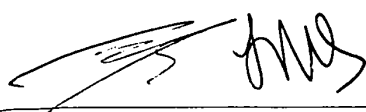
pages

**Schedule A**

(Continue in additional Annexure Schedule if required)

Purpose (nature and extent) of easement, profit, or covenant	Shown on deposited plan 385106	Servient Tenement (identifier/CT)	Dominant tenement (identifier/CT or in gross)
Right of way	3a	340974	340972; 340973; 340975; 340976; 340977 & 340978
	6a & 6d	340977	340974; 340975; 340976; 340978
	5f	340976	340974 & 340975
	5g	340976	340975
	5a & 5c	340976	340974
	2a	340973	340972
Right to Operate and Maintain a Bore	1e	340972	340973
	5i	340976	340974; 340975; 340977; 340978
Right to convey water	1d & 1e	340972	340973
	2c	340973	340972
	2b & 2d	340973	340972
	6g	340977	340978
	6c, 6d, 6e & 6f	340977	340974, 340975, 340976, 340978
	5a, 5b, 5c, 5d, 5e, 5h, 5i & 5k	340976	340974, 340975, 340977 & 340978
Right to convey electricity	2c, 2b & 2d	340973	340972
	1d & 1e	340972	340973
	5h, 5i, & 5k	340976	340974, 340975, 340977 and 340978
Covenant to contribute to maintenance of main access		340972, 340973, 340974, 340975, 340976, 340977 & 340978	340972, 340973, 340974, 340975, 340976, 340977 & 340978

**All signing parties and either their witnesses or solicitors must sign or initial in this box**



**Annexure Schedule 1**

Easement Instrument	Dated <u>30/8/</u>	2007	Page <u>3</u> of <u>18</u>	Pages
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**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 1].

Covenant provisions

~~Delete phrases in [ ] and insert memorandum number as required.~~

~~Continue in additional Annexure Schedule as required.~~

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

Annexure Schedule 1.

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Easement Instrument

Dated 30/8 2007

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*\*Insert type of Instrument**Continue in additional Annexure Schedule if Required.***RIGHTS, POWERS, CONDITIONS AND COVENANTS****1 INTERPRETATION****1.1 Definitions**

In this instrument unless the context otherwise requires:

- a **The Instrument** means this Easement Instrument (including these conditions) as it may be varied from time to time.
- b **These Conditions** means these conditions as they may be varied from time to time.
- c **Costs** means the Costs of the design, installation, creation, establishment, repair, maintenance and serving of any Installation of any sort used or needed for the proper exercise of the rights created by this Instrument.
- d **Dominant Land** in relation to any easement means the land described in the first schedule to which the relevant easement is appurtenant.
- e **Driveway** means the Driveway used to access the Dominant Land, other Dominant Land and Servient Land across the Right of Way Areas and includes, without limitation, all surfaced and unsurfaced carriageways, footpaths, curbing, channelling, lighting, landscaping, plants, physical features, traffic control systems, crossings, parking areas (if specifically identified on the Plan), electricity supplies for the operation of the Driveway and anything else installed within the Right of Way Area to allow or facilitate access to the Dominant Land, the other Dominant Land and the Servient Land. A reference to the Driveway specifically in relation to one or more of the Right of Way Areas means that part of the Driveway that is contained within those Right of Way Areas.
- f **Easement** means an easement recorded by this Instrument.
- g **Electricity supply area** means that part of the land described in the schedule as being subject to a right to convey electricity.
- h **Electricity supply easement** means the rights recorded in this Instrument in relation to each Electricity Supply Area.
- i **Electricity Supply System** means the system used to supply electric power to the Dominant Land, other land and Servient Land through the Electricity Supply Area and includes (without limitation) all Lines, cables wires conduits terminals supply points transformers manholes power poles boxes and anything else installed within the Electricity Supply Area to allow the Electricity Supply System to supply electric power to all the Dominant Land, the other Dominant Land and the Servient Land. A reference to the

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*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

Electricity Supply System specifically in respect of one or more of the Electricity Supply Areas means that part of the Electricity Supply System that is contained within those Electricity Supply Areas

- j **Installation** means any plant, fitting, fixture or improvement placed upon the Servient Land in any area described in the schedule as being subject to an easement and including, but without limitation, any formed roadway, Driveway, pipes, conduit, Lines, cables, water tanks, storage areas, races, gates, pumps, structure, Electricity Supply System, Sewage System, Water Drainage System, Telecommunications Equipment and Water Supply System or other equipment essential or ancillary to the nature of the easements for which provision is made in this Instrument.
- k **Line or Lines** means a wire, cable or conductor of any kind (including fibre optic cable) used or intended to be used for telecommunication or the transmission of electricity and includes any pole, mast, transmitter, receiver, amplifier, machinery, insulator, casing, tunnel or other equipment or material used or intended to be used for supporting the such a wire, cable or conductor or relating to or ancillary to telecommunication or the conveyance of electricity and includes any part of a line or lines and includes existing lines and existing works as defined by the Telecommunications Act 2001 and the Telecommunications (Residual Provisions) Act 1987 and any amendments.
- l **other Dominant Land** means the land (other than the Dominant Land and the Servient Land) that from time to time is to have the benefit of the water supply system, the electricity supply system, or any of the right of way areas as the case may be.
- m **Other rights** means rights granted by the grantor to other users on the same or similar terms and conditions as the rights granted under this Instrument.
- n **Right** means any right granted by this Instrument.
- o **Right of Way Area** means that part of the land described in the schedule as being subject to a Right of Way Easement.
- p **Right of Way Easement** means the rights recorded by this Instrument in relation to each Right of Way Area.
- q **Servient Land** in relation to any easement means the land described in the schedule that is subject to the relevant easement.
- r **The Grantee** in relation to each easement means the registered proprietor for the time being of the Dominant Land to which the relevant easement is appurtenant.
- s **The Grantee and other authorised persons** in relation to any easement means the Grantee and the agents, employees, contractors, tenants,

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Easement Instrument

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Continue in additional Annexure Schedule if Required.

licensees and invitees of the Grantee and all other persons authorised or invited by the Grantee to enjoy the relevant easement and, where the context so admits, means any of such persons.

t **The Grantor** in relation to each easement means the registered proprietor for the time being of the Servient Land that is subject to the relevant easement.

u **the Grantor and other authorised persons** in relation to any easement means the Grantor and the agents, employees, contractors, tenants, licensees and invitees of the Grantor and all other persons authorised or invited by the Grantor to enjoy the relevant easement and, where the context so admits, means any of such persons.

v **The Plan** means deposited plan No 385106 Otago Registry.

w **Water Bore** means a bore drilled into the ground in the Water Bore Area and includes all casing and other ancillary equipment necessary to maintain the bore, and electric pump, cabling, Lines, pump housing, electrical installations and all other ancillary equipment necessary to enable the Grantee to draw water from the bore and convey it to the Dominant Land

x **Water Bore Area** means that part of the land described in the schedule as being subject to a right to operate and maintain a bore.


y **Water Bore Easement** means the rights recorded in the Instrument in relation to each Water Bore Area.

z **Water Supply System** means the system used to convey water from the Dominant Land, other Dominant Land and Servient Land through the Water Supply Areas and includes (without limitation) all pumps, pipes, conduits, tanks, electrical installations, water treatment equipment, Switchboard and control equipment, header pressure tank, underground reticulation, restrictor valves, insulated pump shed, heater, thermostat and anything else installed within the Water Supply Area to allow the Water Supply System to take Water from the Dominant Land, the other Dominant Land and the Servient Land. A reference to the Water Supply System specifically in respect of one or more of the Water Supply Areas means that part of the Water Supply System that is contained within those Water Supply Areas.

aa **Water Supply Area** means that part of the land described in the schedule as being subject to a right to convey water.

bb **Water Supply Easement** means the rights recorded by this Instrument in relation to each Water Supply Area.

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Easement Instrument

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**1.2 Interpretation.**

A description of an easement in the schedule to this instrument shall be interpreted according to the intent rather than the exact wording used. As an example, an easement described in the schedule as a Right to Convey Electricity shall be treated as being a right to convey electric power.

**2 TERM OF GRANT.**

**2.1 Each grant shall be for all time.**

No power is implied in respect of any easement for the Grantor to determine the easement for breach of any provision in this Instrument (whether express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time unless it is surrendered.

Despite this clause, provision may be made in these conditions for the rights granted by an easement to be suspended.

**3 PROTECTION OF RIGHTS**

**3.1 Grantor must not interfere with rights.**

Subject to any express provision to the contrary in this Instrument, the Grantor shall not do any act that impedes, interferes with or restricts the Rights of the Grantee and other authorised persons and other users of that Right in relation to any easement.

**3.2 No other parties may interfere with rights**

No party shall at any time do anything which will or which may prevent or interfere with the right of way and free passage of water, electricity or telecommunications through any Water Supply System, Electricity Supply System or Telecommunication Equipment.

**3.3 Prohibition on planting, structures or buildings**

No party may construct any building or structure or plant any tree or shrub in a position such as may damage any Installation installed for the purposes of the Grants in this Instrument nor shall any party do any act or refrain from doing any act which will, in any way, interfere with the full use and enjoyment of the rights created by this easement by any other party.

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**4 RIGHTS OF ACCESS**

**4.1 Access on to Servient Land.**

The Grantee may, for the purposes of fulfilling any obligation of the Grantee under this Instrument or in order to construct or maintain the efficiency of any installation for the purposes of laying, inspecting, cleansing, repairing, maintaining and renewing the installation to ensure the continued and better enjoyment of the rights evidenced in this Instrument:

- a enter the Servient Land with or without agents, employees and contractors with all necessary tools, implements, machinery, vehicles or equipment; and
- b remain on the Servient Land for such time as is reasonable for performing such obligation.

**4.2 Grantee must not damage Servient Land**

In exercising any rights under this clause the Grantee shall:

- a cause as little damage, disturbance, inconvenience and interruption to the Servient Land and to the use of the Servient Land as is reasonably necessary; and
- b forthwith make good any damage done to the Servient Land and to the occupier of the Servient Land.

**5 DEFAULT**

**5.1 Service of default notice.**

If any party (the defaulting party) neglects or refuses to perform or join with the other party (the other party) in performing any obligation under this Instrument the other party may serve upon the defaulting party a written notice (a default notice) requiring the defaulting party to perform or to join in performing such obligation and stating that, after the expiration of seven days from service of the default notice the other party may perform such obligation.

**5.2 Failure to comply with the default notice.**

If at the expiry of the default notice the defaulting party still neglects or refuses to perform or join in performing the obligation the other party may perform such obligation.

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*Continue in additional Annexure Schedule if Required.*

The other party may for the purpose of performing the obligation, enter the relevant Servient Land or Dominant Land and carry out any work.

**5.3 Defaulting party responsible for the costs of works performed and of the Default notice.**

The defaulting party shall be liable to pay to the other party the Costs of the default notice and the defaulting party's share of the Costs incurred in performing such obligation

The other party may recover from the defaulting party as a liquidated debt any money payable pursuant to this subclause.

**6 COSTS**

**6.1 Costs shared on a fair and reasonable basis.**

Except as provided in this clause or otherwise specified in relation to any specific easement contained in this Instrument, each party having the benefit of any installation for which provision is made in this Instrument shall be liable to make a fair and reasonable contribution towards the Costs of any installation having regard to the extent of usage and benefit enjoyed by the respective users of the installation.

**6.2 Deliberate act or omission**

Where any Costs are incurred as a result of a deliberate act or omission of any party then that party shall be responsible for the payment of all Costs attributable to that act or omission.

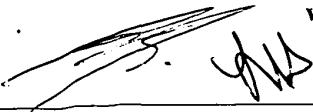
**6.3 Costs attributable to a breach of covenants**

Where any Costs are attributable to any breach of the provisions of this Instrument then the party in breach of this Instrument shall meet the Costs so attributable.

**6.4 Costs where benefit is for one party**

If any Costs are incurred for the benefit of one party only, for example and not by way of limitation, by way of upgrading any installation as a result of increased demand attributable to that party then the Costs so incurred shall be borne by that party as shall any ongoing Costs to the extent that they are attributable to the additional works undertaken to satisfy the demands of the party concerned.

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**6.5 Extraordinary use of Driveway.**

The driveway is damaged in any way as a result of extraordinary use, the party responsible for the use must prepare the Driveway at that party's cost immediately after the use.

For the purposes of this clause, extraordinary use includes use by heavy-laden trucks or heavy machinery and which damages the running surface of the Driveway.

**6.6 Separate fund for ongoing Costs**

If any installation involves ongoing Costs, whether by way of maintenance, repair, cleaning, service charges or other liabilities or a regular nature, any party may require the other parties to contribute to a fund, to be held in a bank account opened in the name of all parties having the benefit of the installation.

Each party shall contribute to the ongoing Costs by making payments quarterly in advance of the greater of:

- a That party's share of the Costs for the twelve (12) months immediately preceding; or
- b That party's share of any Costs for which the parties may budget for the ensuing twelve (12) month period.

**6.7 Shortfall must be paid on demand**

Any party short-paying that party's share of the Costs shall make up any payment forthwith on demand and failing payment shall meet any additional Costs, including bank fees, charges, interest or otherwise incurred as a result of the short-payment.

**6.8 Surplus to be retained as a credit**

Where payments in any twelve (12) months period exceed the Costs incurred during that period, the amount of the excess shall stand as a credit to that party's account in order to meet Costs payable for the ensuing year unless all parties otherwise agree to distribute any excess payment.

**7 COSTS OF COMMUNAL WATER SUPPLY**

**7.1 Fixed charges are shared equally.**

Where the Dominant Land, Servient Land or any other Dominant Land share a communal water supply, the parties will share equally the line charges payable to the

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electricity provider, costs of maintaining any consent to install and operate the bore together with all other standard costs not influenced by the extent of usage.

**7.2 Other charges are apportioned based on usage**

Costs influenced by the extent of usage such as all costs of maintenance, repair, supply of electricity (other than the standard line charge) and other variable costs shall be borne in proportion to the volumes of water used by the Dominant Land, Servient Land any other Dominant Land.

**7.3 Arbitration in the case of dispute**

If the parties are unable to agree on the allocation of costs, any dispute shall be resolved by arbitration in accordance with this Instrument.

**7.4 Measuring valve to determine water usage**

Each party to the communal supply shall install a measuring valve capable of recording the take of water for the benefit of the Dominant Land, Servient Land or any other Dominant Land and the measurements so recorded shall form the basis of calculating the variable costs.

**8 RIGHT OF WAY EASEMENT.**

**8.1 Grantee has the right of passage.**

The Grantee and other authorised persons shall have the right, in common with the Grantor and other authorised persons, to pass and re-pass:

- a on foot with or without domestic animals of any kind; and
- b with motor and other vehicles laden and unladen, machinery and implements of any kind
- c for all purposes connected with the reasonable use and enjoyment of the Dominant Land over and along the Right of Way Area.

**8.2 Grantee may establish driveway.**

The Grantee shall have a right to establish a driveway and, if necessary, to effect repairs to any existing driveway.

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**8.3 Access for construction maintenance and upkeep**

The Grantee may carry out any necessary construction maintenance and upkeep, where necessary altering the state of the land in the Right of Way Area.

**8.4 Driveway must not be obstructed**

Any driveway established in a Right of Way Area shall be kept clear at all times of all obstructions whether caused by parked vehicles, deposit of materials or any other unreasonable impediment to the use and enjoyment of the carriageway.

**9 WATER BORE EASEMENT**

**9.1 Right to establish and operate water bore**

The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to install a bore in the Water Bore Area and to pump water from the bore and lead it from the Water Bore Area to the Dominant Land.

**9.2 Property in water bore**

The water bore shall be the property of the registered proprietor of the Servient Land.

**10 WATER SUPPLY EASEMENTS**

**10.1 Right to establish and operate water supply system**

The Grantee and other authorised persons shall have the right, in common with the Grantor and all others having the like right, to convey and lead water in free and unimpeded flow (except during any periods of necessary cleaning, renewal and/or repair) through Water Supply System laid or to be laid under the surface of and through the soil of the Water Supply Area to the Dominant Land.

**10.2 Property in water supply system.**

The Water supply system, insofar as is situated on Servient Land, shall be the property of the registered proprietor of the Servient Land

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*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

**11 MANAGEMENT OF THE WATER SUPPLY SYSTEM.**

**11.1 Water supply system is for domestic use only.**

Rights in respect of the water supply system may be exercised only for the purposes of obtaining water for domestic purposes.

For the purposes of this clause, a domestic purpose includes irrigation of vegetable or ornamental gardens established on a curtilage not exceeding 2000 square meters.

**11.2 Maximum take of water**

Each party having the right to take water from the water supply system shall be entitled to draw a supply of no less than 1,000 litres of potable water per day with a maximum of 5000 litres of potable water per day.

**11.3 Restricted Supply**

The permissible draw of water shall be reduced in the event of any shortage. All parties must comply with any directions of the Regional Council or any other territorial authority having jurisdiction over the taking of water.

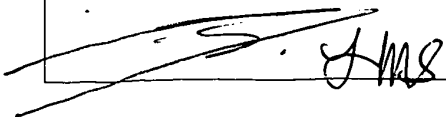
At any times of water shortage, in the absence of any directions or restrictions imposed by the Regional Authority, the registered proprietors of the Dominant Land, other Dominant Land and the Servient Land shall determine the permissible draw of water and, following such determination, restrictions shall be applied to each of the Dominant Lands.

If the territorial authority, regional Council or the parties to determine that restrictions shall apply, each party must install a restrictor valve on the supply pipeline leading to the Dominant Land and other Dominant Land.

**11.4 Installation of water tank**

All parties must install, on their own land and at their cost, a 23,000-litre water tank to be buried within 600 mm of ground level and shall maintain the tank in good operational order in accordance with territorial authority requirements for fire fighting and domestic water storage purposes.

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*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

**12 OPERATIONAL REQUIREMENTS OF WATER SUPPLY SYSTEM**

**12.1 Responsibilities of the registered proprietor of the Servient Land**

For the purposes of this clause 12 Servient Proprietor means the registered proprietor for the time being of each parcel of land servient to a Water Bore easement.

In order to ensure the efficient and orderly operation and maintenance of the water supply system, the Servient Proprietor :

- a Ensure that all permits and consents required for the water supply system are obtained and kept current;
- b Arrange for all necessary maintenance of an repairs to the water supply system be made to ensure the continued operation of the water supply system from the water bore to the boundaries of the land subject to the Water Bore Easement and the adjoining land;
- c Receive and arrange payment of all electricity charges and other payments necessary to ensure that the pumping and supply of water;
- d Maintain a separate bank account for all receipts and payments to the operation and maintenance of the water supply;
- e Regularly invoice the registered proprietor of the Dominant Land and other Dominant Lands to contribute to the costs of the water supply system.

**12.2 Registered proprietor of Servient Land entitled to expenses.**

The Servient Proprietors shall be reimbursed by the registered proprietors of the Dominant Land and other Dominant Land for all expenses paid by the Servient Proprietors of the Servient Land in performing the duties set out in clause 12.1.

Expenses incurred by the Servient Proprietors may be paid by that proprietor from any fund established for the purposes of meeting the costs of the water supply system.

**13 ELECTRICITY SUPPLY EASEMENTS**

**13.1 Establishment and enjoyment of Electricity Supply System**

The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to lead and convey electricity and electric impulses without interruption or impediment (except during any periods of necessary renewal and/or repair) through the Electricity Supply System laid or to be

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Registrar-General of Land**

Easement Instrument

Dated **30/8/2007**

Page **15** of **18** pages

*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

laid under the surface of and through the soil of the Electricity Supply Area to the Dominant Land.

**14 CONSENTS AND PERMITS.**

**14.1 Works must not be undertaken without consent.**

No party may undertake any work in respect of any installation where such work requires the consent of the territorial authority or any other authority, whether pursuant to the Resource Management Act 1991 or any Act passed in amendment or substitution thereof, the Building Act of 1991 or any Act in amendment or substitution thereof or any other enactment unless such consent is obtained.

All works shall be undertaken in accordance with the conditions of consent.

**15 DISPUTE RESOLUTION/ARBITRATION.**

**15.1 Disputes must be resolved by arbitration.**

All disputes relating to the implementation or interpretation of this Instrument or any of the matter pertaining to this Instrument shall be determined by an accordance with the provisions of this section.

**15.2 Issue of Dispute Notice**

The party alleging a dispute shall in writing notify the other party of the nature of the dispute.

All parties affected by the dispute must be given notice of the dispute.

**15.3 Parties to meet with a view to resolving dispute.**

The parties must meet in good faith and seek to resolve the dispute. Any party not attending a meeting called for the purposes of resolving a dispute shall be bound by the decision of the parties attending the meeting unless that party serves notice on all other parties requiring the matter to be dealt with by arbitration

Any notice served in accordance with this subclause must be served on all parties within 14 days of the date upon which the notifying party receives written notice of the determination of the dispute by the other parties.

**If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box**



**Annexure Schedule 1**

**2003/5038EF  
Approved  
Registrar-General of Land**

Easement Instrument

Dated **30/8/** 2007

Page **16** of **18** pages

*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

**15.4 Alternative Dispute Resolution.**

If the dispute is not resolved within 14 days of the notice to the other party of the existence of the dispute pursuant to clause 15.2, the parties shall seek to agree on a process for resolving the dispute through means other than litigation or arbitration, such as conciliation, or independent expert evaluation or determination, or meditation.

**15.5 Arbitration as a last resort**

If the parties cannot agree on a dispute resolution process in accordance with clause 15.4 within a further 14 days then;

- a The dispute shall be referred to Arbitration in accordance with the Arbitration Act 1996.
- b The Arbitration shall be commenced by either party giving to the other notice in written stating the subjected matter and details of the dispute or difference and that the parties desire to have the matter referred to Arbitration.
- c The Arbitration shall be by one Arbitrator if the parties can agree upon one and if not then by two Arbitrators, one to be appointed by each party and their Umpire to be appointed by the Arbitrators before they begin to consider the dispute or difference. The award in the Arbitration shall be final and binding on the parties.

**16 LIABILITY ONLY INCURRED BY REGISTERED PROPRIETOR.**

**16.1 Liability arises only during the course of ownership.**

A registered proprietor shall only be liable pursuant to this Instrument for liabilities and/or costs arising pursuant to this Instrument prior to the date that such registered proprietor ceases to be registered as proprietor of the land in respect of which the liabilities and/or costs arise.

**16.2 Existing liability not extinguished by sale.**

The registration of a transfer of a registered proprietor's interest in any land subject to this Instrument shall not operate to relieve the transferor from any liability arising pursuant to this Transfer prior to the date of registration of such transfer.

**If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box**



**Annexure Schedule 1**

2003/5038EF  
Approved  
Registrar-General of Land

Easement Instrument

Dated

30/8/2007

Page 17 of 18 pages

*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

**17 COVENANT TO MAINTAIN MAIN ACCESS.**

**17.1 Main access.**

For the purposes of this clause 17, the term "Main Access" means:

- a That part of lot 1 DP 321421 (Certificate of Title 85473) marked A,B,C,D,E,F, G,H,I & J on deposited plan 321421 and
- b that part of lot 2 DP 321421 (Certificate of Title 85474) marked K,L,M & N on Deposited Plan 321421

being the area in respect of which the parties hereto have a right-of-way by virtue of Transfer 5734753.6.

**17.2 Landscaping Obligations**

For the purposes of this clause 17, Landscaping Obligations means the obligation to contribute to the planting and maintenance of natural vegetation on the Main Access in accordance with the provisions of paragraph 3 of Transfer 5734753.6.

The landscaping obligation is to establish and maintain native vegetation that will grow to an average height of 2 metres in areas H,I,J,K,L, & N on DP 321421.

**17.3 Purpose of this clause 17**

The Grantor and the Grantee must contribute to the Costs in respect of the right-of-way easement specified in Schedule A to this Easement Instrument in accordance with the provisions of clause 6 of this Easement Instrument.

The Grantor and the Grantee must contribute to the costs of maintaining the Main Access in accordance with the provisions of paragraph 3 of Transfer 5734753.6.

The purpose of this clause is to determine the level of contribution to the costs of maintaining the Main Access including Landscaping Obligations by the Grantor and the Grantee inter se.

**17.4 Liability to contribute**

The Grantors covenant that they shall share equally such of the costs of maintaining the Main Access, including costs of the Landscaping Obligations, as are attributable to the land formerly comprised and described in certificates of title 16 B/182 and 15B/546 as determined pursuant to the provisions of Transfer 5734753.6.

If a fund is established in accordance with the provisions of clause 6.6 hereof, the Grantors shall make contributions to that fund in satisfaction of their liability

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Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

Easement Instrument

Dated

30/3/2007

Page 18 of 18 pages

*\*Insert type of Instrument*

*Continue in additional Annexure Schedule if Required.*

pursuant to this clause 17, in a manner determined according to clauses 6.6, 6.7 and 6.8.

**18 ENFORCEMENT OF COVENANTS.**

**18.1 Covenants are intended for the benefit of all registered proprietors.**

The purpose of this instrument is to establish and regulate a Right-of-way, water supply system, electricity supply system, water bore and telecommunications equipment for the common use and benefit of the Dominant Land, other Dominant Lands and the Servient Land.

The covenants, stipulations and restrictions contained in this Instrument shall bind the Grantor and other authorized persons and the Grantee and although authorized persons and may be enforced against the owners for the time being of the Dominant Land, other Dominant Land and the Servient Land.

**If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box**

Approved by Registrar – General of Land under no. 2002/6055  
**Easement instrument to grant easement or *profit à prendre*, or create land covenant**  
 Sections 90A and 90F, Land Transfer Act 1952

**EI 7526149.6 Easemen**

Cpy – 01/01, Pgs – 006, 10/09/07, 14:52



DocID: 212050442

Land Registration District

OTAGO

Grantor

*Surname must be underlined*

CARDRONA RIVERSIDE LIMITED

Grantee

*Surname must be underlined*

Ian Ferguson FARRANT as to a one half share, Rachel Helen FARRANT, Louise Elizabeth FARRANT and Catherine Anne WALKER

**Grant\* of easement or *profit à prendre* or Creation of covenant**

The Grantor, being the registered proprietor of the servient tenements(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profits à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this

30<sup>th</sup>

day of

June

2007

Cardrona Riverside Limited

Signed in my presence by the Grantor

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness Name Stanley Stenhouse

Occupation Clinical Psychologist

Address Auckland, New Zealand

Signature [common seal] of Grantor

Ian Ferguson Farrant

Signed in my presence by the Grantee

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness Name **Paul D. Kerridge**

Occupation **Solicitor**  
**Wanaka**

Signature [common seal] of Grantee

Address

Certified correct for the purposes of the Land Transfer Act 1952

[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used



**Annexure Schedule 1**

Easement Instrument

Dated

30 June 2007

Page

2

of

4

pages

**Schedule A**

(Continue in additional Annexure Schedule if required)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient Tenement (identifier/CT)	Dominant tenement (identifier/CT or in gross)
Covenant not to object to subdivision		16 B/182 and. 15B/546	18D/262

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [~~varied~~] [~~negatived~~] [~~added to~~] or [~~substituted~~] by:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

**Covenant provisions**

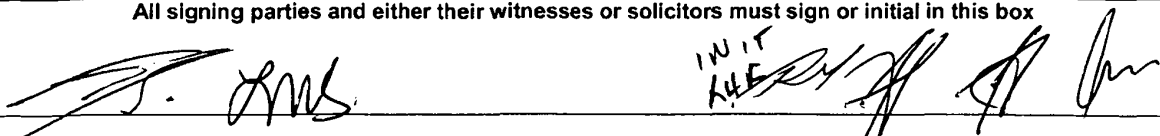
Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule as required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box



**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Covenant

Dated 30 Jun 2007

Page 3 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

**1 Covenant not to object to subdivision**

1.1 The Grantor covenants with the Grantee that the Granter will not:

1.1.1 Lodge any submission against any application by the Grantee to subdivide the dominant land into lots equal to or greater than 4 hectares in size;

1.1.2 Lodge any submission against any application by the Grantee to build a residential dwelling on any part of the Dominant Land provided that

(i) such dwelling is erected on a building platform approved by the Queenstown Lakes District Council at the time of subdivision consent and

(ii) such building complies with the site and zone standards specified in the Queenstown Lakes District Council Plan insofar as they relate to the building height and setbacks from internal boundaries.

1.2 For the purpose of clause 1.1, "Lodge any submission" means and includes personally or through any agent or servant directly or indirectly lodge or support in any way any objections or submission to any subdivision application pursuant to clause 1.1.1 or any application to build a residential dwelling pursuant to clause 1.1.2 ("the planning proposal") and includes taking part in any planning hearing or appeal arising in respect of the planning proposal whether as a party or otherwise.

1.3 This Covenant shall be binding on the grantor and subsequent owners and occupiers of the servient land in perpetuity and likewise shall be for the benefit of the dominant land in perpetuity.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.


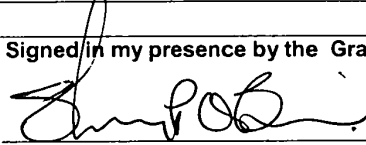
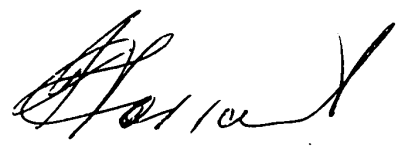
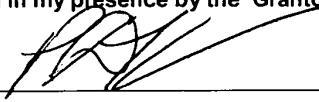

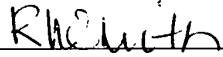
Annexure Schedule 1

2003/5038EF  
 Approved  
 Registrar-General of Land

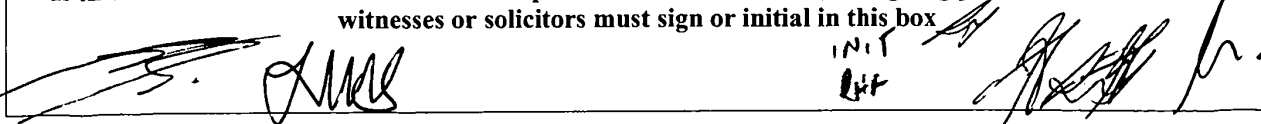
Dated 30 Jun 2007

Page 4 of 4 pages

Easement instrument

Continuation of Attestation	
 Rachel Helen Farrant	Signed in my presence by the Grantor  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness Name SHAWN O'BRIEN Occupation PLUMBER Address WELLINGTON
 Louise Elizabeth Farrant by her attorney Ian Ferguson Farrant	Signed in my presence by the Grantor  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness Name Paul D. Kerridge Occupation Solicitor Wanaka Address
 Catherine Anne Walker	Signed in my presence by the Grantor  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness Name <span style="border: 1px solid black; padding: 2px;">Rebecca Kathryn Smith                      Legal Executive                      Queenstown</span> Occupation

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box



**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, **IAN FERGUSON FARRANT** of Wanaka, Farmer HEREBY CERTIFY:

1. THAT by Deed dated the 5 July 2005, **LOUISE ELIZABETH FARRANT** of Wanaka, Solicitor appointed me her Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the death or otherwise of the said **LOUISE ELIZABETH FARRANT**.

SIGNED at Wanaka this 30 day of JUNE 2007

  
.....  
Attorney



# View Instrument Details

**Instrument Type** Transfer  
**Instrument No** 7553131.1  
**Status** Registered  
**Date & Time Lodged** 27 September 2007 12:34  
**Lodged By** Beech, Kimberley Marion

---

**Affected Computer Registers** **Land District**  
340975 Otago

---

## Transferors

Cardrona Riverside Limited

---

## Transferees

Rafe Ian Maclean and Michelle Louise Mitchell and Lisa Ann Thompson

---

## Clauses, Conditions or Intent

The transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 in favour of the transferor

---

## Transferor Certifications

I certify that I have the authority to act for the Transferor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Richard Guy Steven as Transferor Representative on 26/09/2007 09:49 AM

---

## Transferee Certifications

I certify that I have the authority to act for the Transferee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

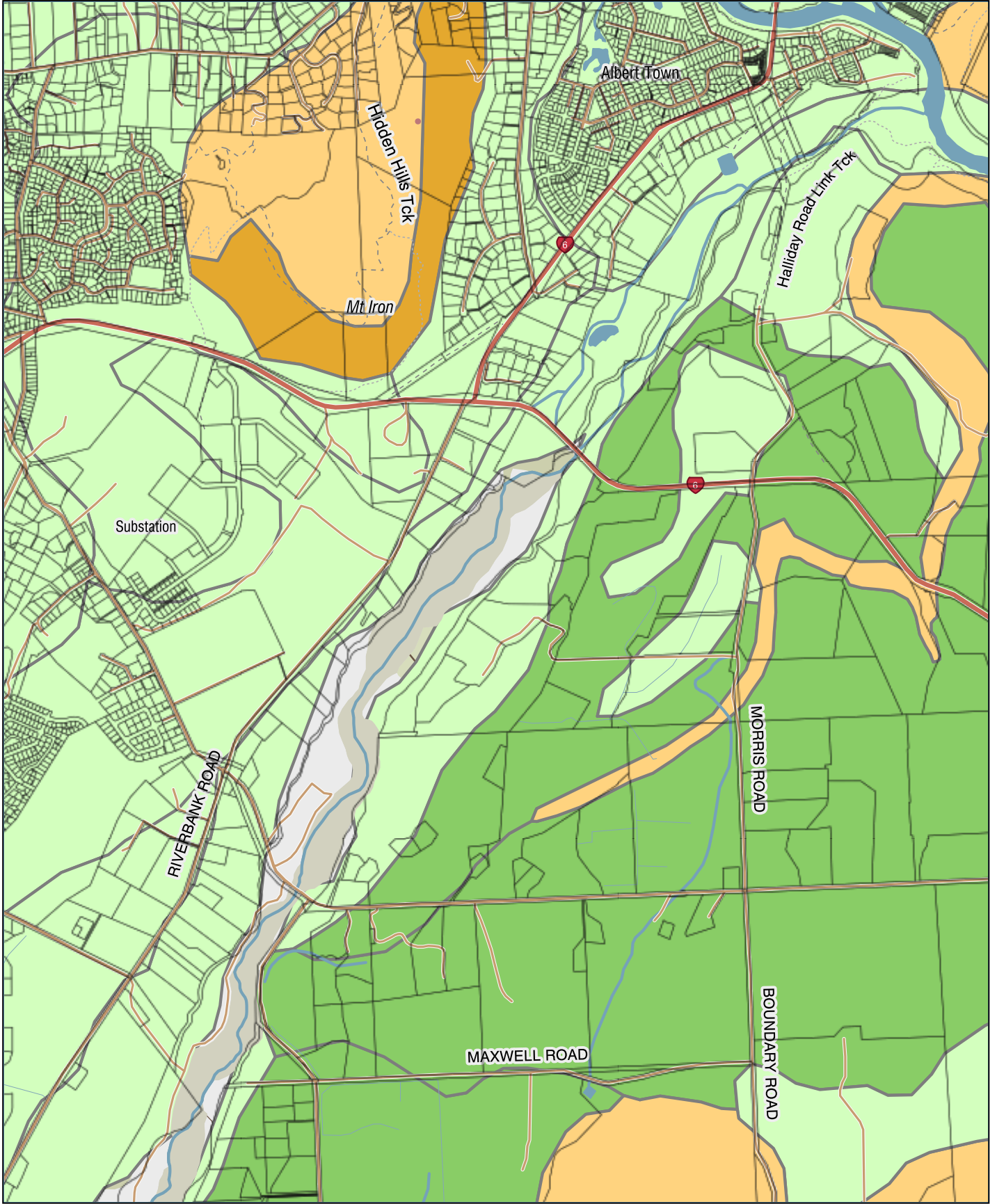
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Miles Vaughan Dean as Transferee Representative on 27/09/2007 08:33 AM

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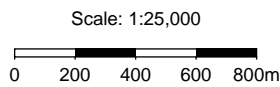
\*\*\* End of Report \*\*\*



# OURENVIRONMENT



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




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## Legend

### Land Use Capability

-  LUC Class 1
-  LUC Class 2
-  LUC Class 3
-  LUC Class 4
-  LUC Class 5
-  LUC Class 6
-  LUC Class 7
-  LUC Class 8

## OURENVIRONMENT



Manaaki Whenua  
Landcare Research

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# Geotechnical Report for Resource Consent

83d Black Peak Road  
Wanaka

**Report prepared for:**  
Rafe Maclean

**Report prepared by:**  
GeoSolve Limited

**Distribution:**  
Rafe Maclean  
GeoSolve Limited (File)

**October 2023**  
**GeoSolve Ref: 230408**

Revision	Issue Date	Purpose	Author	Reviewed
1	19/10/2023	Client issue	JMJ	FAW



**GEOTECHNICAL**



**WATER RESOURCES**



**PAVEMENTS**





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# 1 Introduction

---

## 1.1 General

This report presents the results of a geotechnical investigation and soakage testing carried out by GeoSolve for a proposed dwelling at 83d Black Peak Road, Wanaka. The investigation was undertaken to provide a geotechnical ground model, foundation recommendations and parameters, and soil permeability parameters to assist preliminary engineering design. Earthworks construction and general geotechnical suitability recommendations for the building platform are also provided.

The report is sufficient to support Resource Consent application to council and to inform structural design requirements.



**Photo 1 – Site photo taken during the investigations looking southwest over the proposed building platform location.**

The investigations were carried out for Rafe Maclean in accordance with GeoSolve Limited's proposal dated 20 June 2023, which outlines the scope of work and conditions of engagement.

## 1.2 Development

Draft architectural plans for the development, produced by Rafe Maclean Architects, depict the subdivision of the existing Lot 4 DP 385106 and the subsequent construction of a single storey residential dwelling with a separate residential flat and garage. Both structures are shown to have a Finished Floor Level (FFL) of 308.33 m RL. No earthworks plans have been provided; however, any required earthworks are expected to be minor based on the existing site topography.



We understand that onsite stormwater and wastewater disposal is required as part of the development, and that the stormwater disposal area is proposed to be on the northeastern side of the building platform.

Appendix A, Figure 1, outlines the proposed building footprint area.

### 1.3 Site Description

The subject property, legally described as Lot 4 DP 385106, is located approximately 3 km to the east of central Wanaka, as shown in Figure 1 below.



Figure 1 – Subject site location in relation to central Wanaka (Google Earth)

The property is accessed via Black Peak Road and is bound by rural lifestyle blocks to the northeast, southeast and south, and the Cardrona River to the west and northwest. The proposed lot is currently undeveloped and is in pasture.

### 1.4 Topography and Surface Drainage

The site has been surveyed and the site topography is illustrated in Figure 1, Appendix A. The site is divided into two generally flat terraces, separated by a moderately steep terrace riser of approximately 2 m height, which runs southwest to northeast through the centre of the proposed lot. The proposed building platform is situated on the upper terrace and is setback approximately 10 m from the crest of the terrace riser. The two terraces fall generally towards the northeast.



A shallow water race has been formed along the base of the terrace riser on the lower terrace. No other evidence of major earthworks is observable around the proposed building platform. No signs of slope instability or soil creep were observed on the terrace riser.

The site is naturally free draining, and no spring flows were evident at the surface around the building platform during the investigation. The proposed building platform is located approximately 250 m away from the Cardrona River.

## 2 Geotechnical Investigations

---

An engineering geological site assessment has been undertaken with confirmatory subsurface investigations. GeoSolve Limited visited the subject property on 29 September 2023, undertaking geotechnical investigations comprising the following:

- A site inspection;
- Five test pits which were advanced to a maximum depth of 4.0 m below ground level (bgl) with associated Scala penetrometer testing;
- 1 soakage test at 1.4 m bgl.

Test pit, soakage testing and Scala penetrometer locations and logs are contained in Appendices A and B respectively.

## 3 Subsurface Conditions

---

### 3.1 Geological Setting

The site is located in the Wanaka Basin, a feature formed predominantly by glacial advances. The schist bedrock within the basin has been extensively scoured by ice and lies at considerable depth below this site. Overburden material above the schist in this region includes glacial till, alluvial outwash sediments, lake sediments and beach deposits.

During the Mt Iron and Hawea Glacial Advances 16,000-23,000 years before present, the glaciers terminated upstream from Albert Town forming moraine loops and outwash terraces. Well-consolidated glacial till gravels were laid down on the flanks and beds of the glaciers. With the final retreat of the ice, about 16,000 years ago, Lake Wanaka formed, and the Clutha River became entrenched in the glacial deposits.

No active fault traces were observed on or near the property, however several seismically active faults are mapped in the Wanaka area, including the Cardrona-Hawea Fault (avg. return period 30,000 years<sup>1</sup>), which is approximately 600 m from the property. The Alpine Fault, located approximately 70 km away, runs along the western foothills of the Southern Alps, and is likely to present a more significant seismic risk in the short term. There is a high probability that an earthquake of Magnitude 8 or more will occur along the Alpine Fault within the next 50 years, and such a rupture is likely to result in strong ground shaking in the vicinity of Wanaka.

---

<sup>1</sup> Barrell DJA. 2019. General distribution and characteristics of active faults and folds in the Queenstown Lakes and Central Otago districts, Otago. Lower Hutt (NZ): GNS Science. 99p. Consultancy Report 2018/207



## 3.2 Stratigraphy

Based on the test pit data the ground model comprises:

- 0.1-0.3 m of **topsoil**, overlying;
- 0.2-0.5 m of **loess**, overlying;
- 3.6 m+ of interbedded **outwash deposits**, separated into:
  - 0.4-1.5 m+ of **outwash sand**
  - 0.2-1.9 m+ of **outwash gravel**.

**Topsoil** comprises organic SILT with some sand and rootlets.

Underlying this surficial topsoil layer to a maximum depth of 0.7 m bgl is a layer of **loess** which comprises light brown, firm, sandy SILT with trace rootlets.

**Outwash deposits**, which comprise interbedded **outwash gravel** and **outwash sand**, were observed below the loess in all test pits. The base of these deposits was not encountered.

The **outwash gravel** typically comprises medium dense to dense sandy GRAVEL with varying amounts of silt, cobbles and boulders. Boulders up to 400 mm in diameter were observed within these soils. The boulders were excavatable with a 5.5 tonne excavator.

The **outwash sand** typically comprises medium dense gravelly SAND with trace to no cobbles and boulders and SAND with minor gravel. Thin (50-100 mm) discontinuous lenses of outwash sand were also interbedded in the thicker outwash gravel deposits.

No evidence of previous filling was observed in the test pits. Minor amounts of uncontrolled fill may be present across the site due to soft landscaping.

Full details of the observed subsurface stratigraphy can be found within the test pit logs contained in Appendix B and the ground model cross sections contained in Appendix A.

## 3.3 Groundwater

No groundwater seepage was observed in any of the test pits during the investigations.

The groundwater level was recorded at 6 m bgl on 20<sup>th</sup> June 2023 within an existing water bore. The water bore is located approximately 120 m to the northeast of the proposed building platform and is approximately 1.4 m topographically lower.



## 4 Natural Hazards

---

### 4.1 Seismic

A severe seismic risk is present in the region as discussed in Section 4.1 and appropriate allowance should be made for seismic loading during detailed design of any proposed buildings, foundations and retaining walls.

### 4.2 Liquefaction

The liquefaction risk at this site is low due to the depth to the regional groundwater table and the consistency and relatively density of the subsoils observed in the test pits. This is consistent with the QLDC LIC 1 P (probably low risk) classification for the site. No further assessment is considered necessary.

### 4.3 Flooding

It is understood that the flooding hazard has been assessed by others and has been excluded from this report.

### 4.4 Slope Stability

The proposed building platform is setback approximately 10 m from the moderately steep, 2 m high terrace riser and is predominantly underlain by medium dense to dense outwash deposits. No signs of slope instability or soil creep were observed on the face of the terrace riser, and it is relatively minor in height. Subsequently slope instability is not considered a hazard to the proposed dwelling.

No other natural hazards were identified in close proximity to the building platform.



## 5 Engineering Considerations

### 5.1 General

The recommendations and opinions contained in this report are based upon ground observation data obtained at discrete locations and historical information held on the GeoSolve database.

The nature and continuity of subsoil conditions away from the investigation locations is inferred and cannot be guaranteed. The actual sub-surface conditions may show some variation from those described and all design recommendations contained in this report are subject to confirmation during detailed design and construction.

### 5.2 Geotechnical Parameters

Table 1 provides a summary of the recommended geotechnical design parameters for the soil materials expected to be encountered during construction of the proposed building.

Table 1 – Recommended geotechnical design parameters

Unit	Thickness (m)	Bulk density $\gamma$ (kN/m <sup>3</sup> )	Effective cohesion $c'$ (kPa)	Effective friction $\phi'$ (deg)	Elastic modulus E (kPa)	Poissons ratio $\nu$
<b>Topsoil</b> (sandy organic SILT)	0.1-0.3	To be removed from below the building platform				
<b>Loess</b> (sandy SILT)	0.2-0.5					
<b>Outwash Gravel</b> (medium dense to dense, sandy GRAVEL with varying amounts of silt, cobbles and boulders)	0.2-1.9+	19	0	35	20,000	0.3
<b>Outwash Sand</b> (medium dense, gravelly SAND and SAND with minor gravel)	0.4-1.5+	18	0	32-33	10,000	0.3

### 5.3 Site Preparation

During the earthworks operations all topsoil, organic matter, fill and other unsuitable materials should be removed from the construction areas in accordance with the recommendations of NZS 4431:2022.



The test pit walls remained vertical during the site investigation; however, the outwash deposits are prone to collapse if left vertical for extended lengths of time and provision should be made to form/box the foundations within the excavations. Allowance should also be made for potential over excavation during the removal of any boulders. Footing and foundation slab excavation with a smooth-edged bucket is recommended.

Exposure to the elements should be limited for all soils and covering the soils with polythene sheeting or site concrete will reduce degradation due to wind, rain and surface run-off.

Water should not be allowed to pond or collect near or under the building footprint. Positive grading of the subgrade should be undertaken to prevent water ingress or ponding.

All fill that is utilised as bearing for foundations should be placed and compacted in accordance with the recommendations of NZS 4431:2022 and certification provided to that effect. Hardfill should be imported where required.

We recommend topsoil stripping and subsequent earthworks be undertaken only when a suitable interval of fair weather is expected, or during the earthworks construction season.

## 5.4 Excavations

The provided drawings indicate that minor earthworks (less than 0.5 m) involving both cuts and fills will be required to form the building platform. It is expected these cuts will be primarily formed within loess.

Recommendations for temporary and permanent batter slopes in dry ground are described in Table 2 below. All slopes should be periodically monitored during construction for signs of instability and excessive erosion, and, where necessary, corrective measures should be implemented to the satisfaction of a geotechnical engineer or engineering geologist.

**Table 2 – Recommended batters for cuts up to 2 m in height in dry ground**

<b>Material Type</b>	<b>Recommended Maximum Batter for Temporary Cuts in Dry Ground (horizontal to vertical)</b>	<b>Recommended Maximum Batter for Permanent Cuts in Dry Ground (horizontal to vertical)</b>
Topsoil and Loess	1.5H: 1.0V	3H: 1.0V
Outwash Sand and Gravel	1.0H: 1.0V	2.5H: 1.0V

If wet slopes are encountered, they should be inspected on a case-by-case basis by a geotechnical engineer/engineering geologist to confirm any specific recommendations e.g. drainage installation or retaining.

## 5.5 Engineered Fill Slopes

All engineered fill should be placed and compacted in accordance with the recommendations of NZS4431:2022. All cut and fill earthworks should be inspected and tested as appropriate during construction and certified by a Chartered Professional Engineer.





All un-retained engineered fill slopes should be constructed with a batter slope of 2.5H: 1.0V or flatter and be benched into sloping ground.

## 5.6 Groundwater Issues

The water table is expected to lie at depth beneath the building platform. Dewatering or other groundwater-related construction issues are therefore unlikely. It is important that GeoSolve be contacted should any seepage be encountered during construction.

## 5.7 Settlement and Foundations

No foundation plans have been provided to GeoSolve at this time, however based on architectural plans provided we understand that shallow foundations are proposed.

Topsoil and loess will not provide adequate bearing for building foundations and will need to be removed from beneath the building platform and engineered fill subgrade. Engineered fill may be required to re-achieve site levels following the removal of these materials.

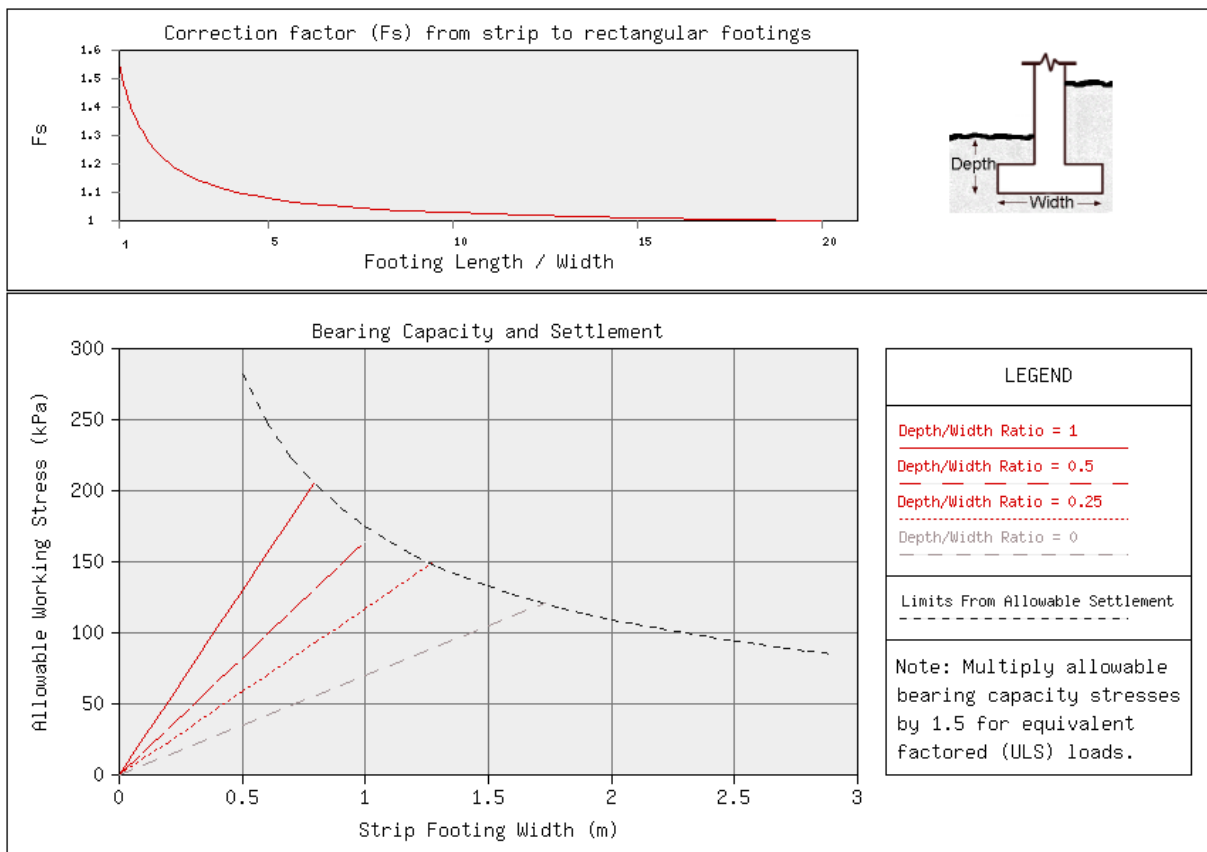
It is expected that predominantly outwash gravel with areas of outwash sand will be exposed across the building platform following the removal of topsoil, loess and other unsuitable materials.

Foundation loads should be transferred to the underlying outwash deposits or engineered fill overlying the same in all cases in order to provide adequate bearing capacity.

Any softened or loose layers of sand within the footings should be undercut and replaced with engineered fill.

It is recommended that the foundation subgrade is inspected and tested by a suitably qualified and experienced geotechnical practitioner to confirm the conditions are in accordance with the assumptions and recommendations provided in this report.

Figure 2 summarises the recommended working stresses for shallow footings which bear upon outwash deposits or engineered fill overlying the same. It should be noted the foundation working stresses presented in Figure 2 are governed by bearing capacity in the case of narrow footings and settlement in the case of wide footings.



**Figure 2 – Recommended bearing for shallow footings upon outwash deposits or engineered fill overlying the same.**

From Figure 2 it can be seen an allowable working stress of approximately 100 kPa is recommended for a 400 mm wide by 400 mm deep strip footing founded within outwash deposits or engineered fill overlying the same. This corresponds to a factored (ULS) bearing capacity of approximately 150 kPa and an ultimate geotechnical bearing capacity of 300 kPa.

Foundation excavations should be plate compacted with a minimum 400 kg plate compactor prior to the placement of reinforcing steel to densify soils loosened by excavation. A smooth-edged excavator bucket is recommended to minimise loosening of the foundation subsoils.

## 5.8 Site Subsoil Category

For detailed design purposes it is recommended the magnitude of seismic acceleration be estimated in accordance with the recommendations provided in NZS 1170.5:2004.

The site is Class D (deep or soft soil site) in accordance with NZS 1170.5:2004 seismic provisions.



## 6 Stormwater and Wastewater Soakage Assessment

Soakage testing was completed at the proposed stormwater disposal areas to the northeast of the proposed building platform to assess the suitability of the ground conditions for wastewater and stormwater disposal. Soakage testing was undertaken within SP1 at 1.4 m depth in outwash gravel.

Prior to undertaking soakage testing, a deep test pit (TP1) was excavated adjacent to the soakage pit to log the subsoil conditions and determine a suitable consistent layer for soakage testing. A smaller soak pit was then excavated adjacent to the deep pit. The dimensions of the soakage pit were recorded to calculate volumes and areas of soakage during testing.

Before soakage testing was undertaken, the soakage pit was pre-soaked for a minimum of 4 hours. Soakage testing was performed by introducing water from the site irrigation system until the water level of the pit reached the designated testing level. Inflow was then ceased, and the time taken for the water level to drop was recorded, i.e., a falling head test. Repeat testing was completed until a consistent result had been achieved.

The static groundwater level was measured at 6 m bgl in a nearby water bore. The depth to groundwater will need to be considered during the design of the soakage systems.

Refer to Appendix A, B and C for test locations, logs and results respectively.

### 6.1 Permeability Analysis

The results from field soakage testing are presented below in Table 3 and Appendix C.

**Table 3 - Calculated Infiltration Rates.**

Test	Test Depth (m)	Soil type at testing level and test subsoil	Soil Category Table 5.1 AS/NZS 1547	Unfactored infiltration rate*
SP 1	1.4	Sandy fine to coarse GRAVEL with trace cobbles and boulders	1 (massive)	<b>650 mm/hr</b>

\*Does not include a reduction factor to account for loss of soakage performance over time.

Due to the high levels of soakage, it is expected that soakage rather than storage will be the dominant mechanism of disposal. In all cases, we recommend provision for routine inspection and maintenance be included in the system design, and a safe overland flowpath be identified for the system discharge in a super-design storm.

A 0.5 reduction factor should be applied to the value provided within Table 3 to account for loss of soakage performance over time.

The base of the soakage pit should be inspected by a geotechnical practitioner during construction to confirm it meets the requirements of the design. Any remnant sand layers



are recommended to be removed from the base of the soak pit (e.g. the layer observed from 2-2.4 m depth in test pit 1).

A QLDC site and soils assessment has been completed to aid design of the onsite wastewater disposal system. This is attached within Appendix D.

## 7 Neighbouring Structures/QLDC EMP

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**Distances to adjoining structures:** The nearest structure is the existing residential dwelling approximately 130 m to the northeast of the proposed building platform. No adverse effects are expected to this or any other property as long as standard silt, dust and noise control measures are instigated during construction.

**Aquifers:** No aquifer resource will be adversely affected by the development.

**Erosion and Sediment Control:** The site presents some potential to generate silt runoff and this would naturally drain downslope. Effective systems for erosion control are runoff diversion drains and contour drains, while for sediment control, options are earth bunds, silt fences, vegetation buffer strips and sediment ponds. Only the least amount of subsoil should be exposed at any stage and surfacing established as soon as practical. The QLDC document, Guidelines for Environmental Management Plans should be consulted for advice.

**Noise:** It is expected that earthmoving equipment, such as excavators, compactors and trucks will be required during construction. As the surrounding area includes residential properties within it, the construction contractor should take standard measures to control the construction noise and ensure QLDC requirements are met in regard to this issue.

**Dust:** The soils at the site have potential to generate dust. The Contractor should take appropriate measures to control dust in accordance with QLDC requirements. Regular dampening with sprinklers is expected to be an effective measure to control airborne dust during construction.

**Vibration:** No vibration induced settlement is expected in these soil types.



## 8 Conclusions and Recommendations

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- The site is generally underlain by shallow topsoil and loess, overlying outwash deposits which extend to at least 4.0 m beneath the surface of the site.
- The groundwater level was recorded at 6 m bgl within a nearby existing water bore. The groundwater level is therefore not expected to be encountered during construction.
- The liquefaction risk is low at the proposed building platform due to the depth of the regional groundwater table and presence of medium dense to dense outwash deposits at this site.
- All topsoil, loess and any other unsuitable soils (e.g., loose sand) identified in foundation excavations, particularly those softened by exposure to water, should be undercut and replaced with engineered fill during construction.
- Any fill that is utilised as bearing for foundations should be placed and compacted in accordance with NZS 4431:2022 and certification provided to that effect.
- Bearing on the site will be governed by the outwash deposits or engineered fill overlying the same which will provide “good ground” bearing (100 kPa allowable), for 400 mm wide by 400 mm deep shallow footings.
- For detailed design purposes it is recommended that the site is classified “Class D – deep subsoil” in accordance with NZS 1170.5:2004 seismic provisions.
- A geotechnical practitioner should inspect and test all footing and foundation slab excavations.
- Soakage design recommendations are provided in Section 6 of this report.



## 9 Applicability

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This report has been prepared for the sole use of our client, Rafe Maclean, with respect to the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior review and written agreement.

Investigations have been undertaken at discrete locations in accordance with the brief provided. It must be appreciated that the nature and continuity of subsoil conditions away from the investigation locations cannot be guaranteed.

During construction, foundation excavations should be examined by an inspector or engineer competent to confirm that subsurface conditions encountered throughout are compatible with the findings of this report. It is important that we be contacted if there is any variation in subsoil conditions from those described in this report.

Report prepared by:

Reviewed for GeoSolve Ltd by:

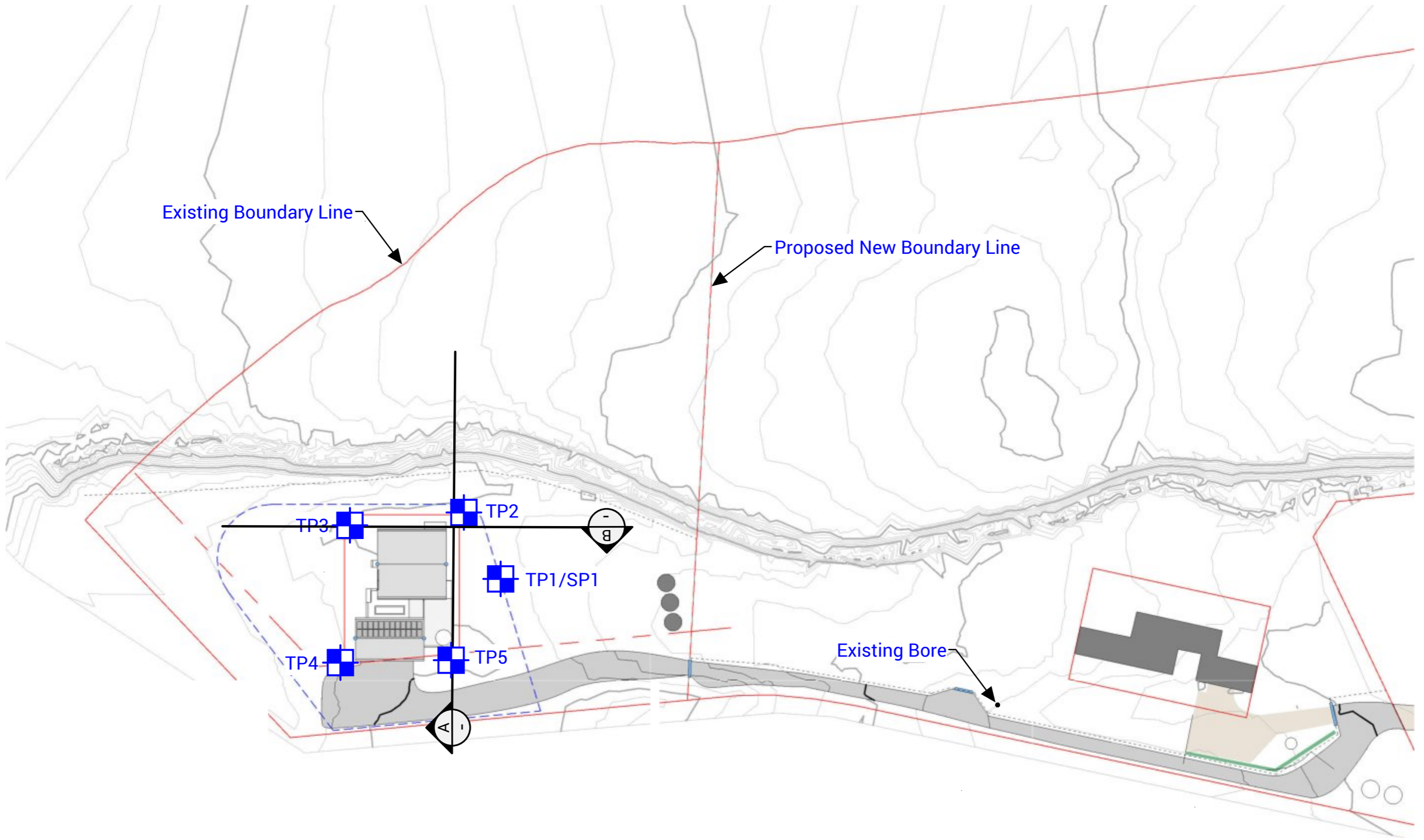
.....  
Jack Mynett-Johnson  
Engineering Geologist

.....  
Fraser Wilson  
Senior Engineering Geologist

**Appendices:**

- Appendix A – Site Plan & Cross-sections**
- Appendix B – Investigation Data**
- Appendix C – Soakage Testing Results**
- Appendix D – QLDC Site and Soils Assessment**

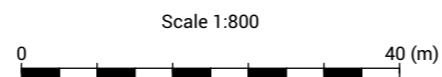
# Appendix A: Site Plan & Cross-sections



**KEY**

Test Pit Location

Cross-section location



CAD FILE:	SITEPLAN1	DRAWN	JMJ	10/23
SCALE (AT A3):	1:800	DRAFTING CHECKED	FAW	10/23
PROJECT NUMBER:	230408	APPROVED	FAW	10/23

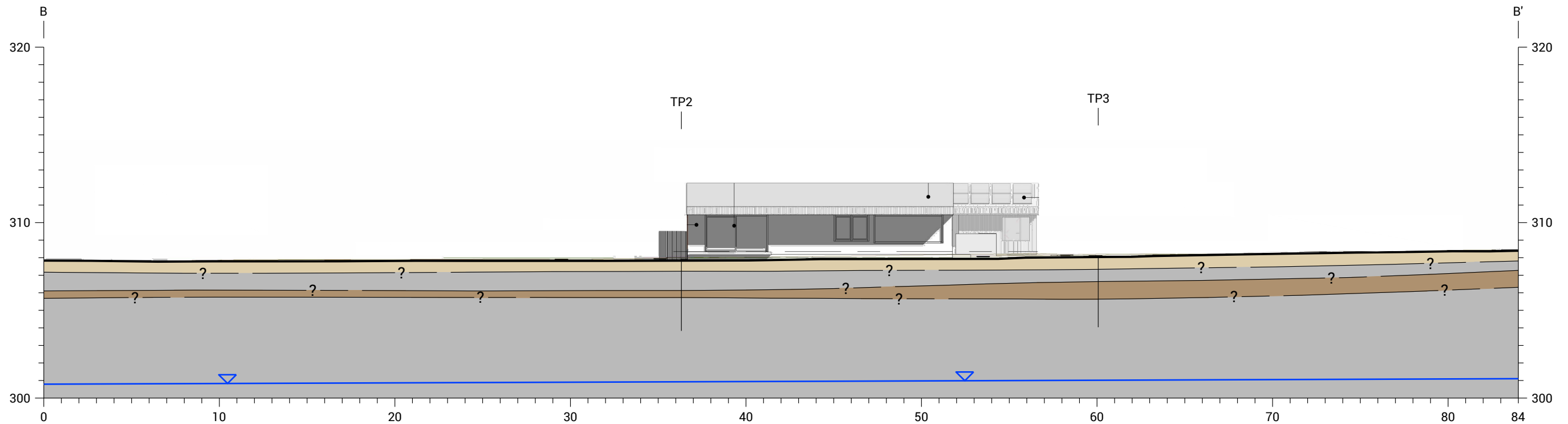
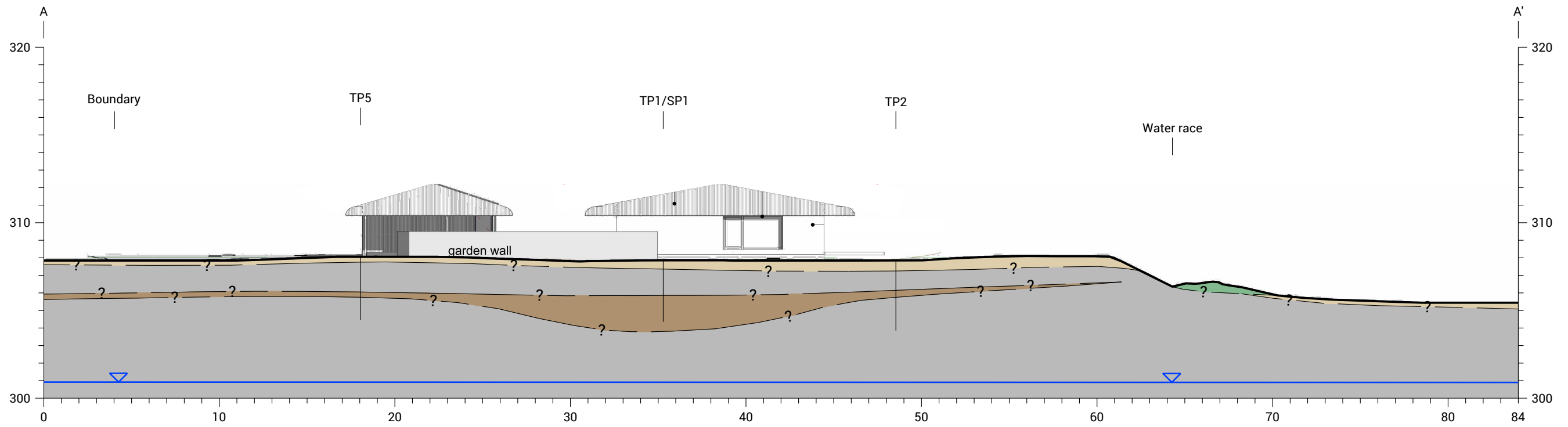


**Rafe Maclean**  
**Geotechnical Assessment**  
**83d Black Peak Road, Wanaka**  
**Site Investigation Plan**

FIG No: FIGURE 1

REV: 1

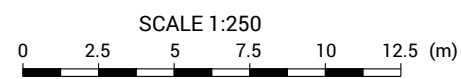




- Legend:**
- Uncontrolled fill
  - Loess
  - Outwash sand
  - Outwash gravel
  - Measured water table

**Notes:**

1. These drawings have been prepared for the benefit of Rafe Maclean with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.
2. Elevations and positions shown are approximate only based on conceptual plans by Rafe Maclean Architects (ref: 21.14; dated: 8 September 2023) and should not be relied upon.



**GEOSOLVE**

Level 1, 70 MacAndrew Road, South Dunedin  
www.geosolve.co.nz

DRAWN	ETC	Oct.23
DRAFTING CHECKED	JMJ	Oct.23
APPROVED	FAW	Oct.23
CADFILE: 230408.dwg		
SCALES (AT A3 SIZE): 1:250		
PROJECT No: 230408		

**Rafe Maclean**

Geotechnical Assessment  
83d Black Peak Road, Wanaka  
Cross-section A-A' and B-B'

FIG No: Figure 2a & 2b

REV. 0
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# Appendix B: Investigation Data

# TEST PIT LOG

HOLE NO.:  
**TP01**

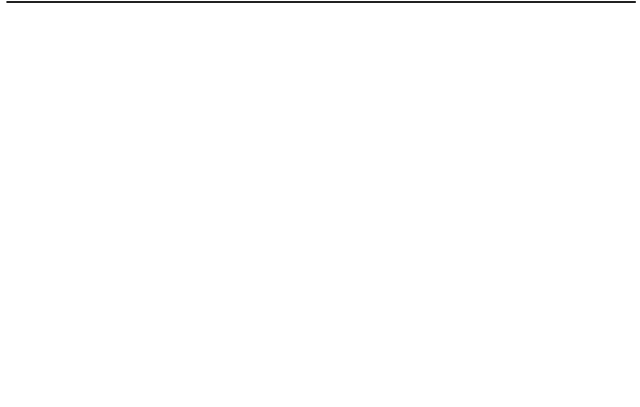
JOB NO.:  
**230408**

CLIENT: Rafe Maclean PROJECT: 83D Black Peak Road  
 SITE LOCATION: 83D Black Peak Road, Wanaka CONTRACTOR: Diverse Works Wanaka START DATE: 28/09/2023  
 COORDINATES: EQUIPMENT: 5.5T excavator END DATE: 28/09/2023  
 LOCATION METHOD: ACCURACY: LOGGED BY: JMJ  
 ELEVATION: Existing ground level OPERATOR: Nick CHECKED DATE: 12/10/2023

SOIL / ROCK TYPE	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH / RL	LEGEND	SCALA PENETROMETER (Blows / 100 mm)														SHEAR STRENGTH (kPa)			WATER			
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	50	100	150		200	Values	
TOPSOIL	Organic SILT with some sand, dark brown. Soft, moist to wet, a trace of rootlets. 0.2 m				1																				
LOESS	Sandy SILT, light brown. Firm, moist, sand, fine. A trace of rootlets. 0.5 m					3	3																		
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with minor silt and cobbles and a trace of boulders, greyish brown, bedded. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 300 mm diameter. 1.0 m							6										20 >>							
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, brownish grey, interbedded with discontinuous lenses of SAND with minor gravel. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 300 mm diameter. 2.0 m								8									13	20 >>						
OUTWASH SAND	Fine to coarse SAND with minor gravel, brownish grey, bedded. Medium dense, moist, sand, mostly coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 2.4 m																								
OUTWASH SAND	Gravelly fine to coarse SAND with a trace of cobbles, brownish grey, bedded. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 3.5 m																								
	End Of Hole: 3.50 m																								

Groundwater Not Encountered

**PHOTO(S)**



**REMARKS**

Target depth reached. Groundwater not encountered. Pit walls remaining vertical.

**WATER**

- ▼ Standing Water Level
- ▽ Out flow
- ◁ In flow

Generated with CORE-GS by Geotec - Test Pit x Hand Auger - scaila & vane bars - 12/10/2023 11:45:45 am

# TEST PIT LOG

HOLE NO.:  
**TP02**

CLIENT: Rafe Maclean  
PROJECT: 83D Black Peak Road

JOB NO.:  
**230408**

SITE LOCATION: 83D Black Peak Road, Wanaka

CONTRACTOR: Diverse Works Wanaka

START DATE: 28/09/2023

COORDINATES:

EQUIPMENT: 5.5T excavator

END DATE: 28/09/2023

LOCATION METHOD:

ACCURACY:

LOGGED BY: JMJ

ELEVATION: Existing ground level

OPERATOR: Nick

CHECKED DATE: 12/10/2023

SOIL / ROCK TYPE	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH / RL	LEGEND	SCALA PENETROMETER (Blows / 100 mm)														SHEAR STRENGTH (kPa)		WATER																
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	Vane: 50 100 150 200	Values																	
TOPSOIL	Organic SILT with some sand, dark brown. Soft, moist to wet, a trace of rootlets. 0.3 m		0.3	TS	1																																
LOESS	Sandy SILT, light brown. Firm, moist, sand, fine. A trace of rootlets. 0.6 m		0.6	TS	1																																
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with minor silt and cobbles and a trace of boulders, greyish brown, bedded. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 350 mm diameter. 0.9 m		0.9	TS																																	
	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, greyish brown, interbedded with discontinuous lenses of SAND with minor gravel. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 300 mm diameter. 1.7 m		1.7	TS																																	
OUTWASH SAND	Fine to coarse SAND with minor gravel, brownish grey, bedded. Medium dense, moist, sand, mostly coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 2.1 m		2.1	TS																																	
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles, brownish grey, bedded. Medium dense, moist, sand, fine to coarse, mostly medium to coarse; gravel, mostly fine to medium, subrounded to rounded. 4.0 m		4.0	TS																																	

End Of Hole: 4.00 m

### PHOTO(S)

### REMARKS

Target depth reached. Groundwater not encountered. Pit walls remaining vertical.

### WATER

- ▼ Standing Water Level
- ▽ Out flow
- △ In flow

Groundwater Not Encountered

# TEST PIT LOG

HOLE NO.:  
**TP03**

CLIENT: Rafe Maclean  
PROJECT: 83D Black Peak Road

JOB NO.:  
**230408**

SITE LOCATION: 83D Black Peak Road, Wanaka

CONTRACTOR: Diverse Works Wanaka

START DATE: 28/09/2023

COORDINATES:

EQUIPMENT: 5.5T excavator

END DATE: 28/09/2023

LOCATION METHOD:

ACCURACY:

LOGGED BY: JMJ

ELEVATION: Existing ground level

OPERATOR: Nick

CHECKED DATE: 12/10/2023

SOIL / ROCK TYPE	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH / RL	LEGEND	SCALA PENETROMETER (Blows / 100 mm)														SHEAR STRENGTH (kPa) Vane: Values			WATER
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	50	100	200	
TOPSOIL	Organic SILT with some sand, dark brown. Soft, moist to wet, a trace of rootlets. 0.2 m			TS TS TS	1	2	3	4	5	6	7	8	9	10	11	12	13	14				
LOESS	Sandy SILT, light brown. Firm, moist, sand, fine. A trace of rootlets. 0.7 m		0.5	X X X X	2	3	3	3	2													
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with minor silt and a trace of cobbles, greyish brown, bedded. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded. 0.9 m		1.0	O O O O	6					8												
	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, greyish brown, bedded. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 250 mm diameter. 1.4 m		1.5	O O O O	5	5	5	6	5													
OUTWASH SAND	Gravelly fine to coarse SAND with a trace of cobbles and boulders, brownish grey, bedded. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded; boulders to 250 mm diameter. 2.0 m		2.0	O O O O	6																	
	Fine to coarse SAND with minor gravel, brownish grey. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 2.4 m		2.5	O O O O	5	5	5	5														
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, brownish grey, bedded. Medium dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 400 mm diameter. 4.0 m		3.0	O O O O																		
End Of Hole: 4.00 m			3.5	O O O O																		

Groundwater Not Encountered

**PHOTO(S)**

**REMARKS**

Target depth reached. Groundwater not encountered. Pit walls remaining vertical.

**WATER**

- ▼ Standing Water Level
- ▽ Out flow
- △ In flow

CLIENT: Rafe Maclean  
PROJECT: 83D Black Peak RoadJOB NO.:  
**230408**

SITE LOCATION: 83D Black Peak Road, Wanaka

CONTRACTOR: Diverse Works Wanaka

START DATE: 28/09/2023

COORDINATES:

EQUIPMENT: 5.5T excavator

END DATE: 28/09/2023

LOCATION METHOD:

ACCURACY:

LOGGED BY: JMJ

ELEVATION: Existing ground level

OPERATOR: Nick

CHECKED DATE: 12/10/2023

SOIL / ROCK TYPE	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH / RL	LEGEND	SCALA PENETROMETER (Blows / 100 mm)														SHEAR STRENGTH (kPa) Vane:			WATER
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	50	100	150	
TOPSOIL	Organic SILT with some sand, dark brown. Soft, moist to wet, a trace of rootlets. 0.2 m			TS TS TS	1	2																
LOESS	Sandy SILT, light brown. Firm, moist, sand, fine. A trace of rootlets. 0.4 m			XXXX	2	3																
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with minor silt and a trace of cobbles, greyish brown, bedded. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded. 0.8 m		0.5	○ ○ ○ ○ ○				5	6													
OUTWASH SAND	Gravelly fine to coarse SAND, brownish grey, bedded. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 1.0 m			○ ○ ○ ○ ○										14	20 >>							
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, brownish grey, interbedded with discontinuous lenses of SAND with minor gravel. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 300 mm diameter. 1.7 m		1.0	○ ○ ○ ○ ○								7	7									
OUTWASH SAND	Gravelly fine to coarse SAND, brownish grey, bedded. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 2.1 m		1.5	○ ○ ○ ○ ○																		
OUTWASH SAND	Gravelly fine to coarse SAND, brownish grey, bedded. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded. 2.1 m		2.0	○ ○ ○ ○ ○																		
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, brownish grey, interbedded with discontinuous lenses of SAND with minor gravel. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 300 mm diameter. 4.0 m		2.5	○ ○ ○ ○ ○																		
			3.0	○ ○ ○ ○ ○																		
			3.5	○ ○ ○ ○ ○																		
			4.0 m	End Of Hole: 4.00 m																		

Groundwater Not Encountered

**PHOTO(S)****REMARKS**

Target depth reached. Groundwater not encountered. Pit walls remaining vertical.

**WATER**

- ▼ Standing Water Level
- ▽ Out flow
- △ In flow

# TEST PIT LOG

**HOLE NO.:**  
**TP05**

**JOB NO.:**  
**230408**

**CLIENT:** Rafe Maclean  
**PROJECT:** 83D Black Peak Road  
**SITE LOCATION:** 83D Black Peak Road, Wanaka  
**COORDINATES:**  
**LOCATION METHOD:**  
**ELEVATION:** Existing ground level

**CONTRACTOR:** Diverse Works Wanaka  
**EQUIPMENT:** 5.5T excavator  
**ACCURACY:**  
**OPERATOR:** Nick

**START DATE:** 28/09/2023  
**END DATE:** 28/09/2023  
**LOGGED BY:** JMJ  
**CHECKED DATE:** 12/10/2023

SOIL / ROCK TYPE	MATERIAL DESCRIPTION <small>(See Classification &amp; Symbology sheet for details)</small>	SAMPLES	DEPTH / RL	LEGEND	SCALA PENETROMETER <small>(Blows / 100 mm)</small>														SHEAR STRENGTH (kPa)		WATER
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	Vane: 50 100 150 200 Values	Values	
TOPSOIL	Organic SILT with some sand, dark brown. Soft, moist to wet, trace of rootlets.	1	0.1 m	[Cross-hatched]	1																
LOESS	Sandy SILT, light brown. Firm, moist, sand, fine. A trace of rootlets.	3	0.3 m	[Cross-hatched]		3															
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with minor silt and a trace of cobbles, greyish brown, bedded. Dense, moist, sand, fine to coarse; gravel, subrounded to rounded.	20	0.5 m	[Circular symbols]							20										
	Sandy fine to coarse GRAVEL with a trace of cobbles and boulders, greyish brown, interbedded with discontinuous lenses of SAND with minor gravel. Medium dense, moist, sand, fine to coarse; gravel, subrounded to rounded; boulders to 300 mm diameter.	8	1.0 m	[Circular symbols]								8									
OUTWASH SAND	Fine to coarse SAND with minor gravel, brownish grey. Medium dense, moist, sand, mostly medium to coarse; gravel, fine to coarse, mostly fine to medium, subrounded to rounded.	6	1.2 m	[Circular symbols]							6									Groundwater Not Encountered	
		6	1.4 m	[Circular symbols]								6									
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles, greyish brown, interbedded with discontinuous lenses of SAND with minor gravel. Medium dense, moist, sand, fine to coarse; gravel, subrounded to rounded.	8	1.6 m	[Circular symbols]								8									
		9	1.8 m	[Circular symbols]									9								
		10	2.0 m	[Circular symbols]										10							
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles, greyish brown, interbedded with discontinuous lenses of SAND with minor gravel. Medium dense, moist, sand, fine to coarse; gravel, subrounded to rounded.	10	2.2 m	[Circular symbols]									10								
		11	2.4 m	[Circular symbols]										11							
OUTWASH GRAVEL	Sandy fine to coarse GRAVEL with a trace of cobbles, greyish brown, interbedded with discontinuous lenses of SAND with minor gravel. Medium dense, moist, sand, fine to coarse; gravel, subrounded to rounded.	10	2.6 m	[Circular symbols]										10							
		10	2.8 m	[Circular symbols]											10						
	End Of Hole: 3.60 m		3.6 m	[Circular symbols]																	

**PHOTO(S)**

---

**REMARKS**

Target depth reached. Groundwater not encountered. Pit walls remaining vertical.

---

**WATER**

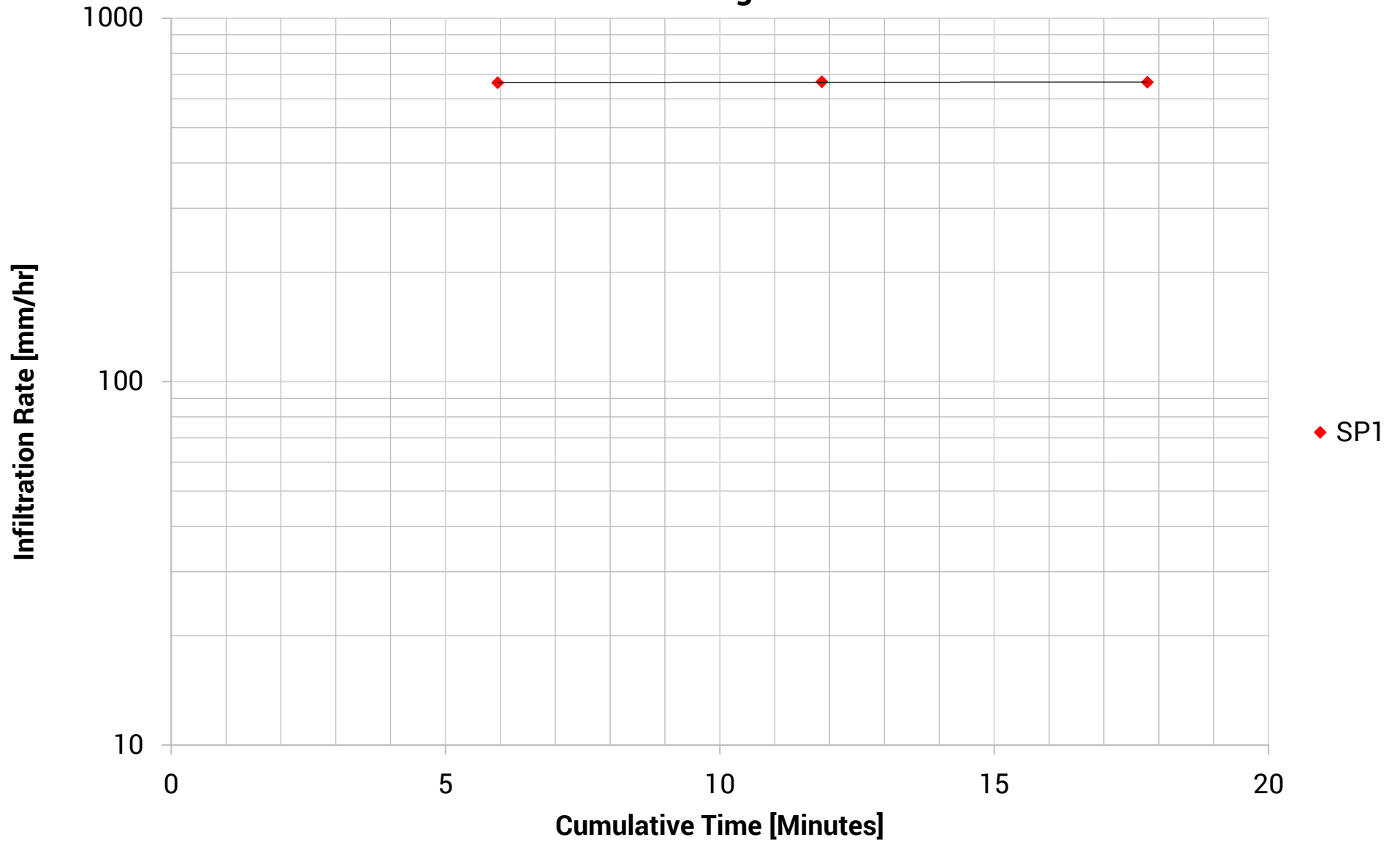
- ▼ Standing Water Level
- ▽ Out flow
- ◁ In flow

Generated with CORE-GS by Geotec - Test Pit x Hand Auger - scalia & vane bars - 12/10/2023 11:45:57 am

# Appendix C: Soakage Testing Results



# 230408 Soakage Test Results



◆ SP1

# Appendix D – QLDC Site and Soils Assessment

# 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: Michelle Louise Mitchell, Rafe Ian Maclean, Thomas William Evatt \_\_\_\_\_

Location Address: 83d Black Peak Road, RD2, Wanaka 9382  
\_\_\_\_\_  
\_\_\_\_\_

Legal Description (eg Lot3 DP1234) : \_\_\_\_\_

List any existing consents related to waste disposal on the site: RM080833 \_\_\_\_\_

General description of development / source of waste water: Residential building platform  
\_\_\_\_\_  
\_\_\_\_\_

The number and size of the lots being created: Lot: 12,269m<sup>2</sup>. Building platform: 800m<sup>2</sup>

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

Land use Rural \_\_\_\_\_

Topography Horizontal to moderately sloping \_\_\_\_\_

Slope angle 0-25 degrees \_\_\_\_\_

Aspect NW \_\_\_\_\_

Vegetation cover Grass \_\_\_\_\_

Areas of potential ponding Nil \_\_\_\_\_

Ephemeral streams \_\_\_\_\_

Drainage patterns and overland paths Mapped (NIWA GIS) in western end of proposed lot  
\_\_\_\_\_

Flood potential (show with return period on site plan) Flood hazard being assessed by others  
\_\_\_\_\_

Distance to nearest water body Cardrona River - approx 250 m to northwest  
\_\_\_\_\_

Water bores with 50m (reference ORC Maps) Nil \_\_\_\_\_

Other Site Features \_\_\_\_\_

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

No hazard - proposed development is adequately set back from terrace riser  
\_\_\_\_\_

(Highest potential) Depth to ground water:

Summer >6 m

Winter ~6 m

Information Source Nearby water bore at similar elevation

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

Nil - permeable outwash deposits present to depth  
\_\_\_\_\_

### Soil Investigation (Appendix C)

Field investigation date: 29th September 2023

Number of test pit bores (C3.5.4): 5 test pits

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 encountered during test pits  
\_\_\_\_\_

Average depth of topsoil: 0.2 m

Indicative permeability (Appendix G) : See attached report referenced 230408

Percolation test method (refer to B6 for applicability) : Open pit soakage test - falling head test  
(attach report if applicable)

Soil Category (Table 5.1)	Soil Texture (Appendix E)	Drainage	Tick One
1	Gravel and sands	Rapid	<input checked="" type="checkbox"/>
2	Sandy loams	Free	<input type="checkbox"/>
3	Loams	Good	<input type="checkbox"/>
4	Clay loams	Moderate	<input type="checkbox"/>
5	Light clays	Moderate to slow	<input type="checkbox"/>
6	Medium to heavy clays	Slow	<input type="checkbox"/>

Reasons for placing in stated category:  
\_\_\_\_\_

Based on infiltration rate from soakage testing and grain size of outwash deposits observed within test pits  
\_\_\_\_\_

Nil

Loading rate, DLR (Table L1): \_\_\_\_\_

Explanation for proposed loading rate: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Recommendations from site and soils assessment**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Attachments Checklist**

- Copy of existing consents
- Soil investigation addendum
- To scale site plan, the following must be included on the plan:
  - Buildings
  - Boundaries
  - Retaining Walls
  - Embankments
  - Water bodies
  - Flood potential
  - Other septic tanks / treatment systems
  - Water bores
  - Existing and proposed trees and shrubs
  - Direction of ground water flow
  - North arrow

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

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

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

*Otago Regional Council  
"The Station" (upstairs)  
Cnr. Camp and Shotover Streets  
P O Box 958  
Queenstown 9300  
  
Tel: 03 442 5681*

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

Company:	GeoSolve Ltd
Email:	<u>jmynett@geosolve.co.nz</u>
Phone number:	<u>0220826896</u>
Name:	<u>Jack Mynett-Johnson</u>
Signature:	<u></u>
Date:	<u>12/10/2023</u>

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



File: RM080833  
Valuation Number: 2906304410

25 June 2008

R Maclean  
PO Box 295  
WANAKA, 9343

Dear Rafe

**DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**RESOURCE MANAGEMENT ACT 1991**

**R MACLEAN – RM080833**

We refer to your application for land use consent under Section 88 of the Resource Management Act 1991 to construct a new dwelling within an approved building platform. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 24 June 2008. This decision was made and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

The subject site is located at Black Peak Road, Wanaka and is legally described as Lot 4 Deposited Plan 385106 contained in Certificate of Title OT16B/182.

Under the Partially Operative District Plan the site is zoned Rural General and the proposed activity requires:

- A **controlled** activity pursuant to Rule 5.3.3.2(i)(b) relating to the construction of any new building within a residential building platform approved by resource consent.

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

The application was considered on a non-notified basis in terms of Section 93(1)(a) of the Act whereby the consent authority can assess the proposal as a controlled activity without the need to obtain the written approval of affected persons, and in terms of Section 93(1)(b) whereby the consent authority were satisfied that the adverse effects of the activity on the environment will be minor.

**Decision**

Consent is GRANTED pursuant to Section 104 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

**General Conditions**

- 1 That the development be carried out in accordance with the plans (**Rafe Maclean Architects – Blackpeak Road House drawings RC0.0, RC1.1, RC1.2, RC2.0 and RC2.1, May 21 2008** –

**stamped as approved 23 June 2008)** and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's own expense.
- 3 The consent holder shall pay to the Council an initial fee of \$240 for the costs associated with the monitoring of this resource consent in accordance with Section 35 of the Act.

#### Engineering

- 4 All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
  - 5 Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following engineering works required:
    - a. The provision of a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.4 of NZS4404:2004 and subject to the review of Council prior to implementation.
  - 6 Prior to the occupation of the dwelling, the consent holder shall complete the following:
    - a. The provision of an effluent disposal system in accordance with the design report prepared by Jarvine Plumbing Co, dated 16<sup>th</sup> May 2008 that will provide sufficient treatment/renovation to effluent from on-site disposal, prior to discharge to land. To maintain high effluent quality such a system would require the following:
      - A requirement that each lot must include systems that achieve the levels of treatment determined by the specific design.
      - Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of the system to undertake this maintenance.
      - Intermittent effluent quality checks to ensure compliance with the system designer's specification.
      - Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore.
    - b. The consent holder shall provide a suitable and usable power supply and telecommunications connection to the dwelling. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of Aurora Energy/Delta and Telecom.
6. Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, an 11,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2003 is to be located within 90 metres of any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2003 Section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection



point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2003 Section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

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

### Landscaping

7. The approved landscaping plan shall be implemented within the first planting season following construction of the dwelling, and shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced.

### Advice Note

The Council may elect to exercise its functions and duties through the employment of independent consultants.

### **Reasons for the Decision**

#### Proposal

Land use consent is sought to construct a new dwelling within a residential building platform.

The proposed dwelling is a single storey structure with a maximum height of 4.5m and total building coverage of 289m<sup>2</sup>. The proposed dwelling is broken up into three sections, consisting of a bedroom section, living area and garage. All three sections have a proposed roof pitch of 15 degrees. The proposed house is located in the east of the site orientated to the north west.

Exterior cladding materials include Coloursteel roofing in "Grey Friars (or similar colour with similar reflectivity)", and "western red cedar" wall cladding. Joinery is proposed to be aluminium, coloured "grey friars (or similar colour with similar reflectivity)."

Services will be provided by way of an on-site effluent disposal system located to the north east of the building platform. Telecommunications and electricity will be supplied to the site by way of the underlying subdivision. Water will be provided by way of a shared bore connection and two water tanks in the eastern corner of the site. It is proposed that a solar panel will be located on the north western facing roof section.

A landscape plan has been submitted as part of the application, including cordyline australis cabbage tree plantings to the north east and north west of the dwelling and kanuka to the east of the dwelling.

The subject site is located at Black Peak Road, Wanaka and is 4.0009 hectares in size and is relatively flat. The site is located on the eastern side of the Cardrona River, approximately 1km south of the junction between the Cardrona River and the Wanaka-Luggate Highway. The site is accessed from Blackpeak Road via a private sealed Right of Way.

The site was created through subdivision consent RM010375. The subdivision application was originally declined by the Council based on adverse effects on landscape and rural amenity values. The applicant appealed the decision to the Environment Court and a Consent Order was issued by the Court allowing the creation of seven allotments.

The subject site is located on one of several river terraces that step up to the east of the Cardrona River. The site is currently pastoral in appearance with no significant vegetation.

The locality is otherwise characterised by a series of irrigated terraces and flat land with a pastoral overlay, including scattered shelter belts, stock fencing and poplar tree wind breaks.

### Effects on the Environment

#### *Land, Flora and Fauna*

Minor earthworks are required to scrape the building platform in order to accommodate the foundations of the proposed dwelling and to place the water tanks 600mm in the ground. The applicant states that these earthworks comply with the maximum permitted volume of 300m<sup>3</sup> and therefore the adverse effects on the landform are considered to be nil.

#### *Infrastructure*

Water, power and telecommunications were supplied to the boundary of the site via the underlying subdivision consent.

The applicant has submitted a design for an on-site effluent treatment and disposal system. A Lakes Environmental Engineer has confirmed that this design is appropriate if installed in accordance with the design by Jarvine Plumbing Co submitted as part of the application.

The Lakes Environmental Engineer confirms that ground conditions on site are suitable for on site stormwater disposal and therefore recommends a condition be imposed requesting a stormwater disposal system designed by a suitable qualified engineer be submitted for approval.

#### *Natural Hazards*

The site is identified on the Council's natural hazards register as being susceptible to flooding from the Cardrona River.

The subdivision decision RM010375 made the following conclusions in relation to the flood hazard:

*"The building platforms on the further raised terrace of Lots 1, 2, 3, 4 and 5 are substantially removed from any degree of flooding. The Panel agreed with this evaluation."*

The Lakes Environmental Engineer confirms that the building platforms on the further raised terrace of Lots 1, 2, 3, 4 and 5 are substantially removed from any degree of flooding.

Although subdivision decision RM010375 was originally declined, it was for reasons unrelated to natural hazards. As the Environment Court subsequently granted the subdivision via a Consent Order, it is assumed that the subdivision was not considered to exacerbate natural hazards and therefore the effects of the proposed dwelling in terms of natural hazards are nil.

### *People and Built Form*

The proposed building complies with the design guidelines contained in Consent Notice 7526147.2 registered on the Certificate of Title for the property, which relate to building height, roof pitch, exterior cladding materials and colours, fencing and landscaping.

A Lakes Environmental Landscape Architect has reviewed the proposed dwelling design, colours and materials and considers that they will be appropriate in the context of the receiving environment. The proposed landscape plan has also been assessed by the Lakes Environmental Landscape Architect and is considered appropriate to sufficiently screen and reduce the visibility of the dwelling when viewed from the neighbouring property, roads and public areas.

### *Traffic Generation and Vehicle Movements*

Traffic generation and vehicle movements resulting from the construction of a dwelling on the site were assessed through the underlying subdivision consent RM010375.

### *Nuisance*

Short term nuisance effects may arise during the construction period of the proposed dwelling. Condition (e)(v) of Consent Notice 7526147.2 requires all building to be completed within 12 months of building commencing, which will ensure the construction process is not unduly prolonged such that a neighbours are adversely affected by noise and dust.

### Policies and Objectives

The relevant objectives and policies for the Rural General zone are located in Part 5 of the Plan and primarily seek to protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and control of adverse effects caused through inappropriate activities. It is considered that the proposed dwelling will not undermine the landscape character or visual amenity of the surrounding environment. Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Plan.

### **Other Matters**

#### *Local Government Act 2002: Development Contributions*

In granting this resource consent reference was made to Part 8 Subpart 5 Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004).

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

For the forgoing reasons a Development Contribution is not required.

### **Administrative Matters**

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

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 no later than 15 working days from the date this decision is received.

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

This resource consent is not a consent to build under the Building Act 1991. A consent under this Act must be obtained before construction can begin.

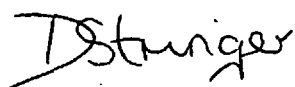
Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact Ella Walters on phone (03) 443 0121.

Prepared by  
**LAKES ENVIRONMENTAL LTD**

Reviewed by  
**LAKES ENVIRONMENTAL LTD**

PP 

Ella Walters  
**PLANNER**



Christian Martin  
**PLANNING TEAM LEADER: WANAKA**

# COMMISSIONER CHECK LIST



FILE REF: RM080833 DCN REQUIRED YES:

PROCESSING PLANNER: Ella Whittes NO:

NCS DESCRIPTOR: CORRECT  OR INSERT NEW DESCRIPTOR:

DCN Completed?

Processing Requirement	Yes	No	N/A
Landscape architect's report completed	✓		
Engineer's report completed	✓		
Environmental health officer's report completed			✓
Considered by Council (at the Wednesday Council meeting)			✓
Considered by Arrowtown Advisory Group			✓
Considered by Wakatipu Advisory Group			✓
Considered by Urban Design Panel/Urban Design Review			✓
Affected party approvals			✓
Location Map showing affected parties and approvals included			✓
Application includes proposal to change or cancel Consent Notice			✓

Gross Floor Area Prior Development		N/A <input checked="" type="checkbox"/>
Gross Floor Area After Development		(applies if increased commercial/industrial/ VA /res flat or multiunit res)

Questions below are for statistics (requested by Council)

Lots applied for		Lots approved by QLDC/CC	
RBP's applied for		RBP's approved by QLDC/CC	
Landscape Classification      ONL / VAL / ORL / ONF / not applicable			
Zone/s	<i>Rural Residential</i>		
Heritage Item	Yes / No		

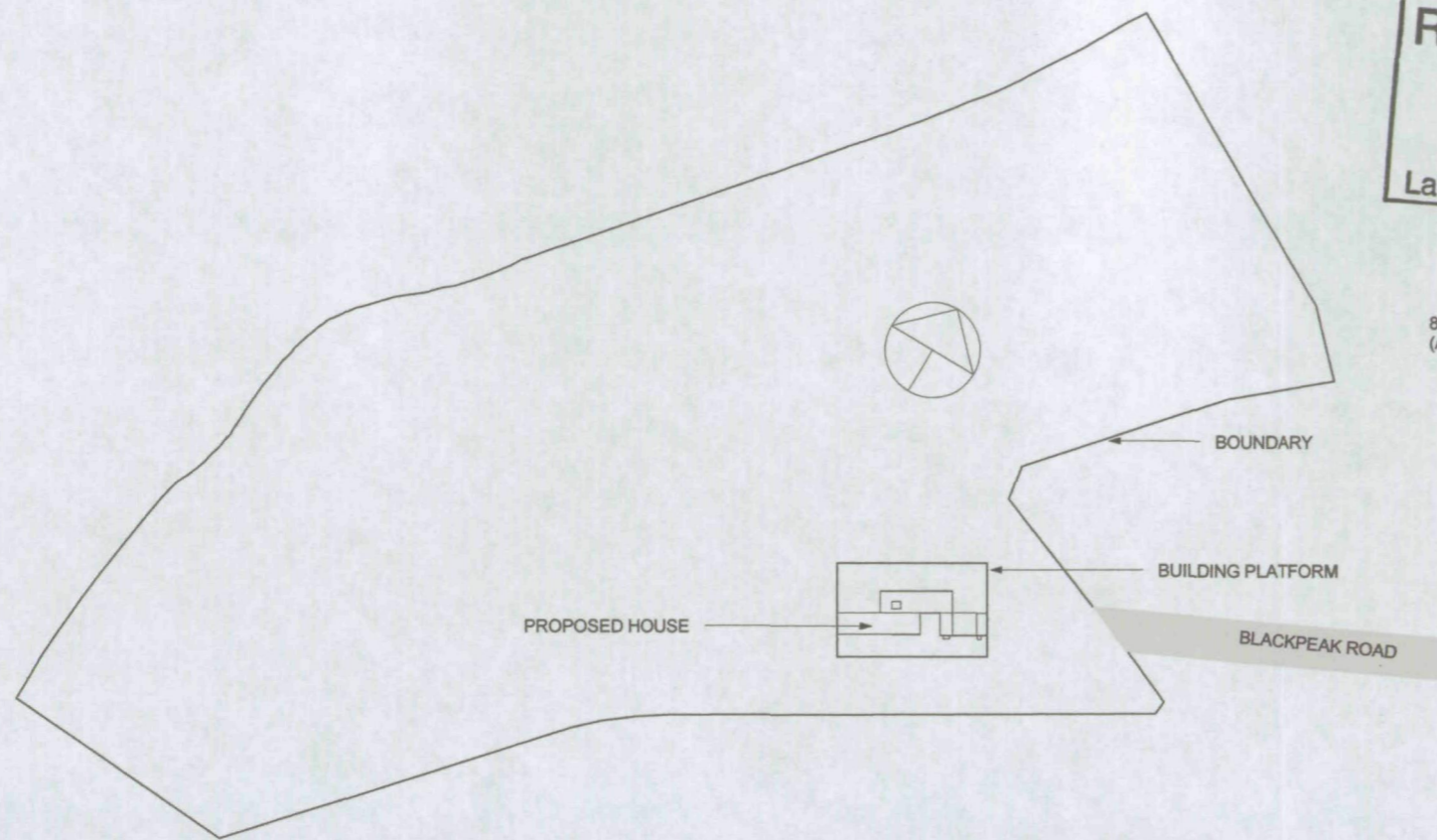
Yes	Conditions
<input checked="" type="checkbox"/>	General
<input checked="" type="checkbox"/>	Engineering
<input type="checkbox"/>	Landscape
<input type="checkbox"/>	Surveyors certificate
<input type="checkbox"/>	Review
<input type="checkbox"/>	Noise
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Yes	Conditions
<input type="checkbox"/>	Earthworks
<input type="checkbox"/>	Operational (events)
<input type="checkbox"/>	Upgrading (bonds etc for relocates)
<input type="checkbox"/>	Archaeological
<input type="checkbox"/>	Design controls
<input type="checkbox"/>	Covenants
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

**EVERYTHING IS COMPLETE AND READY FOR ISSUE**

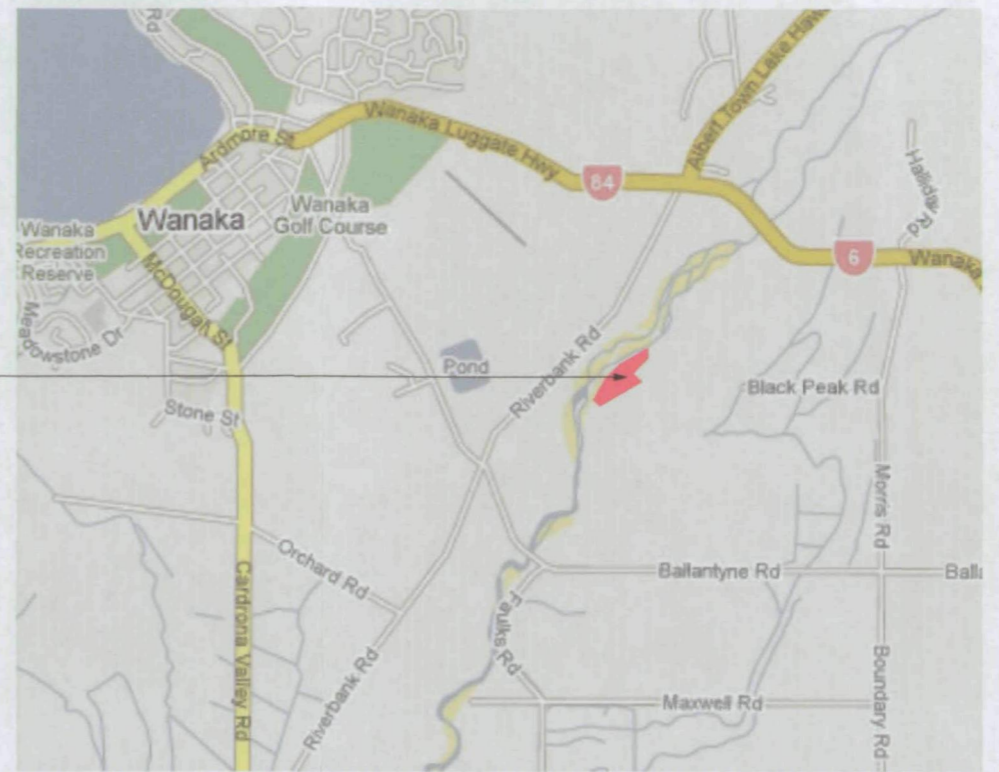
*[Handwritten Signature]*

**MUST BE SIGNED BY PLANNER PRIOR TO DECISION BEING RELEASED**



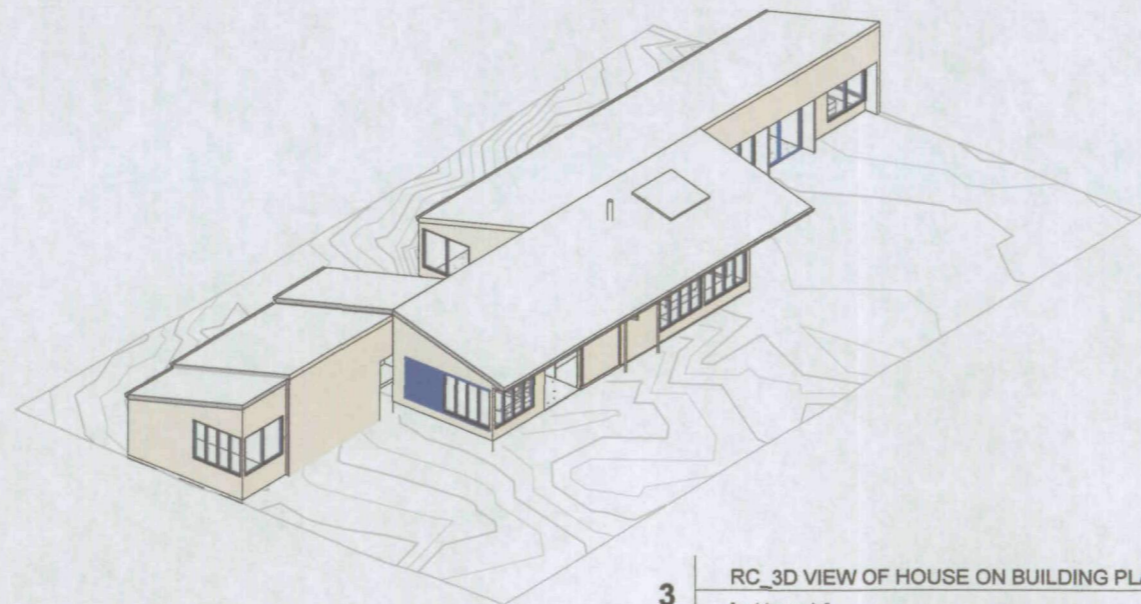
**RECEIVED**  
 22 MAY 2008  
 Wanaka  
 Lakes Environmental

83D BLACKPEAK ROAD, WANAKA  
 (APPROXIMATED)



**1** LOCATION MAP  
 [not to scale]

**2** 00. SITE PLAN SHOWING BUILDING PLATFORM LOCATION  
 1 : 2000  
 [IF PRINTED ON A3 SHEET]



**3** RC\_3D VIEW OF HOUSE ON BUILDING PLATFORM  
 [not to scale]

Drawing List		
Sheet Number	Sheet Name	REVISION
RC 0.0	LOCATION/SITE PLAN, DRAWING LIST	
RC 1.0	RELATIONSHIP TO RIVERBANK ROAD	
RC 1.1	SITE PLAN SHOWING PROPOSED LANDSCAPING	
RC 1.2	EXTERNAL SERVICES PLAN	
RC 2.0	ELEVATIONS	
RC 2.1	ELEVATIONS	

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 080833  
 23/06/08 Date  
 SW Initials

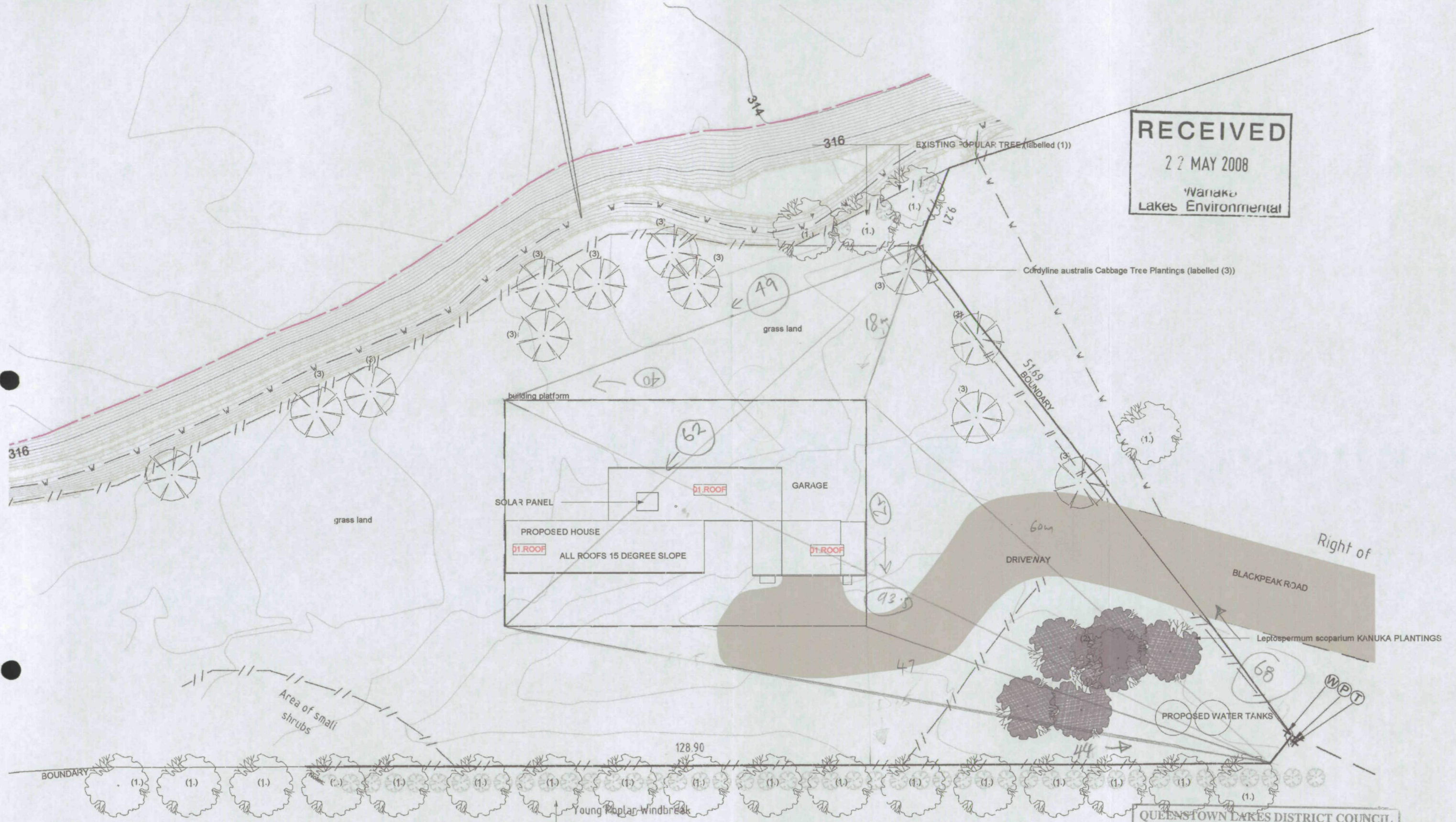
Revision Schedule		
Date	No.	Description

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION, STRUCTURAL DRAWINGS & SPECIFICATION AND RESOURCE & BUILDING CONSENT CONDITIONS. IF YOU HAVE ANY QUESTIONS OR NEED CLARIFICATION OF THE CONTENTS OF THESE DRAWINGS PLEASE CONTACT RAFE MACLEAN ARCHITECTS. COPYRIGHT RAFE MACLEAN ARCHITECTS LIMITED

**Rafe Maclean Architects**

May 21 2008	issued	RESOURCE CONSENT	stage	06.19	project	BLACKPEAK ROAD HOUSE	RC 0.0	revision
Rafe Maclean, Michelle Mitchell	owners	LOT 4, BLACKPEAK ROAD, WANAKA	address		project	LOCATION/SITE PLAN, DRAWING LIST		

**RECEIVED**  
 22 MAY 2008  
 Wanaka  
 Lakes Environmental



1 01. SITE PLAN SHOWING LANDSCAPING  
 1 : 400  
 (IF PRINTED ON A3 SHEET)

QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM. 080833  
 23/06/08 Date  
 S L W Initials

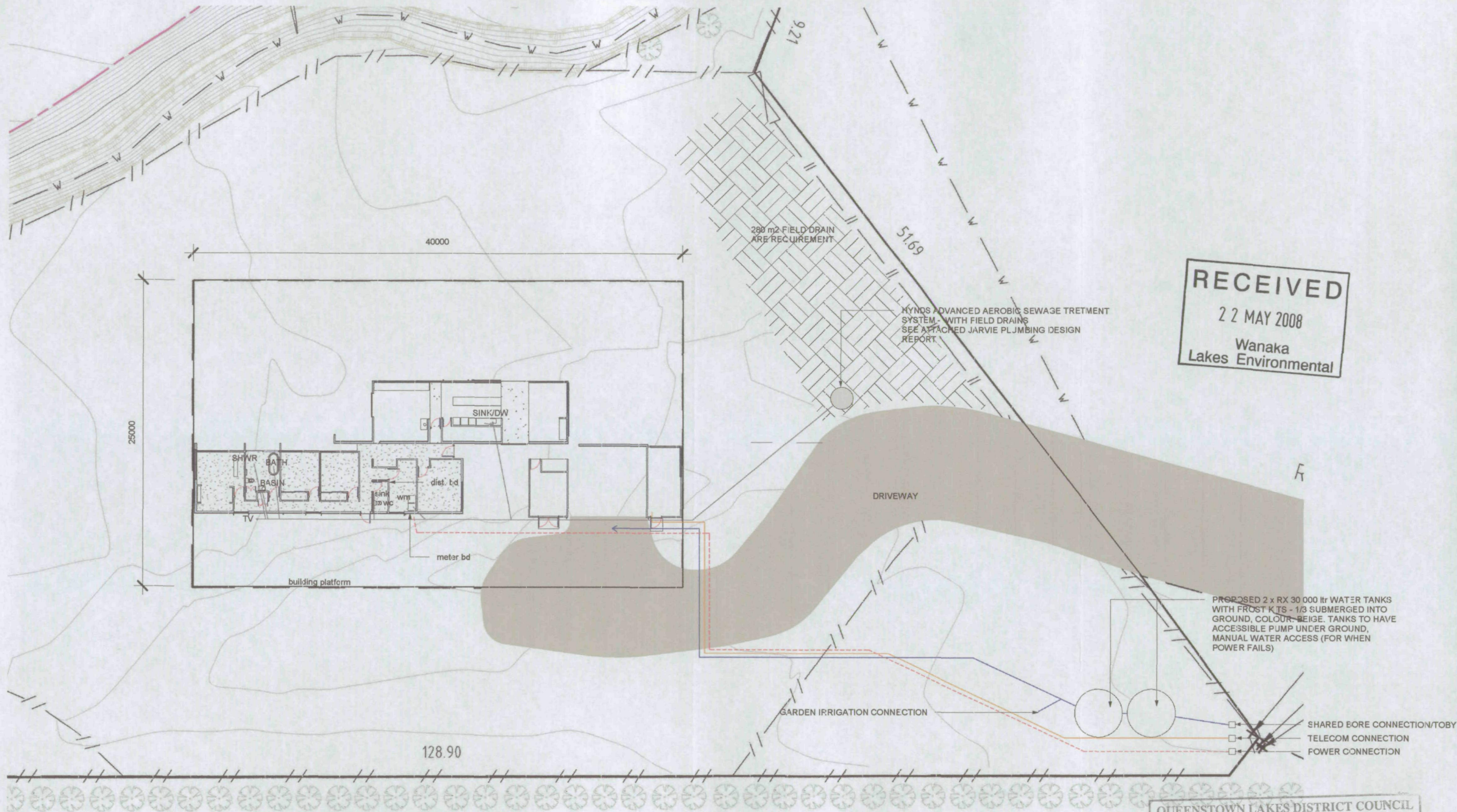
Revision Schedule		
Date	No.	Description

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**Rafe Maclean Architects**

May 21 2008	issued	RESOURCE CONSENT	stage	06.19	project	BLACKPEAK ROAD HOUSE	RC 1.1	revision
Rafe Maclean, Michelle Mitchell	owners	LOT 4, BLACKPEAK ROAD, WANAKA	address	SITE PLAN SHOWING PROPOSED LANDSCAPING				





**RECEIVED**  
 22 MAY 2008  
 Wanaka  
 Lakes Environmental

Young Poplar Windbreak

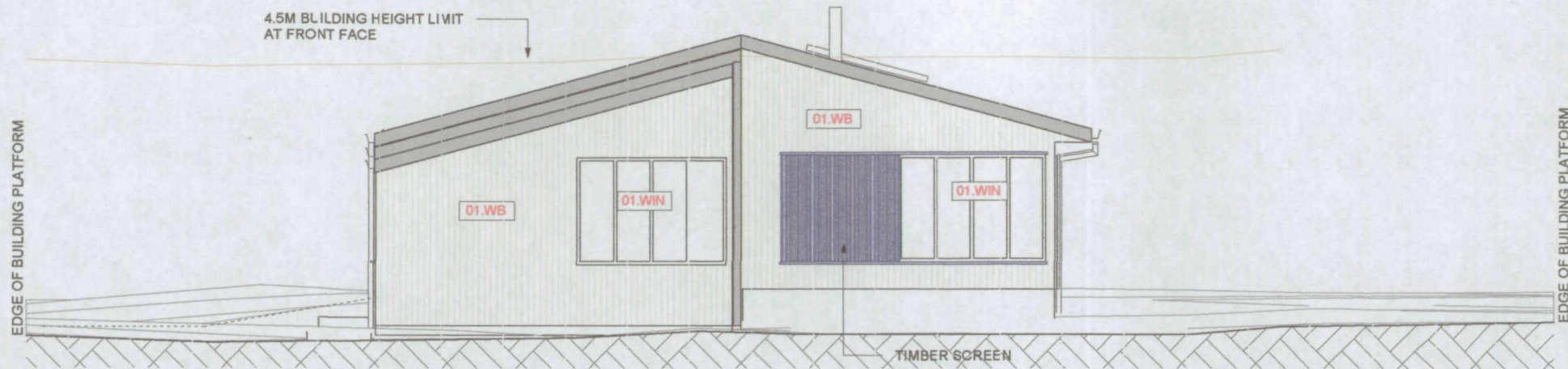
QUEENSTOWN LAKES DISTRICT COUNCIL  
 APPROVED PLANS: RM 080833  
 1 10. EXTERNAL SERVICES PLAN  
 1 : 300  
 [IF PRINTED ON A3 SHEET]  
 23/06/08 Date  
 SW Initials

Revision Schedule		
Date	No.	Description

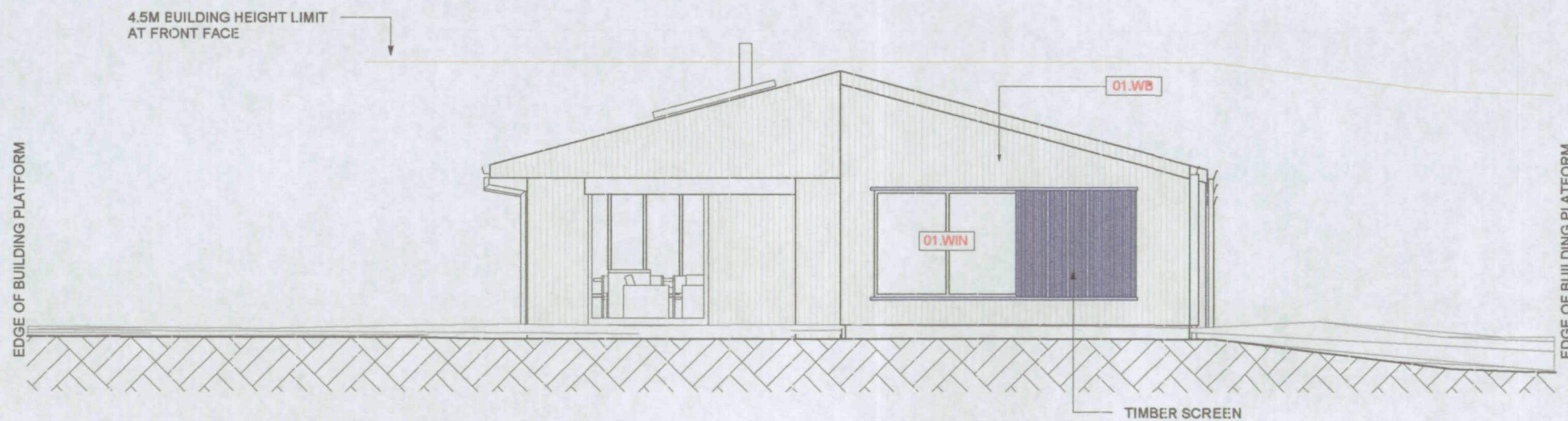
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1 East  
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2 West  
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Wanaka  
Lakes Environmental

QUEENSTOWN LAKES DISTRICT COUNCIL  
APPROVED PLANS: RM 080833  
23/06/08 Date SW Initials

Revision Schedule		
Date	No.	Description

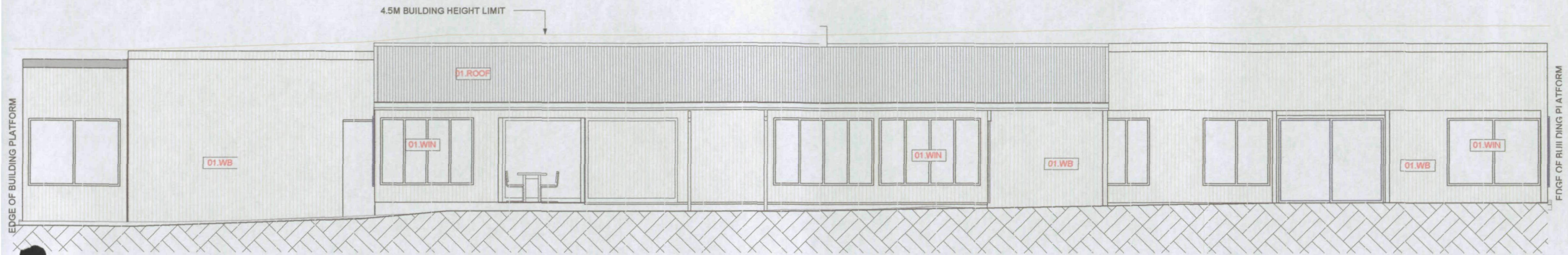
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RESOURCE CONSENT MATERIAL LEGEND						
Keynote Number	Description					
C1.WIN	ALUMINIUM WINDOW/DOOR JOINERY. COLOUR: GREYFRIARS OR SIMILIAR COLOUR WITH SIMILIAR REFLECTIVITY.					
C1.ROOF	METAL ROOF AT 15 DEGREE PITCH. GUTTERS TO MATCH ROOF. COLOUR: GREYFRIARS OR SIMILIAR COLOUR WITH SIMILIAR REFLECTIVITY.					
C1.WB	WESTERN RED CEDAR (WRC) CLADDING. CLEAR STAIN FINISH.					

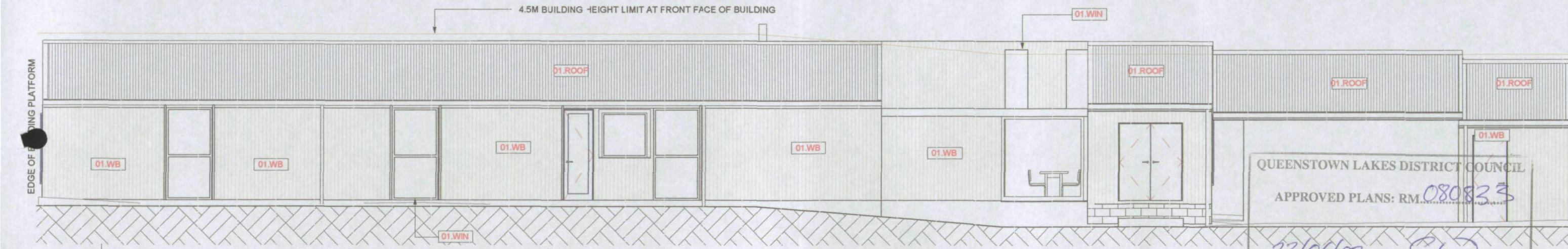
  

May 21 2008	issued	RESOURCE CONSENT	stage	06.19	project	BLACKPEAK ROAD HOUSE	RC 2.0	revision
Rafe Maclean, Michelle Mitchell	owners	LOT 4, BLACKPEAK ROAD, WANAKA	address	ELEVATIONS				



1 North  
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**RECEIVED**  
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Wanaka  
Lakes Environmental



2 South  
1 : 100  
[IF PRINTED ON A3 SHEET]

QUEENSTOWN LAKES DISTRICT COUNCIL  
APPROVED PLANS: RM 080823  
23/06/08 Date  
[Signature] Initials

RESOURCE CONSENT MATERIAL LEGEND	
Keynote Number	Description
C1.WIN	ALUMINIUM WINDOW/DOOR JOINERY. COLOUR: GREYFRIARS OR SIMILIAR COLOUR WITH SIMILIAR REFLECTIVITY.
C1.ROOF	METAL ROOF AT 15 DEGREE PITCH. GUTTERS TO MATCH ROOF. COLOUR: GREYFRIARS OR SIMILIAR COLOUR WITH SIMILIAR REFLECTIVITY.
C1.WB	WESTERN RED CEDAR (WRC) CLADDING. CLEAR STAIN FINISH.

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Rafe Maclean, Michelle Mitchell	owners	LOT 4, BLACKPEAK ROAD, WANAKA	address	ELEVATIONS				



# Flood Hazard Assessment

83D Black Peak Road  
Wanaka

**Report prepared for:**

Rafe Maclean

**Report prepared by:**

GeoSolve Limited

**Distribution:**

Rafe Maclean

GeoSolve Limited (File)

**February 2024**

**GeoSolve Ref: 230408**

Revision	Issue Date	Purpose	Author	Reviewed
1	9/02/2023	Draft Issue for Client Comment	HDW	NW
1	12/02/2023	Client Issue	HDW	NW



**GEOTECHNICAL**



**WATER  
RESOURCES**



**PAVEMENTS**



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# 1 Introduction

## 1.1 General

This report presents the results of a flood hazard assessment carried out by GeoSolve Limited for the proposed building platform at 83D Black Peak Road. This report is considered sufficient to support a resource consent application to council.

The assessment has been carried out for our client Rafe Maclean, as an extension to GeoSolve Limited's proposal for geotechnical investigations dated 19 September 2023. The scope of work and conditions of engagement are outlined in the original proposal, and this work being undertaken as a variation to the proposal was agreed via email communications dated 8 December 2023.

## 1.2 Development proposal

Draft architectural plans for the development, produced by Rafe Maclean Architects, depict the proposed subdivision of the existing Lot 4 DP 385106 and the subsequent construction of a single storey residential dwelling with a separate residential flat and garage. Both structures are shown to have a Finished Floor Level (FFL) of 308.33 m RL. No earthworks plans have been provided; however, any required earthworks are anticipated to be minor based on the existing site topography. An excerpt from draft plans supplied by Rafe Maclean Architects showing the proposed dwelling is given in Figure 1.1.

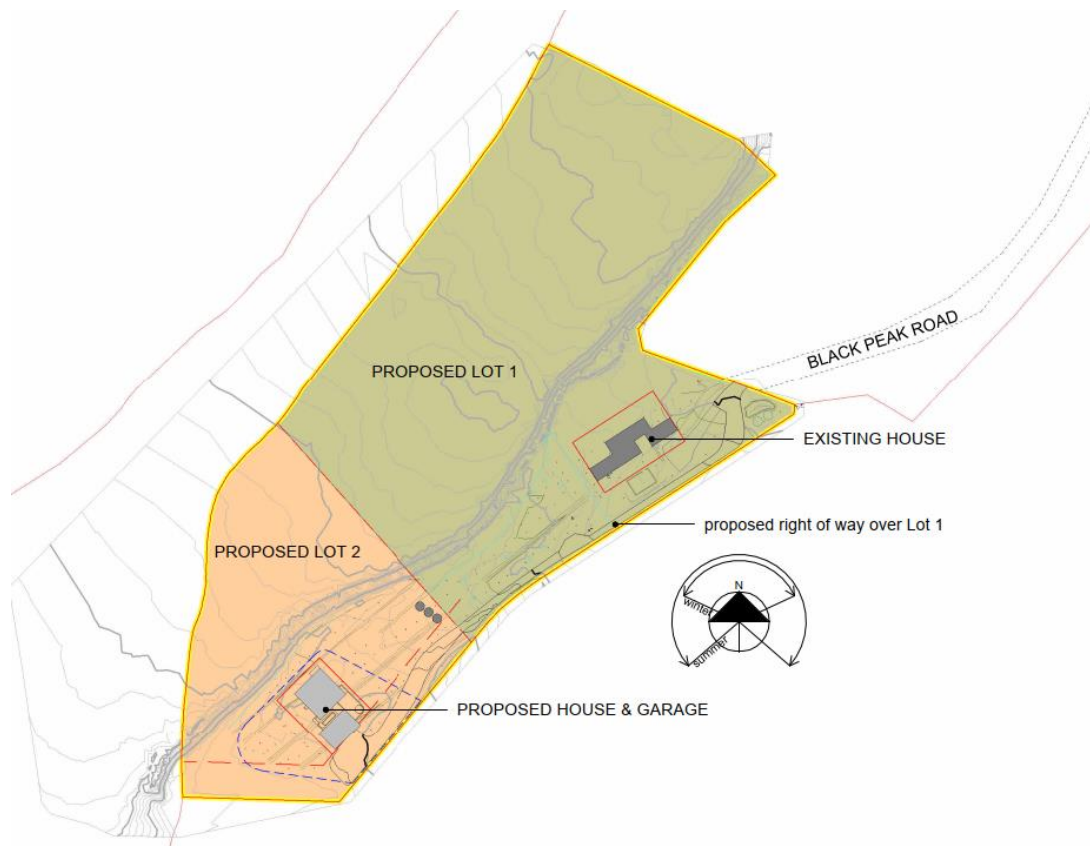


Figure 1.1: General plan showing proposed development.

## 2 Site Description

### 2.1 General

The subject property, legally described as Lot 4 DP 385106, is located approximately 3 km to the east of central Wanaka, and approximately 250 metres east of the Cardrona River (see Figure 2.1). The property is accessed via Black Peak Road and is bound by rural lifestyle blocks to the northeast, southeast and south, and the Cardrona River to the west and northwest. The proposed lot is currently undeveloped and is in pasture.

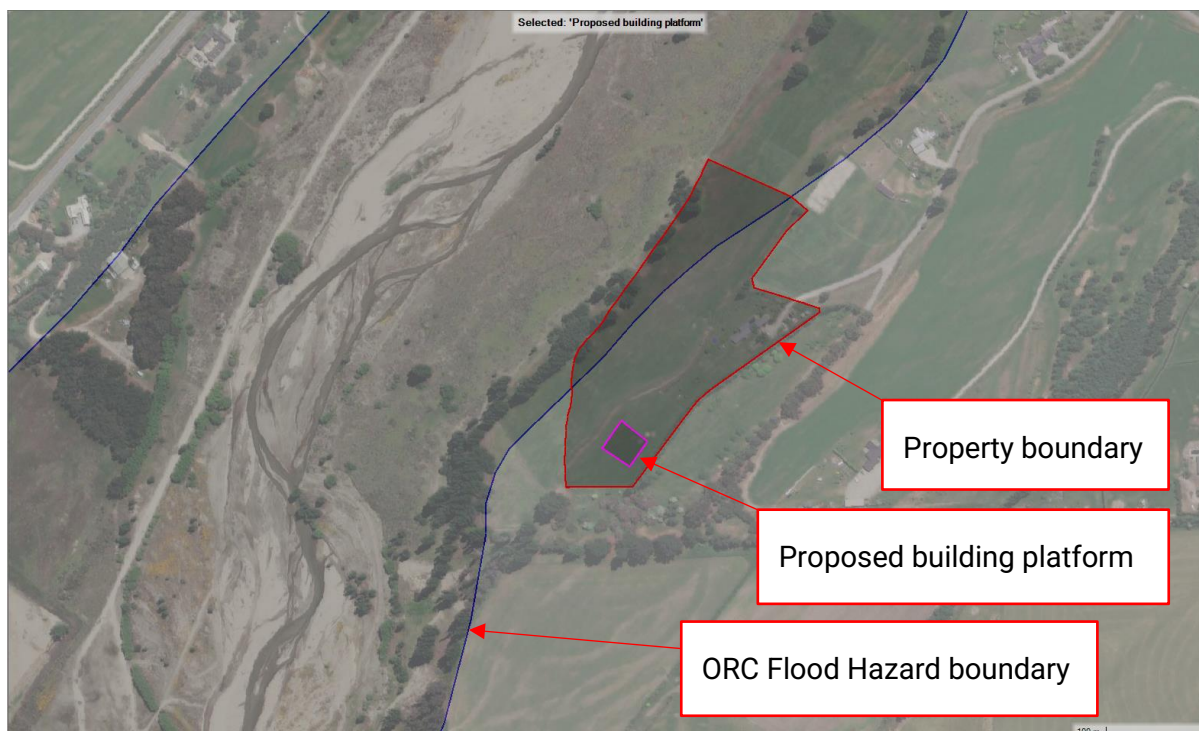


Figure 2.1: Site and proposed building platform.

### 2.2 Topography and Surface Drainage

The site has been topographically surveyed and the site contours are illustrated in Appendix A. The site is divided into two generally flat terraces, separated by a moderately steep terrace riser of approximately 2 m height, which runs southwest to northeast through the centre of the proposed lot. The proposed building platform is situated on the upper terrace and is setback approximately 10 m from the crest of the terrace riser. The two terraces fall generally towards the northeast.

A shallow water race has been formed along the base of the terrace riser on the lower terrace. No other evidence of major earthworks is observable around the proposed building platform. No signs of slope instability or soil creep were observed on the terrace riser.

The Cardrona River is the dominant hydrological feature of the area with regard to the site. The level of the Clutha River/Mata-Au is approximately 38 metres lower than the site level and is not considered to pose a flood risk to the site. The site is naturally free draining, and



no spring flows were evident at the surface around the building platform during the site investigation<sup>1</sup>.

The Cardrona River form adjacent to the site exhibits a sediment-rich braided channel margin incised into post-glacial terraces and moraine deposits. In these reaches, the wider floodplain is not significantly elevated above the braided 'low-flow' channel. As a result, the river migrates easily within the bounds of the high terraces, causing some sedimentation and bank erosion even at low flow<sup>2</sup>.

Currently the primary channel of the river is closer to the true left of the floodplain. A vegetated delta of 100-150m is present between the primary channel and the lower terrace on the site. The lower terrace is shown to the right in Photo 2.1 below, with the vegetated floodplain delta visible beyond the line of poplar trees.

The lower terrace is ~1 m in elevation above the floodplain of the river. The upper terrace to the left in Photo 2.1, where the building platform is proposed, is ~ 2 m above the lower terrace, giving a total elevation of ~3 m above the floodplain at the building platform. A cross section of terrain adjacent to the proposed building platform is given in Figure 5.3.



Photo 2.1: Proposed development area.

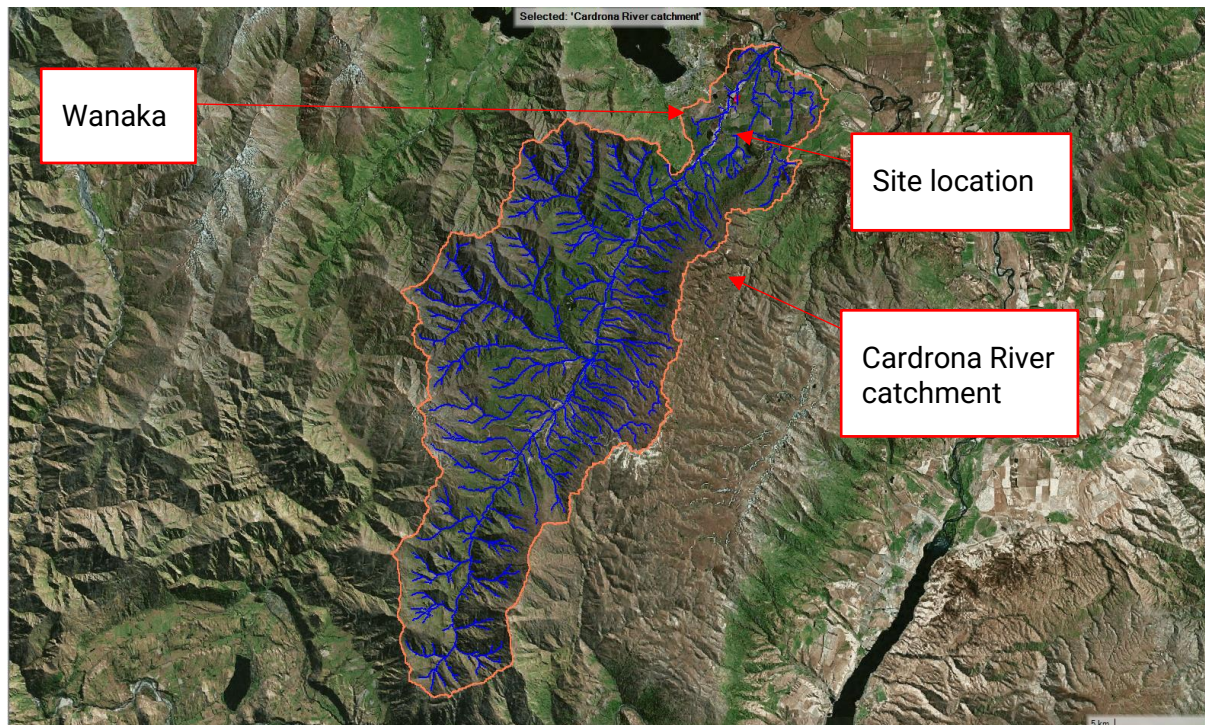
<sup>1</sup> Geosolve Ltd (2023), Geotechnical Report for Resource Consent - 83D Black Peak Rd (Geosolve Ref:230408)

<sup>2</sup> Otago Regional Council (2010) Channel Morphology and Sedimentation in the Cardrona River.



## 4 Hydrological Assessment

The Cardrona River drains a catchment of ~315 km<sup>2</sup> upstream of the site (Figure 4.1). The proposed development site has not been reached by flood waters in recent times, such as in the November 1999 flood (124.2 m<sup>3</sup>/s). This flood is considered greater than or equal to a 1%AEP event for the Cardrona River Catchment. The proposed building platform site is also outside, and approximately 2 m above the boundary of, the 2012 Otago Regional Council (ORC) Rainfall Flooding hazard layer for a 1 in 500 year ARI flood (Shown in Figure 2.1).



**Figure 4.1: Catchment and site Location.**

Properties of interest for the Cardrona River catchment leading to the site are presented in Table 1 below. The catchment properties in Table 1 were used to calculate the flow inputs for a 1% Annual Exceedance Probability (AEP) storm, also known as a 100-year storm, with allowance for the rainfall intensity increase predicted as a result of climate change.

**Table 1: Cardrona River catchment properties**

Parameter	Value	Source
<b>Flow Path Length</b>	41 km	River Environment Classification (REC2) New Zealand
<b>Catchment Area</b>	315 km <sup>2</sup>	New Zealand River Flood Statistics
<b>High Point Elevation</b>	1936 m	Natural Hazards in the Cardrona Valley <sup>3</sup>

<sup>3</sup> Otago Regional Council (2010) Natural Hazards in the Cardrona Valley, Otago Regional Council, Dunedin, New Zealand



<b>Elevation at start point of Hydraulic model</b>	308 m	LINZ LiDAR (Ballantyne Bridge)
<b>Fall from High Point to Hydraulic model start point</b>	1628 m	Calculated
<b>Average Slope</b>	3.9 %	Calculated
<b>Calculated Time of Concentration</b>	10 hours 42 minutes	Calculated using the Bransby-Williams formula (as endorsed by NIWA)
<b>Rounded Time of Concentration</b>	<b>11 hours</b>	Rounded from calculated value for ease of calculations
<b>1% AEP Flow Value (raw)</b>	130 m <sup>3</sup> /s	New Zealand River Flood Statistics (from gauging & Henderson and Collins method)
<b>Climate Change Factor</b>	16 %	MFE's Climate Change Projections <sup>4</sup>
<b>1% AEP Flow Value (adjusted for climate change)</b>	<b>151 m<sup>3</sup>/s</b>	Calculated

The above values, specifically the time of concentration and 1% AEP flow value, were used as inputs for the SCS unit hydrograph model to produce a hydrograph for the Cardrona River. The hydrograph is presented below as Figure 4.2. This flow hydrograph was used in the Hydrologic Engineering Center's River Analysis System (HEC-RAS) for 2D hydraulic modelling.

1% AEP flow hydrograph for the Cardrona River at Ballantyne Rd

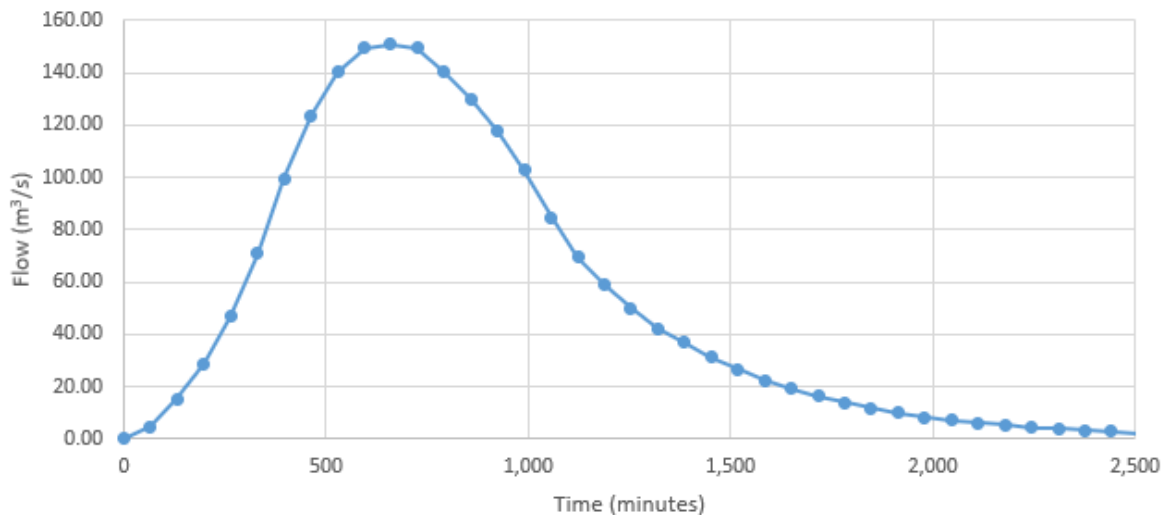


Figure 4.2: Input hydrograph for 2D HEC-RAS hydraulic modelling.

<sup>4</sup> Ministry for the Environment 2018. Climate Change Projections for New Zealand: Atmosphere Projections Based on Simulations from the IPCC Fifth Assessment, 2nd Edition. Wellington: Ministry for the Environment.

## 5 Hydraulic Modelling

### 5.1 Model Build

HEC-RAS version 6.4.1 was used to hydraulically model the area in order to inform the flood risk for the site. To create the base terrain for the model a 2016 Light Detection and Ranging (LiDAR) Digital Elevation Model (DEM) was downloaded for the area from LINZ<sup>5</sup>. Newer LiDAR is available, however it does not fully cover the area of interest for this site.

Comparison with 2022 aerial imagery confirmed that the local ground levels and position of the primary flow channel were not significantly different to the those in the 2016 LiDAR.

A 2D flow area covering the area of interest was defined. This was taken to be the reach of the Cardrona River between the Ballantyne Rd bridge and Wanaka-Luggate Highway bridge. The cell size used for the flood plain was 2 m. Sensitivity checking indicated that this cell size was of a sufficient resolution to represent flood flows. The 2D flow area defines the area in which the model will calculate water flow.

An inflow boundary condition was defined at the Ballantyne Road bridge using the input flow hydrograph developed in Section 3. An outlet boundary was defined at the highway bridge using a normal depth boundary condition with a friction slope of 0.7%. Manning's n of 0.06 was adopted for the Cardrona riverbed. This is near the upper end of ranges given by literature<sup>6</sup> for a gravel braided riverbed. However, it was considered appropriate given the shallow flow, rough floodplain and nature of the calculations within the HEC-RAS model.

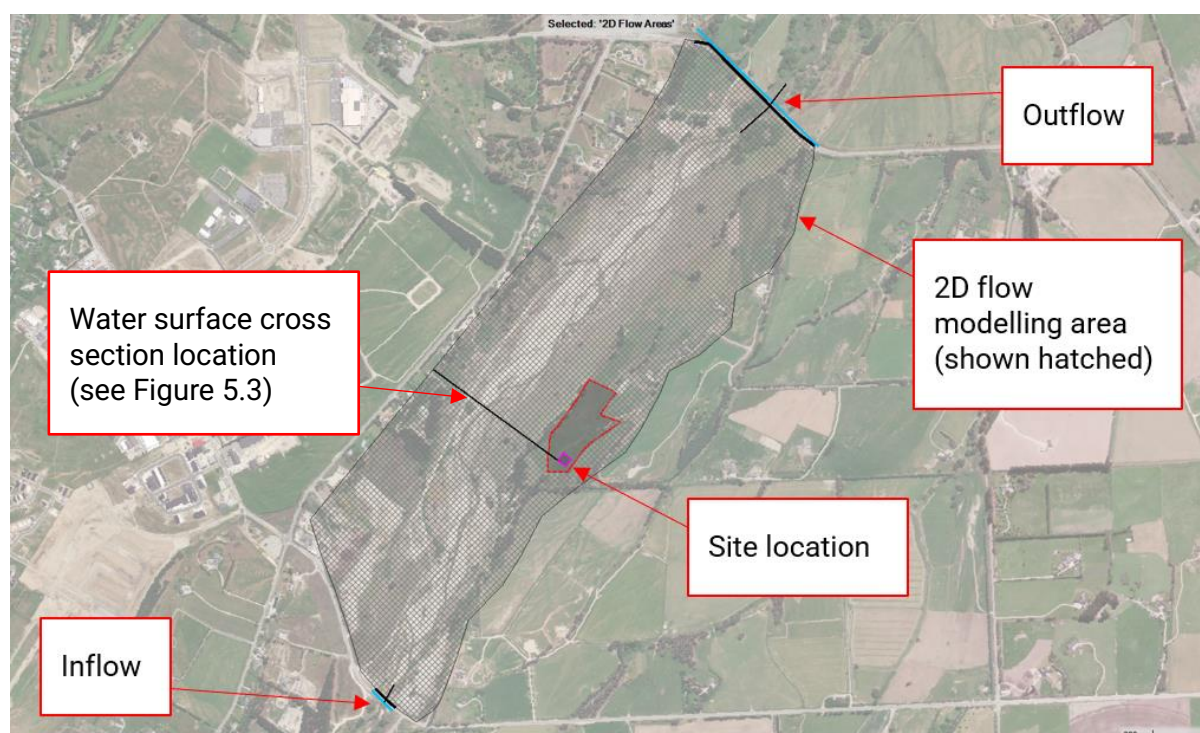


Figure 5.1: The geometry used for hydraulic modelling of the area.

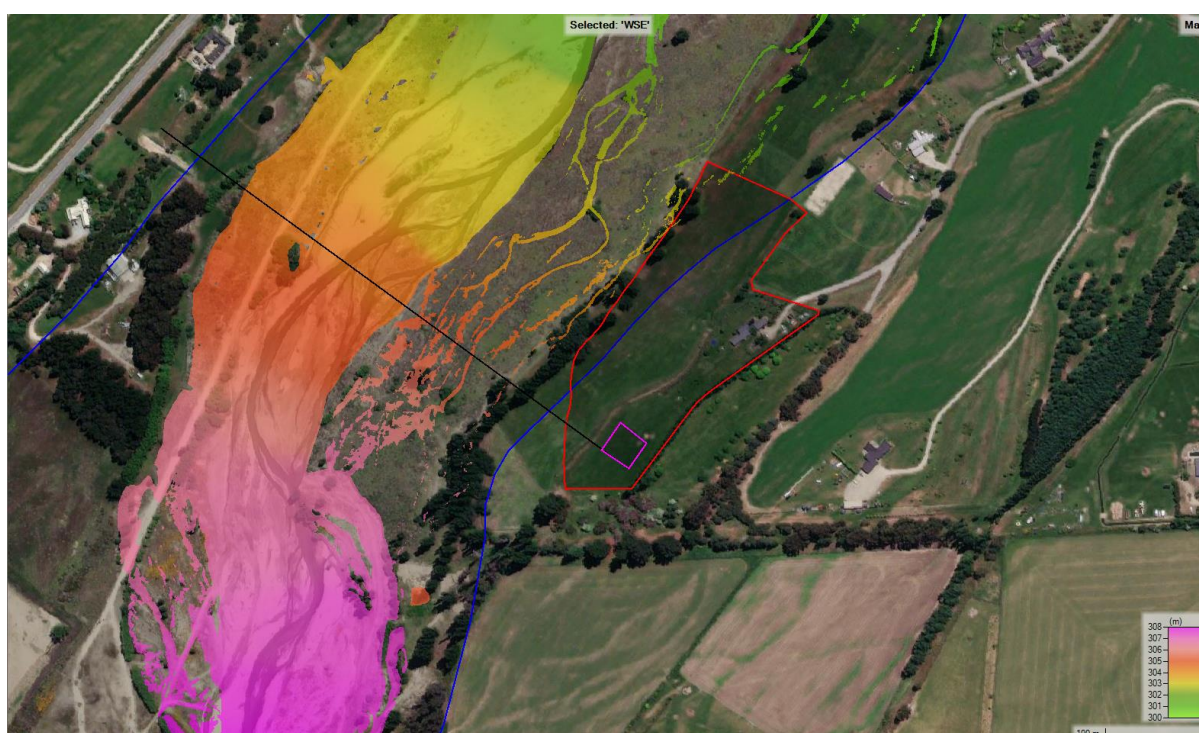
<sup>5</sup> <https://data.linz.govt.nz/layer/99123-otago-lidar-1m-dem-2016/>

<sup>6</sup> J Harding et al (2004) Freshwaters of New Zealand, New Zealand Hydrological Society

## 5.2 Model Results

The calculated Water Surface Elevation (WSE) and areas of inundation for a 1% AEP event in the Cardrona River are shown in Figure 5.2. This shows a WSE between 304 m and 305 m adjacent to the proposed building platform (which is at 308 m). With the primary channel in its current position the proposed building platform is not considered at risk of flooding.

As discussed in Section 2.2 the primary channel is likely to migrate laterally within the floodplain as a result of large flood flows depositing and/or scouring sediment. Should the channel migrate to the true right bank of the flood plain over time some erosion of the lower terrace is possible. However, the risk to the upper terrace where the building platform is proposed is considered less than minor due to the considerable elevation relative to the riverbed. The width of the lower terrace also constitutes a considerable buffer to further mitigate erosion risk to the upper terrace where the building platform is located.



**Figure 5.2: Maximum WSE during the modelled 1%AEP event**

The existing Cardrona River channel/floodplain is able to convey the 1% AEP + CC event with a water surface elevation >1 m below the level of the lower terrace, i.e. 3 m below the proposed building platform location. However, the position of ORC flood hazard mapping boundary is considered to be generally appropriate due to the potential for bank erosion as a result of channel migration/avulsion within the flood plain, though it is noted that is approximated and could be refined based on local topographical features if required.

Aggradation of the riverbed is possible in this reach of the Cardrona River. However, sufficient aggradation to significantly increase the risk to the proposed building platform is not considered possible during the design life of this building. The Cardrona river in general has been subject to a net degradational trend over the monitored period between 1988 and 2007. The reach immediately adjacent to the site has experienced a net change in mean bed level of -1 m over the same period<sup>2</sup>.

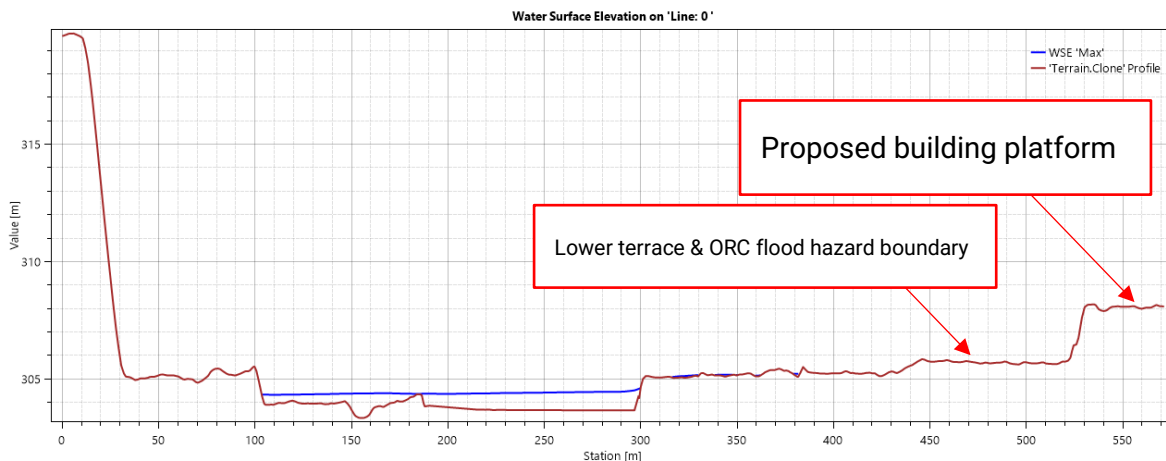


Figure 5.3: Cross-section adjacent to the building platform showing the maximum WSE during the modelled 1% AEP event.

## 6 Conclusions & Recommendations

- Our analysis shows that the proposed building platform is not at risk of flooding from the current position of the Cardrona River.
- The ORC Flood Hazard Mapping also shows that the proposed building platform is not at risk of flooding from the Cardrona River.
- Risk from flooding to the proposed building platform site due to longer-term migration of the primary channel, or aggradation of the Cardrona Riverbed, is considered less than minor.

## 7 Applicability

This report has been prepared for the sole use of our client, Rafe Maclean, with respect to the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior review and written agreement.

Report prepared by:

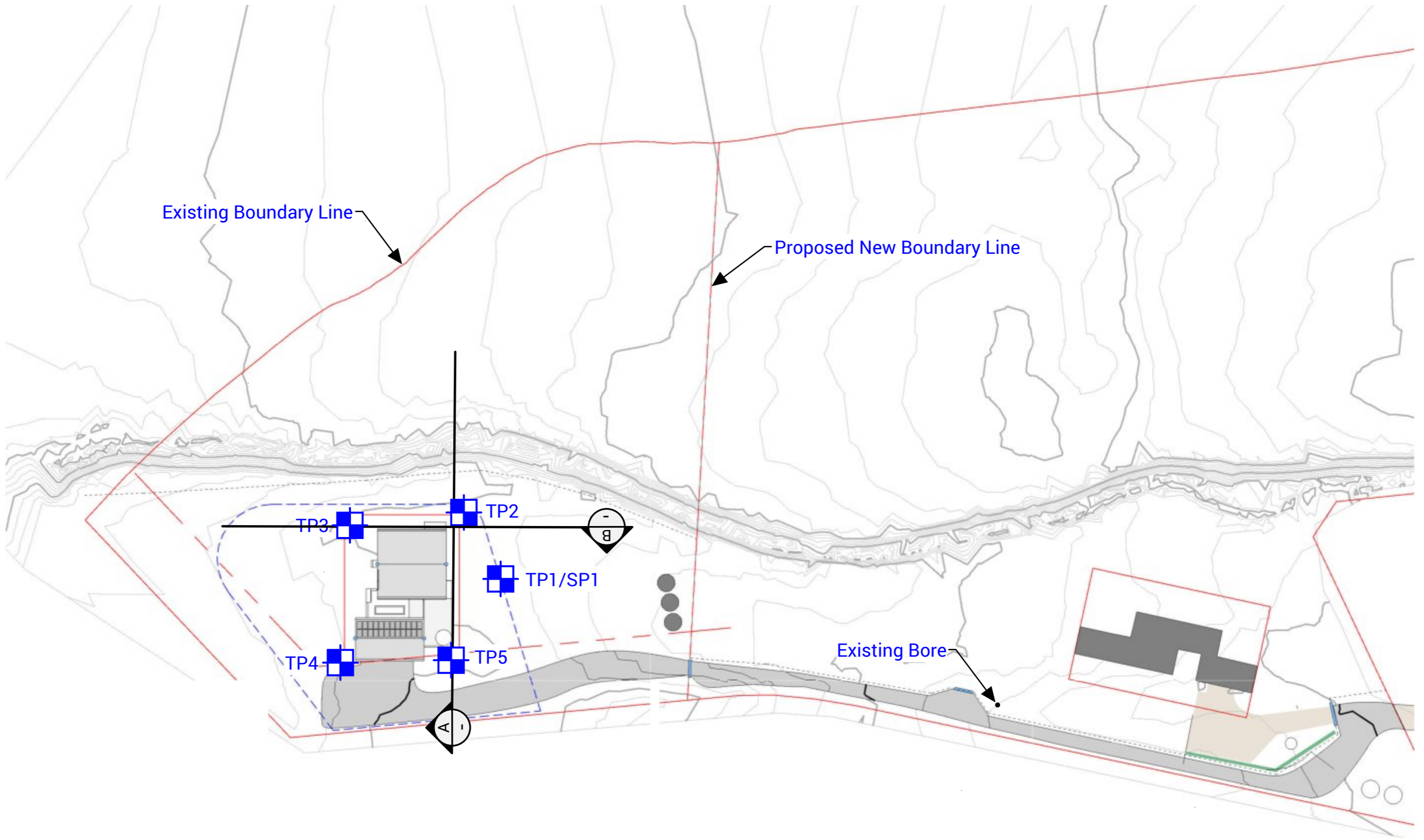
Henry Wadworth-Watts  
Water Resources Engineer

Reviewed for GeoSolve Limited by:

Neil Williman  
Senior Water Resources Engineer

Appendices: Appendix A – Site Plan

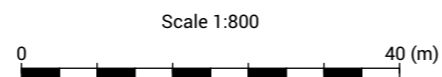
# Appendix A: Site Plan



**KEY**

Test Pit Location

Cross-section location



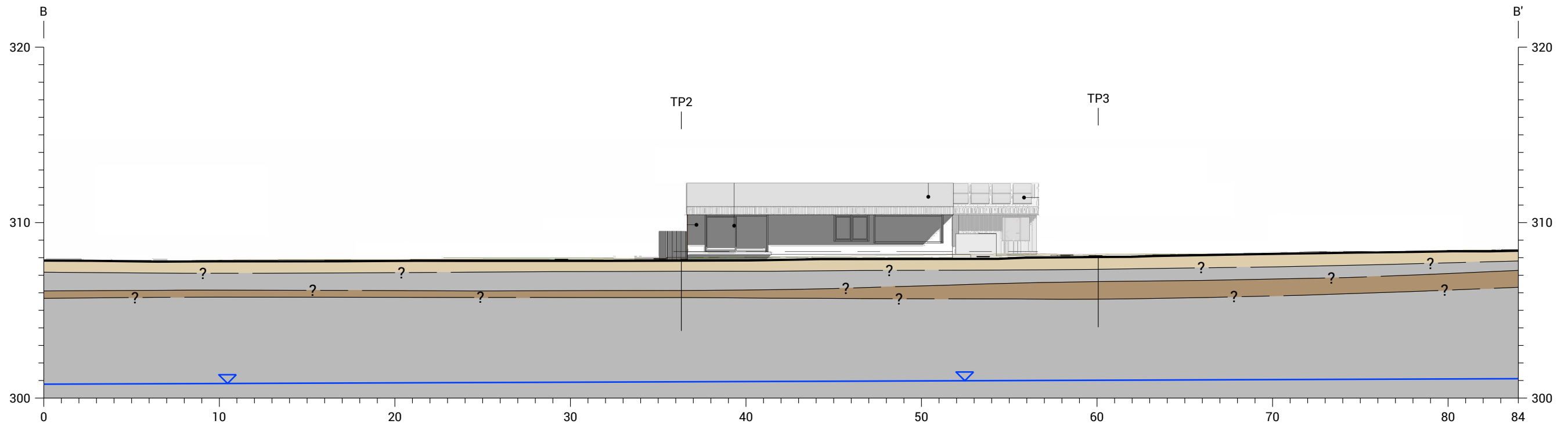
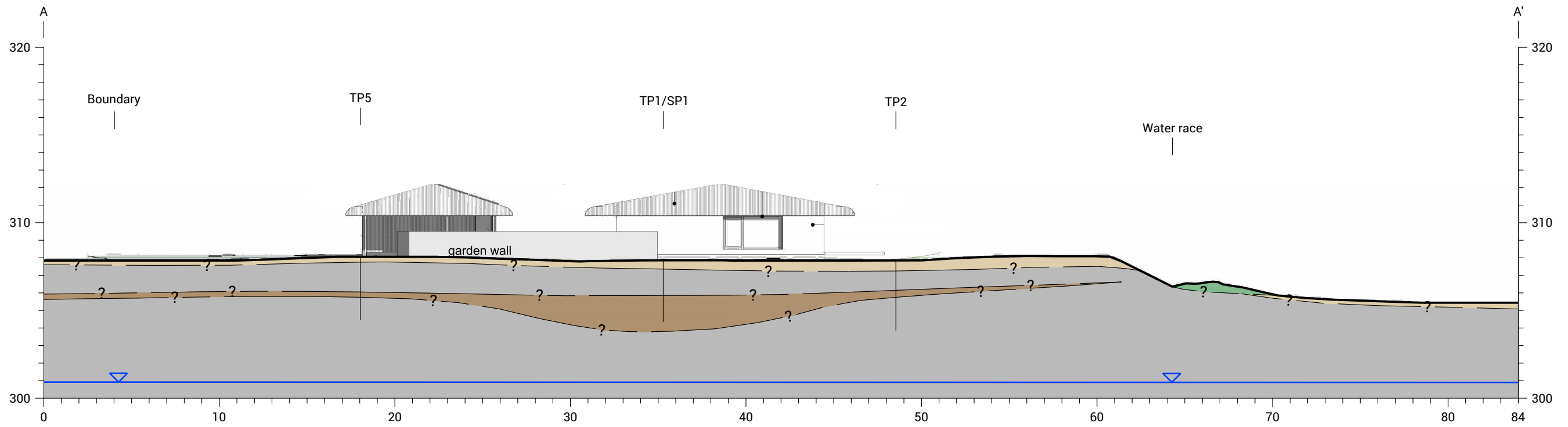
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PROJECT NUMBER:	230408	APPROVED	FAW	10/23



**Rafe Maclean**  
**Geotechnical Assessment**  
**83d Black Peak Road, Wanaka**  
**Site Investigation Plan**

FIG No: FIGURE 1

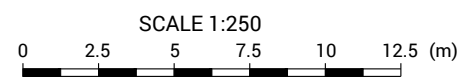
REV: 1



- Legend:
- Uncontrolled fill
  - Loess
  - Outwash sand
  - Outwash gravel
  - Measured water table

Notes:

1. These drawings have been prepared for the benefit of Rafe Maclean with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.
2. Elevations and positions shown are approximate only based on conceptual plans by Rafe Maclean Architects (ref: 21.14; dated: 8 September 2023) and should not be relied upon.



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DRAWN	ETC	Oct.23
DRAFTING CHECKED	JMJ	Oct.23
APPROVED	FAW	Oct.23
CADFILE: 230408.dwg		
SCALES (AT A3 SIZE): 1:250		
PROJECT No: 230408		

**Rafe Maclean**  
 Geotechnical Assessment  
 83d Black Peak Road, Wanaka  
 Cross-section A-A' and B-B'

FIG No:  
Figure 2a & 2b

REV.	0
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# LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

PROPOSAL TO SUBDIVIDE A RURAL LIVING  
PROPERTY INTO TWO ALLOTMENTS AND  
IDENTIFY A BUILDING PLATFORMS AT  
83D BLACK PEAK ROAD, WANAKA.

## INTRODUCTION & DESCRIPTION OF THE PROPOSAL

- 1 This report has been prepared to accompany a resource consent application on behalf of M Mitchell and R Maclean. This report identifies and quantifies the landscape and visual effects likely to arise from the subdivision of the subject site and the identification of a building platform. The site is approximately 4ha in area, is legally described as Lot 4 DP 385106 and is located to the east of the Cardrona River and is accessed via Black Peak Road.
- 2 The full details of the proposed activities are set out in the resource consent application. We set out the following summary points that are relevant to landscape considerations:
  - The proposal is to subdivide the site into two rural living allotments.
  - Lot 1 is to be 2.7ha and will contain the existing dwelling located within an established building platform.
  - Lot 2 is to be 1.2ha and will contain a proposed 800m<sup>2</sup> building platform. A specific dwelling is proposed within this building platform. The dwelling will sit low in the landscape (4.5m above existing ground level), the exterior materials are to be Lichen colour (LRV 25%) and timber cladding.
  - The proposed structural landscaping involves:
    - Retention of existing poplars along the Cardrona River boundary within the subject site.
    - Retention of mixed native planting on the crest of the upper terrace and extension of the planting to the south.
    - Mixed amenity planting.
    - Screening planting between the proposed platform and dwelling and the property to the east.

## METHODOLOGY

- 3 The methodology for this assessment has been guided by:
  - The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines.
  - The landscape-related provisions of the Proposed District Plan.

- 4 When describing effects, we will use the hierarchy of adjectives given in the bottom row of the table below. The top rows show how the adjectives that we use can be related to specific wording within the RMA<sup>1</sup>.

						SIGNIFICANT
LESS THAN MINOR		MINOR		MORE THAN MINOR		
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH

## EXISTING LANDSCAPE

### *Physical attributes*

- 5 The site sits on flat but stepped river terrace land to the immediate east of the Cardrona River, between Wanaka and Wanaka Airport (5km to the east). Currently, low density lifestyle-block activity coupled with farmed pasture extends between Wanaka Airport and Albert Town / Wanaka. The site is separated from Albert Town / Wanaka by the corridor of the Cardrona River. The site is within a collection of rural living properties that sit on lower terrace land, that adjoins the Cardrona River itself. These rural living properties are accessed by Black Peak Road (a private road that runs east-west from Morris Road) and range in size from 1.7ha to 16.3ha. The relative location of the airport and the town, and the presence of SH6 connecting Wanaka to Luggate, Cromwell and beyond, mean that this part of the rural Upper Clutha Basin is generally more modified and occupied compared to more remote rural areas.
- 6 The site itself is comprised of flat terraced landform, generally rising in elevation from the river corridor to the west towards the Morris Road in the east. Lines of mature exotic trees bisect and occupy the site and the neighbouring properties. The site contains an existing dwelling with a garden and associated domestication that occupies a small area in the eastern part of the site. Outside of the garden area, the remainder of the site takes the form of open paddocks split into two terraces by a small escarpment. Overall, the site has a rural living character associated with domestication and open pastoral land.
- 7 Outside of the site itself, similar physical attributes are reflected over the area that extends between Wanaka Airport to the east and the Cardrona River in the west. Rolling terrace-and-escarpment landform, resultant of past glaciations and alluvial processes, has been managed by farming for many decades (with its associated trappings of buildings, fences, shelterbelts and paddocks) but in more recent years it has accommodated increasing rural living land use.

<sup>1</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

### **Associative attributes**

- 8 We have no specific knowledge of Tangata Whenua associations with this landscape, although we understand that the Cardrona and Clutha River corridors were important in relation to pre-colonial travel through the district. In terms of colonial history, we are unaware of any identified heritage aspects, other than the fact that the land was historically part of farming operations.

### **Perceptual attributes**

- 9 The area between the airport and the Cardrona River is experienced by the public very largely via SH6 but also via other public areas such as Morris Road and the Cardrona River corridor. Rolling and terraced topography means that views are variable in length, often being truncated by landform or shelterbelts.
- 10 The rolling terrace-and-escarpment landform comprises of till left by retreating glaciations and subsequent alluvial action. The formative processes that have led to this landform are not as legible to an average observer as they might be in the more geomorphologically dramatic or dynamic parts of the district. We consider that an average observer would simply perceive this area as rolling rural land but may recognise terraces associated with the Cardrona River.
- 11 While the land of the relevant area is relatively tamed and managed, it is not without scenic and aesthetic quality. In sensory terms, it takes the form of green, relatively open pastureland (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living) on valley-floor topography that forms the foreground and mid-ground to distant mountain backdrops. The rolling and terraced topography means that changing light and atmospheric conditions throughout the day and year (along with seasonally changing agricultural patterns) can bring aesthetic interest and variety. When visually experienced in conjunction with distant mountain peaks and ranges, we consider that most observers would consider the area between the Wanaka Airport and Albert Town / Wanaka to be a pleasant rural landscape on the outskirts of Wanaka but not one that imparts the drama and memorability of the district's wild and mountainous landscapes.

### **Landscape Values<sup>2</sup>**

- 12 The site is within the Cardrona River / Mount Barker Road Priority Area (**PA**) pursuant to the PDP. The conclusions of Schedule 21.23.1 Cardrona River / Mount Barker Road Priority Area are summarised below:
- *Moderate physical values relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of*

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<sup>2</sup> The NZILA Guidelines define landscape values at paragraph 5.6 and the glossary as “the reasons a landscape is valued – the aspects that are important or special or meaningful” and note that “values are embodied in certain attributes”. Also, at paragraph 5.55, it is helpfully notes that “hybrid terms such as ‘visual amenity’, ‘rural amenity’ and natural amenity’ are shorthand for ‘landscape values that contribute to amenity values’”.

*landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.*

- *Moderate associative values relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.*
- *Moderate-high perceptual values relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.*

## RELEVANT STATUTORY CONTEXT

- 13 The site is within the Rural Zone of the PDP, within the Rural Character Landscape (**RCL**) that takes in the large valley floor area of the Clutha Basin and within the Cardrona River / Mount Barker Road PA.
- 14 The most relevant provisions from Chapter 3 of the PDP are:

### STRATEGIC OBJECTIVES

3.2.5.5 *Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:*

- a) *landscape character is maintained; and*
- b) *visual amenity values are maintained or enhanced.*

3.2.5.7 *In Rural Character Landscapes of the Upper Clutha Basin:*

- a) *Priority Areas of Rural Zoned Rural Character Landscapes are identified; and*
- b) *associated landscape character and visual amenity values are identified.*

### STRATEGIC POLICIES

3.3.33 *For Rural Character landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:*

- a) *for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP3.3.39 – 3.3.41 and otherwise through the landscape assessment methodology in SP3.3.45 and through best practice landscape assessment methodology; and*

- c) *through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.*

15 The site is part of the Cardrona River/Mount Barker Road PA. Strategic Policies 3.3.39 - 3.3.41 set out that the landscape values and the related landscape capacity of each PA<sup>3</sup> shall be identified and set out in a Schedule in the PDP (Schedule 21.23). This assessment and identification work has been completed and is subject to decisions, following the hearings in November 2023. The values we consider relevant are summarised in the landscape description above. The consideration of the landscape character and visual amenity values and related landscape capacity of the subject area is relevant in relation to Strategic Objective 3.2.5.5, which is also set out above.

16 The most relevant provisions from Chapter 6 are:

6.3.4.1 *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.*

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

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

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

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

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

17 In summary in relation to the PDP, direct that:

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<sup>3</sup> Policy 3.3.44, as per the above Environment Court Decision, makes it clear that Priority Areas are prioritised in terms of scheduling, not in terms of their landscape merit, sensitivity or importance.

- Landscape character and visual amenity values are maintained or enhanced.
- The relevant landscape character and visual amenity values should be identified through best practice landscape assessment methodology. That has been done by Schedule 21.23.
- Development that is highly visible from public places or that forms a foreground to an ONL view should not be allowed to have adverse effects.
- Open landscape character should be maintained where it currently exists.

## ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

18 In light of the above description of the existing landscape and the statutory provisions, the relevant potential issues raised by the proposed subdivision and building platform are related to existing landscape character and visual amenity values and the potential degradation of these by additional rural living land use and its associated activities.

### VISUAL CATCHMENT AND VIEWING AUDIENCES

19 Appendix 3 to this report is a plan of the context of the site on which relevant viewpoints are identified and Appendix 4 to this report contains photographs from these viewpoints. Some neighbours have given written approval to the proposal as indicated on Appendix 3. The relevant viewing audiences in relation to the proposed activities are:

- Users of part of Black Peak Road (a private road).
- Users of part of the Cardrona River corridor.
- Neighbouring properties.

### VISUAL EFFECTS ASSESSMENT

20 Visual effects are *“Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects... a proposal that is in keeping with the landscape values may have no adverse visual effects even if it is a large change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a small portion of the view.”*<sup>4</sup>

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<sup>4</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022., paragraph 6.25 and 6.27.

- 21 Appendix 1 of this report gives comments in relation to the relevant PDP assessment matters, some of which relate to effects on views and visual amenity. In this section of my report, we set out our overall findings in relation to views and visual amenity.

#### Black Peak Road

- 22 Black Peak Road is a private road that serves a number of rural living lots that sit between Morris Road and the Cardrona River. The foreground of views from Black Peak Road is punctuated by dwellings and domestic elements associated with rural living. The site is located at the end of Black Peak Road where it terminates, as such no users of the private road bypass the site. A number of the landowners that have access to Black Peak Road have given written approval to the proposal. We understand that written approval has not been given by owners of 31A Black Peak Road and 83C Black Peak Road. The proposed development will be considerably screened in views from Black Peak Road and will accord with the existing rural living character. 31A Black Peak Road is accessed via a shared access approximately 500m along Black Peak Road and is located on the upper terrace at the opposite end of Black Peak Road. As such, the proposed development will not be visible from the section of road utilised by these properties and adverse effects on views and visual amenity will be negligible.

#### Users of the Cardrona River corridor

- 23 The Cardrona River to the west of the subject site sits within a relatively broad corridor of public land. The subject site abuts this public land. The topography of the river and the site is relatively flat with a small terrace separating the two. Existing and proposed residential elements are located on the upper terrace that steps up from the river. As such, an observer on the public land that is close to the river itself, is slightly lower in elevation than the domestication within the subject site. The site sits within a group of established rural living sites and several dwellings and associated domestication are visible from the river corridor. Established vegetation, both within the site and the surrounding landscape, filters views towards buildings ensuring that domestication is subservient to the open rural landscape in these views. The mountainous backdrop of Mount Barker and the Pisa and Criffel Ranges creates a rugged natural framework to these views.
- 24 With regard to viewing audience, while the river corridor and its margins are public land, this is not an area that is particularly well used by members of the public, particularly the eastern side of the river adjacent to the site as no formalised public trails run along this stretch of river. Vehicle access to the western side of the river is available from Ballantyne Road via an informal four-wheel drive track. The river is wide and shallow in this area and therefore not a favourable location for water sports. As such, users of this part of the river corridor are generally limited to four-wheel drivers and walkers.
- 25 Photographs attached to this report in Appendix 3 illustrate the degree of visibility towards the site and proposed dwelling from various locations within the river corridor. Topography and vegetation considerably filter views and the development is fully screened in most views. We note that much of this vegetation is



outside the site and cannot necessarily be relied upon for mitigation. The existing vegetation within the site that can be relied upon includes mature poplars along the western site boundary. There are limited locations from which views towards the development are available and additional structural landscaping including native planting along the terrace edge and clusters of planting around the proposed platform/dwelling to further soften views towards proposed development from these locations. The additional planting along with the modest size, low profile and recessive colouring of the proposed dwelling will ensure that it can be absorbed into the landscape without detracting from existing views to any problematic degree.

- 26 Overall, when considering the limited viewing audience, the existing views and visual amenity and the limited degree of visibility experienced from the Cardrona River and its margins, we consider that the degree to which the current proposal will adversely affect the visual amenity of a viewer in these locations is very low.

#### Neighbouring properties

- 27 We understand that written approval has been obtained from most neighbouring properties and several properties in the vicinity. Any adverse effects on views and visual amenity from these properties can be disregarded. Views from properties from which written approval has not been given are 31A Black Peak Road and 83C Black Peak Road. As discussed in relation to Black Peak Road above, both properties are considerably screened by vegetation and topography. The dwellings on each property are setback more than 300m from the proposed development, separated by established rural living development and associated landscaping. As such, the proposed development will be relatively inconspicuous in views from these properties, and the degree of adverse effects on views and visual amenity from these properties will be very low at most.

## LANDSCAPE EFFECTS ASSESSMENT

- 28 *“A landscape effect is an outcome for a landscape value. While effects are consequences of changes to the physical environment, they are the outcomes for a landscape’s values that are derived from each of its physical, associative, and perceptual dimensions. Change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape’s values that is the effect. To assess effects it is therefore necessary to first identify the landscape’s values<sup>5</sup> .*
- 29 Appendix 1 of this report gives comments in relation to the relevant PDP assessment matters, which are relevant to the consideration of landscape effects. In this section of our report, we set out our overall findings in relation to landscape effects.

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<sup>5</sup> ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022, paragraphs 6.01 and 6.04.

- 30 A description of the relevant existing landscape character and values is set out above in paragraphs 5 to 12. In simple terms, the site is part of the broad, relatively flat rolling and terraced landscape that adjoins Wanaka town and Wanaka airport. Low density lifestyle-block activity coupled with farmed pasture is the dominant land use. Green, relatively open pastureland characterises this landscape (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living). It reads as a pleasant rural landscape on the outskirts of Wanaka.
- 31 The site itself is part of a collection of rural living properties. The proposal will intensify rural living activity within the landscape. The new rural living activity will be very well setback from any public land or roads and will spatially tie in with the rural living lots that are accessed from Black Peak Road. The unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. The remainder of the site will remain as open rural land. As has been set out above, the alterations to the landscape that the proposal will bring will be visually inconspicuous.
- 32 In an overall sense, the landscape effect of the proposal will be to expand the collection of rural living lots centred on Black Peak Road. While intensifying rural living activity, the resultant land use pattern will essentially preserve the attributes and values of the existing landscape. We consider that the degree of adverse effects on the character of this landscape will be of a low degree at most.

## CONCLUSIONS

- 33 The proposal will result in an additional instance of rural living in the Morris Road / Black Peak Road vicinity. Structural landscaping, a curtilage area and a specific building design are proposed.
- 34 In relation to views and visual amenity, the new elements in the landscape will be minimally noticeable from public places. Some particularly slight visibility is available from the corridor of the Cardrona River. At most, effects in terms of views will be of a very low degree. There is visual access to the location of the proposed activities from a part of Black Peak Road and some private properties that are accessed from it. However, Black Peak Road is private and written approval has been given by neighbouring properties and several properties who utilise Black Peak Road. Properties that have not given written approval are setback more than 350m from the site and considerably screened by topography and vegetation, and effects on view and visual amenity will be very low at most.
- 35 In terms of overall landscape character and values, the proposal will intensify rural living activity within the Black Peak rural living cluster. The clustered location of the existing and proposed building platforms in one part of the subject site will spatially combine with existing rural living around Black Peak Road, while keeping the bulk of the subject site open and rural ensuring that landscape values will not be degraded.

**vivian+espie**

### Quality Assurance

Report prepared by Vivian and Espie for Maclean and Mitchell			
<b>Reviewed and Approved By</b>	Jessica McKenzie	Landscape Architect	11 March 2024

APPENDIX 1: EVALUATION AGAINST RELEVANT STATUTORY CONTEXT		
QUEENSTOWN LAKES PROPOSED DISTRICT PLAN ASSESSMENT MATTERS RELATING TO ACTIVITIES IN A RURAL CHARACTER LANDSCAPE		
ASSESSMENT MATTERS		ASSESSED AFFECTS
<b>21.21.2.1 Landscape character</b>		
<p>For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.1.16, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to:</p>	<p>a. the landscape character and visual amenity values identified in Schedule 21.23, where relevant;</p>	<p>With regard to Schedule 21.23, the site is located within the Cardrona River/Mount Barker PA. The initial assessment of landscape values and capacity of this PA has been set out in schedule 21.23.1 (although subject to a hearings decisions). The land use pattern of this PA is dominated by low-density rural living and hobby farming. Dwellings are generally set back from roads and screened and integrated by planting. Exotic and sometimes wilding-prone trees are prevalent for shelter, woodlots and amenity planting amongst open paddocks of improved pasture and crops.</p> <p>There is a moderate degree of naturalness due to the predominance of natural elements, despite modified farmland and rural living being evident.</p> <p>The capacity for additional rural living has been characterised as very limited with the PA being particularly vulnerable to further fragmentation and domestication that could undermine the rural edge of Wanaka. The schedule gives some suggestions regarding what sort of rural living development will be appropriate.</p>
	<p>b. the landscape character and visual amenity values identified in accordance with SP 3.3.45</p>	<p>SP 3.3.45 relates to landscape assessment methodology and requires landscape assessments in the RCL to define a relevant landscape character area and wider landscape context, identify the landscape and visual amenity values of the landscape and its wider landscape context and assess effects on character and values and landscape capacity.</p> <p>The relevant landscape character and visual amenity values are identified in the Cardrona River/Mount Barker PA described in 21.23.1.</p> <p>A consistent seven-point scale ranging from very low to very high is applied to attributes, values and effects.</p>

	<p>c. whether, and to what extent, the proposed development will protect Tangata Whenua values, including Tōpuni or nohoanga.</p> <p>Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</p>	<p>We have no specific knowledge or expertise in relation to Tangata Whenua cultural and spiritual values.</p>
<p><b>21.21.2.2 Visual amenity values</b></p>		
<p>For the implementation relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to:</p>	<p>a. whether adverse visual effects are avoided if the proposal:</p> <p>i. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or</p> <p>ii. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads;</p>	<p>The proposal is not highly visible from any places which are frequented by members of the public. There is visibility from parts of the Cardrona River Corridor. However, topography, established and proposed vegetation, the building location and the building design ensure that the proposed development is considerably screened and not highly visible. The parts of the Cardrona River from which views towards the site are gained are accessed via a rough four-wheel drive track and are not frequented by members of the public.</p> <p>The proposed development will not form the foreground for any ONF or ONL from public roads.</p>
	<p>c. the extent to which unformed legal roads will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;</p>	<p>No unformed legal roads are to be used for access.</p>
	<p>d. the extent to which the proposal will or is likely to detract from private views;</p>	<p>The proposed development may be visible in some private views however we understand that written approval has been given by the owners of the relevant properties and effects can be disregarded.</p>
	<p>e. the extent to which mitigation by any proposed method such as earthworks,</p>	<p>The proposed mitigation planting and earthworks will not detract from or obstruct views as they tie in with the existing topography and vegetation. Planting is of a</p>

	landscaping and/or new planting could detract from or obstruct views of a Rural Character Landscape from both public and private locations;	similar scale and character to existing vegetation so as not to detract from or obstruct views.
	f. the extent to which 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;	As discussed above, the existing vegetation and topography provides considerable screening from both public and private locations. The proposal will not reduce visibility beyond the existing situation.
	g. the extent to which any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will not maintain or enhance visual amenity values, with particular regard to elements that are inconsistent with the existing natural topography, character and patterns of the surrounding landscape;	A short accessway will be located on relatively flat topography and will maintain visual amenity. The proposed boundary will align with an existing fence on the upper terrace and continue straight. Proposed structural landscaping has been designed tie in with surrounding the surrounding landscape and ensure development consistent with existing vegetation within the site and the wider PA.
	h. the extent to which any proposed new or modified boundaries follow, as far as is practicable, the natural lines of the landscape or landscape units, rather than resulting in artificial or unnatural lines in the landscape;	The site comprises two flat terraces separated by a small escarpment as such there is limited scope to follow natural lines. The boundary has been informed by an existing fence line on the upper terrace.
	i. if the proposal is proposed to be located within a landscape that exhibits open space or has an open character, the extent to which the proposal:  v. will maintain open space or open character when viewed from public roads and other public places;	The landscape does exhibit a limited degree of open character due to the relative absence of built form, and open pastoral landscape to the west. Confining topography to the south and east, and established vegetation comprising shelterbelts and amenity trees also provides a degree of enclosure, limiting the degree of openness.  The proposal is impossible or very difficult to see from public roads as the property is considerably set back and separated by topography.

	<p>vi. is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place;</p> <p>vii. is likely to affect open space or open character values with respect to the site and the surrounding landscape;</p> <p>viii. is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the development;</p>	<p>The proposed development is situated on a site defined by existing topography and existing and proposed vegetation that provide considerable screening and a backdrop to development from public views. As such, the proposed development is not located within a broadly visible expanse of open landscape when viewed from public places. The part of the site is relatively visually contained, and the proposal will not have an adverse effect on open space or open character values to more than a very low degree.</p> <p>The natural terraced topography contributes to visual separation and mitigation of views towards the proposed development from outside the site.</p>
	<p>j. the extent to which the proposal will contribute to adverse cumulative effects on the visual amenity values identified in Schedule 21.23, or identified in accordance with SP 3.3.45.</p>	<p>Adverse cumulative effects need to be carefully considered for further rural living development within the Cardrona River/Mount Barker PA given the existing level of rural living development within the PA. The proposed development is located within a part of the PA that has topography and vegetation that largely contains it. As such, this area is able to absorb additional rural living development without compromising the visual amenity or landscape character of the PA or wider landscape.</p>
<p><b>21.21.2.3 Design and density of development</b></p>		
<p>For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.1, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.5 and 6.3.4.10, 6.3.4.11, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council</p>	<p>k. the proposal, including access, is designed and located in response to the identified landscape character and visual amenity values;</p>	<p>The existing landscape character and visual amenity values of the site and surrounding landscape includes established rural living. The proposed is concentrated on the upper terrace of the site and will be considerably screened by vegetation such that, the development appears coherent with the existing amenity values of the Black Peak Road area where rural living development is integrated by vegetation and open rural landscape on the remainder of the site is maintained.</p>
	<p>l. opportunities have been taken to aggregate built development in order to utilise common access ways, including roads, pedestrian linkages, services and open space (i.e. open</p>	<p>The proposed access will follow the existing accessway along flat topography from Black Peak Road to the existing dwelling, branching off to a short stretch of driveway to access the proposed dwelling. No additional shared roads, pedestrian linkages, services or open space are proposed.</p>

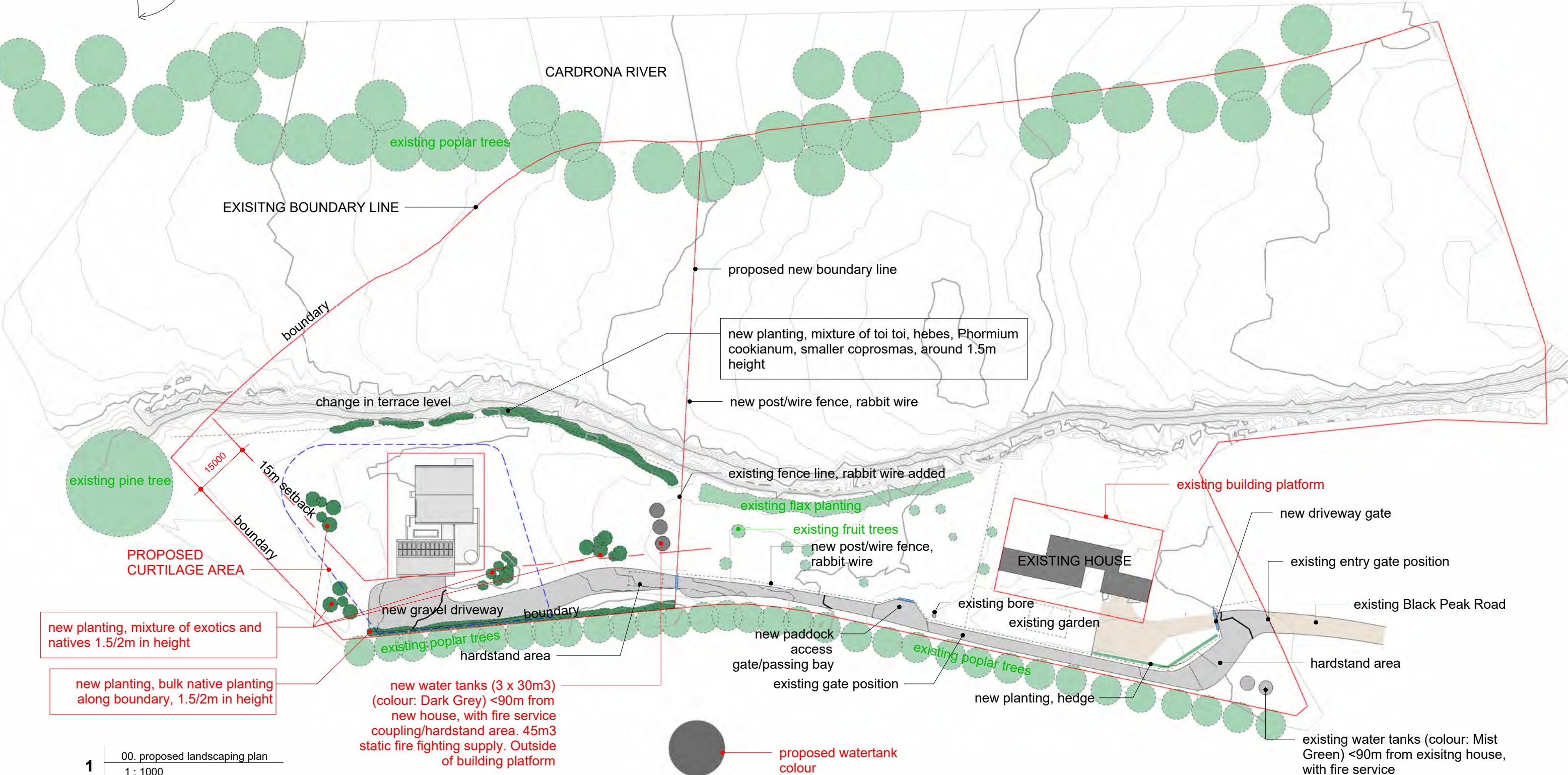
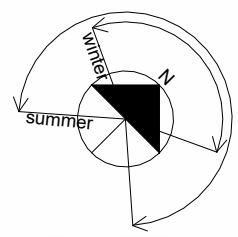
will have regard to the extent to which:	space held in one title whether jointly or otherwise);	
	m. there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change;	The proposed development is somewhat clustered with the existing dwelling on the site and in a part of the landscape that is considerably screened by topography and vegetation beyond the immediate vicinity of the site.
	n. the design and density of the proposal contributes to adverse cumulative effects on landscape character and visual amenity values.	The proposal will add an additional instance of rural living to a part of the landscape in which rural living is the predominant land use. The proposed dwelling will be situated in a part of the landscape where topography and existing and proposed vegetation will provide considerable screening. The bulk of the site will be retained as open paddock land such that the overall character of the site will continue to be that of a rural living (confined to a small part of the site) with the bulk of the site remaining open. The topography and existing and proposed structural landscaping ensure that development is well screened from beyond the site and cumulative effects on visual amenity and landscape character will be low at most.
<b>21.21.2.4 Tangata Whenua, biodiversity and geological values</b>		
For the implementation of relevant policies including SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.2.5, 6.3.2.6, 6.3.4.1, 6.3.4.3, 21.2.1, 21.2.1.1, 21.2.1.7, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to:	o. whether and to what extent the proposal will adversely affect Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features, and the positive effects any proposed or existing protection or regeneration of these values or features will have.  Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.	We are not aware of any Tangata Whenua beliefs and values associated with the site.



**21.21.2.5 Cumulative effects**

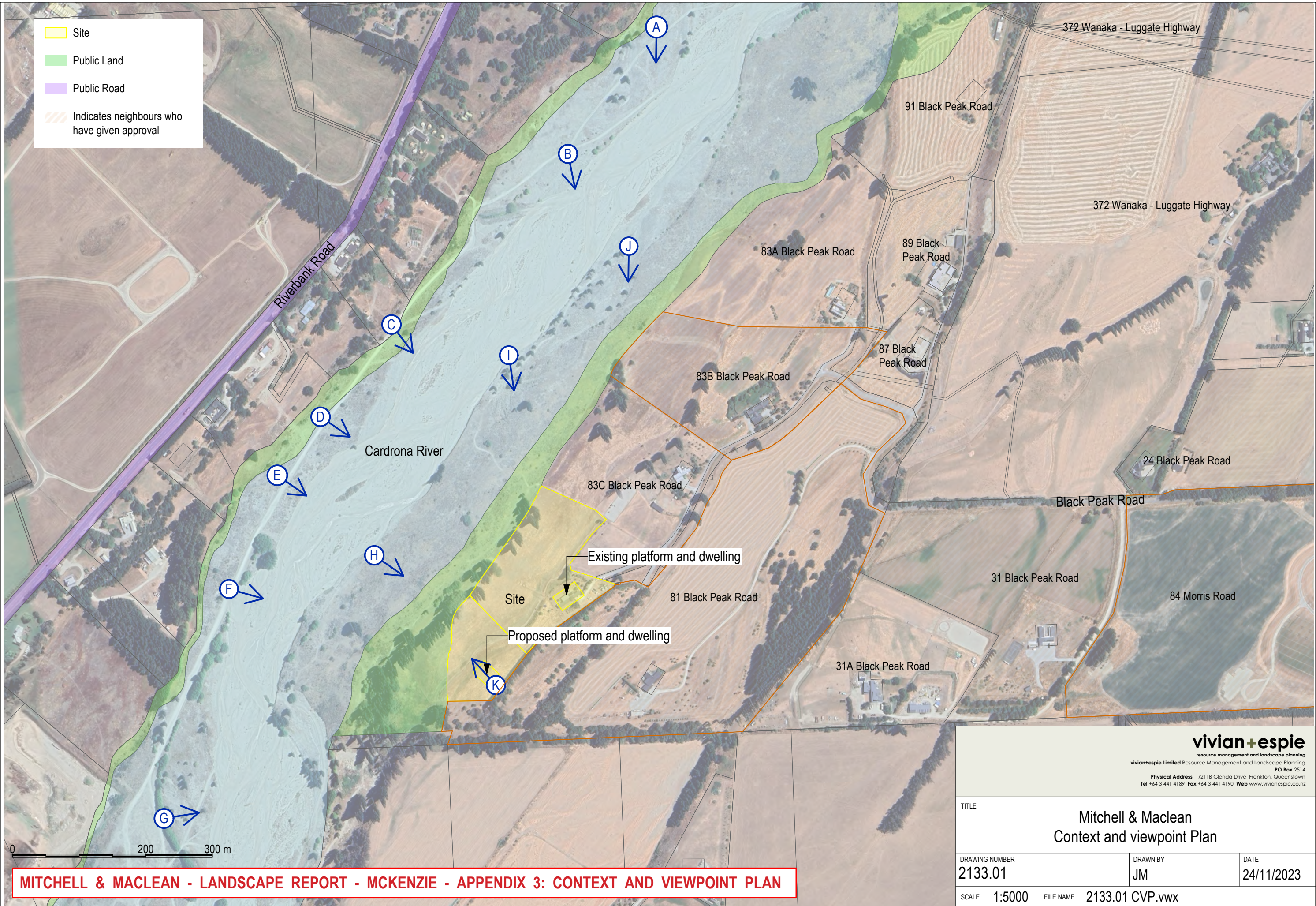
<p>For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering whether a subdivision or development proposal will result in adverse cumulative effects, the Council will have regard to:</p>	<p>aa. the soundness of the methodology applied for the assessment of cumulative effects on landscape character and visual amenity values including as to:</p> <p>i. whether the assessment applies measurable spatial or other limits to inform its conclusions concerning those effects (including matters of location, quantity, density and design treatment);</p> <p>ii. how the assessment accounts for the contributions of existing, consented or permitted development within the relevant landscape character area;</p>	<p>Our consideration of cumulative effects has been informed by the NZILA Guidelines, particularly paragraphs 6.46 to 6.48. In this instance the proposed activity is another rural living development in the same location as existing such developments, so we consider that many of the landscape and visual effects of the proposal are cumulative effects. We have also taken guidance from Schedule 21.23 landscape capacity ratings, particularly in relation to rural living activities. We have fully considered the location, quantity, density and design of the existing rural living activity in the vicinity of the proposed activity.</p>
	<p>p. the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.33 that is relevant to the proposal being considered;</p>	<p>The notified Schedule 21.23 has been prepared in accordance with SP3.3.33. The relevant capacity is then set out in notified Schedule 21.23.1. In relation to Rural Living, the Schedule describes capacity as very limited but gives suggestions regarding what development might be appropriate. As discussed in the body of this report, we consider the site can appropriately absorb rural living development.</p>
	<p>q. the contributions existing, consented or permitted subdivision or development within the relevant landscape character area as at 14 May 2021 (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity;</p>	<p>The site is in the Rural Zone and no permitted or consented development is relevant.</p>
	<p>r. the effect the proposal would have on landscape capacity;</p>	<p>The domestic activity will be contained within the upper terrace of the site in an area where rural living is the established land use. The changes proposed will not breach a threshold of change that can not be absorbed while maintaining the values of the site and the PA. Notwithstanding that, the proposal is likely to mean</p>

		that the remaining capacity to absorb development in this part of the PA becomes reduced.
	s. the availability of legal instruments designed to maintain open space in order to avoid further cumulative effects, such as covenants or consent notices, in situations where a proposed development is considered to reach the threshold of the capacity of the landscape to absorb any further development.	No legal instruments are proposed



1 00. proposed landscaping plan  
 1 : 1000

**MITCHELL & MACLEAN - LANDSCAPE REPORT - MCKENZIE - APPENDIX 2: STRUCTURAL LANDSCAPE PLAN**



- Site
- Public Land
- Public Road
- Indicates neighbours who have given approval

**MITCHELL & MACLEAN - LANDSCAPE REPORT - MCKENZIE - APPENDIX 3: CONTEXT AND VIEWPOINT PLAN**

<b>vivian+espie</b> <small>resource management and landscape planning          vivian+espie Limited Resource Management and Landscape Planning          PO Box 2514          Physical Address: 1/2118 Glenda Drive Frankton, Queenstown          Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz</small>		
<b>TITLE</b> Mitchell & Maclean Context and viewpoint Plan		
<b>DRAWING NUMBER</b> 2133.01	<b>DRAWN BY</b> JM	<b>DATE</b> 24/11/2023
<b>SCALE</b> 1:5000	<b>FILE NAME</b> 2133.01 CVP.vwx	



Viewpoint A - Looking towards the site from the Cardrona River Corridor adjacent to 83A Black Peak Road.



Viewpoint B - Looking towards the site from the Cardrona River Corridor adjacent to 83 Black Peak Road.

**M MITCHELL AND R MACLEAN - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken 19.07.23 the with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report.



Viewpoint C - Looking towards the site from the Cardrona River Corridor adjacent to 83C Black Peak Road.



Viewpoint D - Looking towards the site from the Cardrona River Corridor adjacent to site.

**M MITCHELL AND R MACLEAN - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken 19.07.23 the with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report.



Viewpoint E - Looking towards the site from the Cardrona River Corridor adjacent to the site.



Viewpoint F - Looking towards the site from the Cardrona River Corridor adjacent to the site.

**M MITCHELL AND R MACLEAN - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken 19.07.23 the with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report.



Viewpoint G - Looking towards the site from the Cardrona River Corridor to the south of the site.



Viewpoint H - Looking towards the site from the Cardrona River Corridor adjacent to the site.

**M MITCHELL AND R MACLEAN - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken 19.07.23 the with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report.





Viewpoint I - Looking towards the site from the Cardrona River Corridor adjacent to 83C Black Peak Road.



Viewpoint J - Looking towards the site from the Cardrona River Corridor adjacent to 83 Black Peak Road.

**M MITCHELL AND R MACLEAN - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

Photographs were taken 19.07.23 the with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report.



Viewpoint K - Looking towards the Cardrona River from the location of the proposed platform.

**M MITCHELL AND R MACLEAN - LANDSCAPE REPORT – MCKENZIE – APPENDIX 4: PHOTOGRAPHS**

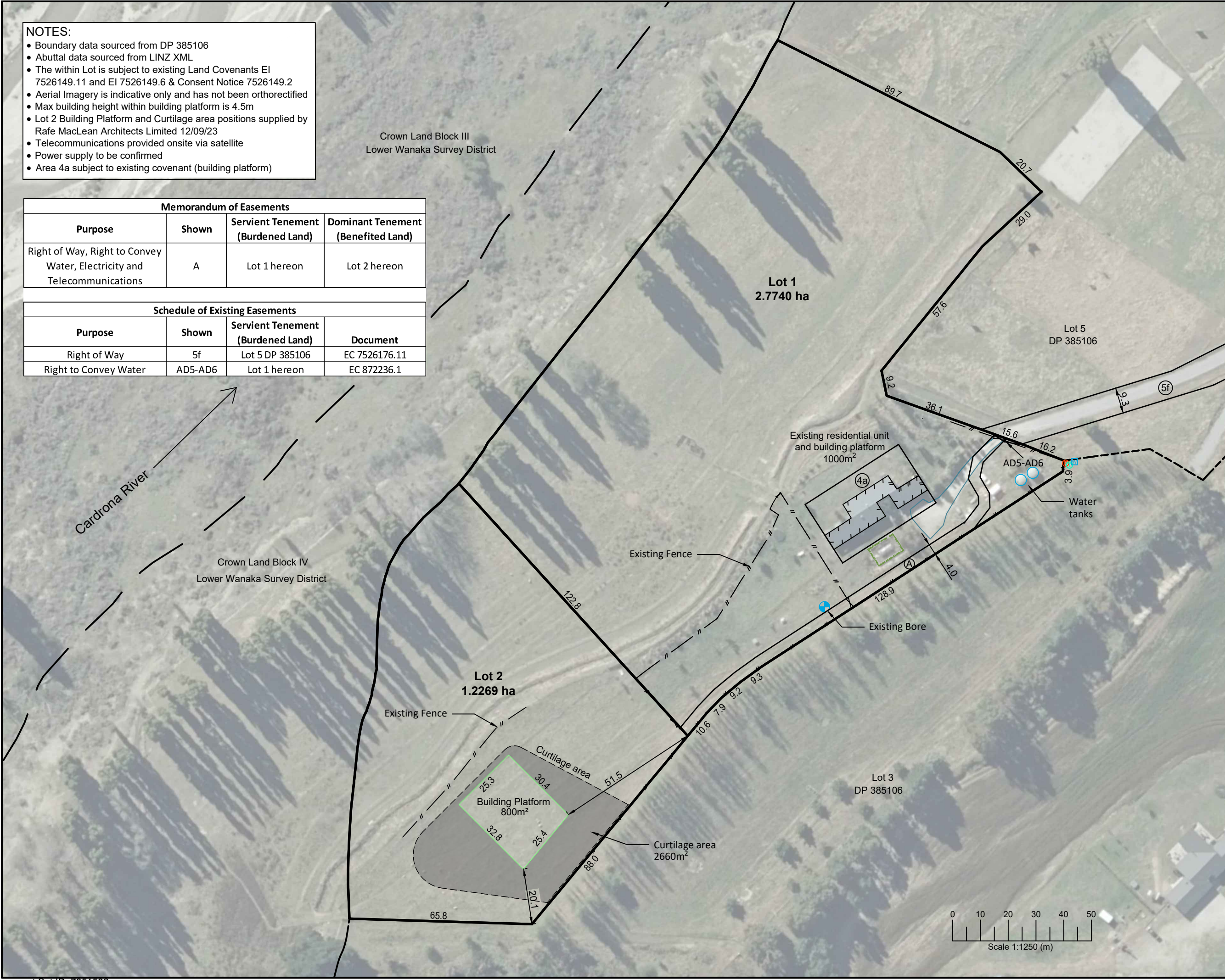
Photographs were taken 19.07.23 the with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report.

- NOTES:**
- Boundary data sourced from DP 385106
  - Abuttal data sourced from LINZ XML
  - The within Lot is subject to existing Land Covenants EI 7526149.11 and EI 7526149.6 & Consent Notice 7526149.2
  - Aerial Imagery is indicative only and has not been orthorectified
  - Max building height within building platform is 4.5m
  - Lot 2 Building Platform and Curtilage area positions supplied by Rafe MacLean Architects Limited 12/09/23
  - Telecommunications provided onsite via satellite
  - Power supply to be confirmed
  - Area 4a subject to existing covenant (building platform)

Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way, Right to Convey Water, Electricity and Telecommunications	A	Lot 1 hereon	Lot 2 hereon

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Document
Right of Way	5f	Lot 5 DP 385106	EC 7526176.11
Right to Convey Water	AD5-AD6	Lot 1 hereon	EC 872236.1



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**Notes**  
**Warning**  
 This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan and areas and dimensions are likely to vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations (Solicitor or agent must refer to surveyor for appropriate wording). Construction details and easements are indicative and additional easements or engineering requirements may be altered or required as part of the Territorial Authority approval process.  
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CAD and Production by

Level 2 Brownston House, 21 Brownston St., Wanaka  
 Ph: (03) 443 5577, Email: contact@southernland.co.nz  
 www.southernland.co.nz

APPLICANT	Rafe Maclean
COMPRISED IN	RT 340975
TERRITORIAL AUTHORITY	Queenstown Lakes District Council
LAND DISTRICT	Otago
TOTAL AREA	4.0009 ha
DATE	5/12/23

Drawing Title  
**Lots 1 & 2 Being a Proposed Subdivision of Lot 4 DP 385106.**  
 83d Black Peak Road, Wanaka

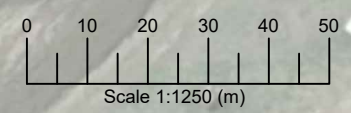
Prepared for  
**Resource Consent**

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	14/09/23
B	Area labels added	5/12/23

SCALE  
**1:1,250 @ A3**

DATUM & LEVEL  
 Lindis Peak 2000

REVISION	DRAWING REFERENCE	Sheet
B	X4176_S1	1 of 1
SURVEYED	DATE	CHECKED
		EH
		5/12/23
DRAWN	DATE	APPROVED
CS	5/12/23	EH
		5/12/23



© Rafe Maclean Architects Ltd PO box 295  
 office@ rafemaclean.co.nz Wānaka 9343  
 +64 (0)3 443 5715 New Zealand

Date	No.	Description
------	-----	-------------

SITE PLAN\_Proposed Lots

83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

Sheet: **RC01** Revision:

Date: 13 SEPTEMBER 2023 Principal in Charge: RM

Project: 21.14 Drawn by: RM

**NOTES**

- Boundary data sourced from DP 385106
- Abutment data sourced from LINZ XML
- The within Lot is subject to existing Land Coverments E1 7526149.11 and E1 7526149.14 & Consent Notice 7526149.2
- Aerial Imagery is indicative only and has not been orthorectified
- Max building height within building platform is 4.5m
- Lot 2 Building Platform and Curtilage area positions supplied by Rafe Maclean Architects Limited 12/09/23
- Telecommunications provided onsite via satellite
- Power supply to be confirmed
- Area 4a subject to existing covenant (building platform)

**Memorandum of Easements**

Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of Way, Right to Convey Water, Electricity and Telecommunications	A	Lot 1 hereon	Lot 2 hereon

**Schedule of Existing Easements**

Purpose	Shown	Servient Tenement (Burdened Land)	Document
Right of Way	S1	Lot 5 DP 385106	EC 7526176.11
Right to Convey Water	A05-A06	Lot 1 hereon	EC 872246.1

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**SOUTHERN LAND**  
 83d Black Peak Road, Wānaka  
 Phone: 03 443 5715 Email: rafemaclean.co.nz

**CSNZ**  
 CONSULTING SURVEYORS  
 83d Black Peak Road, Wānaka  
 Phone: 03 443 5715 Email: rafemaclean.co.nz

Rafe Maclean  
 RT 140973  
 Queenstown Lakes District Council  
 Charge: 4.0000 ha 14/09/23

Lot 1 & 2 Being a Proposed Subdivision of Lot 4 DP 385106  
 83d Black Peak Road, Wānaka

**Resource Consent**

No	Area	Volume	Rate
1	4.0000	0.0000	0.0000

1:1,250 @ A3  
 Linds Peak 2000

Author	Checked	Date
A	X4178_S1	1 of 1
M	EH	14/09/23
CS	14/09/23	EH

**1** PROPOSED LOTS  
 [NOT TO SCALE]

**2** 00. proposed lots  
 1 : 2000  
 [IF PRINTED ON A3 SHEET]

**PROPOSED LOT 1**

**PROPOSED LOT 2**

**EXISTING HOUSE**

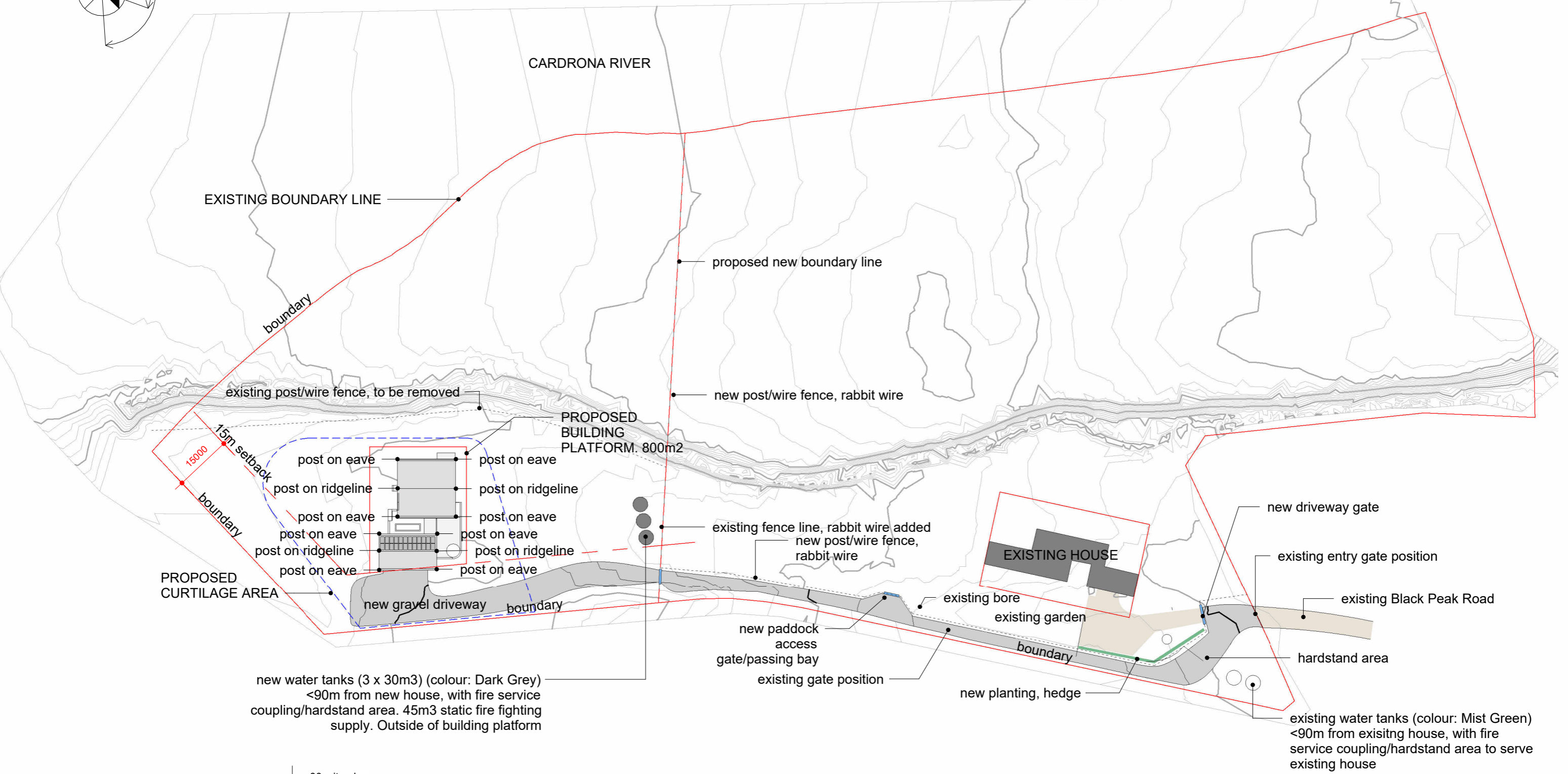
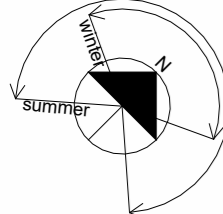
**PROPOSED HOUSE & GARAGE**

**BLACK PEAK ROAD**

**proposed right of way over Lot 1**

**AFFECTED PERSONS APPROVAL**

**INITIALS:**



new water tanks (3 x 30m3) (colour: Dark Grey)  
 <90m from new house, with fire service coupling/hardstand area. 45m3 static fire fighting supply. Outside of building platform

existing water tanks (colour: Mist Green)  
 <90m from existing house, with fire service coupling/hardstand area to serve existing house

**1** 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS:

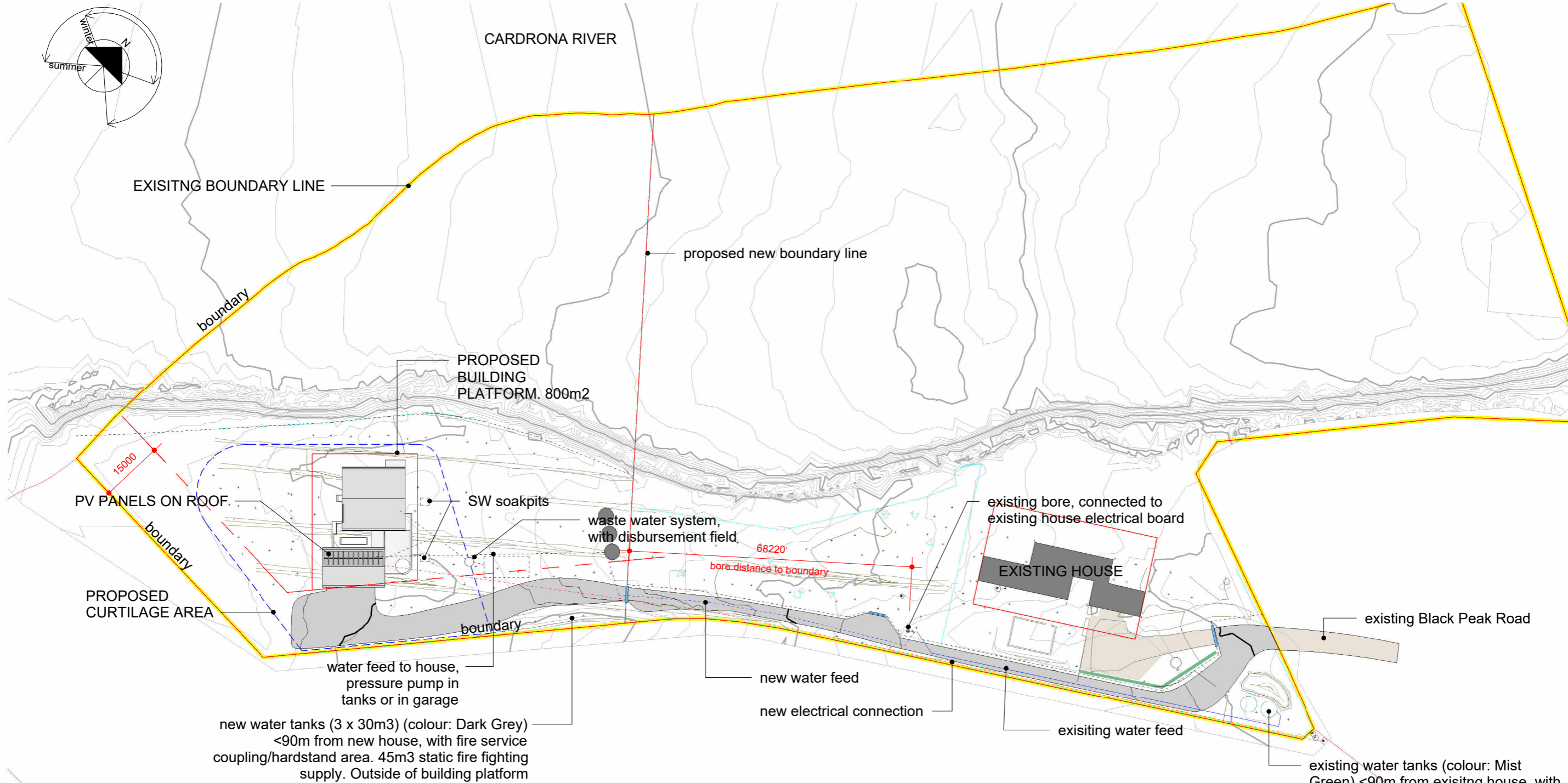
Date	No.	Description
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PROPOSED OVERALL SITE SERVICES

Sheet: **RC03** Revision:

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



**1** 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS:

© Rafe Maclean Architects Ltd  
 office@ rafemaclean.co.nz  
 +64 (0)3 443 5715

PO box 295  
 Wānaka 9343  
 New Zealand

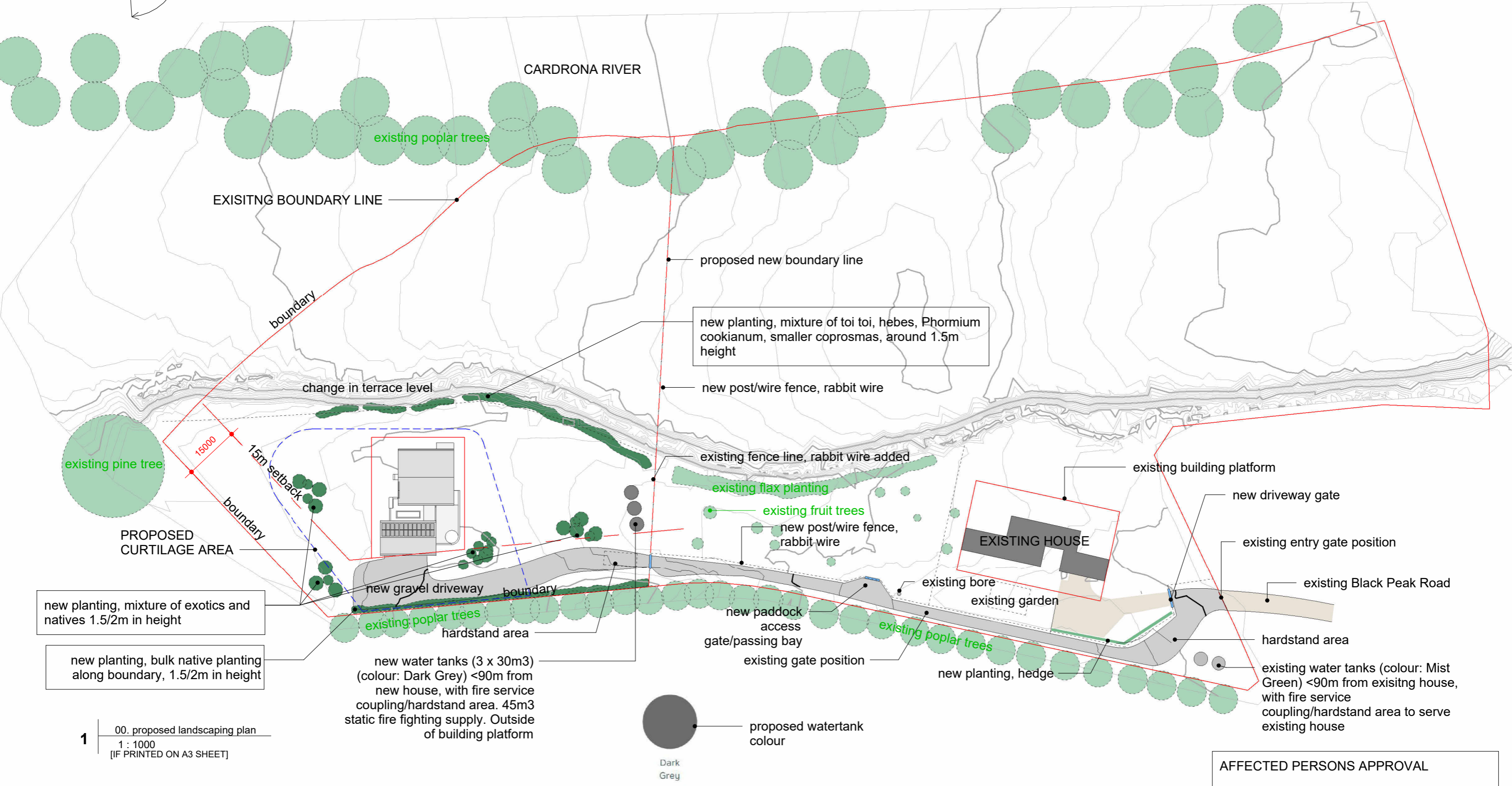
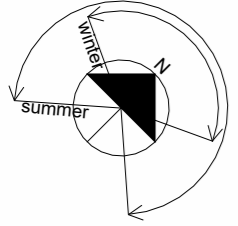
Date	No.	Description

PROPOSED LANDSCAPING PLAN\_Lot 2 only

Sheet: **RC04** Revision:  

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



new planting, mixture of exotics and natives 1.5/2m in height

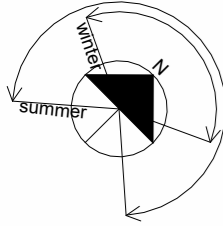
new planting, bulk native planting along boundary, 1.5/2m in height

new water tanks (3 x 30m3) (colour: Dark Grey) <90m from new house, with fire service coupling/hardstand area. 45m3 static fire fighting supply. Outside of building platform

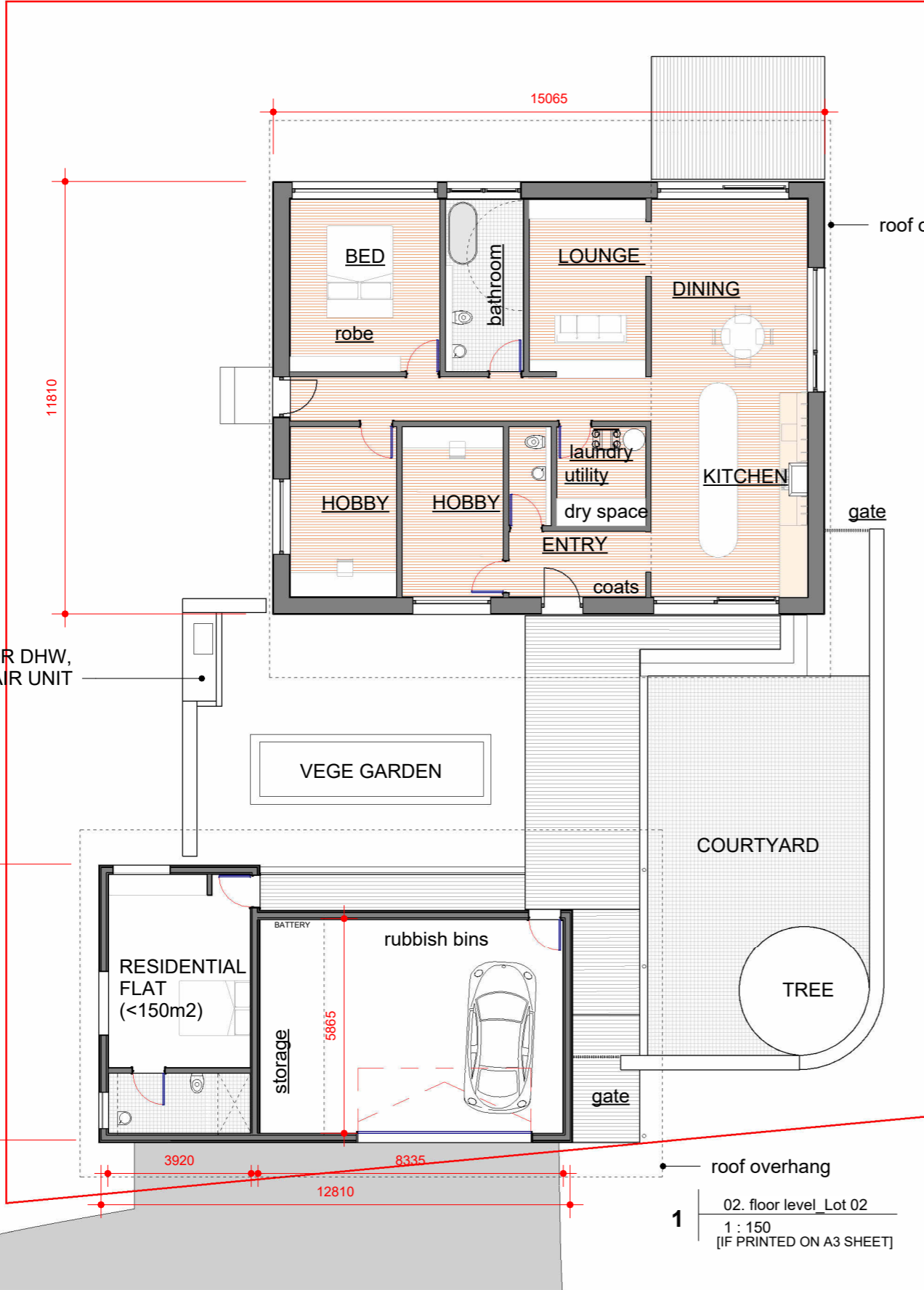
Dark Grey  
 proposed watertank colour

1 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS:



BUILDING PLATFORM 800m2



HEATPUMP FOR DHW, AND INDOOR AIR UNIT

VEGE GARDEN

COURTYARD

RESIDENTIAL FLAT (<150m2)

BATTERY

rubbish bins

TREE

roof overhang

gate

roof overhang

1

02. floor level\_Lot 02  
 1 : 150  
 [IF PRINTED ON A3 SHEET]

NON-COMPLIANT ROOF (BELOW 15 DEGREES)

11 DEG ROOF

11 DEGREE ROOF

proposed building platform

PV PANELS

18 DEGREE ROOF

18 DEGREE ROOF

15m setback

outline of setback encroachment of roof eave

2

04. roof plan  
 1 : 300  
 [IF PRINTED ON A3 SHEET]

BOUNDARY 15M SET BACK LINE

AFFECTED PERSONS APPROVAL  
 INITIALS:



Date	No.	Description
------	-----	-------------

PROPOSED ELEVATIONS\_Lot 2 only

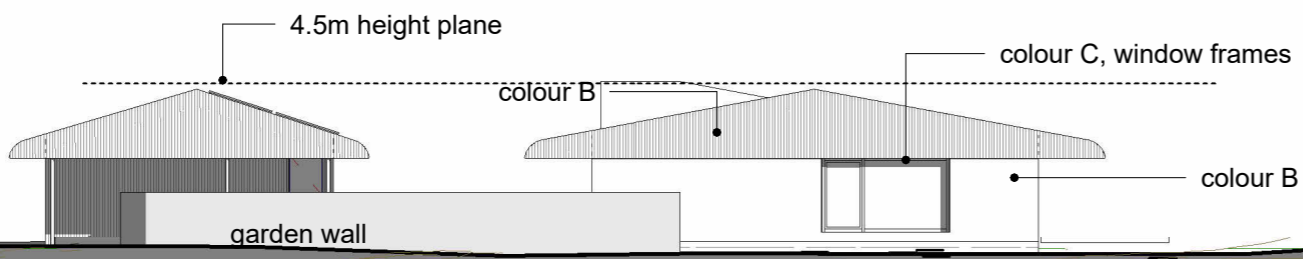
83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

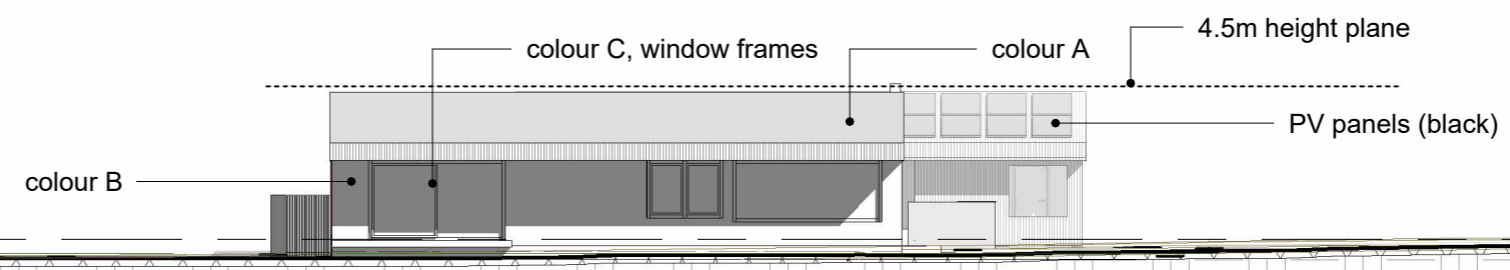
Sheet: **RC06** Revision:

Date: 13 SEPTEMBER 2023 Principal in Charge: RM

Project: 21.14 Drawn by: RM

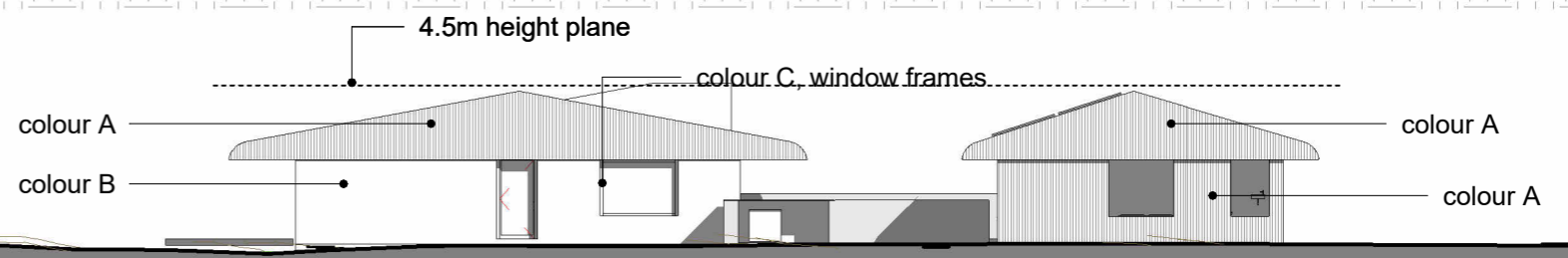


**1** ELEVATION\_NORTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

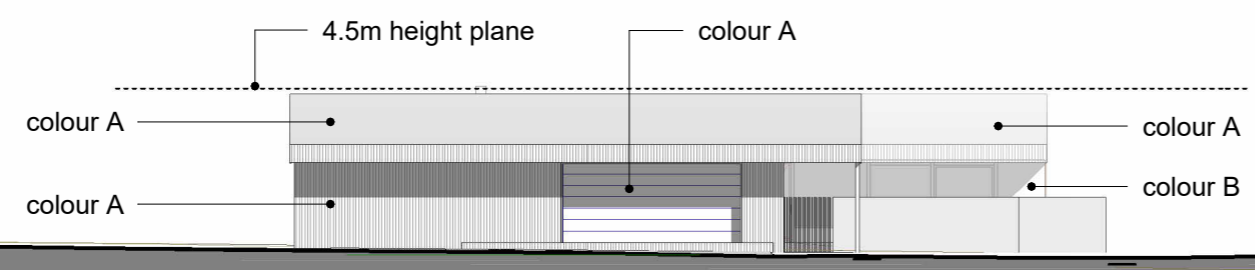


02. floor level  
 308330



**2** ELEVATION\_NORTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**3** ELEVATION\_SOUTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

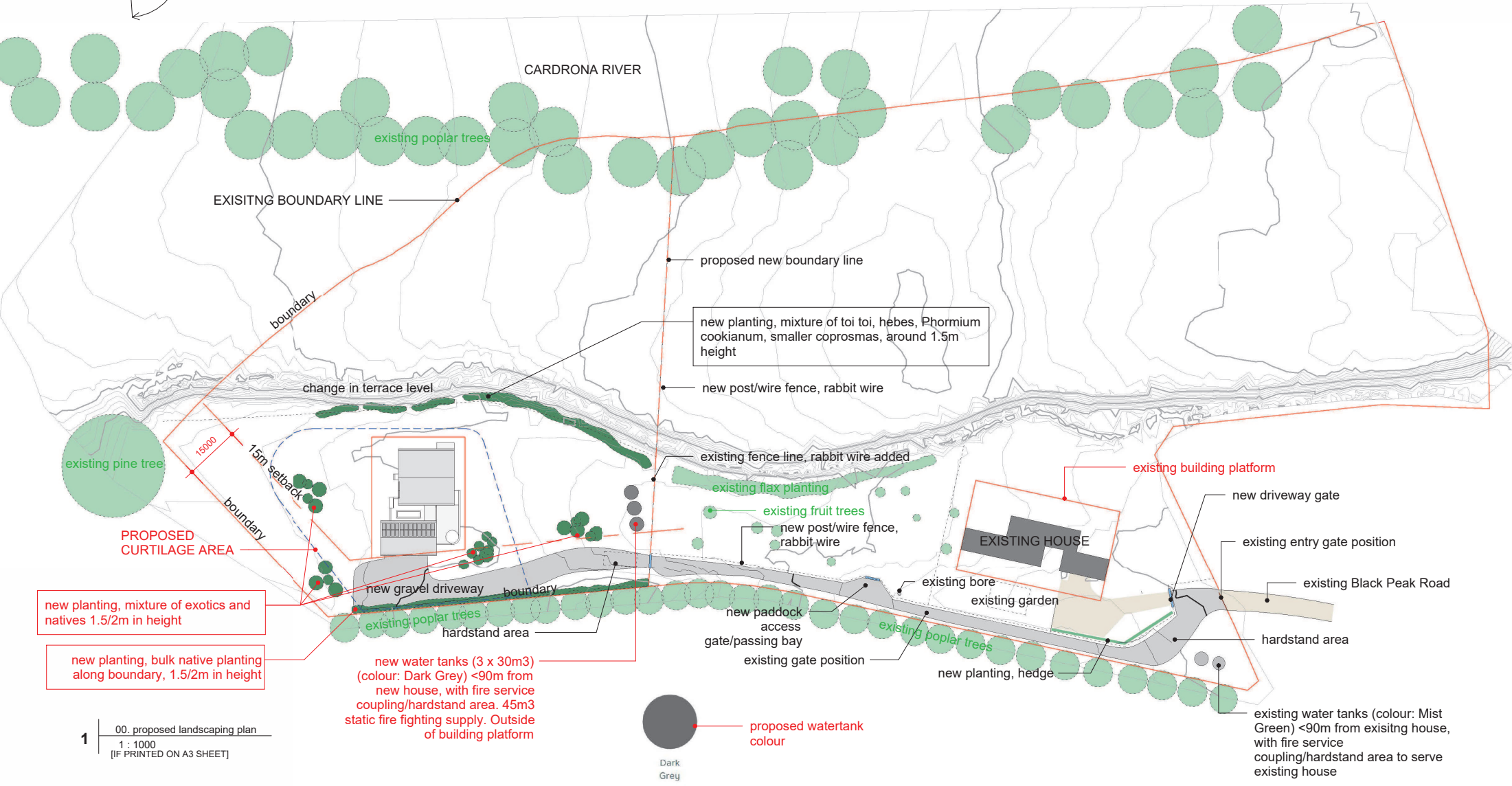
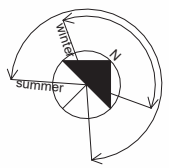


COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

-  colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
-  colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

**4** ELEVATION\_SOUTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS:



1 | 00\_proposed landscaping plan  
 1 : 1000  
 (IF PRINTED ON A3 SHEET)



## Certificate of Analysis

Page 1 of 4

<b>Client:</b>	Rafe Maclean Architects Limited	<b>Lab No:</b>	3568543	DWAPV1
<b>Contact:</b>	Rafe Maclean C/- Rafe Maclean Architects Limited 83D Black Peak Road RD 2 Wanaka 9382	<b>Date Received:</b>	03-May-2024	
		<b>Date Reported:</b>	09-May-2024	
		<b>Quote No:</b>		
		<b>Order No:</b>		
		<b>Client Reference:</b>		
		<b>Submitted By:</b>	Rafe Maclean	

### Sample Type: Potable Water

Sample Name:		Maclean 02-May-2024 12:00 pm		Aesthetic Values	Maximum Acceptable Values (MAV)
Lab Number:		3568543.1			
Routine Water + E.coli profile Kit					
Escherichia coli	MPN / 100mL	< 1		-	< 1
Routine Water Profile					
Turbidity	NTU	0.35		≤ 5	-
pH	pH Units	7.9		7.0 - 8.5	-
Total Alkalinity	g/m <sup>3</sup> as CaCO <sub>3</sub>	42		-	-
Free Carbon Dioxide	g/m <sup>3</sup> at 25°C	1.2		-	-
Total Hardness	g/m <sup>3</sup> as CaCO <sub>3</sub>	43		≤ 200	-
Electrical Conductivity (EC)	mS/m	9.4		-	-
Electrical Conductivity (EC)	µS/cm	94		-	-
Approx Total Dissolved Salts	g/m <sup>3</sup>	63		≤ 1000	-
Total Arsenic	g/m <sup>3</sup>	< 0.0011		-	0.01
Total Boron	g/m <sup>3</sup>	< 0.0053		-	2.4
Total Calcium	g/m <sup>3</sup>	14.5		-	-
Total Copper	g/m <sup>3</sup>	0.0160		≤ 1	2
Total Iron	g/m <sup>3</sup>	< 0.021		≤ 0.3	-
Total Lead	g/m <sup>3</sup>	0.00054		-	0.01
Total Magnesium	g/m <sup>3</sup>	1.66		-	-
Total Manganese	g/m <sup>3</sup>	< 0.00053		≤ 0.04 (Staining) ≤ 0.10 (Taste)	0.4
Total Potassium	g/m <sup>3</sup>	1.07		-	-
Total Sodium	g/m <sup>3</sup>	2.1		≤ 200	-
Total Zinc	g/m <sup>3</sup>	0.0156		≤ 1.5	-
Chloride	g/m <sup>3</sup>	0.8		≤ 250	-
Nitrate-N	g/m <sup>3</sup>	0.14		-	11.3
Sulphate	g/m <sup>3</sup>	3.2		≤ 250	-

**Note:** The Maximum Acceptable Values (MAV) are taken from the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022', published under the authority of the New Zealand Government-2022. Copies of this publication are available from: <https://www.legislation.govt.nz/regulation/public/2022/0168/latest/whole.html>

The standards set limits for the concentration of determinands in drinking water. The Maximum Acceptable Values (MAVs) for any determinand must not be exceeded at any time.

The Aesthetic Values are taken the publication, 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai"). Aesthetic values specify or provide minimum or maximum values for substances and other characteristics that relate to the acceptability of drinking water to consumers (such as appearance, taste or odour).

Note that the units: g/m<sup>3</sup> are the same as mg/L and ppm.



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked \* or any comments and interpretations, which are not accredited.

### **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/m<sup>3</sup>) 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 very low amount of dissolved solids and would be regarded as being soft.

### **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 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' sets a maximum permissible level of 11.3 g/m<sup>3</sup> as Nitrate-nitrogen (50 g/m<sup>3</sup> 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 not detected in this water.

### **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/m<sup>3</sup>, 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 Drinking Water Standards for NZ 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 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai") for water which is suitable for drinking purposes.

# 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 Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Potable Water			
Test	Method Description	Default Detection Limit	Sample No
Routine Water Profile		-	1
Filtration, Unpreserved	Sample filtration through 0.45 µm membrane filter. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch.	-	1
Total Digestion	Nitric acid digestion. APHA 3030 E (modified) : Online Edition.	-	1
Turbidity	Analysis by Turbidity meter. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 2130 B (modified) : Online Edition.	0.05 NTU	1
pH	pH meter. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 4500-H <sup>+</sup> B (modified) : Online Edition. 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; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 2320 B (modified for Alkalinity <20) : Online Edition.	1.0 g/m <sup>3</sup> as CaCO <sub>3</sub>	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 <sub>2</sub> D : Online Edition.	1.0 g/m <sup>3</sup> at 25°C	1
Total Hardness	Calculation from Calcium and Magnesium. APHA 2340 B : Online Edition.	1.0 g/m <sup>3</sup> as CaCO <sub>3</sub>	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 2510 B : Online Edition.	0.1 mS/m	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. APHA 2510 B : Online Edition.	1 µS/cm	1
Approx Total Dissolved Salts	Calculation: from Electrical Conductivity.	2 g/m <sup>3</sup>	1
Total Arsenic	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.0011 g/m <sup>3</sup>	1
Total Boron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.0053 g/m <sup>3</sup>	1
Total Calcium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.053 g/m <sup>3</sup>	1
Total Copper	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.00053 g/m <sup>3</sup>	1
Total Iron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.021 g/m <sup>3</sup>	1
Total Lead	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.00011 g/m <sup>3</sup>	1
Total Magnesium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.021 g/m <sup>3</sup>	1
Total Manganese	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.00053 g/m <sup>3</sup>	1
Total Potassium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.053 g/m <sup>3</sup>	1
Total Sodium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.021 g/m <sup>3</sup>	1
Total Zinc	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.0011 g/m <sup>3</sup>	1
Chloride	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) : Online Edition.	0.5 g/m <sup>3</sup>	1
Nitrate-N	Filtered (if required) sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) : Online Edition.	0.05 g/m <sup>3</sup>	1
Sulphate	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) : Online Edition.	0.5 g/m <sup>3</sup>	1
Escherichia coli	MPN count using Colilert (Incubated at 35°C for 24 hours) and 97 wells. Analysed at Hill Laboratories - Microbiology; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 9223 B : Online Edition.	1 MPN / 100mL	1

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 03-May-2024 and 09-May-2024. For completion dates of individual analyses please contact the laboratory.

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.

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A handwritten signature in blue ink, appearing to read 'Graham Corban', is positioned above the printed name.

Graham Corban MSc Tech (Hons)  
Client Services Manager - Environmental

## Certificate of Analysis

Page 1 of 4

<b>Client:</b>	Rafe Maclean Architects Limited	<b>Lab No:</b>	3369269	DWAPV1
<b>Contact:</b>	Rafe Maclean C/- Rafe Maclean Architects Limited 83D Black Peak Road RD 2 Wanaka 9382	<b>Date Received:</b>	21-Sep-2023	
		<b>Date Reported:</b>	28-Sep-2023	
		<b>Quote No:</b>		
		<b>Order No:</b>		
		<b>Client Reference:</b>		
		<b>Submitted By:</b>	Rafe Maclean	

### Sample Type: Potable Water

Sample Name:		Rafe MacLean	Aesthetic Values	Maximum Acceptable Values (MAV)
Lab Number:		3369269.1		
Routine Water Profile				
Turbidity	NTU	0.13	≤ 5	-
pH	pH Units	7.9	7.0 - 8.5	-
Total Alkalinity	g/m <sup>3</sup> as CaCO <sub>3</sub>	45	-	-
Free Carbon Dioxide	g/m <sup>3</sup> at 25°C	1.2	-	-
Total Hardness	g/m <sup>3</sup> as CaCO <sub>3</sub>	43	≤ 200	-
Electrical Conductivity (EC)	mS/m	9.9	-	-
Electrical Conductivity (EC)	µS/cm	99	-	-
Approx Total Dissolved Salts	g/m <sup>3</sup>	67	≤ 1000	-
Total Arsenic	g/m <sup>3</sup>	< 0.0011	-	0.01
Total Boron	g/m <sup>3</sup>	< 0.0053	-	2.4
Total Calcium	g/m <sup>3</sup>	14.5	-	-
Total Copper	g/m <sup>3</sup>	0.0126	≤ 1	2
Total Iron	g/m <sup>3</sup>	< 0.021	≤ 0.3	-
Total Lead	g/m <sup>3</sup>	0.00048	-	0.01
Total Magnesium	g/m <sup>3</sup>	1.67	-	-
Total Manganese	g/m <sup>3</sup>	< 0.00053	≤ 0.04 (Staining) ≤ 0.10 (Taste)	0.4
Total Potassium	g/m <sup>3</sup>	1.23	-	-
Total Sodium	g/m <sup>3</sup>	2.4	≤ 200	-
Total Zinc	g/m <sup>3</sup>	0.0130	≤ 1.5	-
Chloride	g/m <sup>3</sup>	0.8	≤ 250	-
Nitrate-N	g/m <sup>3</sup>	0.15	-	11.3
Sulphate	g/m <sup>3</sup>	3.0	≤ 250	-

**Note:** The Maximum Acceptable Values (MAV) are taken from the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022', published under the authority of the New Zealand Government-2022. Copies of this publication are available from: <https://www.legislation.govt.nz/regulation/public/2022/0168/latest/whole.html>

The standards set limits for the concentration of determinands in drinking water. The Maximum Acceptable Values (MAVs) for any determinand must not be exceeded at any time.

The Aesthetic Values are taken the publication, 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai"). Aesthetic values specify or provide minimum or maximum values for substances and other characteristics that relate to the acceptability of drinking water to consumers (such as appearance, taste or odour).

Note that the units: g/m<sup>3</sup> are the same as mg/L and ppm.



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked \* or any comments and interpretations, which are not accredited.

### **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/m<sup>3</sup>) 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 very low amount of dissolved solids and would be regarded as being soft.

### **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 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' sets a maximum permissible level of 11.3 g/m<sup>3</sup> as Nitrate-nitrogen (50 g/m<sup>3</sup> as Nitrate).

Nitrate-nitrogen was detected in this water but at such a low level to not be of concern.

For household use, it is important that the water is not contaminated with human or animal wastes (e.g. from septic tanks or effluent ponds). Bacteriological analyses may be required if such contamination could exist. For further details, please contact this laboratory.

### **Boron Assessment**

Boron may be present in natural waters and if present at high concentrations can be toxic to plants. Boron was not detected in this water.

### **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/m<sup>3</sup>, 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.

### **Final Assessment**

All parameters tested for meet the guidelines laid down in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai") for water which is suitable for drinking purposes.



# 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 Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Potable Water			
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 <sup>rd</sup> ed. 2017.	-	1
Turbidity	Analysis by Turbidity meter. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2130 B 23 <sup>rd</sup> ed. 2017 (modified).	0.05 NTU	1
pH	pH meter. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 4500-H <sup>+</sup> B 23 <sup>rd</sup> 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 <sup>rd</sup> ed. 2017.	1.0 g/m <sup>3</sup> as CaCO <sub>3</sub>	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 <sub>2</sub> D 23 <sup>rd</sup> ed. 2017.	1.0 g/m <sup>3</sup> at 25°C	1
Total Hardness	Calculation from Calcium and Magnesium. APHA 2340 B 23 <sup>rd</sup> ed. 2017.	1.0 g/m <sup>3</sup> as CaCO <sub>3</sub>	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2510 B 23 <sup>rd</sup> ed. 2017.	0.1 mS/m	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. APHA 2510 B 23 <sup>rd</sup> ed. 2017.	1 µS/cm	1
Approx Total Dissolved Salts	Calculation: from Electrical Conductivity.	2 g/m <sup>3</sup>	1
Total Arsenic	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017 / US EPA 200.8.	0.0011 g/m <sup>3</sup>	1
Total Boron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017.	0.0053 g/m <sup>3</sup>	1
Total Calcium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017.	0.053 g/m <sup>3</sup>	1
Total Copper	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017 / US EPA 200.8.	0.00053 g/m <sup>3</sup>	1
Total Iron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017.	0.021 g/m <sup>3</sup>	1
Total Lead	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017 / US EPA 200.8.	0.00011 g/m <sup>3</sup>	1
Total Magnesium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017.	0.021 g/m <sup>3</sup>	1
Total Manganese	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017 / US EPA 200.8.	0.00053 g/m <sup>3</sup>	1
Total Potassium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017.	0.053 g/m <sup>3</sup>	1
Total Sodium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017.	0.021 g/m <sup>3</sup>	1
Total Zinc	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23 <sup>rd</sup> ed. 2017 / US EPA 200.8.	0.0011 g/m <sup>3</sup>	1
Chloride	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23 <sup>rd</sup> ed. 2017.	0.5 g/m <sup>3</sup>	1
Nitrate-N	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23 <sup>rd</sup> ed. 2017.	0.05 g/m <sup>3</sup>	1
Sulphate	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23 <sup>rd</sup> ed. 2017.	0.5 g/m <sup>3</sup>	1

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 21-Sep-2023 and 28-Sep-2023. For completion dates of individual analyses please contact the laboratory.

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.

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Martin Cowell - BSc  
Client Services Manager - Environmental

## Certificate of Analysis

Page 1 of 4

<b>Client:</b>	Rafe Maclean Architects Limited	<b>Lab No:</b>	3568543	DWAPV1
<b>Contact:</b>	Rafe Maclean C/- Rafe Maclean Architects Limited 83D Black Peak Road RD 2 Wanaka 9382	<b>Date Received:</b>	03-May-2024	
		<b>Date Reported:</b>	09-May-2024	
		<b>Quote No:</b>		
		<b>Order No:</b>		
		<b>Client Reference:</b>		
		<b>Submitted By:</b>	Rafe Maclean	

### Sample Type: Potable Water

Sample Name:		Maclean 02-May-2024 12:00 pm	Aesthetic Values	Maximum Acceptable Values (MAV)
Lab Number:		3568543.1		
Routine Water + E.coli profile Kit				
Escherichia coli	MPN / 100mL	< 1	-	< 1
Routine Water Profile				
Turbidity	NTU	0.35	≤ 5	-
pH	pH Units	7.9	7.0 - 8.5	-
Total Alkalinity	g/m <sup>3</sup> as CaCO <sub>3</sub>	42	-	-
Free Carbon Dioxide	g/m <sup>3</sup> at 25°C	1.2	-	-
Total Hardness	g/m <sup>3</sup> as CaCO <sub>3</sub>	43	≤ 200	-
Electrical Conductivity (EC)	mS/m	9.4	-	-
Electrical Conductivity (EC)	µS/cm	94	-	-
Approx Total Dissolved Salts	g/m <sup>3</sup>	63	≤ 1000	-
Total Arsenic	g/m <sup>3</sup>	< 0.0011	-	0.01
Total Boron	g/m <sup>3</sup>	< 0.0053	-	2.4
Total Calcium	g/m <sup>3</sup>	14.5	-	-
Total Copper	g/m <sup>3</sup>	0.0160	≤ 1	2
Total Iron	g/m <sup>3</sup>	< 0.021	≤ 0.3	-
Total Lead	g/m <sup>3</sup>	0.00054	-	0.01
Total Magnesium	g/m <sup>3</sup>	1.66	-	-
Total Manganese	g/m <sup>3</sup>	< 0.00053	≤ 0.04 (Staining) ≤ 0.10 (Taste)	0.4
Total Potassium	g/m <sup>3</sup>	1.07	-	-
Total Sodium	g/m <sup>3</sup>	2.1	≤ 200	-
Total Zinc	g/m <sup>3</sup>	0.0156	≤ 1.5	-
Chloride	g/m <sup>3</sup>	0.8	≤ 250	-
Nitrate-N	g/m <sup>3</sup>	0.14	-	11.3
Sulphate	g/m <sup>3</sup>	3.2	≤ 250	-

**Note:** The Maximum Acceptable Values (MAV) are taken from the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022', published under the authority of the New Zealand Government-2022. Copies of this publication are available from: <https://www.legislation.govt.nz/regulation/public/2022/0168/latest/whole.html>

The standards set limits for the concentration of determinands in drinking water. The Maximum Acceptable Values (MAVs) for any determinand must not be exceeded at any time.

The Aesthetic Values are taken the publication, 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai"). Aesthetic values specify or provide minimum or maximum values for substances and other characteristics that relate to the acceptability of drinking water to consumers (such as appearance, taste or odour).

Note that the units: g/m<sup>3</sup> are the same as mg/L and ppm.



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### **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/m<sup>3</sup>) 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 very low amount of dissolved solids and would be regarded as being soft.

### **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 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' sets a maximum permissible level of 11.3 g/m<sup>3</sup> as Nitrate-nitrogen (50 g/m<sup>3</sup> 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 not detected in this water.

### **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/m<sup>3</sup>, 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 Drinking Water Standards for NZ 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 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai") for water which is suitable for drinking purposes.

# 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 Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Potable Water			
Test	Method Description	Default Detection Limit	Sample No
Routine Water Profile		-	1
Filtration, Unpreserved	Sample filtration through 0.45 µm membrane filter. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch.	-	1
Total Digestion	Nitric acid digestion. APHA 3030 E (modified) : Online Edition.	-	1
Turbidity	Analysis by Turbidity meter. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 2130 B (modified) : Online Edition.	0.05 NTU	1
pH	pH meter. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 4500-H <sup>+</sup> B (modified) : Online Edition. 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; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 2320 B (modified for Alkalinity <20) : Online Edition.	1.0 g/m <sup>3</sup> as CaCO <sub>3</sub>	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 <sub>2</sub> D : Online Edition.	1.0 g/m <sup>3</sup> at 25°C	1
Total Hardness	Calculation from Calcium and Magnesium. APHA 2340 B : Online Edition.	1.0 g/m <sup>3</sup> as CaCO <sub>3</sub>	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. Analysed at Hill Laboratories - Chemistry; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 2510 B : Online Edition.	0.1 mS/m	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. APHA 2510 B : Online Edition.	1 µS/cm	1
Approx Total Dissolved Salts	Calculation: from Electrical Conductivity.	2 g/m <sup>3</sup>	1
Total Arsenic	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.0011 g/m <sup>3</sup>	1
Total Boron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.0053 g/m <sup>3</sup>	1
Total Calcium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.053 g/m <sup>3</sup>	1
Total Copper	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.00053 g/m <sup>3</sup>	1
Total Iron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.021 g/m <sup>3</sup>	1
Total Lead	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.00011 g/m <sup>3</sup>	1
Total Magnesium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.021 g/m <sup>3</sup>	1
Total Manganese	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.00053 g/m <sup>3</sup>	1
Total Potassium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.053 g/m <sup>3</sup>	1
Total Sodium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition.	0.021 g/m <sup>3</sup>	1
Total Zinc	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B : Online Edition / US EPA 200.8.	0.0011 g/m <sup>3</sup>	1
Chloride	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) : Online Edition.	0.5 g/m <sup>3</sup>	1
Nitrate-N	Filtered (if required) sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) : Online Edition.	0.05 g/m <sup>3</sup>	1
Sulphate	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) : Online Edition.	0.5 g/m <sup>3</sup>	1
Escherichia coli	MPN count using Colilert (Incubated at 35°C for 24 hours) and 97 wells. Analysed at Hill Laboratories - Microbiology; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 9223 B : Online Edition.	1 MPN / 100mL	1

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 03-May-2024 and 09-May-2024. For completion dates of individual analyses please contact the laboratory.

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.

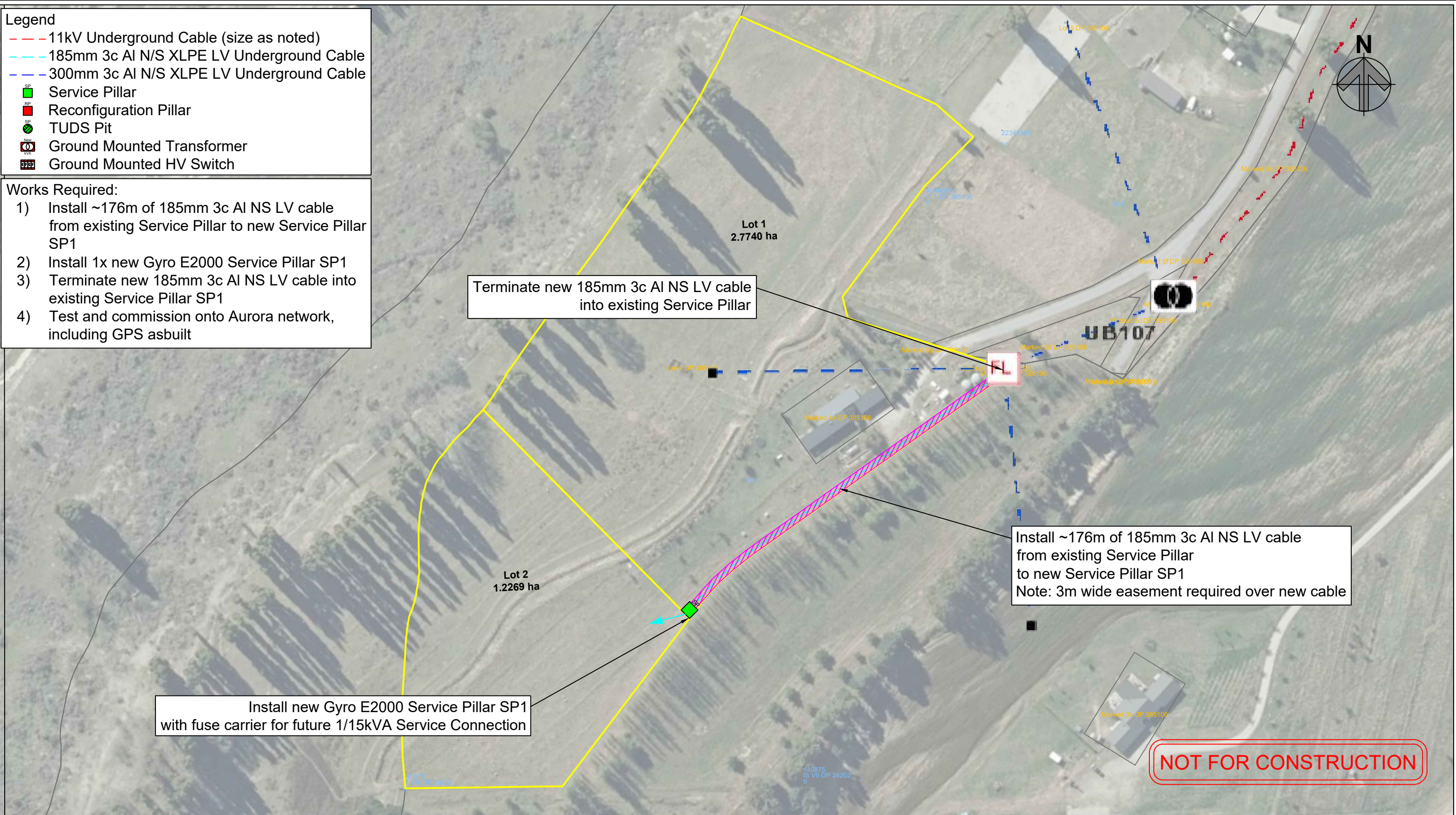
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A handwritten signature in blue ink, appearing to read 'Graham Corban', is positioned above the printed name.

Graham Corban MSc Tech (Hons)  
Client Services Manager - Environmental

- Legend**
- 11kV Underground Cable (size as noted)
  - 185mm 3c AI N/S XLPE LV Underground Cable
  - 300mm 3c AI N/S XLPE LV Underground Cable
  - Service Pillar
  - Reconfiguration Pillar
  - TUDS Pit
  - Ground Mounted Transformer
  - Ground Mounted HV Switch

- Works Required:**
- 1) Install ~176m of 185mm 3c AI NS LV cable from existing Service Pillar to new Service Pillar SP1
  - 2) Install 1x new Gyro E2000 Service Pillar SP1
  - 3) Terminate new 185mm 3c AI NS LV cable into existing Service Pillar SP1
  - 4) Test and commission onto Aurora network, including GPS asbuilt



Terminate new 185mm 3c AI NS LV cable into existing Service Pillar

Install ~176m of 185mm 3c AI NS LV cable from existing Service Pillar to new Service Pillar SP1  
Note: 3m wide easement required over new cable

Install new Gyro E2000 Service Pillar SP1 with fuse carrier for future 1/15kVA Service Connection

NOT FOR CONSTRUCTION

<b>Rev.</b>	<b>Description</b>	<b>Drn.</b>	<b>Ckd.</b>	<b>Date</b>	<b>Power (2018) Ltd</b> 185 Mt Barker Road Wanaka	<b>Dwg No.</b>	ED-01	83d Black Peak Road Wanaka	<b>Rev</b>	
A	Draft Design	AG	---	13-Sep-23		<b>Sheet</b>	1 of 1	Proposed Layout	A	
					<b>Client</b>	Rafe Maclean				
					<b>Designed</b>	Alex Gaffaney				
					<b>File Name</b>	83d Black Peak Road Wanaka				

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# ESTIMATE

## Enquiry Estimate

Otago 9305

## Project Name

83d Black Peak Road Wanaka

## Issue Date

13/9/2023

## Reference Number

2225

## Reference

Alex Gaffaney

## Power Solutions (Power (2018) Ltd)

185 Mt Barker Road, Rd2  
Wanaka Otago 9305

## Description

---

### Provision of new Service Connection capacity for 2 Lot subdivision, requiring:

- Aurora approved design
- Installation of new LV distribution cabling
- Installation of new Service Pillar
- Testing and commissioning onto Aurora network, including GPS asbuilts

Total Project Cost \$17,364.31

Aurora Contribution -\$1,800.00

**Customer Contribution \$15,564.31**

## Exclusions

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- Civil Works
- Traffic Management
- Easement Costs

Subtotal:	\$15,564.31
Total GST:	\$2,334.65
<b>Total:</b>	<b>\$17,898.96</b>

## Estimate Acceptance

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### GENERAL

- All prices are based on current market values. This quote is valid for 30 days.
- After 30 days any price increases for materials, plant or labor which may occur will be treated as extras.

### PRICE

- Our terms of trade require a deposit of 10% including GST and, on acceptance of this quote, an invoice will be provided to be paid prior to the commencement of work.  
Further claims will be in accordance with our standard Terms and Conditions (available to view on request), to be paid by the 20th of the month following invoicing.

### ACCEPTANCE

- Please indicate your acceptance of the price and conditions by signing in the space provided below, and return one copy of this document, with your account form.

Name \_\_\_\_\_

Signed \_\_\_\_\_



Date \_\_\_\_\_

# ORDER STARLINK

RESIDENTIAL

BUSINESS

ROAM

MOBILE TECHNOLOGY

MARITIME

SUPPORT AVIATION

IOT

## ORDER STARLINK

**83D Black Peak Road, Wānaka 9382,  
New Zealand**

Starlink is available at your address!

No contracts, 30-day trial. Shipping estimate: 1-2 weeks.

- ▶ Product & Service Overview
- ▶ What's in the Box

### ACCESSORIES

**SHORT WALL  
MOUNT** NZ\$125

**ETHERNET ADAPTER**  
NZ\$65

### SERVICE

**STANDARD**  
NZ\$159

**PRIORITY - 1TB**  
NZ\$426

**NZ\$159/mo for service and  
NZ\$650 for hardware.**

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### Contact Information

FIRST NAME

LAST NAME



**OBJECTIVES AND POLICIES ASSESSMENT**

<b>OUR REFERENCE</b>	X4176
<b>DATE</b>	March 2024
<b>LOCATION</b>	83D Black Peak Road, Wānaka
<b>LEGAL DESCRIPTION</b>	Lot 4 DP 385106 contained in Record of Title 340975
<b>APPLICANT</b>	Thomas William Evatt, Rafe Ian MacLean and Michelle Louise Mitchell
<b>TERRITORIAL AUTHORITY</b>	Queenstown Lakes District Council
<b>ZONING</b>	Operative District Plan: Rural General Proposed District Plan: Rural and Landscape Priority Area Cardrona River/Mt Barker Road
<b>NATURAL HAZARDS</b>	Liquefaction Susceptibility LIC 1(P)(2012) ORC Flooding (2021) Rainfall Flooding (2012)
<b>ACTIVITY CATEGORY</b>	Operative District Plan – Discretionary Proposed District Plan - Discretionary

	Resource Management Act – Discretionary
<b>PROPOSAL</b>	<p>Application under Section 88 of the Resource Management Act 1991 (the Act) for subdivision two create two Lots, along with land use consent for the identification of a residential building platform.</p> <p>Application under Section 221 of the Act to vary Conditions e(i) and (v) of Consent Notice 11244121.3 to allow for water tanks and a corner of the garage to be outside of the proposed building platform and for the roof pitch of the main house to be 11 degrees.</p>

**1.0 OBJECTIVES AND POLICIES**

1.1 The relevant objectives and policies are found in Part 4: *District Wide Issues*, Part 5: *Rural Areas*, Part 14: *Transport* and Part 15: *Subdivision, Development and Financial Contributions* of the PDP and Chapter 6: *Landscapes*, Chapter 21: *Rural*, Chapter: 27 *Subdivision and Development*, Chapter 28: *Natural Hazards* and Chapter 29 *Transport* of the PDP.

**Operative District Plan**

**Part 4: District Wide Issues**

1.2 The objectives and policies of Part 4 seek to ensure that development is undertaken in a manner that has regard to the District’s indigenous biodiversity, the life supporting capacity of air, water and soil and the visual resource. The relevant objectives and policies, and comments are detailed below.

<i>Operative District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>4.2 – Landscape and Visual Amenity</i>			
<i>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.</i>			
<i>Policy</i>	<i>1</i>	<p><i>Future Development</i></p> <p><i>(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.</i></p> <p><i>(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.</i></p> <p><i>(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.</i></p>	<p>Due to the existing topography, existing and proposed vegetation screening, rural residential/hobby farm character and small viewing audience from public places as noted by Landscape Architect J. McKenzie I consider that the proposed development will occur in an area of the District with greater potential to absorb change without detracting from landscape or amenity values. I therefore consider that the proposal is consistent with Policy 1.</p>
	<i>2</i>	<p><i>Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)</i></p> <p><i>(a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.</i></p> <p><i>(b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.</i></p>	na

	<p><i>(c) To allow limited subdivision and development in those areas with higher potential to absorb change.</i></p> <p><i>(d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.</i></p>	
3	<p><i>Outstanding Natural Landscapes (Wakatipu Basin)</i></p> <p><i>(a) To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:</i></p> <p><i>(i) Landscape values and natural character; and</i></p> <p><i>(ii) Visual amenity values – recognising and providing for:</i></p> <p><i>(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, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;</i></p> <p><i>(iv) The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;</i></p> <p><i>(v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.</i></p>	na

	<p><i>(vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.</i></p> <p><i>(b) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.</i></p> <p><i>(c) To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.</i></p>	
4	<p><i>Visual Amenity Landscapes</i></p> <p><i>(a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:</i></p> <ul style="list-style-type: none"> <li><i>• highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and</i></li> <li><i>• visible from public roads.</i></li> </ul> <p><i>(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.</i></p> <p><i>(c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.</i></p>	na
5	<p><i>Outstanding Natural Features</i></p> <p><i>To avoid subdivision and/or development on and in the vicinity of distinctive landforms and landscape features, including:</i></p>	na

	<p><i>(a) in Wakatipu; the Kawarau, Arrow and Shotover Gorges; Peninsula, Queenstown, Ferry, Morven and Slope hills; Lake Hayes; Hillocks; Camp Hill; Mt Alfred; Pig, Pigeon and Tree Islands;</i></p> <p><i>- unless the subdivision and/or development will not result in adverse effects which will be more than minor on:</i></p> <p><i>(i) Landscape values and natural character; and</i></p> <p><i>(ii) Visual amenity values - recognising and providing for:</i></p> <p><i>(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;</i></p> <p><i>(iv) The need to avoid further cumulative deterioration of the outstanding natural features;</i></p> <p><i>(v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads;</i></p> <p><i>(vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.</i></p>	
6	Urban Development	na



	<p><i>(a) To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.</i></p> <p><i>(b) To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.</i></p> <p><i>(c) To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:</i></p> <ul style="list-style-type: none"> <li><i>- maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;</i></li> <li><i>- ensuring that the subdivision and development does not sprawl along roads.</i></li> </ul> <p><i>(d) To avoid remedy and mitigate the adverse effects of urban subdivision and development in visual amenity landscapes by avoiding sprawling subdivision and development along roads.</i></p>	
7	<p><i>Urban Edges</i></p> <p><i>To identify clearly the edges of:</i></p> <ul style="list-style-type: none"> <li><i>(a) Existing urban areas;</i></li> <li><i>(b) Any extensions to them; and</i></li> <li><i>(c) Any new urban areas</i></li> </ul>	na

		<ul style="list-style-type: none"> <li>• <i>by design solutions and to avoid sprawling development along the roads of the district</i></li> </ul>	
8	<p><i>Avoiding Cumulative Degradation</i></p> <p><i>(a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.</i></p> <p><i>(b) to encourage comprehensive and sympathetic development of rural areas.</i></p>		<p>The proposed development and screen planting is in character with the context of the existing environments and will not detract from or result in an over domestication of the landscape noting that the viewing audience from public places is relatively small. I therefore consider that the proposal is consistent with Policy 8.</p>
9	<p><i>Structures</i></p> <p><i>To preserve the visual coherence of:</i></p> <p><i>(a) outstanding natural landscapes and features and visual amenity landscapes by:</i></p> <ul style="list-style-type: none"> <li>• <i>encouraging structures which are in harmony with the line and form of the landscape;</i></li> <li>• <i>avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;</i></li> <li>• <i>encouraging the colour of buildings and structures to complement the dominant colours in the landscape;</i></li> </ul>		na

	<ul style="list-style-type: none"> <li>• <i>encouraging placement of structures in locations where they are in harmony with the landscape;</i></li> <li>• <i>promoting the use of local, natural materials in construction</i></li> </ul>	
10	<p><i>Utilities</i></p> <p><i>To avoid, remedy or mitigate the adverse effects of utilities on the landscapes of the district by:</i></p> <ul style="list-style-type: none"> <li>• <i>avoiding siting utilities in outstanding natural landscapes or features in the Wakatipu Basin (except on Slope Hill in the vicinity of the current utilities)</i></li> <li>• <i>encouraging utilities to be sited away from skylines, ridgelines, prominent locations, and landscape features</i></li> <li>• <i>encouraging utilities to be co-located wherever possible</i></li> <li>• <i>encouraging utilities to be located along the edges of landforms and vegetation patterns</i></li> <li>• <i>encouraging or requiring the alignment and/or location of utilities to be based on the dominant lines in the landscape</i></li> <li>• <i>requiring that structures be as unobtrusive as is practicable with forms appropriate for the landscape and finished in low reflective colours derived from the background landscape</i></li> </ul>	na

		<ul style="list-style-type: none"> <li>requiring that transmission lines (where technically and economically feasible) be placed underground.</li> </ul>	
	11	<p><i>Forestry and Amenity Planting</i></p> <p><i>Subject to policy 16, to maintain the existing character of openness in the relevant outstanding natural landscapes and features of the district by:</i></p> <p><i>(a) encouraging forestry and amenity planting to be consistent with patterns, topography and ecology of the immediate landscape.</i></p> <p><i>(b) encouraging planting to be located so that vegetation will not obstruct views from public roads and discouraging linear planting near boundaries of public roads.</i></p>	na
	12	<p><i>Transport Infrastructure</i></p> <p><i>To preserve the open nature of the rural landscape by:</i></p> <ul style="list-style-type: none"> <li><i>encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.</i></li> </ul>	The proposal uses existing roads, and vehicle access points. The proposal is therefore consistent with Policy 12.
	13	<p><i>Mining</i></p> <p><i>To maintain the rural or natural qualities of the landscape by:</i></p> <ul style="list-style-type: none"> <li><i>placing a limit on the size of the open area of any quarry, landfill site, refuse dump, or extraction site.</i></li> </ul>	na

		<ul style="list-style-type: none"> <li>• <i>encouraging the activity in suitable areas away from any visually sensitive locations.</i></li> <li>• <i>requiring that the area be progressively restored during the life of the operation.</i></li> <li>• <i>controlling the form of the open area and of any waste heaps or long term stockpiles to ensure that they are compatible with the forms in the landscape.</i></li> <li>• <i>requiring restoration to be finished to a contour sympathetic to the surrounding topography and revegetated with a cover appropriate for the site and setting.</i></li> </ul>	
	14	<p><i>Soil Conservation Planting</i></p> <p><i>To minimise any adverse effects on the visual amenity by:</i></p> <ul style="list-style-type: none"> <li>• <i>encouraging the use of a limited range of species for soil conservation and planting.</i></li> <li>• <i>encouraging the use of existing native species for soil conservation and planting.</i></li> </ul>	na
	15	<p><i>Retention of Existing Vegetation</i></p> <p><i>To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:</i></p>	na

		<p><i>(a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;</i></p> <p><i>(b) Encouraging maintenance of tussock grass-lands and other nature ecosystems<sup>3</sup> in outstanding natural landscapes.</i></p>	
	16	<p><i>Wilding Trees</i></p> <p><i>To minimise the adverse effect of wilding trees on the landscape by:</i></p> <ul style="list-style-type: none"> <li><i>• supporting and encouraging co-ordinated action to control existing wilding trees and prevent further spread.</i></li> </ul>	na
	17	<p><i>Land Use</i></p> <p><i>To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape</i></p>	na

**Table 1: ODP Part 4 - District Wide Issues Objectives and Policies**

1.3 Overall I consider that the proposal is consistent with the objectives and policies of Part 4 of the ODP.

#### Part 5: Rural General

1.4 The objectives and policies of Part 5 seek to manage the effects of rural activities on the environment, sustain the life-supporting capacity of soils and vegetation, protect rural amenity values, safeguard water and mineral resources and management of surface of waterbodies. The relevant objectives and policies, and comments are detailed below.

<i>Operative District Plan – Objectives and Policies</i>			<i>Assessment</i>
<i>Objective 1 - Character and Landscape Value</i>			
<i>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.</i>			
<i>Policy</i>	<i>1.1</i>	<i>Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.</i>	Please refer to Table 1 above.
	<i>1.2</i>	<i>Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.</i>	The proposed subdivision will utilise the soil resource of the rural area in a sustainable manner and ensure that the site can continue to be used as a lifestyle/hobby farm. I therefore consider that the proposal is consistent with Policy 1.2.
	<i>1.3</i>	<i>Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.</i>	The productive capacity of the soil is identified as LUC Class 4 which is defined as arable land with significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry. Based on the size of the lots proposed both sites will continue to be used for limited productive activities such as tree and berry crops which is consistent

			with the land use capacity model. I therefore consider that the proposal is consistent with Policy 1.3.
	1.4	<i>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.</i>	na
	1.5	<i>Provide for a range of buildings allied to rural productive activity and worker accommodation.</i>	na
	1.6	<i>Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.</i>	The proposed development is considered to be consistent within the existing value of the surrounding landscape such that it is not compromised. I therefore consider that the proposal is consistent with Policy 1.6.
	1.7	<i>Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.</i>	The proposed subdivision will maintain the visual coherence of the landscape through the modest design of the residential unit, minimalistic landscaping and consistency with the rural residential/hobby farm character of the site as noted by Landscape Architect J. McKenzie. I therefore consider that the proposed development will occur in an area of the District with greater potential to absorb change without detracting



			from landscape or amenity values. Overall I consider that the proposal is consistent with Policy 1.7.
	1.8	<i>Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.</i>	na
	1.9	<i>Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.</i>	na
<p><i>Objective 2 - Life Supporting Capacity of Soils</i></p> <p><i>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.</i></p>			
Policy	2.1	<i>Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.</i>	The life supporting capacity of the soil will be maintained as a result of the subdivision and will ensure that small scale rural lifestyle activities/ hobby farming can continue. I therefore consider that the proposal is consistent with Policy 2.1.
	2.2	<i>Enable a range of activities to utilise the range of soil types and microclimates.</i>	na
	2.3	<i>Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.</i>	na

	2.4	<i>Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.</i>	na
	2.5	<i>Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.</i>	na
<i>Objective 3 - Rural Amenity</i>			
<i>Avoiding, remedying or mitigating adverse effects of activities on rural amenity.</i>			
Policy	3.1	<i>Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.</i>	The proposed activity is consistent with the surrounding rural lifestyle/hobby farm activities and therefore is not considered to result in any adverse effects in this regard. I consider that the proposal is consistent with Policy 3.1.
	3.2	<i>Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.</i>	The proposed development will ensure that a wide range of rural activities and practices can be undertaken without detracting from rural amenity. I therefore consider that the proposal is consistent with Policy 3.2.
	3.3	<i>To avoid, remedy or mitigate adverse effects of activities located in rural areas.</i>	I consider that the proposal will not result in any adverse effects on rural activities as the proposal is consistent with the surrounding rural lifestyle/hobby farm activities and character. I therefore consider that the proposal is consistent with Policy 3.3.

	3.4	<i>To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.</i>	na
	3.5	<i>Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.</i>	While the proposed residential unit is within the south eastern internal setback, the adjoining owners have provided their effected party approval and the proposal includes hedge screening along the boundary in question. I therefore consider that in this instance it is appropriate for the residential unit to be located in close proximity of an internal boundary, that that adverse effects are mitigated and that the proposal is not contrary to Policy 3.5.
	3.6	<i>To prohibit all new activity sensitive to aircraft noise on any Rural zoned land within the Outer Control Boundary at Wanaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.</i>	na
	3.7	<i>To prohibit all new Activity Sensitive to Aircraft Noise on rural zoned land within the Outer Control Boundary at Queenstown Airport to avoid adverse effects arising from aircraft operations on future Activity Sensitive to Aircraft Noise.</i>	na

	3.8	<i>To require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.</i>	na
<i>Objective 4 - Life Supporting Capacity of Water To safeguard the life supporting capacity of water through the integrated management of the effects of activities</i>			
Policy	4.1	<i>In conjunction with the Otago Regional Council: - To encourage activities, which use water efficiently, thereby conserving water quality and quantity. - To discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.</i>	na
	4.2	<i>To encourage buildings, earthworks and landscaping to be located or carried out a sufficient distance from irrigation infrastructure.</i>	na
	4.3	<i>To encourage the piping and filling of existing open channel irrigation races where there is potential for buildings, earthworks or landscaping to interfere with the irrigation infrastructure.</i>	na

<i>Objective 5 - Mineral Extraction Mineral extraction, including prospecting and exploration, carried out in a manner which avoids, remedies or mitigates adverse effects on the environment.</i>			
<i>Policy</i>	5.1	<i>To ensure potential adverse effects of large-scale recreational extractive activities (including mineral exploration) on the rural environment are avoided, remedied or mitigated.</i>	na
	5.2	<i>To ensure that during and after mining, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.</i>	na
	5.3	<i>To recognise prospecting and small-scale recreational gold mining as activities with limited environmental impact.</i>	na
	5.4	<i>To recognise the importance of high quality gravel for roading within the District.</i>	na
<i>Objective 6 -Ski Area Sub-Zone To encourage the future growth, development and consolidation of existing Ski Areas, in a manner which mitigates adverse effects on the environment.</i>			
<i>Policy</i>	6.1	<i>To identify specialist sub-zoning for Ski Area activities.</i>	na
	6.2	<i>To anticipate growth, development and consolidation of skifields within Ski Area Sub-Zones.</i>	na
<i>Objective 7 - Buffer Land for Airports Retention of a greenfields area or at Queenstown Airport an area for Airport related activities or where appropriate an area for activities not sensitive to aircraft noise within an airport's Outer Control Boundary to act as a buffer between airports and other land use activities.</i>			

<i>Policy</i>	7.1	To retain a greenfields area within the Outer Control Boundary of airports in order to provide a buffer, particularly for safety and noise measures, between the airport and other activities.	na
	7.2	To prohibit the location of any new activity sensitive to aircraft noise on land within the Outer Control Boundary around Wanaka Airport.	na
	7.3	To prohibit the location of any new Activity Sensitive to Aircraft Noise on land within the Outer Control Boundary for Queenstown Airport.	na
	7.4	To require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environments within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.	na
<i>Objective 8 – Building Line Restriction Area To prevent development of the sensitive upper area of the Kirimoko Block (Building Line Restriction area) in Wanaka.</i>			

<i>Policy</i>	8.1	To protect the elevated, more visually sensitive upper area of the Kirimoko Block by limiting development to lower areas within the natural amphitheatre zoned Low Density Residential	na
	8.2	To maintain the open character of the building restriction area by promoting the planting of small native plants and shrubs.	na
	8.3	To ensure the protection of the prominent ridgeline from development by restricting development to the Low Density Residential zoned area.	na
<i>Objective 9 – Building Line Restriction Area – Bible Face</i>			
<i>To protect the heritage value of the Bible Face landform by preventing building and development upon the Bible Face in Glenorchy.</i>			
<i>Policy</i>	9.1	To protect the visually sensitive Bible Face from development	na
	9.2	To maintain the rural backdrop that the Bible Face provides to the Glenorchy township	na

**Table 2: ODP Part 8 Rural General**

1.5 Overall I consider that the proposal is consistent with the objectives and policies of Part 8 of the ODP.

**Part 14: Transport**

1.6 The objectives and policies of Part 14: Transport seeks to ensure that a safe, accessible and efficient transport network is maintained in the district.

<i>Operative District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>Objective 1 – Efficiency</i>			
<i>Efficient use of the District’s existing and future transportation resource and of fossil fuel usage associated with transportation.</i>			
<i>Policy</i>	<i>1.1</i>	<i>To encourage efficiency in the use of motor vehicles.</i>	The proposal is considered to not be contrary to Policy 1.1.
	<i>1.2</i>	<i>To promote the efficient use of all roads by adopting and applying a road hierarchy with associated access standards based on intended function.</i>	na
	<i>1.3</i>	<i>To promote the efficient use of roads by ensuring that the nature of activities alongside roads are compatible with road capacity and function.</i>	The existing formation and legal width of Black Peak Road is considered to be appropriate for the provision of access to 13 residential units. I therefore consider that the proposal is consistent with Policy 1.3.
	<i>1.4</i>	<i>To protect the safety and efficiency of traffic on State Highways and arterial roads, particularly State Highway 6A, by restricting opportunities for additional access points off these roads and by ensuring access to high traffic generating activities is adequately designed and located.</i>	na
	<i>1.5</i>	<i>To promote the efficient use of fuel for transport purposes, by providing for a District wide policy of consolidated urban areas, townships, retail centres and residential environments.</i>	na



	1.6	<i>To promote and provide for the consolidation of new areas of residential development and for higher density development within identified areas.</i>	na
	1.7	<i>Enabling for home occupations within residential areas to reduce travel time and costs between home and work.</i>	Home occupation is a permitted activity. I therefore consider that the proposal is consistent with Policy 1.7.
	1.8	<i>To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for alternative transport means.</i>	na – there is no public transport in Wanaka or its surrounds.
	1.9	<i>To require off-road loading for most activities to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance and efficiency of those roads.</i>	na
	1.10	<i>To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.</i>	Based on the assessment provided by A. Carr I consider that safe and efficient access is provided to the proposed subdivision and that the application is consistent with Policy 1.10.
<i>Objective 2 - Safety and Accessibility</i>			
<i>Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.</i>			
Policy	2.1	<i>To maintain and improve safety and accessibility by adopting and applying a road hierarchy with associated design, parking and access standards based on the intended function.</i>	na

	2.2	<i>To ensure the intensity and nature of activities along particular roads is compatible with road capacity and function, to ensure both vehicle and pedestrian safety.</i>	Based on the assessment provided by A. Carr consider that the formation of Black Peak Road is sufficient and compatible with the expected capacity and function of Black Peak Road. I therefore consider that the proposal is consistent with Policy 2.2.
	2.3	<i>To ensure access and movement throughout the District, and more particularly the urban areas, for people with disabilities is not unreasonably restricted.</i>	na
	2.4	<i>To encourage the development of pedestrian and cycle accessways, within the main townships.</i>	na
	2.5	<p><i>To maintain and upgrade, where appropriate, the existing roads and provide for new roads and related facilities where these are important for providing access. In particular, to investigate and/or make provision for:</i></p> <ul style="list-style-type: none"> <li><i>• a new road link from Man Street to the One Mile roundabout.</i></li> <li><i>• a new road linking Queenstown and Frankton on the northern side of SH6A above Frankton Arm.</i></li> <li><i>• a long term roading network for the Frankton flats area to protect the through route function of State Highways and</i></li> </ul>	na

		<i>provide access to residential, commercial and recreational activities.</i>	
	2.6	<p><i>To ensure intersections and accessways are designed and located so:</i></p> <ul style="list-style-type: none"> <li><i>• good visibility is provided.</i></li> <li><i>• they can accommodate vehicle manoeuvres.</i></li> <li><i>• they prevent reverse manoeuvring onto arterial roads; and</i></li> <li><i>• are separated so as not to adversely affect the free flow of traffic on arterial roads.</i></li> </ul>	Based on the assessment undertaken by A. Carr I consider that the existing intersection with Morris Road provides good visibility and appropriately accommodates vehicle manoeuvres. I therefore consider that the proposal is consistent with Policy 2.6.
	2.7	<i>To ensure vegetation plantings are sited and/or controlled so as to maintain adequate visibility and clearance at road intersections and property access and to prevent the icing of roads during winter months, except and unless that vegetation is important to the visual amenity of the District or is protected as part of the Heritage Provisions.</i>	Good visibility will be maintained at the access to each lot proposed. I therefore consider that the proposal is consistent with Policy 2.7.
<i>Objective 3 - Environmental Effects of Transportation</i>			
<i>Minimal adverse effects on the surrounding environment as a result of road construction and road traffic.</i>			
<i>Policy</i>	3.1	<i>To protect the amenities of specified areas, particularly residential and pedestrian orientated town centres from the adverse effects of transportation activities.</i>	na

	3.2	<i>To discourage traffic in areas where it would have adverse environmental effects.</i>	na
	3.3	<i>To support the development of pedestrian and similar links within and between settlements and the surrounding rural areas, in order to improve the amenity of the settlements and their rural environs.</i>	na
	3.4	<i>To ensure new roads and vehicle accessways are designed to visually complement the surrounding area and to mitigate visual impact on the landscape.</i>	na
	3.5	<i>To maintain and enhance the visual appearance and safety of arterial roads which are gateways to the main urban centres.</i>	na
	3.6	<i>To incorporate vegetation within roading improvements, subject to the constraints of road safety and operational requirements, and the maintenance of views from the roads.</i>	na
	3.7	<i>To implement appropriate procedures, in conjunction with the takata whenua and Historic Places Trust, should any waahi tapu or waahi taonga be unearthed during roading construction. (see Section 4.3 Objective 1 Policy 1 for consultation procedures with takata whenua).</i>	na
	3.8	<i>To set areas aside for staff car parking in Business and Industrial Zones.</i>	na

*Objective 4 - Town Centre Accessibility and Car Parking*

*Town centres which are accessible to pedestrians and vehicles, and legible to all persons wishing to access them, commensurate with other town centre objectives and policies.*

Policy	4.1	<i>To achieve a general reduction in the dominance of vehicles and heavy commercial vehicles within each town centre through the on-going establishment of off-street car parks.</i>	na
	4.2	<i>To manage vehicle movement within the town centres to provide for appropriate levels of accessibility, minimise congestion and promote personal safety.</i>	na
	4.3	<i>To require all activities and developments to contribute towards the provision of off-street vehicle parking.</i>	na
	4.4	<i>To provide an integrated and well located off-street car parking resource around the periphery of the town centres.</i>	na
	4.5	<i>To provide off-street parking within particular areas of the town centres in order to limit and reduce traffic flowing into and through those areas and thereby retain the character of the centres.</i>	na
	4.6	<i>To require all vehicle accesses to properties and developments to be designed in accordance with a set of specified standards, which ensure vehicle manoeuvring has minimal impact on the safety and</i>	na

		<i>efficiency of roads and footpaths and the amenity of any particular area.</i>	
	4.7	<i>To encourage on-site parking in association with development and to allow shared off-site parking in close proximity to development in residential areas to ensure the amenity of neighbours and the functioning of streets is maintained.</i>	na
<i>Objective 5 - Parking and Loading – General</i>			
<i>Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.</i>			
Policy	5.1	<i>To ensure business uses have provision for suitable areas for loading vehicles on-site.</i>	na
	5.2	<i>To ensure car parking is available, convenient and accessible to users including people with disabilities.</i>	na
	5.3	<i>To require all off-street parking areas to be designed and landscaped in a manner which will mitigate any adverse visual effect on neighbours, including outlook and privacy.</i>	na
	5.4	<i>To require the design of parking areas to ensure the safety of pedestrians as well as vehicles.</i>	na
	5.5	<i>To set areas aside for staff car parking in business and industrial zones.</i>	na
<i>Objective 6 - Pedestrian and Cycle Transport</i>			

<i>Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District.</i>			
Policy	6.1	<i>To develop and support the development of pedestrian and cycling links in both urban and rural areas.</i>	na
	6.2	<i>To require the inclusion of safe pedestrian and cycle links where appropriate in new subdivisions and developments.</i>	na
	6.3	<i>To provide convenient and safe cycle parking in public areas.</i>	na
<i>Objective 7 - Public and Visitor Transport</i>			
<i>Recognition of public transport needs of people and provision for meeting those needs.</i>			
Policy	7.1	<i>To plan and encourage an efficient pattern of public transport.</i>	na
	7.2	<i>To investigate opportunities for public transport as an alternative to, or in association with, changes or extensions to the major road network.</i>	na
	7.3	<i>To promote and investigate opportunities for a public transport link between Queenstown and Frankton.</i>	na
	7.4	<i>To support the development and operation of various types of tourist transport.</i>	na
	7.5	<i>To liaise with the Otago Regional Council and public transport operators to ensure the public transport needs of the District are met.</i>	na
<i>Objective 8 - Air Transport</i>			

*Effective and controlled airports for the District, which are able to be properly managed as a valuable community asset in the long term.*

Policy	8.1	<i>To provide for appropriate growth and demand for air services for Queenstown and Wanaka.</i>	na
	8.2	<i>To avoid or mitigate any adverse environmental effects from airports on surrounding activities.</i>	na
	8.3	<i>To establish an Air Noise Boundary and Outer Control Boundary for Queenstown and Wanaka airports.</i>	na
	8.4	<i>To advocate a noise management regime at Queenstown airport and Wanaka Airport to help manage the environmental effects of aircraft noise through means available to the Queenstown Airport Corporation and the Wanaka Airport Operator but not available through the District Plan.</i>	na
	8.5	<i>To provide for appropriate recreational airport facilities at Wanaka.</i>	na
	8.6	<i>To ensure buildings at both airports have regard for and are sympathetic to the surrounding activities, and landscape and amenity values by way of external appearance of buildings and setback from neighbouring boundaries.</i>	na
	8.7	<i>To ensure noise monitoring regimes are established for the District's airports by the respective requiring authorities.</i>	na



	8.8	<i>To manage noise sensitive activities in areas with existing urban development surrounding the airport, while ensuring future noise sensitive activities in areas currently undeveloped and adjacent to airports are restricted.</i>	na
<p><i>Objective 9</i></p> <p><i>In the Three Parks Zone, an urban structure, well-considered building design, and other initiatives which, together, help to reduce car use and provide practical alternatives.</i></p>			
Policy	9.1	<p><i>To require that the urban structure (including road layout, cycle and walking networks, land use densities, and block sizes) is well-connected and specifically designed to:</i></p> <p><i>9.1.1 Enable public transport to efficiently service the area, now or in the future (which may, in the future, also include the provision of a significant transport hub/ inter-change); and</i></p> <p><i>9.1.2 Ensure that on-street carparking is provided; and</i></p> <p><i>9.1.3 Reduce travel distances through well-connected streets; and</i></p> <p><i>9.1.4 Provide safe, attractive, and practical routes for walking and cycling, which are well-linked to existing or proposed passenger transport and local facilities and amenities within the zone, and which are well-connected to other areas beyond the zone, particularly the Wanaka Town Centre.</i></p>	na

	9.2	<i>To require applications for Outline Development Plans, Comprehensive Development Plans, and larger scale commercial developments to show how they will help reduce private car travel and encourage realistic alternative modes of transport, including through avoiding the excessive provision of car parking</i>	na
	9.3	<i>To recognise that constraining the provision of car parks may be one appropriate method of managing single occupancy car trips, particularly in later stages of development as the Commercial Core becomes more established</i>	na
	9.4	<i>To encourage large scale developments (i.e. those with at least 150 employees) to prepare voluntary travel plans through the Council providing advocacy and assistance.</i>	na

**Table 3: ODP Part 14 – Transport Objectives and Policies**

1.7 Overall I consider that the proposal is consistent with the objectives and policies contained within Part 14 of the ODP.

**Part 15: Subdivision Development and Financial Contributions**

1.8 Part 15 seeks to ensure that subdivision results in the provision of necessary services to an appropriate standard at the subdividers expense along with the recognition of outstanding natural features, landscapes and nature conservation values while maintaining or enhancing the amenity of the built environment. The relevant objectives and policies, and comments are detailed below.

<i>Operative District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>Objective 1 – Servicing</i>			
<i>The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.</i>			
<i>Policy</i>	<i>1.1</i>	<i>To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.</i>	na
	<i>1.2</i>	<i>To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.</i>	Based on the assessment provided by A. Carr I consider that safe and efficient vehicular access is provided to all lots. I therefore consider that the proposal is consistent with Policy 1.2.
	<i>1.3</i>	<i>To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.</i>	na
	<i>1.4</i>	<i>To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.</i>	na
	<i>1.5</i>	<i>To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.</i>	sufficient capacity for water, including fire fighting requirements, and of a potable standard will be provided

			to each lot. I therefore consider that the proposal is consistent with Policy 1.5.
	1.6	<i>To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.</i>	All necessary infrastructure will be provided to each lot in accordance with Councils standards. I therefore consider that the proposal is consistent with policy 1.6.
	1.7	<i>To ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity, with Council being responsible for meeting any additional capacity of infrastructure above that required for the subdivision then being consented to in accordance with Council's Long Term Community Plan Development Contributions Policy.</i>	na
	1.8	<i>To encourage the retention of natural open lakes and rivers for stormwater disposal, where safe and practical, and to ensure disposal of stormwater in a manner which maintains or enhances the quality of surface and ground water, and avoids inundation of land within the subdivision or adjoining land.</i>	na

	1.9.	<i>To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment</i>	Anticipated/approved development within the site will be provided with all necessary infrastructure including wastewater disposal constructed in accordance with Council standards. I therefore consider that the proposal is consistent with Policy 1.9.
	1.10	<i>To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.</i>	na – no reticulation available to the site.
	1.11	<i>To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.</i>	Adequate provision of power and telecommunications will be provided to the site. I therefore consider that the proposal is consistent with Policy 1.11.
	1.12	<i>To ensure the requirements of other relevant agencies are fully integrated into the subdivision/development process.</i>	na
<p><i>Objective 2 - Cost of Services to be Met by Subdividers</i></p> <p><i>The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.</i></p>			

Policy	2.1	<p><i>To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:</i></p> <ul style="list-style-type: none"> <li>• <i>roading and access;</i></li> <li>• <i>water supply;</i></li> <li>• <i>sewage collection, treatment and disposal;</i></li> <li>• <i>stormwater collection, treatment and disposal;</i></li> <li>• <i>trade waste disposal;</i></li> <li>• <i>provision of energy;</i></li> </ul> <p><i>provision of telecommunications.</i></p>	All required access and service provisions will be made to the site. I therefore consider that the proposal is consistent with Policy 2.1.
	2.2	<i>Contributions will be in accordance with Council's Long Term Community Plan Development Contributions Policy</i>	Should the proposed subdivision be approved by Council, development contributions will be applied. I therefore consider that the proposal is consistent with Policy 2.2.
<p><i>Objective 5 - Amenity Protection</i></p> <p><i>The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.</i></p>			
Policy	5.1	<i>To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the</i>	Based on the assessment undertaken by J. McKenzie I consider that the proposal will result in lots of an

		<i>levels of open space and density of built development anticipated in each area.</i>	appropriate size and dimension and will provide the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in the immediate area. I therefore consider that the proposal is consistent with Policy 5.1.
	5.2	<i>To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.</i>	The proposed subdivision is consistent with the existing pattern of subdivision along the river terrace being rural lifestyle/hobby farm properties. I therefore consider that the proposal is consistent with Policy 5.2.
	5.3	<i>To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.</i>	The proposed subdivision will maintain amenity value within the surrounding environment and will provide for the safe operation of the subdivision and its services. I therefore consider that the proposal is consistent with Policy 5.3.
	5.4	<i>To encourage the protection of significant trees or areas of vegetation, upon the subdivision of land.</i>	na
	5.5	<i>To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.</i>	na

	5.6	<i>To encourage the identification of archaeological sites and sites of cultural significance.</i>	na
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**Table 4: ODP Part 15 Development and Financial Contributions Objectives and Policies**

1.9 Overall I consider that the proposal is consistent with the objectives and policies of Part 15 of the ODP.

**Proposed District Plan**

**Chapter 3: Strategic Direction**

1.10 The objectives and policies of Chapter 3 set out the strategic direction for the district. The relevant objectives and policies, and comments are detailed below.

<i>Proposed District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>3.2 Strategic Objectives</i>			
<i>Objective 3.2.1 The development of a prosperous, resilient and equitable economy in the District.</i>			
<i>Objective</i>	<i>3.2.1.1</i>	<i>The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.</i>	na



3.2.1.2	<i>The Queenstown and Wānaka town centres are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.</i>	na
3.2.1.3	<i>The Frankton urban area (including the Remarkables Park mixed use centre) functions primarily as a major commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.</i>	na
3.2.1.4	<i>The key function of the commercial core of Three Parks is focused on large format retail development.</i>	na
3.2.1.5	<i>Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wānaka town centres, Frankton and Three Parks, are sustained.</i>	na
3.2.1.6	<i>Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.</i>	na
3.2.1.7	<i>Agricultural land uses are enabled provided those uses are consistent with: a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;</i>	Agricultural land uses will continue to be enabled within the site to a degree that is consistent with the Land Use Capacity of the Site being LUC 4. I therefore consider that the proposal is consistent with Policy 3.2.1.7.

		<p><i>b. the maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and</i></p> <p><i>c. the maintenance of significant nature conservation values.</i></p>	
	3.2.1.8	<p><i>Diversification of land use in rural areas beyond traditional activities, including farming, provided that:</i></p> <p><i>a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;</i></p> <p><i>b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and</i></p> <p><i>c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.</i></p>	na
	3.2.1.9	<p><i>Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)</i></p>	na
<i>Objective 3.2.2 Urban growth is managed in a strategic and integrated manner.</i>			
<i>Objective</i>	3.2.2.1	<i>Urban development occurs in a logical manner so as to:</i>	na

		<p><i>a. promote a compact, well designed and integrated urban form;</i></p> <p><i>b. build on historical urban settlement patterns;</i></p> <p><i>c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;</i></p> <p><i>d. minimise the natural hazard risk, taking into account the predicted effects of climate change;</i></p> <p><i>e. protect the District’s rural landscapes from sporadic and sprawling urban development;</i></p> <p><i>f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;</i></p> <p><i>g. contain a high quality network of open spaces and community facilities; and</i></p> <p><i>h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure</i></p>	
<i>Objective 3.2.3 A quality built environment taking into account the character of individual communities.</i>			
<i>Objective</i>	<i>3.2.3.1</i>	<i>The District’s important historic heritage values are protected by ensuring development is sympathetic to those values.</i>	na
	<i>3.2.3.2</i>	<i>Built form integrates well with its surrounding urban environment.</i>	The proposed built form within the site is modest and reflects the character of the surrounding environment

			such that it is easily integrated. I therefore consider that the proposal is consistent with Policy 3.2.3.2.
<i>Objective 3.2.4 The distinctive natural environments and ecosystems of the District are protected.</i>			
<i>Objective</i>	<i>3.2.4.1</i>	<i>Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.</i>	The proposed development will sustain the existing life-supporting capacity of the air, water, soil and ecosystems, and will maintain the existing level of biodiversity. I therefore consider that the proposal is consistent with Policy 3.2.4.1.
	<i>3.2.4.2</i>	<i>The spread of wilding exotic vegetation is avoided.</i>	na
	<i>3.2.4.3</i>	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	na
	<i>3.2.4.4</i>	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	na
	<i>3.2.4.5</i>	<i>Public access to the natural environment is maintained or enhanced.</i>	na
	<i>3.2.4.6</i>	<i>The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.</i>	na

	3.2.4.7	<i>The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.</i>	na
<i>Objective 3.2.5 The retention of the District's distinctive landscapes.</i>			
<i>Outstanding Natural Features and Outstanding Natural Landscapes</i>			
<i>Objective</i>	3.2.5.1	<i>The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.</i>	na
	3.2.5.2	<i>Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.</i>	na
	3.2.5.3	<i>In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural</i>	na

		<i>Landscapes are protected from inappropriate subdivision, use and development.</i>	
	3.2.5.4	<i>In each Exception Zone located within or part within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for: a. to the extent anticipated by that Exception Zone; and b. on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects the landscape values of the relevant Outstanding Natural Feature or Outstanding Natural Landscape.</i>	na
<i>Rural Character Landscapes</i>			
<i>Objective</i>	3.2.5.5	<i>Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that: a. landscape character is maintained; and b. visual amenity values are maintained or enhanced.</i>	As set out in the landscape assessment prepared by J. McKenzie the proposed subdivision will ensure that the existing character and visual amenity of the landscape is maintained. I therefore consider that the proposal is consistent with Policy 3.2.5.5.
	3.2.5.6	<i>In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature</i>	na

		<i>or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.</i>	
	3.2.5.7	<i>In Rural Character Landscapes of the Upper Clutha Basin: a. Priority Areas of Rural Character Landscapes are identified; and b. associated landscape character and visual amenity values and related landscape capacity are identified.</i>	The Priority Areas with the Upper Clutha Basin have been identified but final decisions after notification and heading have not yet been issued.
<i>Objective 3.2.6 The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety.</i>			
Objective	3.2.6.1	<i>The accessibility needs of the District's residents and communities to places, services and facilities are met.</i>	na
	3.2.6.2	<i>A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.</i>	na
	3.2.6.3	<i>The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.</i>	na
<i>Objective 3.2.7 The partnership between Council and Ngāi Tahu is nurtured.</i>			

Objective	3.2.7.1	<i>Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.</i>	na
	3.2.7.2	<i>The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.</i>	na
<b>3.3 Strategic Policies</b>			
<b>Visitor Industry</b>			
Policy	3.3.1	<i>Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wānaka town centres and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone</i>	na
	3.3.2	<i>In rural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the District's landscapes provided that those activities are located and designed and are of a nature that: a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i>	na



		<i>b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes</i>	
<i>Town Centres and other Commercial and Industrial Areas</i>			
Policy	3.3.3	<i>Provide a planning framework for the Queenstown and Wānaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths.</i>	na
	3.3.4	<i>Avoid new commercial zoning of land that is likely to undermine the role of the Queenstown and Wānaka town centres as the primary focus for the District's economic activity.</i>	na
	3.3.5	<i>Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes.</i>	na
	3.3.6	<i>Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District.</i>	na
	3.3.7	<i>Avoid additional commercial zoning that is likely to undermine the function and viability of the Frankton commercial areas as</i>	na

		<i>the key service centre for the Wakatipu Basin, or which will undermine increasing integration between those areas and the industrial and residential areas of Frankton.</i>	
3.3.8		<i>Provide a planning framework for the commercial core of Three Parks that enables large format retail development.</i>	na
3.3.9		<i>Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities.</i>	na
3.3.10		<i>Support the role settlement commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose.</i>	na
3.3.11		<i>Avoid commercial rezoning that is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wānaka town centres, Frankton and Three Parks fulfil.</i>	na
3.3.12		<i>Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification.</i>	na
<i>Climate Change</i>			

Policy	3.3.13	<i>Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.</i>	na
<i>Urban Development</i>			
Policy	3.3.14	<i>Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements.</i>	na
	3.3.15	<i>Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.</i>	na
	3.3.16	<i>Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose.</i>	na
<i>Heritage</i>			
Policy	3.3.17	<i>Identify heritage items and ensure they are protected from inappropriate development.</i>	na
<i>Natural Environment</i>			
Policy	3.3.18	<i>Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas (SNAs).</i>	na
	3.3.19	<i>Protect SNAs and encourage enhanced indigenous biodiversity outcomes.</i>	na

	3.3.20	<i>Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.</i>	na
<i>Rural Activities</i>			
Policy	3.3.21	<i>Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with: a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or b. maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.</i>	Continuation of farming activities will be enabled within the Site. I therefore consider that the proposal is consistent with Policy 3.3.21.
	3.3.22	<i>Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments.</i>	The Site is not identified as being within a rural living development per se, however the surrounding properties portray a strong element of rural lifestyle/hobby farm character, and the proposed subdivision is consistent with

			this. I therefore consider that the proposal is not contrary to Policy 3.3.22.
	3.3.23	<i>Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise: a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and b. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.</i>	The existing character and visual amenity of the surrounding Rural Character Landscape will be maintained as set out in the landscape assessment prepared by J. McKenzie. I therefore consider that the proposal is consistent with Policy 3.3.23.
	3.3.24	<i>Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment.</i>	na
	3.3.25	<i>That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.</i>	na

	3.3.26	<i>Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting.</i>	na
	3.3.27	<i>Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development.</i>	na
<i>Outstanding Natural Features and Landscapes and Rural Character Landscape</i>			
Policy	3.3.28	<i>Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application</i>	na
	3.3.29	<i>For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity: a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and</i>	na

	<i>b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology.</i>	
3.3.30	<i>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes</i>	na
3.3.31	<i>Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.</i>	na
3.3.32	<i>Identify the District's Rural Character Landscapes on the District Plan web mapping application.</i>	The site is located within a Rural Character Landscape.
3.3.33	<i>For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity: a. for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and</i>	The landscape character within the Priority area has been identified however final decisions have not yet been issued post notification and hearings. Nevertheless J. McKenzie has identified the matters relevant to the proposal and considers that the proposal is consistent with the maintenance of those matters. I therefore consider that the proposal is consistent with Policy 3.3.33.

		<p><i>b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and</i></p> <p><i>c. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.</i></p>	
	3.3.34	<p><i>For any Priority Area of any Rural Character Landscape where landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living:</i></p> <p><i>a. maintains that landscape character;</i></p> <p><i>b. enhances any visual amenity value that Schedule 21.23 specifies to be enhanced;</i></p> <p><i>c. otherwise maintains those identified visual amenity values.</i></p>	<p>The landscape character within the Priority area has been identified however final decisions have not yet been issued post notification and hearings. Nevertheless J. McKenzie has identified the matters relevant to the proposal and considers that the proposal is consistent with the maintenance of those matters. I therefore consider that the proposal is consistent with Policy 3.3.34.</p>
	3.3.35	<p><i>In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:</i></p>	<p>The landscape character within the Priority area has been identified however final decisions have not yet been issued post notification and hearings. Nevertheless J. McKenzie has identified the matters relevant to the</p>



		<p><i>a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context:</i></p> <p><i>i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping;</i></p> <p><i>j. the landscape character and visual amenity values of that landscape character area are identified; and</i></p> <p><i>k. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and</i></p> <p><i>b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context.</i></p>	<p>proposal and considers that the proposal is consistent with the maintenance of those matters. I therefore consider that the proposal is consistent with Policy 3.3.35.</p>
<i>Values Identification Framework for Priority Areas for Outstanding Natural Features and Outstanding Natural Landscapes</i>			
<i>Policy</i>	<i>3.3.36</i>	<i>Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:</i>	<i>na</i>

	<p><i>a. parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.</i></p> <p><i>b. parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, and Lake McKay Station and environs.</i></p>	
3.3.37	<p><i>For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:</i></p> <p><i>a. the landscape attributes (physical, sensory and associative);</i></p> <p><i>b. the landscape values; and</i></p> <p><i>c. the related landscape capacity.</i></p>	na
3.3.38	<p><i>To achieve SP 3.3.37 for each Priority Area:</i></p>	na

	<p><i>a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;</i></p> <p><i>b. describe in accordance with SP 3.3.43, and then rate, those attributes; and</i></p> <p><i>c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:</i></p> <ul style="list-style-type: none"> <li><i>i. commercial recreational activities;</i></li> <li><i>ii. visitor accommodation and tourism related activities;</i></li> <li><i>iii. urban expansions;</i></li> <li><i>iv. intensive agriculture;</i></li> <li><i>v. earthworks;</i></li> <li><i>vi. farm buildings;</i></li> <li><i>vii. mineral extraction;</i></li> <li><i>viii. transport infrastructure;</i></li> <li><i>ix. utilities and regionally significant infrastructure;</i></li> <li><i>x. renewable energy generation;</i></li> <li><i>xi. forestry;</i></li> <li><i>xii. rural living.</i></li> </ul>	
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<i>Values Identification Framework for Priority Areas for Rural Character Landscapes</i>			
Policy	3.3.39	<p><i>Identify in Schedule 21.23 the following Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes shown on maps held on [QLDC reference file]:</i></p> <ul style="list-style-type: none"> <li><i>a. Cardrona River/Mt Barker Road RCL PA;</i></li> <li><i>b. Halliday Road/Corbridge RCL PA;</i></li> <li><i>c. West of Hāwea River RCL PA;</i></li> <li><i>d. Church Road/Shortcut Road RCL PA;</i></li> <li><i>e. Maungawera Valley RCL PA.</i></li> </ul>	The site is located within Cardrona River/Mt Barker Road RCL PA. Landscape schedules have not yet been incorporated into the District Plan.
	3.3.40	<p><i>For the Priority Areas listed in SP 3.3.39, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale:</i></p> <ul style="list-style-type: none"> <li><i>a. the landscape attributes (physical, sensory and associative);</i></li> <li><i>b. the landscape character and visual amenity values; and</i></li> <li><i>c. the related landscape capacity</i></li> </ul>	The landscape attributes, character and landscape capacity within the Priority Area has been identified however final decisions have not yet been issued post notification and hearings. Nevertheless J. McKenzie has identified the matters relevant to the proposal and considers that the proposal is consistent with the maintenance of those matters. I therefore consider that the proposal is consistent with Policy 3.3.40.
	3.3.41	<i>To achieve SP 3.3.40 for each Priority Area:</i>	The required aspects within the Priority Area have been identified however final decisions post notification and hearings have not yet been issued. Nevertheless J.

	<p><i>a. identify and describe key public routes and viewpoints both within and in proximity to the Priority Areas (including waterbodies, roads, walkways and cycleways);</i></p> <p><i>b. identify the key physical, sensory and associative attributes that contribute to the landscape character and visual amenity vales of the Priority Area;</i></p> <p><i>c. describe in accordance with SP 3.3.43, and then rate, those attributes;</i></p> <p><i>d. assess and record the relationship between the Priority Area and the wider Rural Character Landscape context;</i></p> <p><i>e. assess and record the relationship between the Priority Area and the Outstanding Natural Features within the Upper Clutha Basin;</i></p> <p><i>f. assess and record the relationship between the Priority Area and the Outstanding Natural Landscapes that frame the Upper Clutha Basin; and</i></p> <p><i>g. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:</i></p> <p><i>i. commercial recreational activities;</i></p> <p><i>ii. visitor accommodation and tourism related activities;</i></p>	<p>McKenzie has identified the matters relevant to the proposal and considers that the proposal is consistent with the maintenance of those matters. I therefore consider that the proposal is consistent with Policy 3.3.41.</p>
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		<p><i>iii. urban expansions;</i></p> <p><i>iv. intensive agriculture;</i></p> <p><i>v. earthworks;</i></p> <p><i>vi. farm buildings;</i></p> <p><i>vii. mineral extraction;</i></p> <p><i>viii. transport infrastructure;</i></p> <p><i>ix. utilities and regionally significant infrastructure;</i></p> <p><i>x. renewable energy generation;</i></p> <p><i>xi. forestry;</i></p> <p><i>xii. rural living.</i></p>	
	3.3.42	<i>The Council shall notify a proposed plan change to the District Plan by 30 June 2022 to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40.</i>	Public notification of a variation to the District Plan to incorporate schedules 21.22 and 21.23 has occurred and hearing have been held. Final decisions are yet to be issued.
<i>Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes</i>			
<i>Policy</i>	3.3.43	<i>In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40</i>	Public notification of a variation to the District Plan to incorporate schedules 21.22 and 21.23 has occurred and hearing have been held. Final decisions are yet to be issued.

	<p><i>and 3.3.41 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:</i></p> <p><i>a. Physical attributes:</i></p> <ul style="list-style-type: none"> <li><i>i. geology, geomorphology and topography;</i></li> <li><i>ii. ecology;</i></li> <li><i>iii. vegetation cover (exotic and indigenous);</i></li> <li><i>iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;</i></li> <li><i>v. land use (including settlements, buildings and structures; and</i></li> </ul> <p><i>b. Sensory (or experiential) attributes:</i></p> <ul style="list-style-type: none"> <li><i>i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;</i></li> <li><i>ii. aesthetic values including memorability and naturalness;</i></li> <li><i>iii. wild or scenic values;</i></li> <li><i>iv. transient values including values at certain times of the day or year;</i></li> <li><i>v. experiential attributes, including the sounds and smells associated with the landscape; and</i></li> </ul> <p><i>c. Associative attributes:</i></p>	
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		<p><i>i. whether the attributes identified in (a) and (b) are shared and recognised;</i></p> <p><i>ii. cultural and spiritual values for Tangata Whenua;</i></p> <p><i>iii. historical and heritage associations; and</i></p> <p><i>iv. recreational values.</i></p>	
	3.3.44	<p><i>Where any or any part of an Outstanding Natural Feature, Outstanding Natural Landscape or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:</i></p> <p><i>a. is more or less important than the identified Priority Areas in terms of:</i></p> <p><i>i. the landscape attributes and values, in the case of an Outstanding Natural Feature or Outstanding Natural Landscape;</i></p> <p><i>ii. landscape character and visual amenity values, in the case of a Rural Character Landscape; or</i></p> <p><i>b. is more or less vulnerable to subdivision, use and development.</i></p>	na
<i>Landscape Assessment Methodology</i>			



Policy	3.3.45	<p><i>Landscape assessments shall:</i></p> <p><i>a. for Outstanding Natural Features and Outstanding Natural Landscapes:</i></p> <p><i>i. identify landscape attributes and values; and</i></p> <p><i>ii. assess effects on those values and on related landscape capacity;</i></p> <p><i>b. for Rural Character Landscapes:</i></p> <p><i>i. define a relevant landscape character area and its wider landscape context;</i></p> <p><i>ii. identify the landscape character and visual amenity values of that landscape character area and within its wider landscape context; and</i></p> <p><i>iii. assess effects on that character and those values and on related landscape capacity;</i></p> <p><i>c. in each case apply a consistent rating scale for attributes, values and effects.</i></p>	<p>The relevant landscape assessment methodology has been undertaken by J. McKenzie in her landscape assessment. I therefore consider that the proposal is consistent with Policy 3.3.45.</p>
	3.3.46	<p><i>The Landscape Assessment Methodology required by SP 3.3.45 is to be implemented when assessing:</i></p> <p><i>a. a proposed plan change affecting the rural environment;</i></p>	<p>The relevant landscape assessment methodology has been undertaken by J. McKenzie in her landscape assessment. I therefore consider that the proposal is consistent with Policy 3.3.46.</p>

		<p><i>b. a resource consent application for the subdivision, use or development of land where:</i></p> <p><i>i. the application is for a restricted discretionary, discretionary or noncomplying activity; and</i></p> <p><i>ii. the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or</i></p> <p><i>c. a notice of requirement where the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or</i></p> <p><i>d. a resource consent where the proposal (or part thereof) is in an Exception Zone in 3.1B.5 and gives rise to landscape effects on the receiving environment that includes an Outstanding Natural Feature or Outstanding Natural Landscape on land with Rural zoning outside that Exception Zone.</i></p>	
<i>Rural Zone Landscape Monitoring</i>			
<i>Policy</i>	<i>3.3.47</i>	<i>The Council shall monitor the efficiency and effectiveness of the Rural Zone provisions and whether SO 3.2.5 is being</i>	<i>na</i>

		<p><i>achieved at intervals of not more than two and a half years, as follows:</i></p> <p><i>a. for those areas identified in Schedule 21.22 or 21.23, from [insert date that any area is added to a schedule is made operative]; and</i></p> <p><i>b. for those areas not identified in Schedule 21.22 or 21.23, from [insert date determinative decision on Topic 2 issued].</i></p>	
	3.3.48	<p><i>Procedures for monitoring shall include:</i></p> <p><i>a. keeping records, including compiling photographs, gathering information and undertaking or commissioning research addressing resource consent decisions granted for restricted discretionary, discretionary and non-complying activities, including evaluation of the commentary in those decisions to assess the implementation of the relevant provisions of Chapters 3, 4, 6 and 21;</i></p> <p><i>b. for those areas identified in Schedule 21.22, whether subdivision, use and development has protected the identified landscape values, having regard to (d) below;</i></p> <p><i>c. for those areas identified in Schedule 21.23, whether subdivision, use and development has maintained the</i></p>	na

		<p><i>identified landscape character, and maintained or enhanced visual amenity values;</i></p> <p><i>d. where the following activities have been approved, evaluating whether SO 3.2.5 is being achieved and related landscape capacity has not been exceeded as it relates to the areas surrounding that development:</i></p> <ul style="list-style-type: none"> <li><i>i. commercial recreational activities;</i></li> <li><i>ii. visitor accommodation and tourism related activities;</i></li> <li><i>iii. intensive agriculture;</i></li> <li><i>iv. earthworks;</i></li> <li><i>v. farm buildings;</i></li> <li><i>vi. mineral extraction;</i></li> <li><i>vii. transport infrastructure;</i></li> <li><i>viii. utilities and regional significant infrastructure;</i></li> <li><i>ix. renewable energy generation;</i></li> <li><i>x. forestry;</i></li> <li><i>xi. rural living;</i></li> </ul> <p><i>e. identification of areas that are subject to particular development pressure including field reports to evaluate the implementation of the relevant provisions of Chapters 3, 4, 6 and 21.</i></p>	
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<i>Cultural Environment</i>			
<i>Policy</i>	<i>3.3.49</i>	<i>Avoid significant adverse effects on wāhi tūpuna within the District.</i>	<i>na</i>
	<i>3.3.50</i>	<i>Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.</i>	<i>na</i>
	<i>3.3.51</i>	<i>Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.</i>	<i>na</i>

**Table 5: PDP Chapter 3 Strategic Direction Objectives and Policies**

1.11 Overall I consider that the proposal is consistent with the objectives and policies contained within Chapter 3 of the PDP.

#### Chapter 6: Landscapes and Rural Character

1.12 The relevant provisions of Chapter 6 seek to avoid urban densities, protect the visual character and amenity of the landscape.

<i>Proposed District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>Policy 6.3.1 Rural Landscape Categorisation</i>			
<i>Policy</i>	<i>6.3.1.1</i>	<i>Categorise the Rural Zoned landscapes in the District as:</i> <i>a) Outstanding Natural Feature (ONF);</i>	<i>The Site is categorised as being within a Rural Character Landscape.</i>

		<p><i>b) Outstanding Natural Landscape (ONL);</i></p> <p><i>c) Rural Character Landscape (RCL)</i></p>	
	6.3.1.2	<p><i>Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this Chapter related to those categories.</i></p>	na
	6.3.1.3	<p><i>Provide a separate regulatory regime for the Gibbston Valley (identified as the Gibbston Character Zone), Rural Residential Zone, Rural Lifestyle Zone and the Special Zones within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories and the policies of this Chapter related to those categories do not apply unless otherwise stated.</i></p>	na
	6.3.1.4	<p><i>Provide a separate regulatory regime for the Wakatipu Basin Rural Amenity Zone, within which the Outstanding Natural Feature, Outstanding Natural Landscape and Rural</i></p>	na

		<i>Character Landscape categories and the policies of this Chapter related to those categories do not apply.</i>	
	6.3.1.5	<i>Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this Chapter do not apply.</i>	na
<i>Policy 6.3.2 Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone.</i>			
Policy	6.3.2.1	<i>Avoid urban development and subdivision to urban densities in the rural zones</i>	I consider that the proposal is consistent with Policy 6.3.2.1 as urban densities are not proposed.
	6.3.2.2	<i>Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character</i>	The proposal is not considered to result in any unnecessary degradation of views of the night sky, landscape character of remoteness due to the proximity of the Site to the Wanaka Airport, Highway, Albert Town and the Wanaka Town Centre. I therefore consider that the proposal is consistent with Policy 6.3.2.2.
	6.3.2.3	<i>Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities</i>	na

	6.3.2.4	<i>Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character.</i>	Low intensity pastoral farming will not be affected as a result of the proposed subdivision. I therefore consider that the proposal is consistent with Policy 6.3.2.4.
	6.3.2.5	<i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.</i>	na
	6.3.2.6	<i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farmland.</i>	The proposed does not include the retirement of productive farm land and the existing level of indigenous biodiversity will be maintained. I therefore consider that the proposal is consistent with Policy 6.3.2.6.
	6.3.2.7	<i>Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.</i>	Na there are not Outstanding natural landscapes or features in close proximity to the Site.



	6.3.2.8	<i>Encourage any landscaping to be ecologically viable and consistent with the established character of the area.</i>	na
<i>Policy 6.3.3 Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes</i>			
Policy	6.3.3.1	<i>Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: a. landscape values are protected; and b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question</i>	na
	6.3.3.2	<i>Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.</i>	na
	6.3.3.3	<i>For farming activities within Outstanding Natural Features and Outstanding Natural</i>	na

		<p><i>Landscapes:</i></p> <p><i>a. Recognise that farming activities may modify the landscape,</i></p> <p><i>b. Enable those activities in a way that is consistent with protecting the values of Outstanding Natural Features and Outstanding Natural Landscapes.</i></p>	
	6.3.3.4	<p><i>The landscape values of Outstanding Natural Landscapes are a significant intrinsic, economic and recreational resource, such that new large scale renewable electricity generation or new large scale mineral extraction development proposals are not likely to be compatible with them.</i></p>	na
	6.3.3.5	<p><i>Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.</i></p>	na
	6.3.3.6	<p><i>Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.</i></p>	na

	6.3.3.7	<i>In cases where it is demonstrated that regionally significant infrastructure cannot avoid adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features, avoid significant adverse effects and minimise other adverse effects on those landscapes and features.</i>	na
<i>Policy 6.3.4 Managing Activities in Rural Character Landscapes</i>			
Policy	6.3.4.1	<i>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.</i>	I consider that on balance the proposed subdivision is consistent with the objectives and policies of the District Plan and therefore I consider that the proposal is consistent with Policy 6.3.4.1.
	6.3.4.2	<i>Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change</i>	While the surrounding environment has a rural lifestyle element this element is established and not new. I therefore consider that the proposal is not contrary to Policy 6.3.4.2.
	6.3.4.3	<i>Require that proposals for subdivision or development for rural living in the Rural Zone:</i>	The underlying subdivision was approved in 2002 and the proposal is considered to be consistent with the character of the underlying subdivision and rural living area and that any potential adverse effects in terms of cumulative

	<p><i>a. take into account all subdivision and development that is in existence or is consented for all land within the relevant landscape character area as at 14 May 2021; and</i></p> <p><i>b. assess the potential for adverse cumulative effects on the landscape character of that area and its wider landscape context.</i></p>	<p>effects are avoided due to the effects of the subdivision being relatively contained within the site and topography of the surrounding area. Overall, I consider that the proposal is consistent with Policy 6.3.4.3.</p>
6.3.4.4	<p><i>Have particular regard to the potential adverse effects on landscape character and visual amenity values where further subdivision and development would constitute sprawl along roads.</i></p>	<p>The proposed subdivision site is located on a private road and due to the configuration of the Site and road will not constitute as sprawl along that road or any other road, noting that the Site does not have any road frontage. I therefore consider that the proposal is consistent with Policy 6.3.4.4.</p>
6.3.4.5	<p><i>Ensure incremental changes from subdivision and development do not degrade landscape character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks.</i></p>	<p>The proposed subdivision will not result in an incremental degradation of landscape character due to the contained nature of the Site and the minimal nature of additional screen planting. I therefore consider that the proposal is consistent with Policy 6.3.4.5.</p>
6.3.4.6	<p><i>Locate, design, operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while</i></p>	<p>na</p>

		<i>acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.</i>	
6.3.4.7		<i>In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised.</i>	na
6.3.4.8		<i>Avoid adverse effects on visual amenity from subdivision, use and development that: a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan);or b. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads</i>	The proposed subdivision will not be highly visible from any public places noting that existing vegetation, topography and development will for the most part provide screening of the development. It is also noted that due to the nature of the closest public place that the viewing audience is likely to be very small. Overall, I consider that the proposal is consistent with Policy 6.3.4.8.
6.3.4.9		<i>In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape character.</i>	na

	6.3.4.10	<i>In the Upper Clutha Basin, subdivision and development maintains open landscape character where that is the existing character of the Rural Character Landscape.</i>	The open landscape character of the wider landscape will be maintained as set out by J. McKenzie in her landscape assessment. I therefore consider that the proposal is consistent with Policy 6.3.4.10.
	6.3.4.11	<i>Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character.</i>	The proposed subdivision will utilise a shared access and is located within a portion of the Site that will minimise disruption to natural landforms and rural character. Overall, I consider that the proposal is consistent with Policy 6.3.4.11.
<i>Policy 6.3.5 Managing Activities on Lakes and Rivers</i>			
<i>Policy</i>	6.3.5.1	<i>Manage the location, intensity and scale of structures on the surface and margins of water bodies including jetties, moorings and infrastructure recognising the functional needs of these activities, and the importance of lakes and rivers, including as a commercial recreation, tourism, transport and recreational resource, and ensure these structures are at a scale or in a location that, as far as practicable:  a. protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i>	na

		<i>b. maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values.</i>	
	6.3.5.2	<i>Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion.</i>	na
	6.3.5.3	<i>Recognise the urban character of Queenstown Bay and provide for structures and facilities on the surface and margins of Queenstown Bay within the Queenstown Town Centre Waterfront Subzone providing they protect the ability to appreciate the District's distinctive landscapes.</i>	na
	6.3.5.4	<i>Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures.</i>	na

**Table 6: PDP Chapter 6 Landscapes Objectives and Policies**

1.13 Overall I consider that the proposal is consistent with the objectives and policies contained within Chapter 6 of the PDP.

#### Chapter 21: Rural

1.14 The objectives and policies contained in Chapter 21 seek to maintain, enhance and protect the rural landscape while providing for a range of appropriate land uses. The relevant objectives and policies and comments are detailed below.

<i>Proposed District Plan – Objectives and Policies</i>			<i>Assessment</i>
<i>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.</i>			
<i>Policy</i>	<i>21.2.1.1</i>	<i>Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.</i>	na
	<i>21.2.1.2</i>	<i>Allow Farm Buildings associated with landholdings of 100 hectares or more in area while managing effects of the location, scale and colour of the buildings on landscape values.</i>	na
	<i>21.2.1.3</i>	<i>Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.</i>	While the proposed residential unit is within the south eastern internal setback, the adjoining owners have provided their effected party approval and the proposal includes hedge screening along the boundary in question. I therefore consider that in this instance it is appropriate for the residential unit to be located in close proximity of an internal boundary, that that adverse effects are mitigated and that the proposal is not contrary to Policy 21.2.1.3.



21.2.1.4	<i>Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.</i>	na
21.2.1.5	<i>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</i>	While external lighting is not considered in the proposal, the proximity of the site to the Wanaka Town Centre and other residential activity means that the proposal is not considered to result in any detrimental effects in terms of lighting on other properties, public roads or the night sky. I therefore consider that the proposal is consistent with Policy 21.2.1.5.
21.2.1.6	<i>Avoid adverse cumulative impacts on ecosystem services and nature conservation values.</i>	na
21.2.1.7	<i>Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua</i>	na
21.2.1.8	<i>Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.</i>	Vegetation on site does not include any highly flammable species and sufficient water for fire fighting is available and will be provided in conjunction with construction of

			any buildings. I therefore consider that the proposal is consistent with Policy 21.2.1.8.
	21.2.1.9	<i>Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.</i>	Adequate water for firefighting and vehicle access and hardstand area is provided. I therefore consider that the proposal is consistent with Policy 21.2.1.9.
	21.2.1.10	<i>Commercial activities in the Rural Zone should have a genuine link with the rural land or water resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.</i>	na
	21.2.1.11	<i>Provide for the establishment of commercial, retail and industrial activities only where these would protect, maintain or enhance rural character, amenity values and landscape values.</i>	na
	21.2.1.12	<i>Encourage production forestry to be consistent with topography and vegetation patterns, to locate outside of the Outstanding Natural Features and Landscapes and outside of significant natural areas, and ensure production forestry does not degrade the landscape character or visual amenity values of the Rural Character Landscape.</i>	na

	21.2.1.13	<i>Ensure forestry harvesting avoids adverse effects with regards to siltation and erosion and sites are rehabilitated to minimise runoff, erosion and effects on landscape values.</i>	na
	21.2.1.14	<i>Limit exotic forestry to species that do not have potential to spread and naturalise.</i>	na
	21.2.1.15	<i>Ensure traffic from new commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.</i>	na
	21.2.1.16	<i>Provide for a range of activities that support the vitality, use and enjoyment of the Queenstown Trail and Upper Clutha Tracks networks on the basis that landscape and rural amenity is protected, maintained or enhanced and established activities are not compromised.</i>	na
<i>Objective 21.2.2 The life supporting capacity of soils is sustained.</i>			
Policy	21.2.2.1	<i>Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.</i>	The proposal will result in the soil resource being utilised on a sustainable manner.
	21.2.2.2	<i>Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.</i>	The productive capacity of the land within the Site will be maintained relative To the Land Use Capacity being LUC 4.

			I therefore consider that the proposal is consistent with Policy 21.2.2.2.
	21.2.2.3	<i>Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.</i>	Only minimal earthworks are proposed relative to the site and no vegetation clearance is proposed. I therefore consider that the proposal is consistent with Policy 21.2.2.3.
<i>Objective 21.2.3 The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.</i>			
Policy	21.2.3.1	<i>In conjunction with the Otago Regional Council, regional plans and strategies: a. encourage activities that use water efficiently, thereby conserving water quality and quantity; b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.</i>	na
<i>Objective 21.2.4 Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.</i>			
Policy	21.2.4.1	<i>New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are</i>	na

		<i>reasonably expected to occur and will be noticeable to residents and visitors in rural areas.</i>	
	<i>21.2.4.2</i>	<i>Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities</i>	na
<i>Objective 21.2.5 Mineral extraction opportunities are provided for on the basis the location, scale and effects would not degrade amenity, water, wetlands, landscape and indigenous biodiversity values.</i>			
<i>Policy</i>	<i>21.2.5.1</i>	<i>Have regard to the importance and economic value of locally mined high-quality gravel, rock and other minerals including gold and tungsten.</i>	na
	<i>21.2.5.2</i>	<i>Provide for prospecting and small scale mineral exploration and recreational gold mining as activities with limited environmental impact.</i>	na
	<i>21.2.5.3</i>	<i>Ensure that during and following the conclusion of mineral extractive activities, sites are progressively rehabilitated in a planned and co-ordinated manner, to enable the establishment of a land use appropriate to the area.</i>	na
	<i>21.2.5.4</i>	<i>Ensure potentially significant adverse effects of extractive activities (including mineral exploration) are avoided, or</i>	na

		<i>remedied particularly where those activities have potential to degrade landscape quality, character and visual amenity, indigenous biodiversity, lakes and rivers, potable water quality and the life supporting capacity of water</i>	
	21.2.5.5	Avoid or mitigate the potential for other land uses, including development of other resources above, or in close proximity to mineral deposits, to adversely affect the extraction of known mineral deposits.	na
	21.2.5.6	Encourage use of environmental compensation as a means to address unavoidable residual adverse effects from mineral extraction.	na
<i>Objective 21.2.6 The future growth, development and consolidation of Ski Areas Activities within identified Ski Area Sub-Zones, is provided for, while adverse effects on the environment are avoided, remedied or mitigated.</i>			
<i>Policy</i>	21.2.6.1	<i>Identify Ski Area Sub-Zones and encourage Ski Area Activities and complementary tourism activities to locate and consolidate within the Sub-Zones.</i>	na
	21.2.6.2	<i>Control the visual impact of roads, buildings and infrastructure associated with Ski Area Activities.</i>	na
	21.2.6.3	<i>Provide for the continuation of existing vehicle testing facilities within the Waiorau Snow Farm Ski Area Sub- Zone</i>	na

		<i>on the basis that the landscape and indigenous biodiversity values are not further degraded.</i>	
	21.2.6.4	<i>Provide for appropriate alternative (non-road) means of transport to and within Ski Area Sub-Zones, by way of passenger lift systems and ancillary structures and facilities.</i>	na
	21.2.6.5	<i>Provide for Ski Area Sub-Zone Accommodation activities within Ski Area Sub-Zones, which are complementary to outdoor recreation activities within the Ski Area Sub-Zone, that can realise landscape and conservation benefits and that avoid, remedy or mitigate adverse effects on the environment.</i>	na
<i>Objective 21.2.7 An area that excludes activities which are sensitive to aircraft noise, is retained within an airport's Outer Control Boundary, to act as a buffer between airports and Activities Sensitive to Aircraft Noise.</i>			
Policy	21.2.7.1	<i>Prohibit all new activities sensitive to aircraft noise on Rural Zoned land within the Outer Control Boundary at Queenstown Airport and Wānaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.</i>	na
	21.2.7.2	<i>Identify and maintain areas containing activities that are not sensitive to aircraft noise, within an airport's outer control</i>	na

		<i>boundary, to act as a buffer between the airport and activities sensitive to aircraft noise.</i>	
	21.2.7.3	<i>Retain open space within the outer control boundary of airports in order to provide a buffer, particularly for safety and noise purposes, between the airport and other activities.</i>	na
	21.2.7.4	<i>Require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.</i>	na
<i>Objective 21.2.8 Subdivision, use and development in areas that are unsuitable due to identified constraints not addressed by other provisions of this Plan, is avoided, or the effects of those constraints are remedied or mitigated.</i>			
<i>Policy</i>	<i>21.2.8.1</i>	<i>Prevent subdivision and development within the building restriction areas identified on the District Plan web mapping application, in particular:</i>	na



		<i>a. in the Glenorchy area, protect the heritage value of the visually sensitive Bible Face landform from building and development and to maintain the rural backdrop that the Bible Face provides to the Glenorchy Settlement; in Ferry Hill, within the building line restriction identified on the District Plan web mapping application.</i>	
<i>Objective 21.2.9 Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.</i>			
Policy	21.2.9.1	<i>Encourage revenue producing activities that can support the long-term sustainability of the rural areas of the district and that maintain or enhance landscape values and rural amenity.</i>	na
	21.2.9.2	<i>Ensure that revenue producing activities utilise natural and physical resources (including existing buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural resources</i>	na
	21.2.9.3	<i>Provide for the establishment of activities such as tourism, commercial recreation or visitor accommodation located within farms where these enable landscape values and indigenous biodiversity to be sustained in the longer term.</i>	na

<i>Objective 21.2.10 Commercial Recreation in the Rural Zone is of a nature and scale that is commensurate to the amenity values of the location.</i>			
<i>Policy</i>	<i>21.2.10.1</i>	<i>The group size of commercial recreation activities will be managed so as to be consistent with the level of amenity anticipated in the surrounding environment.</i>	na
	<i>21.2.10.2</i>	<i>To manage the adverse effects of commercial recreation activities so as not to degrade rural quality or character or visual amenities and landscape values.</i>	na
	<i>21.2.10.3</i>	<i>To avoid, remedy or mitigate any adverse effects commercial activities may have on the range of recreational activities available in the District and the quality of the experience of the people partaking of these opportunities.</i>	na
	<i>21.2.10.4</i>	<i>To ensure the scale and location of buildings, noise and lighting associated with commercial recreation activities are consistent with the level of amenity existing and anticipated in the surrounding environment.</i>	na
<i>Objective 21.2.11 The location, scale and intensity of informal airports is managed to maintain amenity values while protecting informal airports from incompatible land uses.</i>			
<i>Policy</i>	<i>21.2.11.1</i>	<i>Provide for informal airports as an appropriate activity within the Rural Zone, provided the informal airport is</i>	na

		<i>located, operated and managed to maintain the surrounding rural amenity.</i>	
	21.2.11.2	<i>Ensure informal airports are located, operated and managed so as to maintain the surrounding rural amenity including through managing frequency of flights, separation distance, flight paths, reverse sensitivity and cumulative effects.</i>	na
	21.2.11.3	<i>Protect rural amenity values, and amenity of other zones from the adverse effects that can arise from informal airports.</i>	na
	21.2.11.4	<i>Protect lawfully established and anticipated permitted informal airports from the establishment of incompatible activities in the immediate vicinity.</i>	na
<i>Objective 21.2.12 The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.</i>			
Policy	21.2.12.1	<i>Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.</i>	na

	21.2.12.2	<i>Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.</i>	na
	21.2.12.3	<i>Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.</i>	na
	21.2.12.4	<i>Have regard to the whitewater values of the District's rivers and, in particular, the values of parts of the Kawarau, Nevis and Shotover Rivers as three of the few remaining major unmodified whitewater rivers in New Zealand, and to support measures to protect this characteristic of rivers.</i>	na
	21.2.12.5	<i>Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.</i>	na

	21.2.12.6	<i>Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.</i>	na
	21.2.12.7	<i>Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.</i>	na
	21.2.12.8	<i>Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.</i>	na
	21.2.12.9	<i>Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.</i>	na
	21.2.12.10	<i>Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies</i>	na

		<i>do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.</i>	
<i>Objective 21.2.13 Rural industrial activities and infrastructure within the Rural Industrial SubZones will support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.</i>			
Policy	21.2.13.1	<i>Provide for rural industrial activities and buildings within established nodes of industrial development while protecting, maintaining and enhancing landscape and amenity values.</i>	na
	21.2.13.2	<i>Provide for limited retail and administrative activities within the Rural Industrial SubZone on the basis it is directly associated with and ancillary to the Rural Industrial Activity on the site.</i>	na
	21.2.13.3	<i>Manage activities and development within areas of the Rural Industrial Sub-Zone in Luggate by: a. applying development controls and landscaping requirements within Activity Areas and Building Restriction Areas that are spatially defined on the District Plan web mapping application to avoid adverse effects on landscape values and visual amenity, and</i>	na

		<i>b. applying development controls in relation to the scale of activities within Activity Areas that are spatially defined on the District Plan web mapping application to avoid adverse effects on the adjoining road and the transport network</i>	
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**Table 8: PDP Chapter 21 Rural**

1.15 Overall I consider that the proposal is consistent with the objectives and policies contained within Chapter 21 of the PDP.

**Chapter 27: Subdivision and Development**

1.16 The objectives and policies contained in Chapter 27 seek to support subdivision that is well designed and is located in the appropriate locations with the appropriate capacity for servicing.

<i>Proposed District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>Objective 27.2.1 Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.</i>			
<i>Policy</i>	<i>27.2.1.1</i>	<i>Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.</i>	All infrastructure provided to the subdivision will be of an appropriate standard and fit for purpose subject to sign off by Council. I therefore consider that the proposal is consistent with Policy 27.2.1.1.
	<i>27.2.1.2</i>	<i>Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good</i>	The proposed subdivision is consistent with the QLDC Subdivision Design Guidelines and response to the

	<i>subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.</i>	neighbourhood context. I therefore consider that the proposal is consistent with Policy 27.2.1.2.
27.2.1.3	<i>Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.</i>	The proposed lot sizes are suitable for their intended purpose. I therefore consider that the proposal is consistent with Policy 27.2.1.3.
27.2.1.4	<i>Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:</i> <i>a. desirable urban design outcomes;</i> <i>b. greater efficiency in the development and use of the land resource;</i> <i>c. affordable or community housing.</i>	na
27.2.1.5	<i>Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.</i>	Key effects and aspects of the subdivision such as the provision of access, services and screening where required will be resolved through the subdivision process. I therefore consider that the proposal is consistent with Policy 27.2.1.5.
27.2.1.6	<i>Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.</i>	na



	27.2.1.7	<i>Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services.</i>	na
<i>Objective 27.2.2 Subdivision design achieves benefits for the subdivider, future residents and the community.</i>			
Policy	27.2.2.1	<i>Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.</i>	The proposed lots and existing and proposed buildings have ample access to sunlight and are designed and orientated to utilise the passive energy from the sun. I consider that the proposal is consistent with Policy 27.2.2.1.
	27.2.2.2	<i>Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.</i>	na
	27.2.2.3	<i>Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.</i>	na
	27.2.2.4	<i>Urban subdivision shall seek to provide for good and integrated connections and accessibility to:</i> <i>a. existing and planned areas of employment;</i> <i>b. community facilities;</i> <i>c. services;</i>	na

		<p><i>d. trails;</i></p> <p><i>e. public transport;</i></p> <p><i>f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.</i></p>	
	27.2.2.5	<p><i>Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.</i></p>	na
	27.2.2.6	<p><i>Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.</i></p>	na
	27.2.2.7	<p><i>Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.</i></p>	na
	27.2.2.8	<p><i>Manage subdivision near to electricity distribution lines to facilitate good amenity and urban design outcomes, while avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.</i></p>	na

	27.2.2.8A	<i>Manage subdivision within the National Grid Subdivision Corridor to avoid reverse sensitivity effects on the National Grid and facilitate good amenity and design outcomes, to the extent reasonably possible, and to ensure that the operation, maintenance, upgrading and development of the National Grid is not compromised.</i>	na
<i>Objective 27.2.3 The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.</i>			
Policy	27.2.3.1	<i>Accept that small scale subdivision in urban areas, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.5 and 27.2.2.7.</i>	na
	27.2.3.2	<i>While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:</i> <i>a. ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;</i>	na

		<p><i>b. where possible, locate lots so that they over-look and front road and open spaces;</i></p> <p><i>c. avoid the creation of multiple rear sites, except where avoidance is not practicable;</i></p> <p><i>d. where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;</i></p> <p><i>e. identify and create opportunities for connections to services and facilities in the neighbourhood.</i></p>	
<i>Objective 27.2.4 Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.</i>			
<i>Policy</i>	<i>27.2.4.1</i>	<i>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.</i>	<i>na</i>
	<i>27.2.4.2</i>	<i>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.</i>	<i>na</i>

	27.2.4.3	<i>Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.</i>	na
	27.2.4.4	<i>Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection; b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against the development contribution to be paid for open space and recreation purposes.</i>	na
<i>Objective 27.2.5 Infrastructure and services are provided to new subdivisions and developments.</i>			
<i>Policy</i>	27.2.5.1	<i>Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects</i>	I consider that the proposal is consistent with Policy 27.2.5.1 as the existing access will be utilised and is

	<i>expected traffic levels and the provision for safe and convenient walking and cycling.</i>	considered to be of an appropriate standard to accommodate the anticipated increase on traffic levels.
27.2.5.2	<i>Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.</i>	Safe and efficient vehicle access will be provided to subdivision. I therefore consider that the proposal is consistent with Policy 27.2.5.2.
27.2.5.3	<i>Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.</i>	na
27.2.5.4	<i>Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.</i>	I consider that the proposal is consistent with Policy 27.2.5.4 as the proposal will utilise the existing access and therefore the visual effects of the subdivision roading will be minimised.
27.2.5.5	<i>Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to: a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;</i>	I consider that the proposal is consistent with Policy 27.2.5.1 as the existing access will be utilised and is considered to be of an appropriate standard to accommodate the anticipated increase on traffic levels.

		<p><i>b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;</i></p> <p><i>c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;</i></p> <p><i>d. the provision and vesting of corner splays or rounding at road intersections;</i></p> <p><i>e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;</i></p> <p><i>f. the provision of appropriate tree planting within roads in urban areas; g. any requirements for widening, formation or upgrading of existing roads;</i></p> <p><i>h. any provisions relating to access for future subdivision on adjoining land;</i></p> <p><i>i. the provision and location of public transport routes and bus shelters in urban areas.</i></p>	
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	27.2.5.6	<i>All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.</i>	na – no reticulated water connection is available to the Site.
	27.2.5.7	<i>Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.</i>	I consider that the proposal is consistent with Policy 27.2.5.7 as sufficient capacity for water including firefighting will be provided to both lots.
	27.2.5.8	<i>Encourage the efficient and sustainable use of potable water by acknowledging that the Council’s reticulated potable water supply may be restricted to provide primarily for households’ living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.</i>	na – no reticulated water connection is available to the Site.
	27.2.5.9	<i>Encourage initiatives to reduce water demand and water use, such as roof rainwater capture and use and greywater recycling.</i>	na
	27.2.5.10	<i>Ensure appropriate water supply, design and installation by having regard to:</i>  <i>a. the availability, quantity, quality and security of the supply of water to the lots being created;</i>	A water supply to each lot will be provided in accordance with the appropriate standards required by Council. I therefore consider that the proposal is consistent with Policy 27.2.5.10.



		<p><i>b. water supplies for fire fighting purposes;</i></p> <p><i>c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;</i></p> <p><i>d. any initiatives proposed to reduce water demand and water use</i></p>	
	27.2.5.11	<p><i>Ensure appropriate stormwater design and management by having regard to:</i></p> <p><i>a. the location, scale and construction of stormwater infrastructure;</i></p>	The appropriateness of the Site in terms of soakage for stormwater has been assessed by Geotechnical Engineers J. Mynett – Johnson and F. Wilson which consider that stormwater can be appropriately disposed on site. I therefore consider that the proposal is consistent with Policy 27.2.5.11.
	27.2.5.12	<p><i>Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.</i></p>	na
	27.2.5.13	<p><i>Treat and dispose of sewage in a manner that:</i></p> <p><i>a. maintain public health;</i></p>	The appropriateness of the Site in terms of soakage for stormwater has been assessed by Geotechnical Engineers

	<p><i>b. avoids adverse effects on the environment in the first instance; and</i></p> <p><i>c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.</i></p>	<p>J. Mynett – Johnson and F. Wilson which consider that wastewater can be appropriately disposed on site. I therefore consider that the proposal is consistent with Policy 27.2.5.13.</p>
27.2.5.14	<p><i>Ensure appropriate sewage treatment and disposal by having regard to:</i></p> <p><i>a. the method of sewage treatment and disposal;</i></p> <p><i>b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;</i></p> <p><i>c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.</i></p>	<p>The design of the wastewater treatment system will be designed in accordance with the recommendations of the geotechnical assessment prepared by J. Mynett – Johnson and F. Wilson and will be approved by Council at Building Consent stage. I therefore consider that the proposal is consistent with Policy 27.2.5.14.</p>
27.2.5.15	<p><i>Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.</i></p>	<p>No future development is anticipated within the Site by the PDP.</p>
27.2.5.16	<p><i>Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting,</i></p>	<p>Each lot will be provided with a power connection that will be constructed in accordance with network standards. Telecommunications will be provided via satellite which</p>

		<p><i>and communication facilities for the anticipated land uses while:</i></p> <p><i>a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;</i></p> <p><i>b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;</i></p> <p><i>c. generally, require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.</i></p>	<p>will also be installed in accordance with network standards. I therefore consider that the proposal is consistent with Policy 27.2.5.16.</p>
	27.2.5.17	<p><i>Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.</i></p>	<p>I consider that the proposal is consistent with Policy 27.2.5.17 as appropriate easement for access and services will be applied.</p>

	27.2.5.18	<i>Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.</i>	I consider that the proposal is consistent with Policy 27.2.5.17 as appropriate easement for access and services in terms of size, location and length will be applied.
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**Table 9: PDP Chapter 27 Subdivision and Development Objectives and Policies**

1.17 Overall I consider that the proposal is consistent with the objectives and policies contained within Chapter 27 of the PDP.

#### Chapter 28: Natural Hazards

1.18 The relevant objectives and policies of Chapter 28 *Natural Hazards* seek to manage hazard risks to people and the built environment by restricting activities in areas that are at risk. The relevant objectives and policies and comments are detailed below.

<i>Proposed District Plan - Objectives and Policies</i>			<i>Assessment</i>
<i>Objective 28.3.1A The risk to people and the built environment posed by natural hazards is managed to a level tolerable to the community.</i>			
<i>Objective 28.3.1B Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.</i>			
<i>Policy</i>	28.3.1.1	<i>When determining the significance of the natural hazard risk the following matters shall be considered:</i>  <i>a. The likelihood of the hazard event including multiple and cascading events;</i>	The Site and proposal have been assessed by Engineering Geologists Jack Mynett-Johnson and Fraser Wilson, and Water Resources Engineers Henry Wadworth-Watts and Neil Williman who consider that the existing and proposed buildings and building platforms on site will not be subject

		<ul style="list-style-type: none"> <li><i>i. Whether buildings and structures, critical services and lifeline utilities would be functionally compromised in a hazard event;</i></li> <li><i>ii. The risk to human life or safety;</i></li> <li><i>iii. The scale of potential adverse effects;</i></li> <li><i>iv. The displacement of risk.</i></li> </ul> <p><i>b. After taking account of existing and proposed risk reduction measures, the potential consequences including:</i></p> <p><i>c. People’s and communities’ tolerance of the natural hazard risk.</i></p>	to or compromised by flooding and that liquefaction risk on site is low, as such I consider that the proposal is consistent with Policy 28.3.1.1.
	28.3.1.2	<p><i>When assessing tolerance of risk the following matters shall be considered:</i></p> <ul style="list-style-type: none"> <li><i>a. the nature and scale of the activity;</i></li> <li><i>b. existing lawfully established land use or zoning;</i></li> <li><i>c. the actual and potential adverse effects of the natural hazard on people and communities;</i></li> <li><i>d. those people’s and communities’ awareness or experience of the risk, including any investigations, initiatives or natural hazard risk engagement that have been undertaken;</i></li> <li><i>e. the consequence of and response to past natural events;</i></li> </ul>	na

		<i>f. the effectiveness and implementation of responses, adaptations or mitigation measures.</i>	
	28.3.1.3	<p><i>Ensure all proposals to subdivide or develop land that is subject to natural hazard risk include an assessment that is commensurate with the level of natural hazard risk including where relevant:</i></p> <ul style="list-style-type: none"> <li><i>a. the likelihood of the natural hazard event occurring over no less than a 100 year period;</i></li> <li><i>b. the type and scale of the natural hazard and the effects of a natural hazard on the subject land, and proposed activity or development;</i></li> <li><i>c. the effects of multiple and cascading hazards;</i></li> <li><i>d. the effects of climate change on the likelihood and scale of the natural hazard;</i></li> <li><i>e. the potential for the activity to exacerbate the natural hazard risk both within and beyond the subject land;</i></li> <li><i>f. the location, design and construction of building and structures to mitigate the effects of natural hazards, such as the raising of floor levels, or relocation of buildings and structures;</i></li> <li><i>g. management techniques that avoid or manage natural hazard risk to a tolerable level, including with respect to ingress and</i></li> </ul>	The proposal has been assessed by appropriately qualified engineering geologists and water resources engineers and their assessment is considered to be adequate. I therefore consider that the proposal is consistent with Policy 28.3.1.3.

		<i>egress of both residents and emergency services during a natural hazard event.</i>	
28.3.1.4		<i>Avoid activities that result in significant risk from natural hazard.</i>	Based on the assessments undertaken by J. Mynett-Johnson, F. Wilson, H. Wadworth-Watts and N. Williman I consider that the proposal will avoid activities that result in significant risk from natural hazards. I therefore consider that the proposal is consistent with Policy 28.3.1.4.
28.3.1.5		<i>Recognise that some areas that are already developed are now known to be subject to natural hazard risk and minimise such risk as far as practicable while acknowledging that the community may be prepared to tolerate a level of risk.</i>	na
28.3.1.6		<i>Not preclude subdivision and development of land subject to natural hazards which do not:</i> <i>a. accelerate or worsen the natural hazard risk to an intolerable level;</i> <i>b. expose vulnerable activities to intolerable natural hazard risk;</i> <i>c. create an intolerable risk to human life;</i> <i>d. increase the natural hazard risk to other properties to an intolerable level;</i>	Based on the assessments undertaken by J. Mynett-Johnson, F. Wilson, H. Wadworth-Watts and N. Williman I consider that the proposal will not accelerate or worsen the natural hazard risk to an intolerable level and that therefore subdivision should not be precluded.

		<i>e. require additional works and costs including remedial and maintenance works, that would be borne by the public.</i>	
	28.3.1.7	<i>Except as provided for in Policy 28.3.1.6, restrict activities where the natural hazard risk is intolerable to people and the community (Policy 28.3.1.2).</i>	na
	28.3.1.8	<i>Ensure assets and infrastructure are constructed and located to avoid or mitigate:</i> <i>a. the potential for natural hazard risk to human life to be exacerbated;</i> <i>b. the potential risk of damage to property and infrastructural networks from natural hazards to the extent practicable, including consideration of the functional needs of regionally significant infrastructure.</i>	na

**Table 10: PDP Chapter 28 Natural Hazards Objectives and Policies**

1.19 Overall I consider that the proposal is consistent with the objectives and policies contained within Chapter 28 of the PDP.

#### Chapter 29: Transport

1.20 Chapter 29 seeks to manage the works within the road, the development of transport infrastructure, and to require land use activities to be undertaken in a manner that maintains the safety and efficiency of the transport network.



<i>Proposed District Plan - Objectives and Policies</i>			<i>Assessment</i>
<p><i>Objective 29.2.1 - An integrated, safe, and efficient transport network that:</i></p> <ul style="list-style-type: none"> <li><i>a. provides for all transport modes and the transportation of freight;</i></li> <li><i>b. provides for future growth needs and facilitates continued economic development;</i></li> <li><i>c. reduces dependency on private motor vehicles and promotes the use of shared, public, and active transport;</i></li> <li><i>d. contributes towards addressing the effects on climate change;</i></li> <li><i>e. reduces the dominance and congestion of vehicles, particularly in the Town Centre zones; and</i></li> <li><i>f. Enables the significant benefits arising from public walking and cycling trails.</i></li> </ul>			
<i>Policy</i>	<i>29.2.1.1</i>	<p><i>Require that transport networks including active transport networks, are well-connected and specifically designed to:</i></p> <ul style="list-style-type: none"> <li><i>a. enable an efficient public transport system;</i></li> <li><i>b. reduce travel distances and improve safety and convenience through discouraging single connection streets; and</i></li> <li><i>c. provide safe, attractive, and practical walking and cycling routes between and within residential areas, public facilities and amenities, and employment centres, and to existing and planned public transport.</i></li> </ul>	na
	<i>29.2.1.2</i>	<i>Recognise the importance of expanded public water ferry services as a key part of the transport network and enable</i>	na

		<i>this by providing for park and ride, public transport facilities, and the operation of public water ferry services.</i>	
	29.2.1.3	<i>Provide a roading network within the Town Centre zones that supports the zones becoming safe, high quality pedestrian dominant places and enable the function of such roads to change over time.</i>	na
	29.2.1.4	<i>Acknowledge the potential need to establish new public transport corridors beyond existing roads in the future, particularly between Frankton and the Queenstown Town Centre.</i>	na
	29.2.1.5	<i>Enable and encourage the provision of electric vehicle (EV) charging points/parking spaces within non-accessory parking, within roads where appropriate, as part of Park and Ride, and in association with accessory parking related to High Traffic Generating Activities.</i>	na
	29.2.1.6	<i>Facilitate private coach transport as a form of large scale shared transport, through:</i> <i>a. enabling the establishment of off-site or non-accessory coach parking in specified zones;</i>	na

		<p><i>b. allowing visitor accommodation activity to provide coach parking off-site;</i></p> <p><i>c. recognising that off-site or non-accessory coach parking is anticipated in the commercial precincts of the Settlement zones provided that it is appropriately located and designed; and</i></p> <p><i>d. providing for off-site or non-accessory coach parking seeking to establish outside of specified zones only where the site location and design measures mitigate adverse effects on the transport network, amenity of neighbouring sites, and the quality of the streetscape and pedestrian environment.</i></p>	
	29.2.1.7	<i>Recognise that shared and commercially owned and operated transport services can complement active and public transport to achieve an efficient transport network.</i>	na
	29.2.1.8	<i>Acknowledge the benefits of drop-off and pickup areas for shared transport, public transport and active transport, where appropriately located.</i>	na
<p><i>Objective 29.2.2 – Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:</i></p>			

<p><i>a. providing a safe and efficient transport network;</i></p> <p><i>b. compact urban growth;</i></p> <p><i>c. economic development;</i></p> <p><i>d. facilitating an increase in walking and cycling and the use of public transport; and</i></p> <p><i>e. achieving the level of residential amenity and quality of urban design anticipated in the zone.</i></p>			
<i>Policy</i>	<i>29.2.2.1</i>	<p><i>Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:</i></p> <p><i>a. is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;</i></p> <p><i>b. is compatible with the classification of the road by:</i></p> <p><i>(i) ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;</i></p> <p><i>(ii) avoiding heavy vehicles reversing off or onto any roads;</i></p> <p><i>and</i></p>	<i>na</i>

		<p><i>(iii) ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads.</i></p> <p><i>c. contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;</i></p> <p><i>d. provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;</i></p> <p><i>e. provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;</i></p> <p><i>f. is compatible with the character and amenity of the surrounding environment, noting that exceptions to the</i></p>	
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		<p><i>design standards may be acceptable in special character areas and historic management areas;</i></p> <p><i>g. avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and</i></p> <p><i>h. provides adequate vehicle access width and manoeuvring for all emergency vehicles.</i></p>	
	29.2.2.2	<p><i>Discourage accessory parking in the Town Centre zones in order to support the growth, intensification, and improved pedestrian amenity of these zones.</i></p>	na
	29.2.2.3	<p><i>Require that a lower amount of accessory parking be provided for residential flats district wide, and for residential and visitor accommodation activity in the Town Centre, Local Shopping Centre, Business Mixed Use, High Density Residential, and Medium Density Residential zones and in the Jacks Point Village Area of the Jacks Point Zone compared to other zones in order to:</i></p> <p><i>a. support intensification and increased walking, cycling, and public transport use, and</i></p>	na

		<i>b. b.in recognition of the land values, high pedestrian flows, amenity, accessibility, and existing and anticipated density of these zones.</i>	
	29.2.2.4	<i>Enable some of the parking required for residential and visitor accommodation activities and for residential and visitor accommodation activities in the Business Mixed Use Zone to be provided off-site provided it is located in close proximity to the residential or visitor accommodation activity it is associated with and is secured through legal agreements.</i>	na
	29.2.2.5	<i>Enable a reduction in the minimum number of car parking spaces required only where:</i>  <i>a. There will be positive or only minor adverse effects on the function of the surrounding transport network and amenity of the surrounding environment; and/or</i>  <i>b. there is good accessibility by active and/or public transport and the activity is designed to encourage public and/or active transport use and projected demand can be demonstrated to be lower than the minimum required by the rules ; and/or</i>	na

		<p><i>c. the characteristics of the activity or the site justify less parking and projected demand can be demonstrated to be lower than the minimum required by the rules and/or</i></p> <p><i>d. there is an ability for shared or reciprocal parking arrangements to meet on-site car parking demands at all times and demand can be demonstrated to be lower than the minimum required by the rules.</i></p>	
	29.2.2.6	<p><i>Provide for non-accessory parking, excluding off-site parking, only where:</i></p> <p><i>a. the amount, location, design, and type of parking will consolidate and rationalise the provision of parking for a particular locality and result in more efficient land-use or better enable the planned growth and intensification enabled by the zone; and</i></p> <p><i>b. there is an existing or projected undersupply of parking to service the locality and providing additional parking and the pricing of that parking will not undermine the success of public transport systems or discourage people from walking or cycling</i></p>	na



	29.2.2.7	<i>Discourage non-accessory parking and off-site and non-accessory coach parking in the Queenstown, Arrowtown, and Wānaka Town Centre zones other than on sites at the edge of the zone.</i>	na
	29.2.2.8	<p><i>Require Park and Ride and public transport facilities to be located and designed in a manner that:</i></p> <ul style="list-style-type: none"> <li><i>a. is convenient to users;</i></li> <li><i>b. is well connected to public and active transport networks;</i></li> <li><i>c. improves the operational efficiency of the existing and future public transport network; and</i></li> <li><i>d. extends the catchment of public transport users.</i></li> <li><i>e. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;</i></li> <li><i>f. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;</i></li> <li><i>g. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and</i></li> </ul>	na

		<i>h. minimises adverse effects on the operation of the transport network.</i>	
	29.2.2.9	<p><i>Non-accessory parking and off-site parking facilities are to be designed, managed, and operated in a manner that:</i></p> <ul style="list-style-type: none"> <li><i>a. makes it accessible and safe for users, including pedestrians and cyclists within and beyond the facility;</i></li> <li><i>b. provides an integrated and attractive interface between the facility and adjacent streets and public open spaces;</i></li> <li><i>c. mitigates effects on the residential amenity of adjoining properties, including effects from noise, vehicle emissions, and visual effects; and</i></li> <li><i>d. d. minimises adverse effects on the operation of the transport network.</i></li> </ul>	na
	29.2.2.10	<i>Prioritise pedestrian movement, safety, and amenity in the Town Centre zones, particularly along the main pedestrian streets, by discouraging the provision of off-street parking other than on the edge of the zones and discouraging the provision of on-site loading along these streets.</i>	na

	29.2.2.11	<i>Mitigate the effects on safety and efficiency arising from the location, number, width, and design of vehicle crossings and accesses, particularly in close proximity to intersections and adjoining the State Highway, while not unreasonably preventing development and intensification.</i>	na
<i>Objective 29.2.3 – Roads that facilitate continued growth, are safe and efficient for all users and modes of transport and are compatible with the level of amenity anticipated in the adjoining zones.</i>			
Policy	29.2.3.1	<i>Establish design standards for roads and accesses, including those in Table 3.2 of the QLDC Land Development and Subdivision Code of Practice (2018), and require adherence to those standards unless it can be demonstrated that the effects of the proposed design on:</i>  <i>a. the active and public transport networks and the efficiency and safety of the roading network are no more than minor; and</i>  <i>b. amenity values, urban design and landscape values are appropriately mitigated.</i>	Based on the assessment provided by Traffic engineer A. Carr I consider that while the formation of Black Peak Road does not meet the required standard, the formation of the private road is appropriate for its anticipated capacity and function. As such I consider that the proposal is consistent with Policy 29.2.3.1.
	29.2.3.2	<i>Enable transport infrastructure to be constructed, maintained, and repaired within roads in a safe and timely manner while:</i>	na

		<p><i>a. mitigating adverse effects on the streetscape and amenity of adjoining properties resulting from earthworks, vibration, construction noise, utilities, and any substantial building within the road;</i></p> <p><i>b. enabling transport infrastructure to be designed in a manner that reflects the identity of special character areas and historic management areas and avoids, remedies, or mitigates any adverse effects on listed heritage items or protected trees; and</i></p> <p><i>c. requiring transport infrastructure to be undertaken in a manner that avoids or mitigates effects on landscape values.</i></p>	
	29.2.3.3	<p><i>Ensure new roads are designed, located, and constructed in a manner that:</i></p> <p><i>a. provides for the needs of all modes of transport in accordance with the Council’s active transport network plan and public transport network plan and for the range of road users that are expected to use the road, based on its classification;</i></p>	na

		<p><i>b. provides connections to existing and future roads and active transport network;</i></p> <p><i>c. avoids, remedies, or mitigates effects on listed heritage buildings, structures and features, or protected trees and reflects the identity of any adjoining special character areas and historic management areas;</i></p> <p><i>d. avoids, remedies, or mitigates adverse effects on Outstanding Natural Landscapes and Outstanding Natural Features and on landscape values in other parts of the District; and</i></p> <p><i>e. provides sufficient space and facilities to promote safe walking, cycling, and public transport within the road to the extent that it is relevant given the location and design function of the road.</i></p>	
	29.2.3.4	<i>Provide for services and new linear network utilities to be located within road corridors and, where practicable, within the road reserve adjacent to the carriageway in a manner consistent with the provisions of Chapter 30.</i>	na
	29.2.3.5	<i>Allocate space within the road corridor and at intersections for different modes of transport and other uses such as on-</i>	na

		<i>street parking in a manner that reflects the road classification, makes the most efficient use of the road corridor, and contributes to the implementation of council's active and public transport network plans.</i>	
	29.2.3.6	<i>Enable public amenities within the road in recognition that the road provides an important and valuable public open space for the community which, when well designed, encourages human interaction and enriches the social and cultural wellbeing of the community.</i>	na
	29.2.3.7	<i>Encourage the incorporation of trees and vegetation within new roads and as part of roading improvements, subject to road safety and operational requirements and maintaining important views of the landscape from roads.</i>	na
<p><i>Objective 29.2.4 – An integrated approach to managing subdivision, land use, and the transport network in a manner that:</i></p> <ul style="list-style-type: none"> <li><i>a. supports improvements to active and public transport networks;</i></li> <li><i>b. promotes an increase in the use of active and public transport networks and shared transport;</i></li> <li><i>c. reduces traffic generation; and</i></li> <li><i>d. manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.</i></li> </ul>			
Policy	29.2.4.1	<i>Restrict vehicle storage and parking in association with commercial activities and home occupations in residential</i>	na

		<i>zones in order to prevent adverse effects on residential amenity or the safety of the transport network.</i>	
	29.2.4.2	<i>Ensure that commercial and industrial activities that are known to require storage space for large numbers of vehicles provide adequate vehicle parking either onsite or in an offsite carpark and do not store vehicles on roads.</i>	na
	29.2.4.3	<i>Promote the uptake of public and active transport by requiring that specific large scale commercial, health, community, and educational activities provide bicycle parking, showers, and changing facilities/ lockers while acknowledging that such provision may be unnecessary in some instances due to the specific nature or location of the activity.</i>	na
	29.2.4.4	<i>Avoid or mitigate the adverse effects of high traffic generating activities on the transport network and the amenity of the environment by taking into account the location and design of the activity and the effectiveness of the methods proposed to limit increases in traffic generation and to encourage people to walk, cycle, or travel by public transport.</i>	na

	29.2.4.5	<i>Encourage compact urban growth through reduced parking requirements in the most accessible parts of the District.</i>	na
	29.2.4.6	<i>Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.</i>	na
	29.2.4.7	<i>Control the number, location, and design of additional accesses onto the State Highway and arterial roads.</i>	
	29.2.4.8	<i>Require any large scale public transport facility or Park and Ride to be located, designed, and operated in a manner that mitigates adverse effects on the locality and, in particular, on the amenity of adjoining properties, while recognising that they are an important part of establishing an effective transport network.</i>	na
	29.2.4.9	<i>Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of Industrial activities, Service activities and vehicle-orientated commercial activities, such as service stations and rural</i>	na



		<p><i>selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road(s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:</i></p> <p><i>a. The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and</i></p> <p><i>b. The ability to mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network.</i></p>	
	29.2.4.10	<p><i>Enable the construction or implementation of the active and public transport networks to reduce traffic congestion and improve transport choice.</i></p>	na

**Table 11: PDP Chapter 29 Transport Objectives and Policies**

1.21 Overall I consider that the proposal is consistent with the objectives and policies contained within Chapter 29 of the PDP.

7 March 2024

Ella Hardman  
Southern Land Limited

**By e-mail only: [ella@southernland.co.nz](mailto:ella@southernland.co.nz)**

Dear Ella

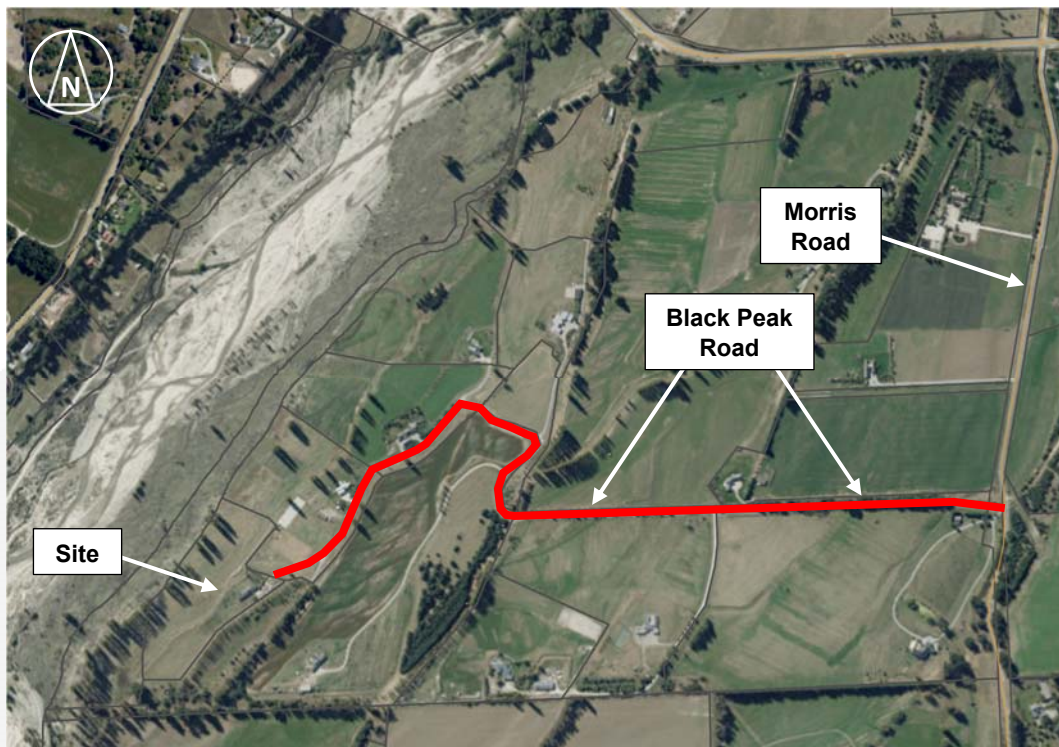
### **Assessment of Black Peak Road, Wanaka**

Further to our various correspondence, we understand that a subdivision application is to be lodged to create one additional residential lot served by Black Peak Road, Wanaka, which is a private roadway. This will result in 13 lots being served by the roadway.

This letter sets out an assessment of the anticipated traffic-related effects of this additional lot.

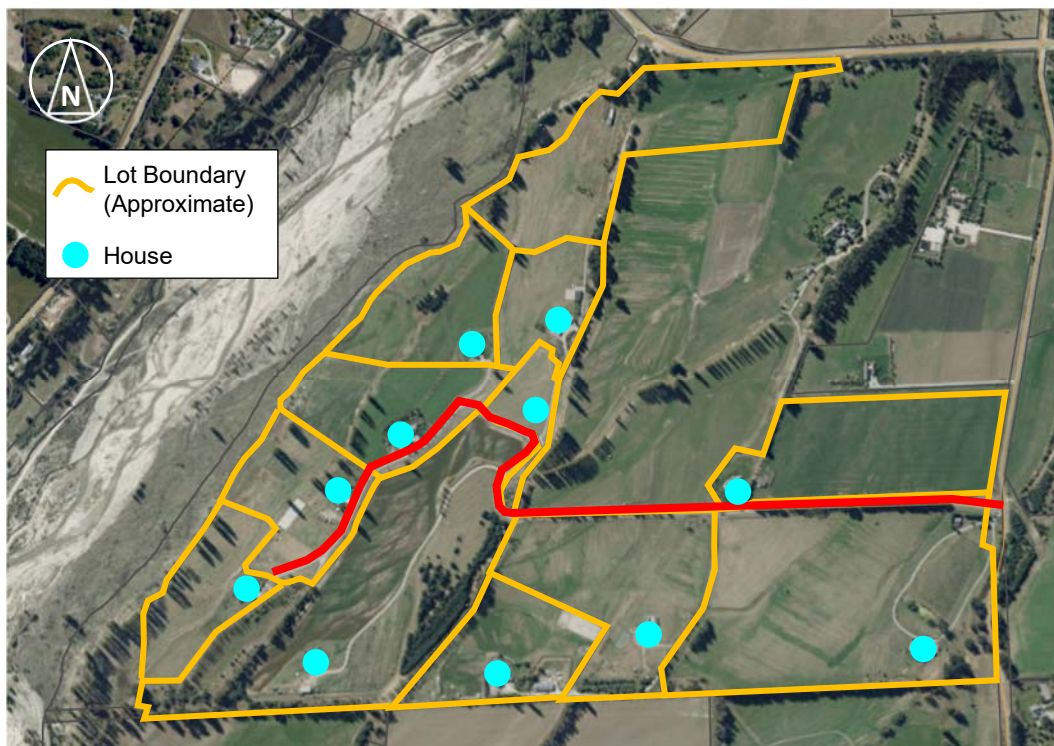
### **Site Location and Surrounding Area**

The location of the site with reference to Black Peak Road is shown below.



**Figure 1: Black Peak Road and Environs**

The lots which we understand are lawfully able to gain access via Black Peak Road are shown below, together with the location of existing residences.



**Figure 2: Lots Served by Black Peak Road and Existing Houses**

As can be seen from Figure 2 above, there are 12 lots that are able to gain access onto Black Peak Road at the current time. However we also highlight that the number of lots changes along the length of the roadway. For example, there are 4 lots that gain access onto the straight section of roadway, meaning that there are only 8 lots that can gain access onto the roadway west of the straight section. This is a common feature of all cul-de-sacs, and is not unique to this particular road.

### ***Road Geometry***

Black Peak Road is typically formed with a 5.0m wide sealed carriageway with a grassed verge of at least 1m (and commonly more) on either side. The roadway is well-formed with no potholes or edge breakage evident over its length. No road markings, such as a centreline or edgelines, are provided.

At its easternmost end, Black Peak Road connects to Morris Road at a priority intersection, which does not have carriageway markings or signage. Sightlines for turning traffic at the intersection are good, and appropriate for the prevailing speed environment.



**Photograph 1: Morris Road / Black Peak Road Intersection**

As can be seen on Photograph 1, one of the lots that can gain access onto Black Peak Road (Cardrona Terraces) has a well-formed driveway that connects into the intersection and an address on Morris Road rather than Black Peak Road.

Immediately west of the intersection there is a 60km/h speed limit sign.



**Photograph 2: Black Peak Road Looking West from Near Morris Road**

Black Peak Road then has a straight and largely flat alignment for approximately 880m, although there are slight crests in the road (these do not adversely limit forward visibilities however). One crest is located at the driveway to 31A Black Peak Road, with another located 200m west of this. At the western crest is a PW-31 'children' sign with supplementary 'slow down' plate, and a PW-39 'hump' sign.



**Photograph 3: Warning Signage for Westbound Drivers**

Approximately 100m further west is a PW-22 'reverse curve – decreasing radii' sign with a supplementary advisory speed limit plate of 35km/h. This is immediately adjacent to a bolt-down type of speed hump. The road then turns northwards and descends. We note that there are no warning signs for the hump for eastbound drivers.



**Photograph 4: Curve Warning Signage for Westbound Drivers and Hump**



**Photograph 5: Curve and Gradient in Roadway (Looking East)**

Just before the road descends, it rises slightly (as can be seen on Photograph 4 above). Allowing for vehicles to travel at the posted 35km/h, an Approach Sight Distance of 33m is required and this is achieved based on our on-site measurements<sup>1</sup>. In part this is due to the ability to see over the widened grassed verge on the inside of the curve.

The road curves through approximately 140 degrees, before a short straight section which terminates in a layout that appears to be a tee-intersection. However the 'straight ahead' direction is essentially a driveway serving 3 lots, and the main roadway curves towards the west.



**Photograph 6: 'Tee Intersection' With Main Roadway Curving Left**

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<sup>1</sup> For clarity, we do not offer surveying services and so this assessment is made on the basis of a number of measurements between an observer and a stationary car, and engineering judgement

Beyond the 'intersection', the road has a curving alignment and has a small batter slope on one side and a swale on the other.



**Photograph 7: Black Peak Road West of 'Tee Intersection'**

Some 140m west of the 'tee intersection', the road curves through 90 degrees and then has a curving horizontal alignment to the site. The road width beyond this 90-degree curve narrows slightly, to 4.5m.

For completeness we have reviewed the NZTA Crash Analysis System to identify all reported crashes on Black Peak Road. Only one crash has ever been reported, which occurred 18 years ago when a driver failed to negotiate the curve signposted with the 25km/h advisory limit, lost control and left the road. The police report notes that Black Peak Road was not sealed at this time, and we consider that the loose surface would have been a contributing factor to this crash. It is also not noted whether the PW-22 sign was in place at the time of the crash. However, as the road is now sealed and there is advance warning signage, we consider that the potential for this type of crash has been considerably mitigated.

#### ***Assessment of Traffic Loadings and Council Code of Practice***

Given the road is within a rural environment, the current Council Land Development and Subdivision Code of Practice (**Code of Practice**) sets out that Road Types E1 and E2 are appropriate:

Local attributes	Locality served	Target operating speed (km/h)	Min. road reserve width (m)	Max. grade	Pedestrians	Passing, parking, loading, and shoulder (each side)	Cyclists	Movement lane (excluding shoulder)	Classification	FIGURE NUMBER
See table 3.1	See table 3.1	See 3.3.5	See 1.2.2, 3.3.1.9, & 3.4.16		See 3.3.11	See 3.3.6 & 3.3.1.4	See 3.3.1.4, 3.3.8, & 3.3.11.2	See 1.2.2, 3.3.1.1, 3.3.1.2, 3.3.1.3, 3.3.1.10, 3.3.11.3	See 3.2.4.2 & 3.3.16 (Typical max. volumes)	
Access to lifestyle or clustered housing	1 to 6 du	20	6	16%	Shared (on shoulder and berm)	Passing bay required every 100m if visibility is available from bay to bay. If visibility is not available, passing bays every 50 m. total shoulder 0.5 m, sealed	Shared (in movement lane)	2.50	Lane (this would normally be a private road or private way)	E1
Access to lifestyle or clustered housing	1 to 20 du	30	9	16%	Shared (on shoulder and berm)	Total shoulder 0.5 m, sealed	Shared (in movement lane)	5.5 - 5.7	Lane (~ 200 vpd)	E2

Figure 3: Extract from Current Code of Practice

It can be seen that a carriageway width of at least 6.5m is required for Road Type E2 (movements lanes and shoulders) but this is not present on Black Peak Road.

At the time that the subdivision was consented, we anticipate that the earlier version of the Code of Practice would have been in force.

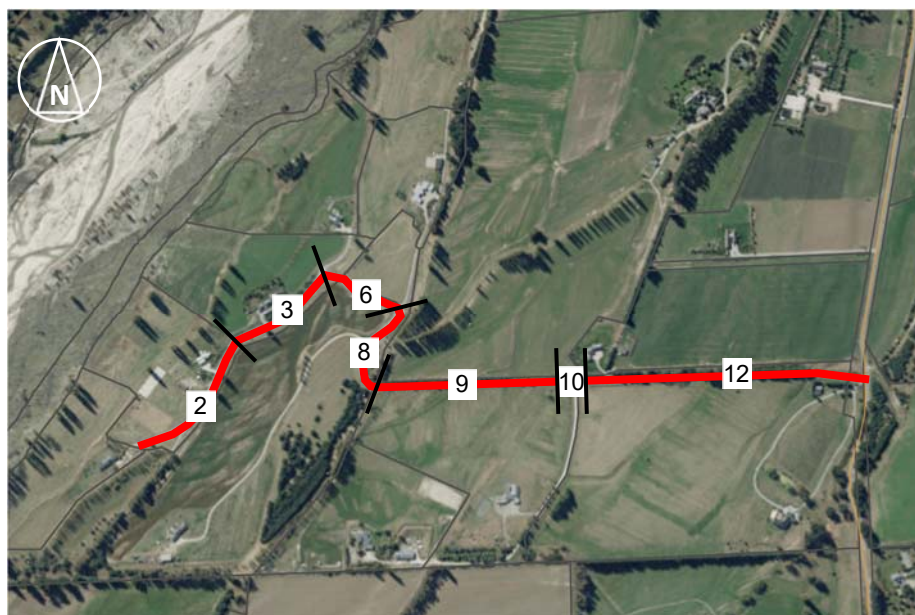
Type of Road (4) (8)	Topography (7)	Traffic (aad) or Number Lots (1) (10)	Number of Traffic Lanes	Carriageway Width (m)	Shoulder Width (m)	Design Speed (kph)	Maximum Longitudinal Grade	Minimum Road Reserve Width (m)
Public Local	Flat	Less than 250 vpd	2	6.25	0.5 grass	100	6%	20
	Rolling		2	6.25		80	10%	20
	Mountainous		2	6.25		50	12.5%	20
Public Cul de sac less than 200m long (9)	Flat	and less than 15 Lots	2	5.5	0.5 grass	60	8%	15
	Rolling		2	5.5		50	10%	20
	Mountainous		2	5.5		30	12.5%	20

Figure 4: Extract from Earlier Code of Practice

It is not clear which of the two possible road types applied, and we anticipate that 'cul de sac' may have been used (given that this is the only one that is expected to have a 60km/h speed limit, as is posted on Black Peak Road). However it is evident that the seal width does not comply irrespective of which potential road type was initially used.



We have assessed the expected traffic loadings on each section of the road, as shown below. This is based on a 'worst case' assessment of where lots could theoretically gain access, and does not take into account that in most cases, accesses are already well-formed and provided elsewhere<sup>2</sup>.



**Figure 5: Number of Lots Potentially Served by Black Peak Road (Without Subdivision)**

Clearly these numbers would all increase by 1, if the proposed subdivision was to be consented.

The current Code of Practice requires assessments to be carried out on the basis of a traffic loading of 8 vehicle movements per residence. Consequently the daily traffic flows on each section above can be found by multiplying the number of lots by 8.

## **Discussion**

### *Assessment Against Code of Practice*

Applying the provisions of both the current and previous Codes of Practice, the only relevant 'step change' for the provision of roading occurs at 6 residences and under the current Code of Practice. The changes at 20 residences (current Code of Practice) and 15 residences and 250 vehicles per day (previous Code of Practice) are not relevant in this case as none are exceeded either at present or with the additional lot.

Equally, the only section of road to which this step-change applies is the short east-west section towards the west of Black Peak Road, where 6 lots could theoretically be served and this would increase to 7 lots with the proposed subdivision. In all other cases, the increase of 1 lot does not make a material difference to the expected level of provision. For example, on the central section, 9 lots could be served at present and this would increase to 10 lots – but this still lies within the same road type expected.

<sup>2</sup> If the existing driveway locations were used instead, then the numbers of lots served on this Figure would all be lower. For example, the southeasternmost lot (84 Morris Road) does not gain access onto Black Peak Road at all at present as the driveway is located at the easternmost boundary of the lot. Theoretically though, this driveway could be closed and access provided at the westernmost lot boundary. The latter scenario is what is shown.



We acknowledge however that the current provisions of Black Peak Road do not meet the Code of Practice, and thus an assessment against the anticipated road type is somewhat arbitrary (as it will not comply irrespective of the subdivision). Consequently in our view, the issue to be addressed is whether the current road is fit for purpose at present (since it falls below the expected provisions of the Code of Practice) and if so, whether this changes as a result of the addition of one further lot.

We note that no specific provision is required for pedestrians and cyclists under any of the provisions. The site is rural and some distance from potential walking and cycling destinations, and a grassed verge of at least 1m is provided throughout which can be used (as noted in the Code of Practice). We have therefore not considered this mode of travel any further.

#### *Assessment of Practical Operation of Black Peak Road*

The average traffic generation of a single residential dwelling is taken to be 1 vehicle movement per residence per hour at the peak times. It therefore becomes possible to identify the traffic volumes on each section of road, and taking into account the length of that section and the speed limit, then the time that each vehicle will take to travel along it can be found. This calculation is set out below, from east to west<sup>3</sup>:

Section	No of Lots	Speed Environment	Length	Time to Travel Per Vehicle (s)	Cumulative Total of Time in Peak Hours (s)	Percentage of Time in Peak Hours
1	12	60km/h	500m	30.3	364	10.1%
2	10	60km/h	15m	0.9	9	0.3%
3	9	55km/h	345m	22.6	203	5.6%
4	8	45km/h	175m	14.0	112	3.1%
5	6	40km/h	150m	13.5	81	2.3%
6	3	40km/h	200m	18.0	54	1.5%
7	2	40km/h	275m	24.8	50	1.4%

**Table 1: Travel Times on Each Section of Road for Current Development**

By way of example, in the first line of this table:

- This is the section of road from Morris Road to the first driveway, and as shown on Figure 5, could accommodate the traffic from all 12 lots;
- It is 500m in length and the flat and straight alignment means that the maximum posted speed on the road could be achieved (60km/h);
- At 60km/h, it would take a car 30.3 seconds to travel along its length;
- Since there are 12 cars in the peak hours, this equates to a total time for a car being present of  $30.3 \times 12 = 364$  seconds;
- 364 seconds equates to 10.1% of the peak hour;
- Thus at any given time in the peak hour, there is a 10.1% chance that a car will be present (which in turn equates to an 89.9% chance that a car will not be present).

However it is known that for residential developments, in the morning peak hour 85% of vehicles exit and 15% enter, and in the evening peak hour 35% of vehicles exit and 65% of vehicles enter. This then enables a refinement of this table to identify the cumulative time that an exiting vehicle will be present and the cumulative time that an entering vehicle will be present:

<sup>3</sup> Note that these tables round the results up or down,