

HOW TO: WATER QUALITY SAMPLING

1. Select a Sampling Location

Sampling a discharge

Collect sample where water crosses the site boundary or enters a sensitive receptor from a retention device. Always photograph the location you sample from.



Sampling a waterway

Collect sample from the centre of the flow and the top third of the water column where possible.



Sampling a from a Sediment Retention Device

Collect sample from the discharge location, this is either near the decanting arms, spillway, hose or the outlet pipe.



2. Collect a Water Sample

Taking a Water Sample

- ➔ Label container with site name, sampling location, date and time taken.
- ➔ Fill the container with water from the surface of your sampling location.

If you waded into the water to collect the sample, always collect the sample 'upstream' of where you're standing to avoid contamination by disturbed sediment.

Always ensure your meters are calibrated regularly to ensure accurate sampling results.



3. Measure and Record Turbidity, Clarity, and pH



Measuring Turbidity using a Turbidity Meter

- ➔ Fill the turbidity pottle with the sampled water. Wipe away any moisture on the outside of the pottle and insert it into the meter. Turn the meter on and once the standby value appears press read. Record the turbidity value.



Measuring Clarity using a field testing seechi disc

- ➔ Lower the seechi disc into the water sample until you can no longer see the disc. Then lift the seechi disc back up until the disc is just visible. Record the number where the water level sits.



Measuring pH using a pH Meter

- ➔ Submerge the probe of the pH meter into the water sample. Keep the probe in the water until the value on the meter is fixed. Swirling the probe can help the value fix faster. Record the pH value.



APPENDIX 10 **Archaeological Discovery Protocol**



HERITAGE NEW ZEALAND
POUHERE TAONGA

Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol

This protocol does not apply when an archaeological authority issued under the Heritage New Zealand Pouhere Taonga Act 2014 is in place.

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Māori sites this evidence may be but is not limited to, bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts including but not limited to bottle glass, crockery etc. may be found, or evidence of old foundations, well, drains, or similar structures. Burials/kōiwi may be found in association with any of these cultural groups.

In the event that an unidentified archaeological site is located during works, the following applies;

1. Work shall cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Māori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate papatipu rūnaka of the discovery and ensure site access to enable appropriate cultural procedures and tikaka to be undertaken, as long as all statutory requirements under legislation are met (*Heritage New Zealand Pouhere Taonga Act, Protected Objects Act*).
5. If human remains (kōiwi) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate papatipu rūnaka and the above process under 4 shall apply. Remains are not to be moved until such time as papatipu rūnaka and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (kōiwi) shall not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand Pouhere Taonga will advise if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act 2014* is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or consent has been issued under the Resource Management Act.

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LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

PROPOSAL TO ERECT A DWELLING
AND SHED AND IDENTIFY A BUILDING
PLATFORM AT ALEC ROBINS ROAD,
WAKATIPU.

vivian+espie
resource management and landscape planning

INTRODUCTION & DESCRIPTION OF THE PROPOSAL

- 1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to erect a dwelling and shed and identify a residential building platform within Pt Sec 17, Blk IX Shotover SD (the site). The site is approximately 16.7ha in area and is located at the southern end of Alec Robins Road, Queenstown. It is part of a landholding that totals 58.5275ha. The owners of the land (G and M Smith) manage the property by farming as part of a farming operation that involves a number of blocks around the Wakatipu area. They now wish to live on the land and continue to run the farming operation.
- 2 The site is part of the southwestern slopes of Morven Hill. Morven Hill comprises two rounded peaks, Morven Hill itself (Trig A3A4 at 750masl) and Little Morven Hill, to the west of Morven Hill, at 559masl. The site takes in part of the southwest facing slopes of Little Morven Hill.
- 3 The site is located in the Rural Zone (RZ) pursuant to the Proposed District Plan (PDP). The PDP also identifies Morven Hill (including Little Morven Hill) as an Outstanding Natural Feature (ONF). The ONF of Morven Hill also constitutes a Priority Area (21.22.4) pursuant to the PDP¹.
- 4 The details and layout of the proposed activities are set out in the resource consent application and its various appendices. We will not repeat that detail here, other than to make the following summary points that are relevant to an assessment of landscape issues.
 - i. A specific house design is proposed within the proposed building platform, being a design that the applicant has commissioned from Team Green Architects. While the applicants fully intend to follow this design, it is recognised that some changes may occur through final design and construction. For this reason, a covenant is proposed that will allow for some deviation from the design but not in a way that will increase the 3D envelope of the design, nor alter external appearance.
 - ii. The proposed dwelling design takes the form of a collection of simple gabled forms arranged to create a horseshoe-like shape opening to the northwest, creating shelter and an enclosed outdoor living space. The apex of the higher gabled forms reaches 5.97m above finished floor level, which is often being below existing ground level by 2m or more. Roofing and cladding of the dwelling is to be in Thunder Grey Coloursteel, a colour with a 12% Light Reflectance Value.

¹ We understand that no Environment Court appeals relate to the Morven Hill Priority Area.

- iii. An existing, well-formed vehicle track is to access the proposed dwelling location. Earthworks are then proposed to create a flat area for the dwelling, with rolling earth mounding to its west and southwest. This will effectively create an amphitheatre-like settling for the dwelling, with its main views being to the northwest and the south.
- iv. The proposed shed is a 6-bay mono-pitch Coloursteel shed finished in Karaka Green. The shed is to have a maximum height of 4.9m and is located in a lower part of the subject site, approximately 130m west of the proposed dwelling.
- v. It is proposed to relocate existing stock yards from within the paper road of Alec Robins Road to the west of the site so they are within the site near its western corner.
- vi. A Structural Landscape Plan is then proposed for the area around the dwelling to create a vegetated setting and to set management outcomes for the site. In summary, this involves:
 - a) An identified curtilage area within which all outdoor domestic activities must be contained.
 - b) Outside of the curtilage area, the remainder of the site (and other blocks that form part of the same landholding) is to continue to be run as part of the owners' farming operation. Existing and proposed stock fencing has been formulated to accommodate the residential aspect of the site while optimising usefulness in relation to farm management. The proposed shed is part of this objective, as is the proposal that the owners have the ability to live on the site.
 - c) Retention of all existing native vegetation within the site. This vegetation consists of matagouri-dominated grey shrub species that are resistant to grazing animals and have co-existing with sheep and cattle for decades.
 - d) In relation to vegetation management, the proposal includes an undertaking that all pest vegetation species (as listed in provision 34.4.2 of the PDP) shall be removed from the site within a year of consent being granted, and these shall be excluded on an ongoing basis.
 - e) Areas of proposed native plantings. These total 1,945m² in area and are divided into two species mixes relating to height at maturity. These are proposed to bolster the biodiversity of the site as a whole and also to assisting in the visual screening and integration of the domestic part of the site into its context. The proposed Structural Landscape Plan forms Appendix 2 to this report.

METHODOLOGY

5 The methodology for this assessment has been guided by:

- The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (TTatM)².
- The landscape-related provisions of the Proposed District Plan (PDP).

6 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 RMA³.

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

RELEVANT STATUTORY CONTEXT

7 The most relevant provisions from Chapter 3 of the PDP are:

STRATEGIC OBJECTIVES

3.2.5.1 *The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.*

3.2.5.2 *Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:*

- 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*
- 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.*

² 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

³ Ibid.

8 The proposed activities are within an ONF and the Morven Hill Priority Area. Strategic Policies 3.3.28 to 3.3.31 set out that the landscape values⁴ and the related landscape capacity of each Priority Area⁵ shall be identified and set out in a Schedule in the PDP (Schedule 21.22) and that these values shall be protected. Assessment work to identify landscape values and capacity has been done by QLDC in accordance with the methodological guidance of Policies 3.3.36 to 3.3.38 and 3.3.43. The results of that assessment work are set out in Schedule 21.22.4⁶, which identifies and describes the values and capacity of the Morven Hill Priority Area. The consideration of the landscape values and related landscape capacity of the subject landscape is relevant in relation to Strategic Objective 3.2.5.2, which is set out above.

9 The most relevant provisions from Chapter 6 are:

6.3.3.1 *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.*

6.3.3.5 *Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present*

10 Schedule 21.22.4 relating to the Morven Hill Priority Area will be discussed further below and guidance can be taken from its comments regarding capacity:

Farm buildings – very limited landscape capacity for modestly scaled buildings that are integrated by landform and/or existing vegetation and are reasonably difficult to see from external viewpoints.

⁴ TTatM defines 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 notes 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’”.

⁵ Policy 3.3.44 of the PDP, makes it clear that Priority Areas are prioritised in terms of scheduling, not in terms of their landscape merit, sensitivity or importance.

⁶ At the time of writing, the variation that placed the Priority Areas in the PDP is within its appeal period. The QLDC decisions-version of the Priority Area Schedules are the most up-to-date version but this may potentially change as any appeals are resolved.

Rural living – extremely limited or no landscape capacity, except within existing approved residential building platforms or where adjacent to SH6 on the extreme lower slopes of the Morven Hill PA and where reasonably difficult to see.

- 11 The preamble to the Schedules of 21.22 gives definitions of the activities for which landscape capacity is rated (at paragraph 5.1). In relation to farm buildings and rural living, the definitions of Chapter 2 and 3 of the PDP are used. Farm buildings, as defined in Chapter 2, are buildings necessary for farming activities but exclude residential activities, visitor accommodation, and temporary accommodation. Rural living, as defined in Chapter 3 (3.1B.5) is residential-type development in rural zones excluding residential development for farming or other rural production activities.
- 12 The above situation is explained in the **Commissioners'** decision regarding the variation that created Schedule 21.22⁷. Paragraphs 171 to 174 give useful background as follows:

In Ms Evans's view, farm dwellings were not included in the list of activities in strategic policy 3.3.38 as they were not known to be creating particular development pressure at the time the list of PAs was developed. She further noted that there is no change to the consenting pathway for farmhouses (or any other non-listed activity) and that landscape capacity for this type of activity will continue to be assessed on a case-by-case basis, which she considered to be an appropriate pathway.

We are mindful that at the hearing, Mr Haworth considered rural living, which he described as “the real problem”, to be the main contributor to inappropriate development pressure in ONFs, ONLs and RCLs. His views were indirectly supported by several submitters concerned that no provision had been made in the schedules for farm dwellings associated with family succession.

- 13 Therefore, with reference to the capacity ratings that we cite in our paragraph 10, the proposed activity, being a house on a farm (and a farm that is managed in conjunction with other parcels of farmland in the Wakatipu), does not fall to be considered as a farm building nor rural living development. Logically, the capacity for a farmhouse must be higher than the capacity for rural living development (described in the citation above as “the real problem”). In any event, this is to be considered on a case-by-case basis and rather than make findings about landscape capacity

⁷ Variation to Chapter 21 (Rural Zone) of the Proposed Queenstown Lakes District Plan - Introduction of Priority Area Landscape Schedules: 21.22 (Outstanding Natural Features and Landscapes) and 21.23 (Rural Character Landscapes), Report and Recommendations of Hearing Commissioners, 9 May 2024. Ratified and adopted by Queenstown Lakes District Council 21 June 2024.

for a type of activity (which are necessarily generalisations⁸), in this instance we have the ability to assess the particular effects of a specific detailed proposal.

14 In summary in relation to the PDP, the site is within the RZ and is part of an ONF (and part of a Priority Area). The relevant provisions direct that:

- Landscape values shall be protected;
- Buildings and physical changes shall be reasonably difficult to see from beyond the boundary of the site.
- Open character shall be maintained, where it is currently present.

EXISTING LANDSCAPE

15 We describe the landscape attributes and values for the relevant area, drawing from the decisions-version Schedule 21.22.4 and our own assessment.

Physical Attributes⁹

- 16 *“Prominent large roche moutonnée landform that is the highest and most extensive of the roches moutonnées protruding from the Whakatipu Basin floor (Morven Hill, Slope Hill, Ferry Hill and Feehlys Hill). The landform extends south-west to north-east, with the lower western summit (559 m) separated from the main eastern summit (750 m) by a shallow saddle. This landform is recognised in the NZ Geopreservation Inventory having national importance.*
- 17 *Predominantly rough pasture (with scattered matagouri, sweet briar, hawthorn, elderberry and other exotic weeds in places). Dense cover of weeds (the previously mentioned species as well as buddleia, gorse and broom), with some matagouri and manuka, on the shadier southern slopes leading down to the river.*
- 18 *Potential for enhancement of ecological values on the southern faces through weed control and indigenous regeneration. Some indigenous plantings have been established along the cycle trail.*
- 19 *Several dwellings are located on Morven Hill including consented, unbuilt platforms concentrated largely on the lower part of the ONF accessed off Alec Robins Road / SH6 with associated gardens and domestic curtilage”.*

⁸ TTatM, paragraph 5.49.

⁹ TTatM define physical attributes as “both the natural and human-derived features, and the interaction of natural and human processes over time”, at paragraph 4.23.

- 20 The prominent, rounded hill form geomorphology is the dominant physical attribute of Morven Hill. Farming land use keeps this geomorphology legible but weed species are significant in some parts.

Associative Attributes¹⁰

- 21 *“Contextual significance as a landscape feature that has defined communication routes in the Whakatipu Basin, with early tracks and roading around its base.*
- 22 *Important values as a widely visible and relatively open landmark that contributes strongly to the identity and sense of place of the Whakatipu Basin.*
- 23 *No public access to the PA, but the popular Twin Rivers cycle and walking trail is adjacent to the southern toe of the hill and allows users to view and experience the ONF”.*

Perceptual Attributes¹¹

- 24 ***“Very prominent distinctive landform. The pastoral openness means that undulating ice-eroded slopes and rocky outcrops are displayed, and the formative glacial processes are clearly legible.***
- 25 *A prominent and distinctive component of views from surrounding areas of the Whakatipu Basin and in particular from SH6 to the east, from Lake Hayes and surrounds, from Lake Hayes Estate, from the Crown Escarpment zig-zag and lookout and from the Remarkables ski field road. The bulky muscular and barren form of the hill dominates views from SH6 as it skirts the hill and from the Twin Rivers Trail. From the basin to the north, the hill forms a significant foreground feature in views towards the Remarkables.*
- 26 *Moderate-high level of naturalness due to the distinctive largely unmodified landform (within the PA), including a mosaic of pasture and native scrub cover and the low level of built modification and domestication.*
- 27 *High aesthetic attributes due to the visual prominence, openness and legibility of the landform, its memorability and visual coherence, and its role as the largest of the roches moutonnées within the Whakatipu Basin floor”.*

¹⁰ TTatM defines associative attributes at paragraph 4.23 as “the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape”.

¹¹ TTatM defines perceptual attributes at paragraph 24.3 as being “both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory”.

- 28 The perceptual attributes described above stem from the geomorphological form and elevation of the mountains and their relatively unmodified state. They form a dramatic backdrop to many views in the Wakatipu Basin.

Landscape Values¹²

- 29 Via both the ODP and the PDP, the community have recognised Morven Hill as an ONF. This demonstrates that its landscape character¹³ (and the attributes that combine to form that character) are valued by the community above the non-ONF or ONL landscapes of the district.
- 30 To be more specific, the values of the landscape stem from its attributes as described above; the legible, rounded and isolated form of Morven Hill sitting as a memorable landmark of the Wakatipu. Its landcover is generally open pasture (with some remnant natives in gullies and areas of weed infestation), allowing formative processes and natural landform to be recognised.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

- 31 In light of the above description of the existing landscape and the relevant statutory provisions, the relevant potential issues raised by the proposed dwelling and shed are related to the landscape values of the Moren Hill and the potential degradation of these by additional built form.

VISUAL CATCHMENT AND VIEWING AUDIENCES

- 32 With reference to Appendices 2 and 3 of this report, the proposed dwelling sits on a terrace or shallow saddle landform near the southwestern end of Little Morven Hill, with the proposed shed in a second saddle, 130m to the west. From the dwelling location, the hill landform rises to the northwest, north, northeast and east. Any visibility to the dwelling location is therefore only available from locations that are to the southeast, south, southwest and west of the dwelling. In practical terms, locations from which there may be some visibility are:

- Parts of the Remarkables Ski Area access road;
- Private land on the south side of the Kawarau River (Queenstown Park Station);
- Parts of the Kawarau River;

¹² TTatM defines landscape values at paragraph 5.06 and the glossary as "the reasons a landscape is valued – the aspects that are important or special or meaningful" and notes that "values are embodied in certain attributes".

¹³ TTatM defines landscape character at paragraph 5.04 as "each landscape's distinct combination of physical, associative and perceptual attributes".

- Parts of the Twin Rivers public trail as it follows the northern banks of the Kawarau, as well as adjacent public land;
- A number of locations (public and private) within approximately the southern half of the Lake Hayes Estate suburban area (topography screens the dwelling location from the northern half).

33 The actual degree of visibility from some of the above locations is particularly low, as will be discussed.

EFFECTS ON VIEWS AND VISUAL AMENITY

34 Visual effects are:

“effects on landscape values as experienced in views. ...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”¹⁴.

35 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 our report, we set out our overall findings in relation to views and visual amenity.

36 Appendix 3 of this report shows the site in its context. A photographic and visual simulation document prepared by Virtual View (the Virtual View document) also forms part of the resource consent application. The Virtual View document includes photographs and visual simulations from the 10 viewpoints that are shown on Appendix 3 to this report. The simulations show the proposed vegetation on site at 5 years of growth. We do not attach the Virtual View document to this report but reference to it (and to Appendixes 2 and 3 of this report) is useful in understanding this report.

Parts of the Remarkables Ski Area access road

37 The Remarkables Ski Area access road also allows public access to the Remarkables Conservation Area. With reference to Appendix 3, the section of the access road between the trig above Windy Point and a small pull-over area approximately 2km uphill allows broad views over the southern part of the Wakatipu Basin. The corner by the trig and the pull-over area itself are

¹⁴ TTatM, paragraphs 6.25 and 6.27.

the only realistic stopping points on this stretch of the road. With the Armco barrier on the outside edge of the road, gaining views unless stopped is particularly difficult. Both Lake Hayes and Morven Hill form part of the views, with sections of the Kawarau River also being part of the scene.

38 The locations of both the proposed shed and dwelling are within a line-of-sight from much of this stretch of the access road, at distances of between 2.3 and 3.3km. The existing farm road on the site is discernible in these views (with some difficulty). The views are very expansive and take in a vast landscape scene.

39 Both the shed and the dwelling buildings would be discernible as buildings of some sort, although their exact nature would not be legible. The alteration of landform by way of earthworks would not be recognisable but in the very short term land disturbance could be seen. Re-grassing and planting would quickly remedy this. Sweeps of vegetation would surround the buildings and visually tie them into a naturalistic pattern formed by the planted areas. The buildings will be of dark, visually-recessive colours and only the roofs would be significantly open to view. Given the vast breadth of these views and the distance to the proposed buildings, they will constitute an extremely small part of a very expansive and complex landscape scene. For the vast majority of viewers, we consider that the proposed buildings will go unnoticed and will not affect the amenity of these views. For those that do notice the buildings, their purpose is very unlikely to be recognisable. They may be seen as purely farm buildings. They would amount to a very small interruption to Morven Hill, low down on the landform. We consider the degree to which the buildings would detract from the qualities of these views would be very low at most.

Private land on the south side of the Kawarau River

40 The private land on the southern side of the Kawarau River that would allow visibility to the proposed activities is part of Queenstown Park Station. The applicants are in consultation with Queenstown Park Station and it is anticipated that they are to be supportive of the proposal.

The Kawarau River

41 The northern (true left) bank of the Kawarau is followed by the Twin Rivers Trail and associated public spaces. We discuss those areas separately subsequently.

42 The Kawarau River as it flows past Lake Hayes Estate is not deeply incised. However, it does have steep banks immediately adjacent to it of approximately 10 metres height in parts. These

banks and the relative level of the river surface in relation to surrounding topography mean that visibility to the location of the proposed activities by river users will be limited. As a river user passes the site itself, the river becomes much more incised, restricting views out.

- 43 River users can be private boat, jet-ski or kayak users or can be paying customers of one of the commercial jet boat operations. I understand that in terms of numbers, the majority of river users are the latter. No specific viewpoints on the surface of the river have been used for digital modelling or photography. However, viewpoints 8 and 9 of the Virtual View document (also identified on Appendix 3 of this report) are adjacent to the part of the river that allows most visibility and give a good impression of what will be experienced.
- 44 Moving downstream (west to east), by the time a river user gets to Viewpoint 9, any visibility of the proposed buildings is lost. The river surface to the immediate south of Viewpoint 8 is the part of the river that allows the most visibility to the buildings. A river user here is at a lower elevation than at Viewpoint 8, and hence less built form will be visible. With reference to the Viewpoint 8 visual simulation, very little built form will be discernible; small slivers of roofing in the very short term. Even with very little vegetation growth, we consider that built form will be unnoticeable in a practical sense. We consider that there will be no adverse effect on the visual amenity of users of the river surface.

The Twin Rivers Trail and adjacent public land

- 45 With reference to Appendix 3, the relevant part of the Twin Rivers Trail follows the true left bank of the Kawarau River from Shotover Country and Lake Hayes Estate in the east, following the river's edge, crossing Hayes Creek **at Billie's Bridge** and then ascending towards the site itself, before continuing west on the southern side of Morven Hill towards Morven Ferry. Public Recreation Reserve land (Widgeon Park) sits on the river flats between the trail and Lake Hayes Estate / Bridesdale. Viewpoints 8 and 9 illustrate the views available from the trail and these public places. Viewpoint 7 (Alps View Place) is from a higher elevation (allowing more visibility) but at a similar viewing angle to parts of Widgeon Park.
- 46 Travelling along the described stretch of the Twin Rivers Trail, an observer gains various long-range views to the suburban areas of Lake Hayes Estate and Bridesdale. The experience is of being on a countryside trail, close to (but relatively removed from) a suburban area. The upper parts of Morven Hill are visible and read as an open, farmed, elevated landform.

- 47 With reference to the Viewpoint 9 Virtual View image, earthworks have been designed to enhance the screening function of existing landform so that the proposed dwelling and shed will not be visible from the Twin Rivers Trail as it follows the river and then ascends the slope, passing the subject site. This is the case even if we disregard the proposed vegetation. Trail users will observe earthworks in the very short term in the form of the mounding close to the dwelling location, followed by re-grassing and then incrementally burgeoning native vegetation. Once re-grassing is done, the earthworked area will be indiscernible in relation to surrounding landform.
- 48 As a trail user passes the gully up which the existing vehicle track runs past the proposed shed location, a glimpse up the gully is available in which part of the eastern façade of the proposed shed may be visible. Existing native shrub planting in the gully will assist in screening this part of the shed and this screening will increase as this vegetation grows. In any event, if noticed, the building will be recognisable as a farm shed adjacent to an existing vehicle track, and quite separated from a trail user. We consider that this will not adversely affect the visual amenity that is experienced by a trail user. Taking into account all of the proposed activities, the visual amenity experience of a trail user will remain as it currently is.
- 49 The part of the paper road of Alec Robins Road along which **the site's access road runs** may be used in the future for a potential trail link between the Twin Rivers Trail and the formed part of Alec Robins Road or other trails to the west of the site. From this paper road, the proposed activities cannot be seen.
- 50 Moving to the public recreation land that takes in Widgeon Park, this land is undeveloped rough paddock that is used informally by the public. It has the potential to be developed as a reserve of some sort in the future. Viewpoint 8 is one of the locations within this reserve land that gives the best opportunity to view the location of the proposed dwelling and shed. Again, earthworks have been designed such that only very small parts of the proposed built form will be within a line-of-sight, and only at considerable distances (between approximately 850 and 1,300m). Even when initially planted, proposed vegetation will practically screen all visibility. We consider that any changes that result for the proposed activities will be very difficult to discern and that Morven Hill and the surrounding landscape will continue to be perceived as it is now. Visual amenity will not be adversely affected.

Locations within Lake Hayes Estate

- 51 A number of locations (public and private) within approximately the southern half of the suburban area that comprises Lake Hayes Estate, Bridesdale and Kwarau Heights potentially enable a line-of-sight to parts of the proposed dwelling and shed. Viewpoints 2 to 7 and 10 of the Virtual View document have been chosen to represent these views since these are locations that allow good visibility to the site. From the northern half of this suburban area, topography screens views to proposed built form.
- 52 The Kwarau Heights suburban area, comprising the public roads of Kwarau Heights Boulevard, Douglasvale Rise, Carrick Lane and the small private lanes that branch off these, is in the process of being developed and all land, including the individual residential titles that have been created, are owned by the developers, being the Sanderson Group. The view from this area is represented by Viewpoints 4 and 10 of the Virtual View document. The applicants are in consultation with the Sanderson Group and it is anticipated that they are to be supportive of the proposal.
- 53 Views from Lake Hayes Estate and Bridesdale are represented by Viewpoints 2, 3, 5, 6 and 7. These locations have been chosen since they allow a line-of-sight to the relevant part of the subject site. From many locations within these suburban areas, foreground elements (such as buildings, hedges, fences, trees, etc) block visibility towards the lower parts of Morven Hill including the site.
- 54 When observers do get a line-of-sight to the location of the proposed buildings, it is the more elevated viewpoints, such as Viewpoint 2, that allow the best visibility, however these are also the more distant viewpoints, Viewpoint 2 being 1.9km from the dwelling location. In views such as this, the roofs of the shed and the dwelling are within a line-of-sight above the proposed earth mounding, before planting gains any maturity. The roofs are to be of Karaka and Thunder Grey Coloursteel respectively. Almost all of the access road to the buildings is hidden from view. We consider that, even in the absence of the proposed planting, built form will be reasonably difficult to see from locations such as Viewpoint 2. With reference to the Viewpoints 2 and 4 images, a broad and complex scene is taken in from viewpoints of this sort. For many observers, we consider that the proposed activities will go unnoticed once earthworks are re-grassed. For residents with a particular view (such as a favourite window) that they return to frequently that allow this visibility, they may notice small parts of built form in the short term. The proposed planting to the immediate west of the dwelling and shed is native shrub vegetation that will tie in with natural vegetative patterns. In the relatively short term (after perhaps 4 years) this vegetation will entirely screen built

form. We consider that there may be an adverse visual amenity effect for some viewers of a low degree in the short term, with a small interruption being noticeable on the lowest part of Morven Hill. This effect will decrease in degree as vegetation grows, becoming fully remedied after approximately 4 or 5 years.

- 55 Of the views to the site that are available from the suburban areas, most are from locations that are less elevated than Viewpoint 2. Viewpoints such as 3, 5, 6 and 7 allow visibility to the location of the proposed buildings. In views of this sort, viewing angles mean that the proposed earthworks and mounding will provide more screening of built form, with only a very small horizontal sliver of the roofs of the shed and dwelling being within a line-of-sight, before vegetation grows. Again, the access alignment is well hidden. In views of this sort, we consider that as soon as vegetative cover is installed over the ground disturbed by earthworks, the proposed buildings will be very difficult to see. As vegetation grows, naturalistically configured areas of native vegetation will become visually noticeable on these low slopes of Morven Hill, tying in with natural patterns. Any adverse effect in visual amenity will range up to being of a very low degree at most.

State Highway 6

- 56 A particularly short stretch of SH6 adjacent to **Howard's Drive** allows views towards the subject site. These views are at distances of approximately 2km and are represented by the Viewpoint 1 images.
- 57 In these views, Little Morven Hill is visible, including the upper parts of the site but a line-of-sight to the location of the proposed buildings themselves cannot be gained. There will be no effect in visual amenity as experienced from locations such as this.

Summary in relation to views and visual amenity

- 58 Sitting on the lower slopes of Little Morven Hill, the location of the proposed buildings is potentially visible from the south, west and northwest. Landform and proposed earthworks have been used to recess the buildings into landform, with the dwelling gaining aspect and views to the west and northwest. The desire is that the dwelling gains views to the mountains and skylines but not to the suburban areas. Proposed native vegetation areas, land management and pest control will mean that the broader site is viewed as open pasture with a burgeoning mosaic of native vegetation areas that follow natural patterns.

- 59 The design, as described above, will mean that the proposed built form is invisible or very difficult to see from most potential viewing locations. For observers in locations such as this, there will be no material effect on visual amenity. In the very short term, disturbed ground associated with earthworks will be recognisable (often at considerable distances) until it is re-grassed and/or revegetated. Disturbance of this sort could occur through permitted activities (cultivation, etc) and it will be quickly remedied in any event. The alteration to landform will not be recognisable in these views, only an area of disturbed (i.e. unvegetated) ground and this will be repaired in the very short term. We consider that the earthworks themselves will not result in an adverse visual effect.
- 60 There will be some ability to view the relevant part of the site from a stretch of the Remarkables access road but with considerable difficulty. The nature of the buildings will be difficult to determine. A small visual interruption may be seen on the lower slopes of Little Morven Hill, which is part of a very broad landscape scene, bringing an effect of a very low degree.
- 61 From some locations within Lake Hayes Estate and Bridesdale, a line-of-sight is available to small parts of the proposed buildings that will visually extend above proposed mounding, before proposed vegetation grows, at distances of between 900 and 1,900m. From these locations, built form will be reasonably difficult to see, even in the short term. As vegetation within the site grows, the slivers of built form will become decreasingly discernible. Short term effects on the visual amenity of observers will range up to being of a low degree at most.

LANDSCAPE EFFECTS

- 62 TTatM states that:

“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—and the physical characteristics that embody those values. ...

Effects on landscape values are assessed against the existing environment and the relevant statutory provisions. Provisions often anticipate change and certain outcomes for landscape values.¹⁵

- 63 Appendix 1 of this report gives comments in relation to the relevant PDP assessment matters. These comments are relevant in relation to effects on landscape character and values. In this section of our report, we set out our overall findings in relation to character and values.
- 64 The proposed activities are to be located within the Morven Hill ONF, on the southwestern flanks of the smaller landform known as Little Morven Hill. Pursuant to the PDP, the ONF comprises Morven Hill and Little Morven Hill together, excluding the rural living area on the northwest face. The ONF adjoins the corridor of the Kowarau River, with Queenstown Park Station and the northern faces of the Remarkables to the south of the river. Therefore, while a distinct feature, Morven Hill adjoins ONL land to its south, and adjoins the (non-ONL) landscape of the Wakatipu Basin to the west, north and east. The entirety of Morven Hill has been grazed as part of farming operations since early colonial times. With reference to Schedule 21.22.4, the growth of weed species over parts of Morven Hill, particularly the southern slopes, has occurred over more recent decades. Historically, up until approximately the late 1980s, the entire hill was relatively uniform improved pasture, with farming of the land being more intense than in recent times.
- 65 A description of the relevant existing landscape character and values is set out above in paragraphs 16 to 30. In summary, the legible, rounded and isolated form of Morven Hill sitting as a memorable landmark of the Wakatipu leads to its landscape values. Its landcover is generally open pasture, allowing formative processes and natural landform to be recognised.
- 66 It is relevant that, unlike many ONFs in the district, this particular ONF sits immediately adjacent to the Wakatipu Basin including rural living areas and the suburban area of Lake Hayes Estate. Notably, the relevant Objectives (as per my paragraphs 7 to 9) require that the landscape values of the ONF (i.e. the reasons it is valued) are protected and that any new buildings or structures or associated physical changes to the landscape are reasonably difficult to see.
- 67 The actual changes to the landscape that will occur as a result of the proposal will ultimately be:
- the addition of a particular farm dwelling with associated curtilage;

¹⁵ TTatM, paragraphs 6.01 to 6.06.

- the addition of a farm shed and vehicle turning area;
- a short extension to the existing vehicle track and particular earthworks in the immediate vicinity of the dwelling and shed;
- Additional native vegetation planting as per the proposed structural landscape plan;
- The farming management of the entire site will be more active than currently with the owners living on site. Ongoing grazing and management will mean that animal and plant pests are controlled in a long-term way and that pasture is maintained over the property.

68 Essentially, at a broad scale, the 58.5ha landholding of which the site is a part (which represents approximately the southwestern third of Little Morven Hill) will continue to be managed as farmland but more actively than currently, resulting in more pest control and continuity of pasture. Additionally, a dwelling and shed will appear in the landscape with associated activity. The important consideration is how these changes will sit in relation to the landscape values of the Morven Hill ONF.

69 With reference to Appendix 3, the ONF of Morven Hill excludes the rural living area on the northeast face. Therefore, the ONF is made up of a number of large blocks of ownership. The Hamilton and McColl landholdings include farm tracks, yards, water tanks and a farm quarry. The Topp block contains two farm sheds extending up the northern part of the toe of Little Morven Hill. In relation to dwellings, the ONF contains the McLintock and Syz Investments dwellings, both close to the toe of the ONF, and the consented Davies dwelling high on the northern part of the ONF, at an altitude of 568m.

70 Natural character (or naturalness) is a subset of landscape character. Consideration of natural character is important when dealing with an ONF (of an ONL), since one of the key characteristics of an ONF is naturalness. The definition and degrees of natural character or naturalness have been discussed throughout a number of Environment Court proceedings. We find the *Upper Clutha Tracks Trust* decision to be the most recent and useful, in particular the findings that:¹⁶

"As the Court has pointed out on numerous occasions, a better reflection of reality (as viewed by humans) is that there is a spectrum of landscapes from pristine through highly natural, along to highly modified but looks natural ... through to urban. ..."

¹⁶ Upper Clutha Tracks Trust v Queenstown Lakes District Council [2010] NZEnvC 432 at [56] – [62].

We reiterate strongly that it is the extent of human (or cultural) modification – on a continuum – that determines whether a landscape is natural or not. ...

At the risk of being unduly repetitive ‘natural’ is a cultural construct rather than a scientific term”.

71 This definition also accords with the guidance of TTatM¹⁷.

72 In relation to naturalness, Schedule 21.22.4 notes:

Moderate-high level of naturalness due to the distinctive largely unmodified landform (within the PA), including a mosaic of pasture and native scrub cover and the low level of built modification and domestication. Rural living development outside the PA on the north-western hill slopes has degraded the naturalness and coherence of the landform to some extent but this area of modification is subservient to the overall scale, bulk and visual integrity of the hill.

73 Given the above description of the degree of naturalness, the existence of other dwellings within the ONF, and the grazed pasture dominated vegetation cover of the feature, I consider that, in terms of landscape character and values, a single dwelling and farm shed per se on a farming property are not elements that are necessarily at odds with the landscape character and values of the Morven Hill ONF. However, in order to appropriately protect landscape values, such elements would need to be reasonably difficult to see, to preserve current openness, and allow the ONF to maintain its current degree of naturalness. Again, we refer to the issue described in paragraphs 10 to 13 above; the capacity for the ONF to absorb a dwelling associated with farming is different to its capacity to absorb rural living development.

74 The effects on the proposal on landscape values as they are experienced visually are described in the previous section of this report. In short, we find that the new elements in the landscape that will be enabled by the current proposal will be particularly inconspicuous; they will be reasonably difficult to see.

75 In relation to potential effects on landscape values, **specific aspects of the proposal’s design** are relevant, specifically:

- The particular location of the proposed dwelling within the subject site. It sits in a shallow, amphitheatre-like hollow on the southern side of Little Morven Hill. This limits the visual catchment from which there are potential views to the location and contains any potential

¹⁷ TTatM, paragraphs 9.01 to 9.04.

effects to a restricted area. The same issue applies to the proposed farm shed; it is significantly contained by landform and topography.

- The architecture of the proposed dwelling, comprising a number of gabled forms in an L-shape configuration, with a maximum apex height of 5.97m. Its floor level and orientation in relation to landform means that the dwelling and its outdoor spaces gain high-amenity views to mountainous skylines to the northwest and southeast, while remaining very well contained by topography. The design of the farm shed has kept a low, mono-pitch roof form, allowing it to be benched into landform, resulting in significant containment. The dwelling and farm shed are to be clad and roofed in Coloursteel; the shed in Karaka (dark green) and the dwelling in Thunder Grey (dark grey). Both are particularly visually-recessive finishes.
- Planting and landscape design that forms part of the proposal has been done to use locally-relevant native species mixes to build on the pattern of existing native vegetation so as to enhance natural character create a strongly vegetated setting for the buildings that will anchor built form in its location and providing additional visual screening.
- The details of earthworks design. While a significant volume and height is proposed to create mounding to the southwest of the proposed dwelling and to cut the dwelling and shed into landform, this work is to be done to enhance the existing saddle-like locations of the buildings. Existing landform on the site creates rolling hollows as it descends from the upper slopes of Little Morven Hill. The proposed earthworks will accentuate existing hollows in a way that replicates and ties into natural landform. Once earth-shaping is complete and re-grassing and planting is done, the finished landform will appear entirely natural and will not detract from the form of Little Morven Hill.
- Access will very largely be via an existing formed vehicle track. Fencing has been configured to retain as much useful, productive pasture as possible.
- The overall use of the site will be as part of a farming operation. This ongoing farming use by those living on the site will ensure continued and improved plant and animal pest control and maintenance of a pasture landcover (with considerable areas of native shrubland vegetation) over the entirety of the site. All pest vegetation species (as listed

in provision 34.4.2 of the PDP) shall be removed from the property within a year of consent being granted, and these shall be excluded on an ongoing basis.

- 76 When considered on their own, the proposed buildings of the dwelling and farm shed and their occupation will decrease the natural character of the site itself. New human elements and occupation will be imposed on the site, hence it will no longer be as empty as it currently is and human modification will increase. In relation to the spectrum of naturalness as described in paragraph 70 above, the specific area of the proposed buildings will move away from the natural end of the spectrum.
- 77 Looking at the relevant Objectives and Policies, as set out in paragraphs 7 to 9 above, the overriding requirement is to protect the values of the Morven Hill ONF. With reference to Schedule 21.22.4 and paragraphs 70 to 71 above, moderate-high naturalness is an important factor. The ONF is not devoid of buildings; there are existing dwellings and farm buildings. As well as adding buildings, the proposal will ensure ongoing land management of a considerable portion of the ONF, and increased management of pest species. Additionally, other aspects of the proposal serve to mitigate potential effects on landscape values; being the factors described in paragraph 75 above. The proposal has been configured so as to be as inconspicuous and as accordant with existing landscape character as possible. Importantly, the ability to visually perceive the proposed activities will be very limited.
- 78 Ultimately, we consider that while the proposal will add human modification to a specific part of the ONF thereby having an adverse effect on naturalness, we consider that:
- the specific location of the activities,
 - their physical containment and visual inconspicuousness,
 - their specific nature (i.e. a farm house and farm shed, inextricably associated with farming activity and management),
 - the improved land management and protection/enhancement of native vegetation areas,

will mean that the values of the ONF will continue to be protected. The manner in which the landscape feature of Morven Hill (including Little Morven Hill) is valued will not be reduced.

CONCLUSIONS

- 79 A building platform and shed are proposed on a 16.7ha site (part of a 58.5ha farming landholding) that takes in part of the southern side of Little Morven Hill. The building platform will provide for a specific dwelling design (although minor deviations are provided for). Earthworks and native vegetation are proposed in the vicinity of the buildings. Additional areas of proposed native vegetation, retention of existing native vegetation and ongoing management of pest species are proposed across the site.
- 80 Morven Hill, including Little Morven Hill, is an ONF. Its legible, rounded and isolated form makes it a memorable landmark of the Wakatipu. Its landcover is generally open pasture (with some remnant natives in gullies and areas of weed infestation), allowing formative processes and natural landform to be recognised.
- 81 Landform and proposed earthworks have been used to recess the buildings into landform. Proposed native vegetation areas, land management and pest control will mean that the broader site is viewed as open pasture with sweeps of native vegetation areas. In the short term, disturbed ground associated with earthworks will be recognisable (often at considerable distances) until it is re-grassed and/or revegetated. Built form will be invisible or very difficult to see from most potential viewing locations.
- 82 There will be some visibility of built form available from a stretch of the Remarkables access road and from some locations within Lake Hayes Estate and Bridesdale. Small parts of the proposed buildings that will visually extend above proposed mounding are within a line-of-sight, often at long distances and as part of very broad landscape scenes. As vegetation within the site grows, the parts of built form will become decreasingly discernible. Short term effects on the visual amenity of some observers in particular locations will range up to being of a low degree, thereafter decreasing as vegetation grows.
- 83 In relation to the landscape values of Morven Hill ONF, the proposal will add human modification to a specific part of the ONF, thereby having an adverse effect on naturalness. However, we consider that the specific location and nature of the proposed activities will mean that the values of the ONF will continue to be protected. The reasons that the feature of Morven Hill (including Little Morven Hill) is valued will not be reduced or altered, it will continue to be valued as it currently is. We therefore find that the proposal represents appropriate landscape management of the site and that the relevant Objectives and Policies of the PDP will be upheld.

Report reviewed and approved by Ben Espie 30 October 2025

vivian+espie

G AND M SMITH – LANDSCAPE ASSESSMENT REPORT - APPENDIX 1: COMMENTARY IN RELATION TO THE PROPOSED DISTRICT PLAN ASSESSMENT MATTERS 21.21.1 AND 21.21.3

21.21.1 OUTSTANDING NATURAL FEATURES AND OUTSTANDING NATURAL LANDSCAPES (ONF & ONL).		
ASSESSMENT MATTER		ASSESSED EFFECTS
21.21.1.1 Landscape values		
For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.29, SP 3.3.30, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.51, 6.3.2.7, 6.3.3.1 and 6.3.3.2, 6.3.3.3, 6.3.3.5, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.9, 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 values identified in Schedule 21.22, where relevant;	The Schedule is relevant in this instance, since part 21.22.4 of the Schedule describes the Morven Hill ONF, within which the site is located. The landscape values set out in the Schedule are discussed in the body of this report. We agree with the content of 21.22.4 and understand that no outstanding appeals relate to Schedule 21.22.4. Therefore, for the purposes of our assessment, we have used the QLDC decisions-version of the Schedule.
	b. the landscape values identified in accordance with SP 3.3.43 and SP 3.3.45;	Landscape values have been identified in accordance with this methodology and are set out in the notified Schedule 21.22.4. Using our own assessment and considerations, we agree that the Schedule appropriately describes the ONF and its values. In summary, the values of the ONF stem from largely from its physical attributes. The legible, rounded and isolated form of Morven Hill sits as a memorable landmark of the Wakatipu. Its landcover is generally open pasture (with some remnant natives in gullies and areas of weed infestation), allowing formative processes and natural landform to be recognised.
	c. whether, and to what extent, the proposal will protect Tangata Whenua values, including Tōpuni or nohoanga. <i>Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</i>	We are not aware of any Tōpuni or nohoanga associated with Morven Hill, nor any specific Tangata Whenua values.

21.21.1.2 Visibility		
<p>For the implementation of relevant policies including SP 3.3.23, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.7, 6.3.2.8, 6.3.3.1, 6.3.3.5, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 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 the extent to which:</p>	<p>a. unformed legal roads in the vicinity of the proposal will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;</p>	<p>With reference to Appendix 3, the Twin Rivers Trail partially sits within legal road and is partially on easements over private land. On the western side of Little Morven Hill, the formed road of Alec Robins Road sits within legal road. At the southwestern point of Little Moven Hill, the legal road takes in a steep bank and part of the driveway of number 111 Alec Robins Road, such that the vehicle track that accesses the subject site is not within the legal road and follows flat land, which is private (and subject to particular agreements regarding private use). I understand that this steep bank part of the legal road could not be formed as a road.</p> <p>There is potential for a future a trail connection adjacent to the western part of the site's access road, between the Twin Rivers Trail and the paper road of Alec Robins Road. This could then connect with trail alignments to the west (easements over Lot 3 DP 447906 and Pt Sec 28 Blk IX) to connect to the Bridesdale suburban area. From this potential future connection, the proposed activities cannot be seen.</p>
	<p>b. the proposal will detract from public or private views of and within Outstanding Natural Features and Outstanding Natural Landscapes;</p>	<p>This issue is discussed in detail in the body of this report. We consider that from some particular viewpoints within the Lake Hayes Estate / Bridesdale area, these will be a short-term detraction that will range up to being of a low degree. This detraction will reduce and be remedied as vegetation within the site grows.</p>
	<p>c. mitigation is provided by elements that are in keeping with the protection of landscape values;</p>	<p>The elements that will serve the purpose of reducing or filtering visibility of future buildings are natural topography, proposed modification of landform in the vicinity of the buildings and proposed native vegetation. The earthworks have been designed in order to replicate natural landform once planted and when seen from outside the site. All of these elements are in keeping with the existing character of the landscape.</p>
	<p>d. structures will break the line and form of any ridges, hills and slopes;</p>	<p>From no viewpoint will the proposed structures break the line and form of any ridges, hills and slopes. When visible, the relevant small parts of built form will protrude slightly above mounded landform with an immediate land backdrop.</p>
	<p>e. any roads, access, lighting, earthworks and landscaping are visible from beyond the boundary of the site of the proposal;</p>	<p>A particularly short extension and minor upgrade work is proposed in relation to the existing vehicle track. These changes will not be seen from outside the site. A condition of consent is proposed to limit outdoor lighting in relation to the proposed dwelling. As mentioned, finished earthworks will be difficult to recognise from outside the site. Areas of proposed planting will become legible from beyond the</p>

		site once they reach some maturity. They will be seen as sweeps and stands of native vegetation that build on existing native vegetation.
f. if the proposal would be located within a landscape that exhibits open space or has an open character, it:	i. will maintain open space or open character when viewed from public roads and other public places;	The visibility of the site and its characteristics is set out in detail elsewhere in this report. Public views to the location of the proposed buildings are particularly limited. The broader site, and Little Morven Hill generally, are often visible and will continue to appear as open space, with improved pest and land management such that openness will be maintained into the future.
	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;	From elevated viewpoints and viewpoints in the broad area surrounding it (including public viewpoints), Morven Hill (including Little Morven Hill) constitutes a broadly visible expanse of open landscape.
	iii. is likely to affect open space or open character values with respect to the site and the surrounding landscape;	As discussed in relation to (i) above, a small and particularly hidden part of the site will contain built form. The broader site will continue to take the form of farmed open space, with improved management as proposed conditions of consent require removal of pest plants on an ongoing basis.
	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 proposal;	The location of the proposed dwelling and shed is a particular part of Little Morven Hill that is a shallow hollow on the hill's south side . Natural topography serves to visually contain the location of the proposed buildings such that they are considerably contained and screened.
	g. the visibility of the proposal will contribute to adverse cumulative effects on the landscape values identified in Schedule 21.22, or	This issue is discussed in relation to matters 21.21.1.2 (b) regarding visual effects, matter 21.21.1.3(e) regarding design and density and matter 21.21.1.4 (c) regarding cumulative effects, and in the body of this report.

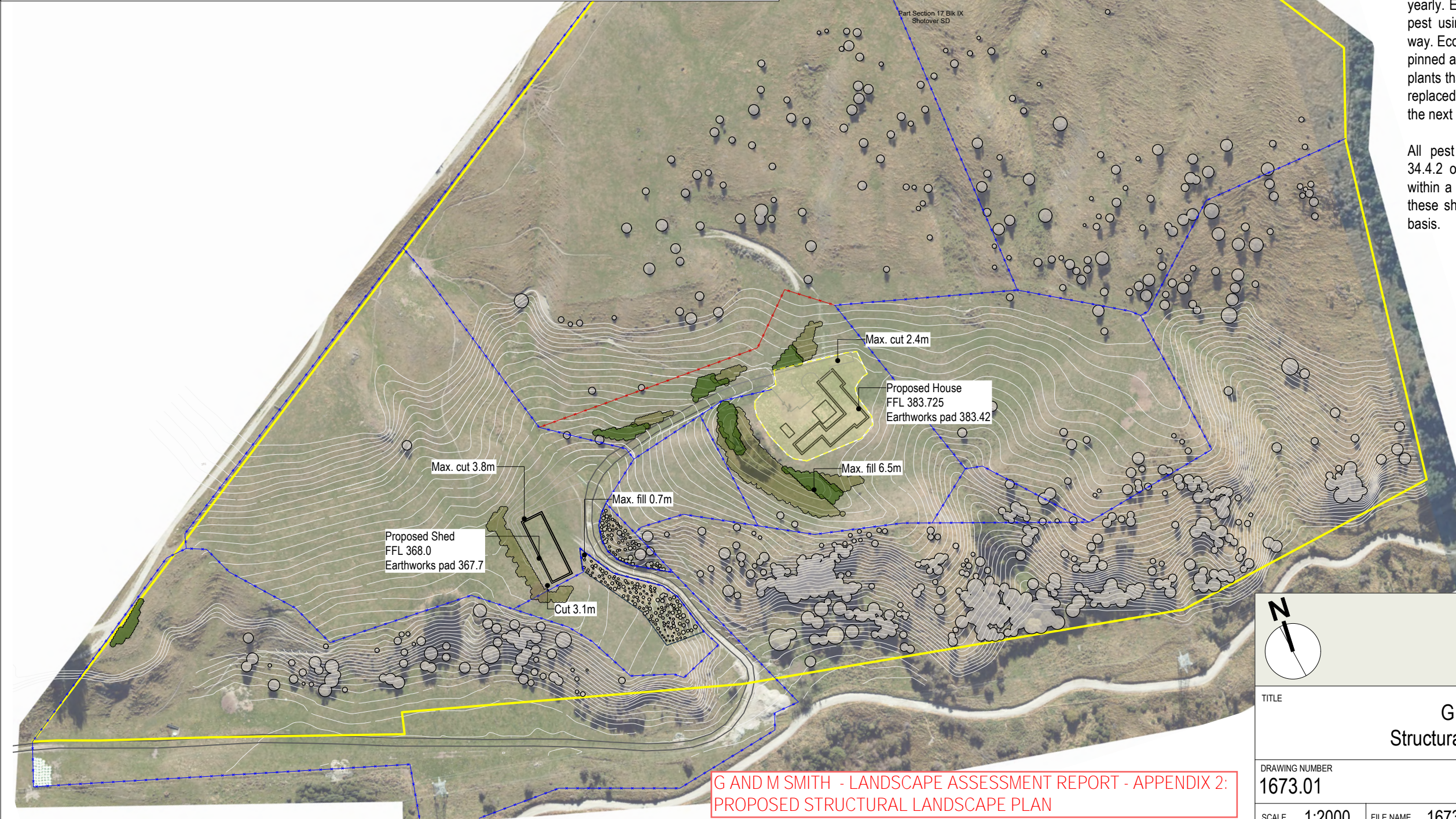
	identified in accordance with SP 3.3.45.	
21.21.1.3 Design and density of development		
For the implementation of relevant policies including SP 3.3.23, SP 3.3.31, SP 3.3.43, SP 3.3.45, 3.3.46, 6.3.2.1, 6.3.2.7, 6.3.2.8, 6.3.3.1, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which:	a. the proposal, including access, is designed and located in response to the identified landscape values;	As is set out in the body of this report the configuration of the application including its layout (including access), restrictions and design controls and vegetation regime has been designed so as to respond to the identified values of the landscape. This has been a key driver in the formulation of the proposal.
	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);	The proposal uses an existing vehicle access road. No particular pedestrian connections or common open space or common accessways are proposed as the proposal is for one dwelling and shed.
	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;	The proposal is for a single dwelling with no real opportunity for clustering the proposed development. However, the proposed platform and shed are situated in a particular part of the site and use the same access road. As such, all new elements in the landscape will be grouped together in a particular part of the site that has been chosen for its ability to visually and spatially contain these elements. It is a location that is least sensitive to change when considering the ONF as a whole.
	d. any proposed new or modified boundaries will give rise to artificial or unnatural lines in the landscape (such as planting and fence lines) which are inconsistent with identified landscape values;	No new boundaries are proposed.
	e. the design and density of the proposal contributes to adverse	The proposal will enable one additional dwelling within the ONF of Morven Hill. In this sense the proposal will cumulatively add domestication to the ONF. The design of the proposed activities has endeavoured to create a visually recessive dwelling in a particular location that is well hidden, thereby

	cumulative effects on landscape values.	maintaining (and improving) the site in terms of its open, managed vegetation and outward appearance. For the reasons discussed in this report, we consider that the degree to which the proposed activities will combine with the existing elements in the landscape to create an adverse cumulative effect will be of a very low degree.	
21.21.1.4 Cumulative effects			
For the implementation of relevant policies including SP 3.3.23, SP 3.3.29, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.3.1, 6.3.2.7, 6.3.3.5, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, whether located within or outside any Outstanding Natural Feature or Outstanding Natural Landscape, the Council will have regard to:	aa. the soundness of the methodology applied for the consideration of cumulative effects on landscape values including as to:	<div>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);</div> <div>ii. how it accounts for contribution to those effects from existing, consented or permitted development within the relevant landscape character area;</div>	<div>Again, the proposal will enable one additional dwelling (and shed) on a farming property that forms part of the Morven Hill ONF.</div> <div>Schedule 21.22.4 has been prepared while taking account of all existing, consented or permitted development. As set out in paragraphs 10 to 13 of this report, the proposed activities do not fall under the definitions of “rural living development” nor “farm buildings”. Nonetheless, we consider there are likely to be very few suitable opportunities for buildings within the ONF of Morven Hill (and Little Morven Hill).</div>
	b. the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.29 and SP	The Council’s decisions-version of Schedule 21.22 has been prepared in accordance with SP3.3.29 and 2.3.45. The relevant capacities are then set out in Schedule 21.22.4. As discussed in relation to In relation to (i) above, the proposed activities do not fit within the activities for which a capacity rating	

	3.3.45 that is relevant to the proposal being considered;	<p>is given, however, we consider that, looking at Morven Hill as a whole, there are likely to be very few locations where built development could take place without degrading the ONF's values.</p> <p>Following the assessment set out in this report, we find that the proposed location (taking account of the details of the design) is one location in which built form can be accommodated in the specific way that is proposed, such that landscape values can be maintained. There may be no other such locations within the ONF.</p>
	c. the contribution existing, consented or permitted subdivision or development (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity; and	Existing development and modification have been fully taken account of by the QLDC in arriving at its decisions-version Schedule and capacity ratings, including the as-yet unbuilt Davies building platform. Apart from that platform there are no relevant unimplemented consents or permitted developments.
	d. the effect the proposal would have on landscape values and landscape capacity.	<p>The actual changes to the landscape that will occur as a result of the proposal will be a specific dwelling with associated curtilage, a farm shed, native vegetation planting and ongoing management of weed species over the site. The proposed domestic activity will be considerably screened by topography and vegetation.</p> <p>These activities will add human modification to a specific part of the ONF, thereby having an adverse effect on naturalness. However, the specific location of the activities, their physical containment their specific nature, coupled with improved land management and protection/enhancement of native vegetation areas, will mean that the values of the ONF will continue to be protected.</p> <p>We do not consider that the proposed activities will have a direct effect on the capacity of Morven Hill to accommodate further similar activities in the future but we note that there are likely to be very few opportunities for this in any event.</p>
21.21.3 Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL)		
21.21.3.1 For the implementation of relevant policies including 6.3.2.5, 6.3.2.6, 21.2.1.1, 21.2.1.6 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which indigenous biodiversity values, in particular the habitat of any threatened species, or environments identified as	The current proposal involves the undertaking that all native vegetation on the site will be retained. Additional native planting is proposed as has been described. If unmanaged, broom, gorse and buddleia quickly establish in this area. The proposal includes an undertaking that all pest vegetation	

chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status, are protected or enhanced.	species (as listed in provision 34.4.2 of the PDP) shall be removed from the property within a year of consent being granted, and these shall be excluded on an ongoing basis.
21.21.3.2 For the implementation of policy 21.2.1.16, in considering a subdivision or development proposal, the Council will have regard to whether easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas would be provided for.	The proposal does not include any proposed easements of this sort. As mentioned, there is the potential for the paper road of Alec Robins Road that accommodates the western part of the site's access road to be used as a trail link in the future. The proposed activities will not be visible from a link of this sort.
21.21.3.3 For the implementation of policy 6.3.2.6, in considering a subdivision or development proposal, the Council will have regard to the extent to which any marginal farming land is to be retired and reverted to indigenous vegetation.	The gullies and steepest parts of the site which are impractical for farming are effectively currently retired and are in native vegetation. Outside of these areas, the farmland of the site is not marginal and is to be used as part of an ongoing farming operation.
21.21.3.4 For the implementation of policy 21.2.5.6, in considering a mineral extraction proposal where adverse effects cannot be avoided, mitigated or remedied, the Council will have regard to the merits of any proposed environmental compensation.	Mineral extraction is not proposed.

Structural grey shrubland planting						
Common Name	Botanical Name	Min. grade	Height at 5yrs	Mature Height	Spacing	Qty
Mingimingi	Coprosma crassifolia	2.5L	4m	4m	1.5m	140
Mingimingi	Coprosma propinqua	2.5L	2m	5m	1.5m	140
Stiff Karamu	Coprosma rigida	2.5L	0.6m	0.6m	1.5m	35
Coprosma	Coprosma rugosa	2.5L	3m	3m	1.5m	70
Korokio	Corokia cotoneaster	2.5L	2m	3m	1.5m	70
Matagouri	Discaria toumatou	2.5L	1.5m	2m	1.5m	140
Twiggy Tree Daisy	Olearia lineata	2.5L	3m	3m	1.5m	105
					Total	700
Structural planting (high)						
Common Name	Botanical Name	Min. grade	Height at 5yrs	Mature Height	Spacing	Qty
Manatu / Ribbonwood	Plagianthus regius	2.5L	4m	12m	1.5m	74
Tarata / Lemonwood	Pittosporum eugenioides	2.5L	3m	12m	1.5m	74
Kohuhu / Black Matipo	Pittosporum tenuifolium	2.5L	3m	6m	1.5m	74
South Island Kōwhai	Sophora microphylla	2.5L	3m	8m	1.5m	74
					Total	274



- Site boundary
- Proposed structural planting (high)
- Proposed structural grey shrubland planting
- Existing vegetation to be retained
- Proposed curtilage area
- Existing stock fences
- Proposed stock fence

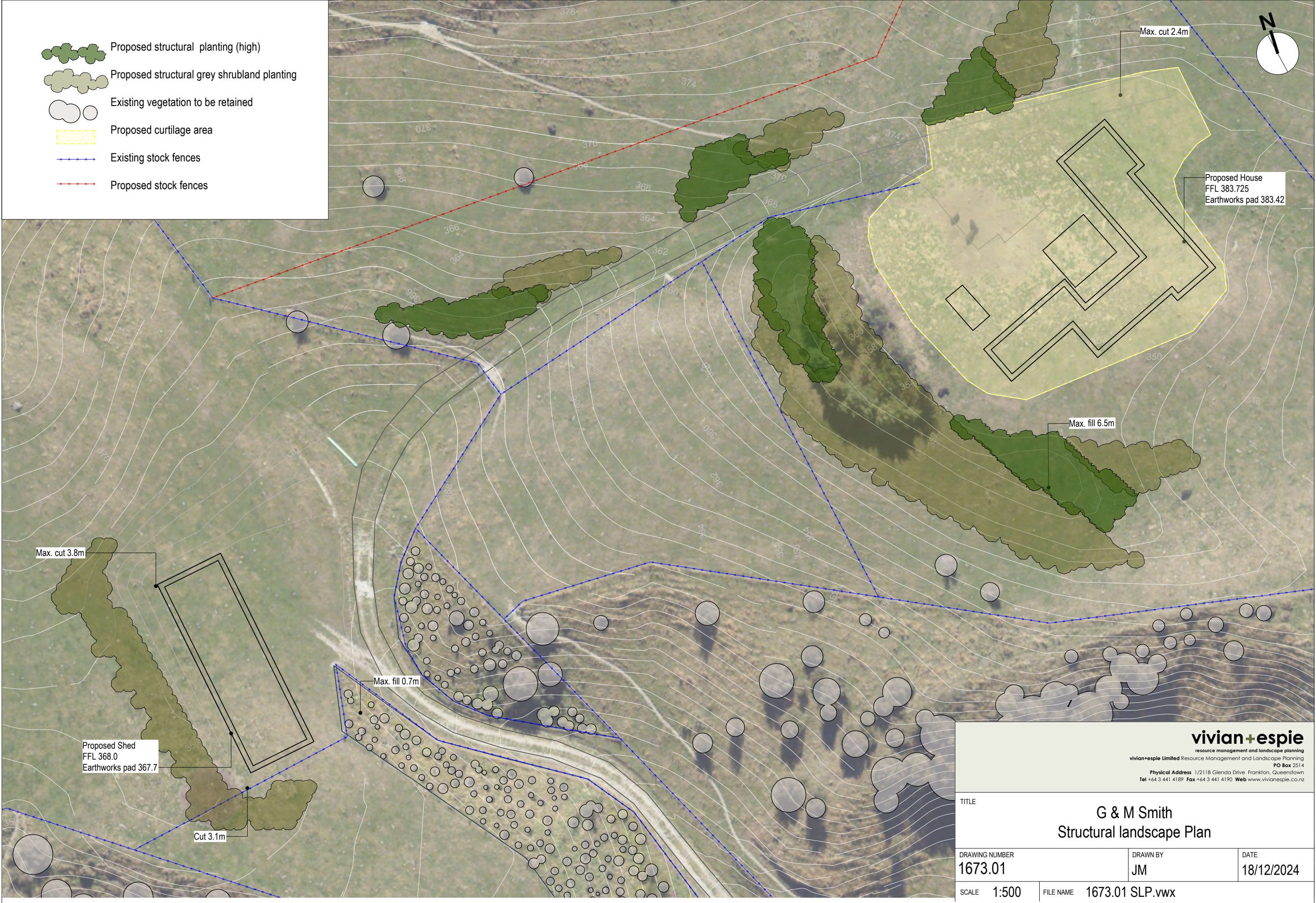
NOTES
Grass cover within 0.5m of new plant location shall be removed prior to planting. This area around each plant shall be cleared of weeds and other vegetation twice yearly. Each new plant shall be protected from animal pest using a plastic sheath or guard in an ongoing way. Ecowool reinforced mulch mats or similar shall be pinned around the base of each new plant. Any and all plants that have died, die or become diseased shall be replaced with a specimen of a similar species within the next planting season.

All pest vegetation species (as listed in provision 34.4.2 of the PDP) shall be removed from the site within a year of resource consent being granted, and these shall be excluded from the site on an ongoing basis.

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PO Box 2514
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Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz

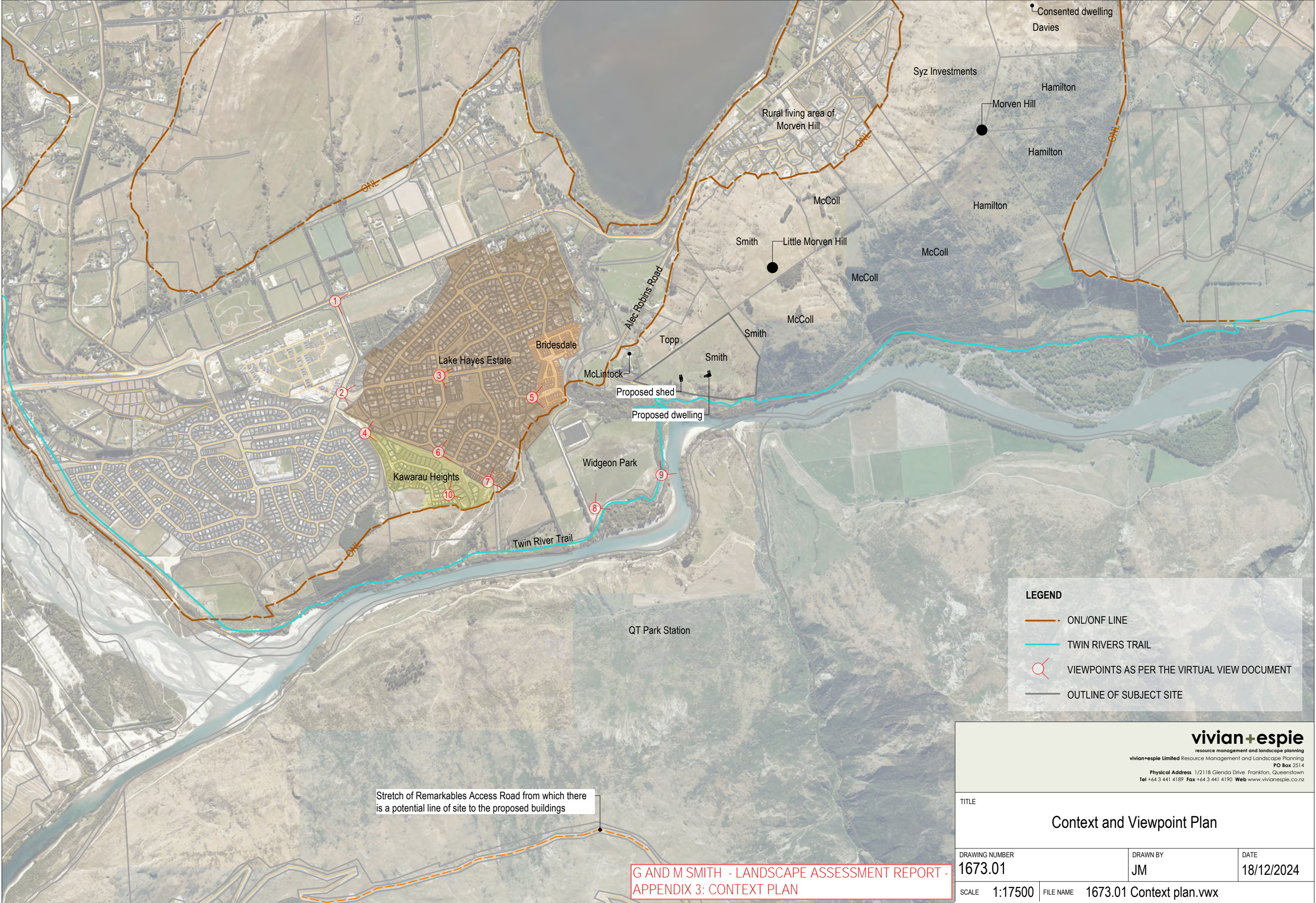
TITLE		G & M Smith Structural landscape Plan	
DRAWING NUMBER 1673.01		DRAWN BY JM	DATE 18/12/2024
SCALE	1:2000	FILE NAME	1673.01 SLP.vwx

G AND M SMITH - LANDSCAPE ASSESSMENT REPORT - APPENDIX 2:
PROPOSED STRUCTURAL LANDSCAPE PLAN



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resource management and landscape planning
vivian+espie Limited Resource Management and Landscape Planning
PO Box 2514
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TITLE		G & M Smith Structural landscape Plan	
DRAWING NUMBER 1673.01		DRAWN BY JM	DATE 18/12/2024
SCALE	1:500	FILE NAME 1673.01 SLP.vwx	





Kayla Vincent

Email: kayla.vincent@qldc.govt.nz

Queenstown Lakes District Council

Shotover Street

Queenstown 9300

FROM **Annemarie Townsley**

MOBILE 021 187 6575

EMAIL annemarie.townsley@jea.co.nz

MATTER NO. RM241112 – Little Morven Trust

DATE 6 August 2025

Dear Kayla,

This letter responds to the landscape peer reviewer's further information request (RFI) received by email on 30 January 2025 regarding RM241112.

The RFI points are copied in italics below, with responses following.

Buildings

1. *Height poles for proposed building platform in each corner of the proposed platform and to the height proposed (seeking clarification on height)*
2. *Height poles for proposed shed and dwelling (pole plan attached on submitted earthworks plan, buildings red, platform pink, mounds white)*
3. *Height stake to mark height of proposed earth mound to the west and south of the dwelling , a stake at either end of mound ridge to show the mound in context of proposed platform/ dwelling.*
4. *Height poles to be white and top 1m coloured hi-vis colour (red, pink, orange , yellow please) and differ the colours between the proposed platform and dwelling so these can be differentiated.*
5. *Height stakes to be coloured white.*

With regard to Points 1 – 5 above, profile poles have been erected to mark the locations and heights of the proposed building platform, dwelling and shed. Poles have also been placed to mark the high points of the proposed mound. Please refer to the attached diagram.

In your email dated 11 February, you suggested that the proposed building platform extents be reconfigured to more accurately reflect the proposed buildable area. (A regular, rectangular platform shape was shown on the plans submitted with the application, but the proposed conditions would not allow buildings within all parts of the platform.) In response, the platform has been 'pulled in' against the house extent on the southern side of the platform. Please refer to the attached updated Appendix 5 – Survey and Earthworks Plans.

Proposed condition 7d) has also been updated to allow for a revised design to extend into the area between the current building envelope and the western boundary of the platform, subject to a height limit of RL387.213 (the same height as the roofline of the current design on this elevation) as well as into the area northwest of the current building envelope. Please refer to the attached updated Appendix 4 – Proposed Conditions.

6. *Clarify if proposed building platform height would dwelling or the rural standard.*
7. *What and what [sic] is the proposed allowance for building extension outside the 3D envelope shown as hatch on submitted plans.*

Consent is sought to construct a specific dwelling within the proposed building platform. Conditions are proposed to allow flexibility in the design of an alternative future dwelling, if for some reason the applicant does not go ahead with the proposed design. The conditions are worded to ensure that any alternative design would have no greater overall bulk or visual effects than the design proposed in the current application. These conditions would be registered as a covenant at the time the building platform is registered on the title.

The maximum height of any amended design extending into the hatched area northwest of the current building envelope as shown in proposed Condition 7d) would be RL389.2m. This is 0.5m lower than the maximum height of the proposed design (RL389.7m). As noted above, Condition 7d) has been updated to allow for a revised design to also extend into the area between the proposed building footprint and the western side of the platform, subject to a height limit of RL387.213m.

Any extension into the hatched areas would need to maintain an overall building footprint of no more than 383.5m², as per the proposed design.

8. Are translucent roof panels proposed for the shed?

Yes, a 760mm wide translucent panel is proposed above each shed bay. Please refer to the attached updated Appendix 7 – Shed Plans.

9. Provide details for proposed glass house , materials , dimensions etc

The proposed glass house will be a kitset structure, the same as the picture below from Winter Gardenz or similar, constructed from 4mm toughened glass within a dark metal frame.



The maximum dimensions of the glass house will be 2.596m wide x 7.680m long x 2.615m high (to roof apex) – which is the same as the picture above and equates to a footprint of approximately 20m².

A link to the Winter Gardenz website page is pasted below:

https://wintergardenz.co.nz/8x24-glasshouse-4mm-toughened-glass/?_gl=1*ksq455*_up*MQ..&gclid=CjwKCAiAiaC-BhBEEiwAjY99qPhdAhHwvel1AM9yMs5MeIwrOKqGQ21589p1HNdlCzy4Hho5XdfWkxoCFEUQAvD_BwE



10. *Architects Dwg 1.04 /01 labels #d google earth views for each elevation please clarify what this is referring to.*

The architect's drawings have been reissued to remove these elevations – see attached updated Appendix 6 – Architectural Plans. Please refer to the Aurum plans submitted with the application (Appendix 5) for earthworks cross sections.

11. *Provide details for all external materials and colours for all buildings (including chimneys, retaining structures, pergolas, outdoor fireplaces, spouting, doors joinery, skylights etc) include manufactures specifications for colours/ materials, schists cladding plaster treatments (flushed, recessed, any colour additives etc), timber and metal treatments (stains etc).*

Proposed external materials and colours have not been confirmed at this stage. The Applicant proposes the following conditions, the wording of which has been copied from conditions imposed on RM191216 (approval for a dwelling on the northern side of Morven Hill):

- All external elements of the residential dwelling including walls, joinery, spouting, trims, doors, external water tanks etc. shall be of natural tones of grey, brown or green with a colour light reflectivity value (LRV) of between 6% and 20%, and shall have a matt or dull finish to avoid any potential for glare. All natural materials such as timber, steel, stone and concrete shall be coloured, tinted, stained or treated to comply with the above colour requirements.
- All structures attached to the residential unit such as chimneys, satellite dishes, weather vanes etc., shall have a flat or matt paint finish to avoid glare and shall be coloured to achieve the external materials and colours condition of this consent.

12. *Any internal and external lighting proposed for shed, please provide details.*

The shed will have internal lighting and exterior security lighting. The exterior lighting will be triggered by a motion sensor. As proposed in Appendix 4 to the AEE, lighting will comply with the following condition:

Lighting shall comply with the following to avoid light spill and glare:

- (i) All fixed exterior lighting shall be directed away from adjacent sites and roads.
- (ii) The activity shall not result in more than a 3 lux spill (horizontal and vertical) of light to any other site, measured at any point within the boundary of the other site.
- (iii) There shall be no upward light spill.
- (iv) There shall be no driveway lighting outside the curtilage.

Landscape

1. *Are there any considerations to fire hazard management compatibility for proposed planting?*

The majority of the proposed planting is not located within 10m of the buildings. Vivian + Espie advises that the proposed planting within 10m of buildings does not, to their knowledge, include any highly flammable species.

2. *What is the access stormwater management proposal - i.e. grass swales, concrete channels etc?*

Swales will be grassed in flatter areas, and lined with rocks to prevent scour/erosion on the sloping sections. This is the same as for the current access.



3. *Any external lighting proposed for external areas, please provide details and locations.*

External lighting has not been considered in detail at this stage. Please refer to the proposed lighting condition under point 12 above.

4. *Confirm if proposed species for planting would be clustered or evenly spread throughout i.e. would there be low and high points in plant canopy height that would vary intended visual mitigation.*

The proposed Structural Landscape Plan includes two types of planting areas: grey shrubland planting and high structural planting. The plan does not specify how the plants will be distributed within each area, however a condition is volunteered ensuring that there is a relatively even spread/mix of species (refer to attached updated Appendix 4).

5. *Provide minimum plant heights at time of planting.*

The Structural Landscape Plan specifies a minimum grade of 2.5 litre pot size for all plants at the time of planting, which is around 30 – 40cm high.

6. *Theresa [sic] complex fencing layout around the dwelling and one that doesn't align to defined curtilage area please clarify intent of fencing.*

The proposed fencing has been designed by the Applicant for the efficient and appropriate management of stock (cattle, sheep and horses). The curtilage area is defined by the finished ground contours, and will not be fenced. Beyond the curtilage area to the southeast and southwest will be seasonally mown pasture grass (not manicured lawns) – this area is currently mown to manage barley grass. This is reflected in the attached updated set of conditions.

I have attached an updated version of Appendix 4 – Proposed Conditions to incorporate the additional and revised conditions referred to above.

I trust that this response addresses all of the landscape peer reviewer's queries.

Please contact me if I can be of any assistance.

Yours faithfully,

Annemarie Townsley
John Edmonds and Associates Limited

Attachments:

- Profile poles diagram
- Updated Appendix 4 – Proposed Conditions
- Updated Appendix 5 – Survey and Earthworks Plans
- Updated Appendix 6 – Architectural Plans
- Updated Appendix 7 – Shed Plans

RM241112 - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT - ADDENDUM

PROPOSAL TO ERECT A DWELLING
AND SHED AND IDENTIFY A BUILDING
PLATFORM SHED AT ALEC ROBINS

vivian+espie
resource management and landscape planning

INTRODUCTION

- 1 RM241112 is a resource consent application by Little Morven Trust to erect a dwelling and shed and identify a residential building platform within Pt Sec 17, Blk IX Shotover SD (the site). Vivian+espie prepared a Landscape and Visual Effects Assessment Report regarding that proposal dated 12/12/24 (the RM241112 landscape report). We will refer to the shed that is included in this application as the eastern shed.
- 2 Subsequent to the RM241112 application, Little Morven Trust lodged a separate resource consent application (RM250496) to erect a second shed for farming purposes within the same site. Vivian+espie prepared a Landscape and Visual Effects Assessment Report regarding that proposal dated 18/07/25 (the RM250496 landscape report). We will refer to the shed of this application as the western shed. Because the RM250496 landscape report was prepared after the 241112 landscape report, it refers to the activities proposed by RM241112, although it primarily considers the effects of the western shed.
- 3 This report is an addendum to the RM241112 landscape report and should be read in conjunction with that report. It comments on the cumulative effects of granting the RM241112 application in combination with the RM250496 application, i.e. it comments on the total effects of the dwelling, the eastern shed and the western shed.
- 4 As is described in the RM241112 landscape report, the site takes in part of the southwest facing slopes of Little Morven Hill and is located in the Rural Zone (RZ) pursuant to the Proposed District Plan (PDP). The PDP also identifies Morven Hill (including Little Morven Hill) as an Outstanding Natural Feature (ONF). The ONF of Morven Hill also constitutes a Priority Area (21.22.4) pursuant to the PDP¹.
- 5 The Context and Viewpoint Plan that is appended to this report shows the site in its context and the locations of the proposed dwelling, the eastern shed and the western shed. More detail of the proposed activities are given in the previous landscape reports. By way of brief summary:
 - i. The RM241112 proposal seeks a specific house design on a terrace or shallow saddle near the southwestern end of Little Morven Hill, with the proposed eastern shed in a second

¹ We understand that no Environment Court appeals relate to the Morven Hill Priority Area.

saddle, 130m west of the dwelling. The buildings will be considerably excavated into topography with native structural planting to provide further screening. An existing farm access track is to be used, and pest vegetation species are to be removed from the site.

- ii. The RM250496 proposal seeks a 4-bay mono-pitch shed in “Karaka” Coloursteel, with an adjacent 30,000l water tank in Mist Green. This western shed is located near the westernmost corner of the site, on flat terrace land, adjacent to the paper road of Alec Robins Road.

METHODOLOGY

- 6 The methodology for this assessment has been guided by Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (TTatM)², and by the landscape-related provisions of the PDP.
- 7 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 RMA³.

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

RELEVANT STATUTORY CONTEXT

- 8 As set out in the RM24112 landscape report, being within the RZ and the ONF, the most relevant Objectives and Policies of the PDP are 3.2.5.1, 3.2.5.2, 6.3.3.1 and 6.3.3.5. In summary, the provisions direct that:

² Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

³ Ibid.

- i. Landscape values shall be protected;
- ii. Buildings and physical changes shall be reasonably difficult to see from beyond the boundary of the site.
- iii. Open character shall be maintained, where it is currently present.

EXISTING LANDSCAPE

- 9 Schedule 21.22.4 of the PDP sets out the landscape attributes, character and values of Morven Hill. To paraphrase, the legible, rounded and isolated form of Morven Hill sits as a memorable landmark of the Wakatipu. Its landcover is generally open pasture (with some remnant natives in gullies and areas of weed infestation), allowing its glacial *roche moutonnée* formative processes and natural landform to be recognised.

THE LANDSCAPE AND VISUAL EFFECTS OF THE RM241112 ACTIVITIES

- 10 To summarise the findings of the RM24112 landscape report, the landscape and visual effects of the proposed dwelling and eastern shed are considered to be as follows:
 - i. Landform and proposed earthworks have been used to recess the buildings into landform. Proposed native vegetation areas, land management and pest control will mean that the broader site is viewed as open pasture with sweeps of native vegetation areas. In the short term, disturbed ground associated with earthworks will be recognisable (often at considerable distances) until it is re-grassed and/or revegetated. Built form will be invisible or very difficult to see from most potential viewing locations.
 - ii. There will be some visibility of built form available from a stretch of the Remarkables access road and from some locations within Lake Hayes Estate and Bridesdale. Small parts of the proposed buildings that will visually extend above proposed mounding are within a line-of-sight, often at long distances and as part of very broad landscape scenes. As vegetation within the site grows, the parts of built form will become decreasingly discernible. Short term effects on the visual amenity of some observers in particular locations will range up to being of a low degree, thereafter decreasing as vegetation grows.

- iii. In relation to the landscape values of Morven Hill ONF, the proposal will add human modification to a specific part of the ONF, thereby having an adverse effect on naturalness. However, we consider that the specific location and nature of the proposed activities will mean that the values of the ONF will continue to be protected. The reasons that the feature of Morven Hill (including Little Morven Hill) is valued will not be reduced or altered, it will continue to be valued as it currently is. We therefore find that the proposal represents appropriate landscape management of the site and that the relevant Objectives and Policies of the PDP will be upheld.

THE LANDSCAPE AND VISUAL EFFECTS OF THE RM250496 ACTIVITIES

- 11 To summarise the findings of the RM250496 landscape report, the landscape and visual effects of the proposed western shed are considered to be as follows:
 - i. There will be some visibility of the farm shed (and water tank) from some locations within the Lake Hayes Estate / Bridesdale area. From the specific locations where there is visibility to the shed, we consider that due to the specific nature of the building and its location on terrace land below Morven Hill, any effects on visual amenity will be of a very low degree.
 - ii. In relation to the landscape values of Morven Hill ONF, the proposal will add an additional shed to a specific part of the ONF, being the terrace area at the toe of the southwestern side of Little Morven Hill. This location is distinct from the rounded roche moutonnee form of the hill itself. This specific location and nature of the proposed building (a farm shed on a working farm), will mean that the values of the ONF will continue to be protected. We therefore find that the relevant Objectives and Policies of the PDP will be upheld.

THE CUMULATIVE LANDSCAPE AND VISUAL EFFECTS OF THE RM241112 ACTIVITIES IN CONJUNCTION WITH THE RM250496 ACTIVITIES

- 12 The western shed proposed by RM250496 sits in an informal yard area, adjacent to the farm track that is within the paper road corridor and is on flat terrace land at the toe of Little Morven Hill. It is a 4.8m high Karaka green 4-bay farm shed on a farming property. As such, it is particularly accordant and compatible with existing and expected landscape character and visual amenity.

- 13 The photographic and visual simulation document that forms part of the RM250496 application (the Virtual View document) depicts the western shed in conjunction with the RM241112 activities (the dwelling and eastern shed).
- 14 As the RM250496 landscape report sets out, from some viewpoints (such as Viewpoints 2, 6 and 8), the western shed (RM250496) will be able to be seen relatively plainly. It will be seen for what it is; a farm shed on farmland. Only from Viewpoints 2, 4 and 6 are views available that include any part of the dwelling and eastern shed in conjunction with the western shed. In these views, it is only small parts of the darkly-coloured roof of the eastern shed that are in a line-of-sight, and at considerable distances. In practical terms, any built form associated with RM241112 will be difficult to discern from these viewpoints. If any new element is noticed in these views, it will be the western shed.
- 15 As identified in the RM241112 landscape report, from any of the relevant viewpoints, the dwelling and eastern shed will be reasonably difficult to see even in the short term. As proposed vegetation grows, these buildings will become fully screened. As such, we consider that the visual effects of the western shed are stand-alone effects; i.e. they do not combine with effects of the dwelling and eastern shed. Any observer taking in these views will realistically only perceive the western shed. The effects of that shed are set out in the RM250496 landscape report.
- 16 A potential exception to the above is the case of residents in the vicinity of Viewpoints 2, 4 and 6 with a particular view (e.g. a living room window) in the direction of the subject site (as discussed in paragraph 55 of the RM241112 landscape report). Viewers that return repeatedly to a view of this sort may observe part of the roof of the eastern shed above vegetation as well as the western shed. Even for viewers of this sort, we consider that the minimal visibility of the eastern shed will mean that it contributes very minimally to a cumulative effect in combination with the western shed. A cumulative effect will be of a very low degree and within 4 or 5 years of implementation, the native vegetation associated with the eastern shed will screen it, remedying the effect.
- 17 Leaving aside visual issues and focussing on landscape attributes and values, the two applications will, in combination, add three buildings to the site, i.e. the two applications together will add more human modification to the site than either of the applications in isolation. As discussed in the RM241112 landscape report, that application will also bring about improved land and pest management and considerable areas of native revegetation. The RM250496 activities

(the western shed) will also formalise and tidy-up an area of informal yard and storage activity and provide a shed that is advantageous to the farming management of the property. In terms of patterns of landscape elements, we therefore consider that the combined effect of the two applications will be ongoing and improved management of a farming property, albeit that new buildings will be introduced.

18 As has been set out in the RM241112 and RM250496 landscape reports, the activities of those two applications will continue to protect the values of the Morven Hill ONF, primarily because of:

- i. In relation to RM241112, the specific location of the buildings and their inconspicuousness, the nature of the activities (a farmhouse and farm shed on a farm), and the improved land and vegetation management.
- ii. In relation to RM250496, the nature of the activity (a farm shed on a farm), the existence of other farm buildings on the ONF, the specific location of the shed on terrace land below the toe of the roche moutonnée, and **the PDP's** recognition that farm buildings are to be considered differently to non-farm buildings.

19 Therefore, we consider that in combination, the two applications will continue to protect the landscape values of Morven Hill.

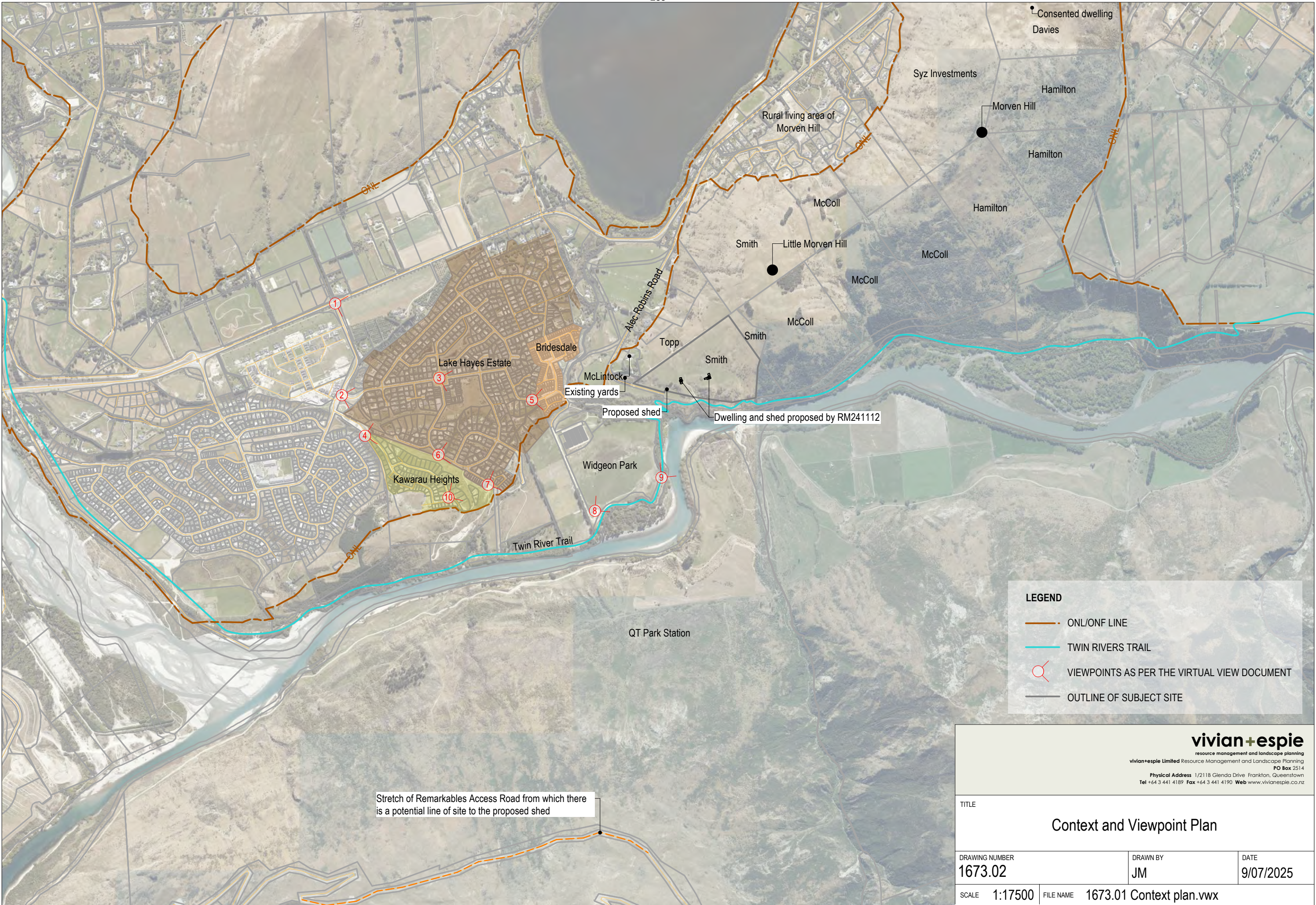
CONCLUSIONS

20 When we consider the landscape and visual effects of the RM241112 activities (dwelling and eastern shed) in combination with the effects of the RM250496 activities (western shed), we find that:

- i. In relation to views and visual amenity, there will very largely be no cumulative effect. From only a few viewpoints is there any opportunity to see the activities of the two applications together. From these viewpoints, the RM241112 activities are difficult to see, with only a small part of a darkly coloured shed roof being potentially seen. We consider that only some residents that return to a particular view repeatedly would recognise this shed roof at all, hence any cumulative effect will be of a very low degree and will be remedied as vegetation grows (in approximately 4 years).

- ii. In relation to landscape attributes and values, the combined result will be a well-functioning farming property with improved weed control, areas of native revegetation, an inconspicuous dwelling and two sheds. For the reasons set out in the individual landscape reports, we consider that the ONF of Morven Hill will continue to be valued as it is currently and the relevant Objectives and Policies of the PDP will be upheld.

Report reviewed and approved by Ben Espie 23 July 2025
vivian+espie



Annemarie Townsley

From: Sam Metcalfe <sam.metcalfe@qldc.govt.nz>
Sent: Monday, 16 June 2025 9:21 AM
To: Alan Hopkins; Richard Powell
Cc: Annemarie Townsley
Subject: RE: Alec Robins Road - Water & WW connection approval

Hi Alan,

Richard was unable to find the past correspondence on this; however, I can confirm acceptance for the connections proposed below.

Kind regards,

Sam Metcalfe

Infrastructure Development Engineer
 Queenstown Lakes District Council
 M: 027 260 3196
 E: sam.metcalfe@qldc.govt.nz



From: Alan Hopkins <alan.hopkins@patersons.co.nz>
Sent: Monday, 9 June 2025 4:38 PM
To: Richard Powell <richard.powell@qldc.govt.nz>; Sam Metcalfe <sam.metcalfe@qldc.govt.nz>
Cc: Annemarie Townsley <annemarie.townsley@jea.co.nz>
Subject: Alec Robins Road - Water & WW connection approval

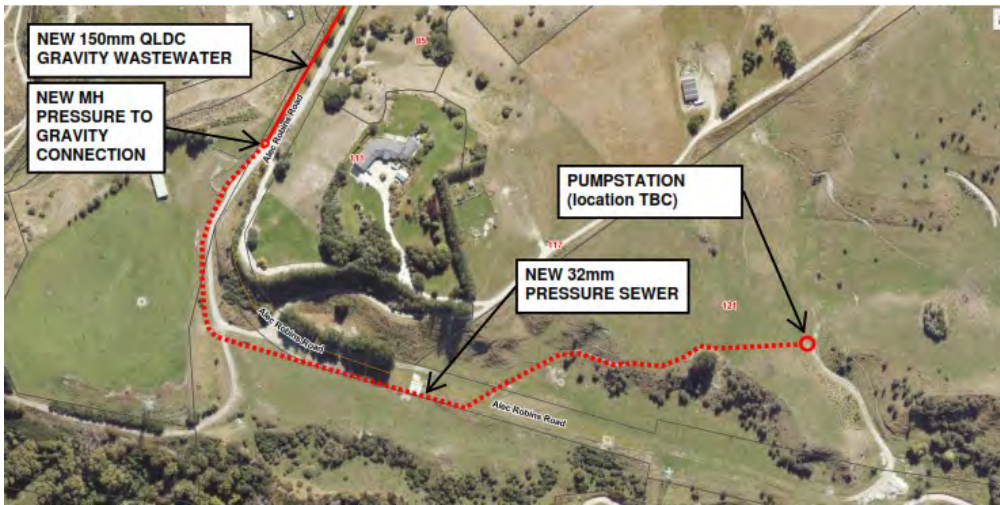
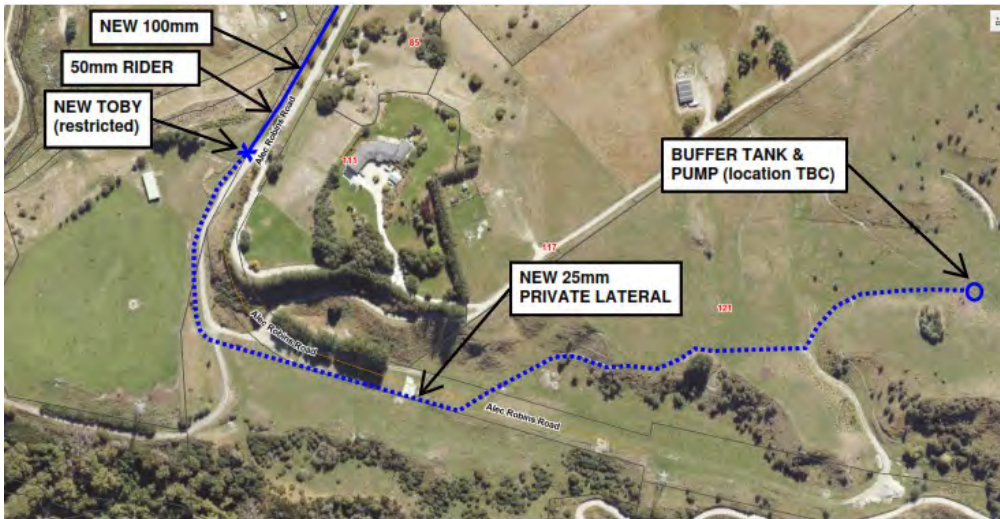
Afternoon Rich,

I don't know if you particularly recall but way back in 2021 I sought provisional approval from P&I for the discrete connection of a 25mm water and 32mm pressure sewer connection from a building platform on Gemma Smiths property (Pt Section 17 Blk IX Shotover SD) at the head of Alec Robins Road. I seem to recall that we had discussions and agreed on these connections back into the Council network and scheme.

We have now received an RFI requesting evidence of this correspondence and discussion. However other than the attached email I cannot for the life of me find the additional follow up email correspondence or a formal record of our discussions. This is likely due to poor filing on my part more than anything.

If I recall correctly, we agreed that the water and sewer connections met Council connection policy requirements on the basis that the water was to be limited to a maximum of 2,100 l/day and the wastewater needed confirmation that flows would not become septic within the relatively long private pressure line. A check of the potential septicity has since confirmed that the residence time for the likely average 750 litres/day within the 32mm ID pipe would be less than 1 day and therefore insufficient to result any potential ongoing septicity or downstream odour issues.

If possible, could you do me a huge favour and check back in your dusty old emails to see if you have evidence of this correspondence from around mid to late 2021. If not can Sam or you please provide me with fresh confirmation of acceptance for these connections.



Regards,

Alan Hopkins

Senior Civil Engineer, CPEng

021 02209678 | alan.hopkins@patersons.co.nz | patersons.co.nz

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patersons.
Land Professionals

Please consider the environment before printing this email.

For RESOURCE CONSENT APPLICATION

Gemma Smith

Alec Robins Road, Lake Hayes

BUILDING PLATFORM & ASSOCIATED FARM SHED**INFRASTRUCTURE ASSESSMENT REPORT**

Our Ref: Q7606

December 2024

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ATTACHMENTS

Appendix [A] – Aurum Survey Development Plan

Appendix [B] – Team Green Building Layout Plans

Appendix [C] – Aurora Power Provisioning Letter

Appendix [D] – Chorus Telecommunications Provisioning Letter

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Document Control:

Rev	Date	Description	Prepared	Reviewed	Approved
0	07/11/24	Client Review	A.Hopkins	S.Winter	S.Winter
1	11/12/24	Consent Application	A.Hopkins	S.Winter	S.Winter
2					

INTRODUCTION

SCOPE

This report has been prepared to support an application for a building platform and associated dwelling and farm shed on Pt Section 17 Blk IX Shotover SD. This report addresses the following.

- Water Supply
- Fire Fighting
- Wastewater
- Stormwater
- Network Utility Services

PROPOSAL AND CONTEXT

Pt Section 17 Blk IX Shotover SD has an existing land area of approximately 17ha and falls at a gradient of 10-20 degrees to the south. The subject site is currently free of built form and used for pastoral grazing.

It is proposed to register a building platform on the subject site. The location and layout of the proposed platform and associated shed are as detailed within Appendix A and as shown below-



Figure 1: Location Plan & Development Layout

The platform will contain a new 4 bedroom dwelling, with a farm shed to the west. The proposed dwelling and shed layout are detailed within Appendix B and as shown below.

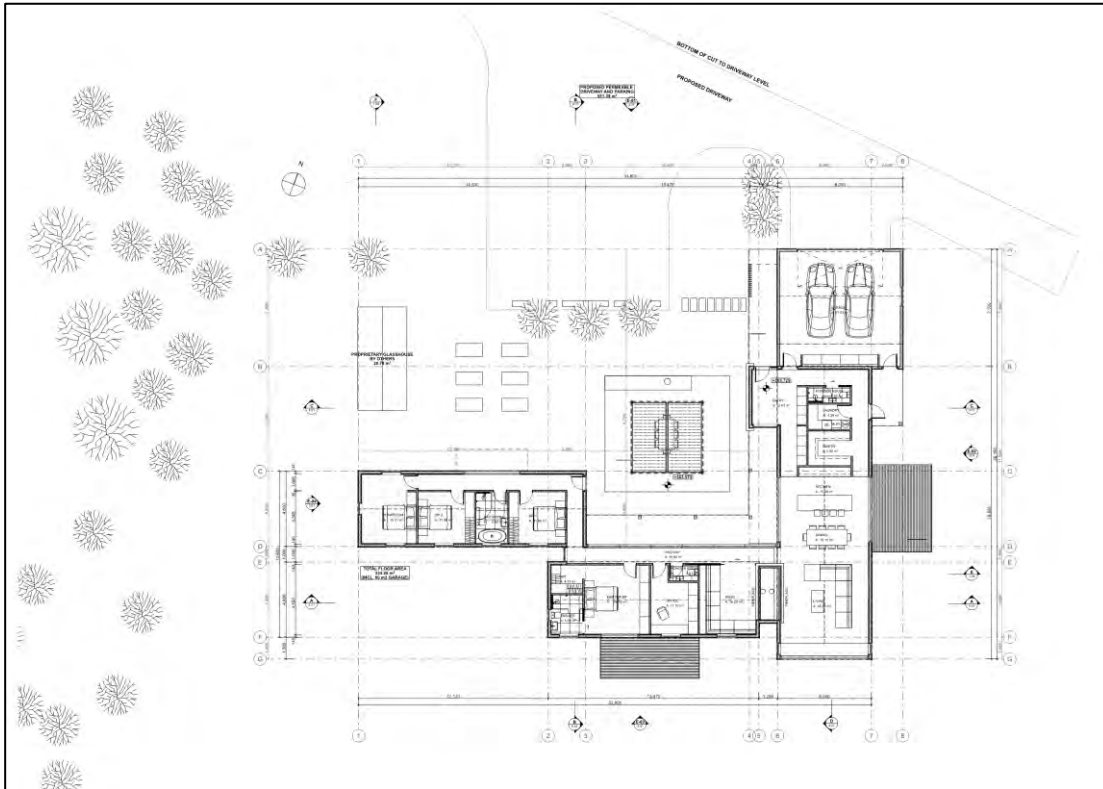


Figure 2: Main Dwelling Layout Plan

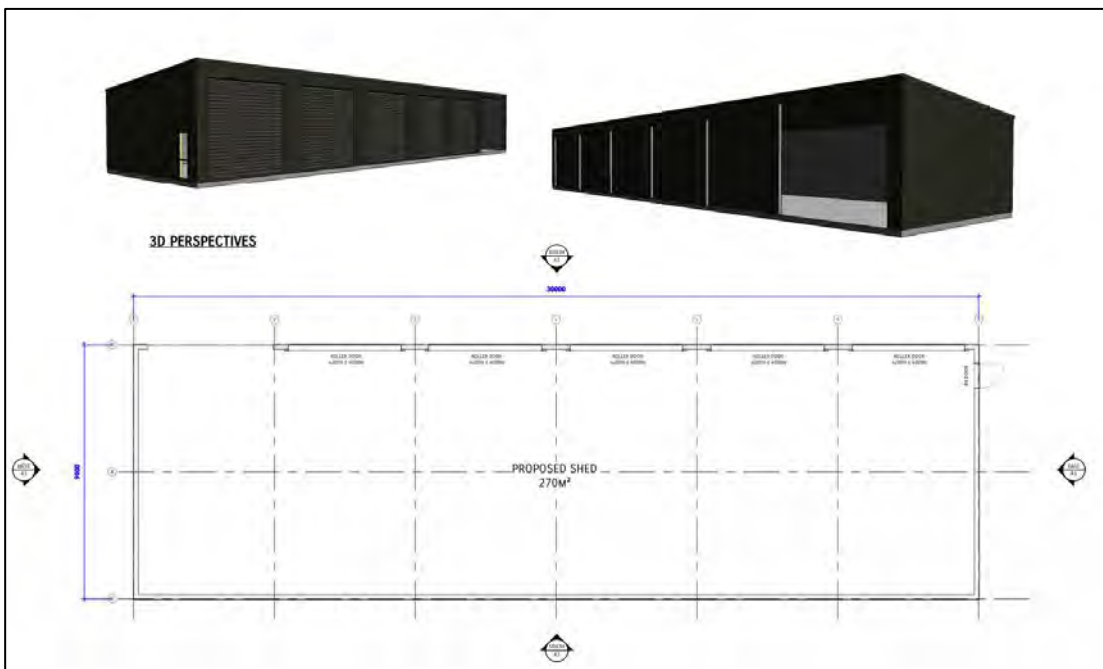


Figure 3: Shed Layout Plan

WATER SUPPLY

The closest existing branch of Council's reticulated water supply network is a 50mm rider main located within Alec Robins Road and currently terminating at the southern sealed extent in the vicinity of number 111 Alec Robins Road. The existing 50mm rider is feed via the 175mm QLDC main on SH6 and is part of the Lake Hayes water supply scheme zone.

The existing 50mm QLDC rider main on Alec Robins Road is currently being upgraded under consent RM220821 to a 100mm diameter main from the 175mm QLDC main on SH6 to the northern boundary of 111 Alec Robins Road. From the upgraded 100mm diameter main the existing 50mm rider will continue south to the current head of Alec Robins Road. Based on hydrant testing and modelling provided and accepted by QLDC for EA220821, it has been confirmed that the on completion of the 100mm upgrade the static pressure head on the 50mm rider at the head of Alec Robins Road will be 399m.

To service the building platform and shed, it is proposed to provide a minimum 25mm id lateral connection and toby valve off the QLDC 50mm rider main at the head of Alec Robins Road. This private lateral will be extended south and east following the existing access track and within legal easements over private land and within a portion of the existing unformed Alec Robin Road legal road (paper road). This supply will be a restricted supply providing a maximum 2,100 litres/day via an Acuflo GFC900 flow controller set at 1.5 litres/minute or 0.025 litre/second.

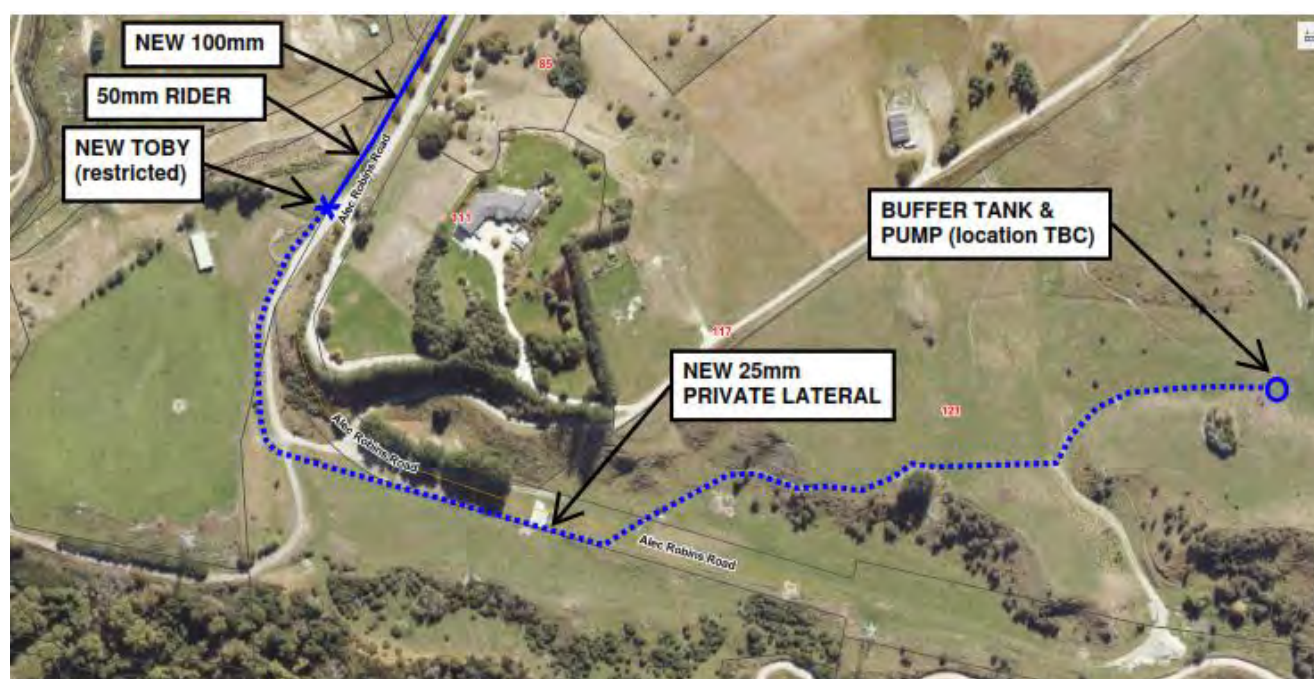


Figure 4: Water supply concept layout

The subject building platform is located at a maximum elevation of 385m. The friction loss on the required approximate 850m of 25mm id pipe will result in a head loss of 2-3m at the restricted flow rate of 0.025 l/s. The residual static head pressure at the highest platform will therefore be 396m or 11m. As this is proposed

to be a restricted flow supply the future residential unit will need to include the installation of a tank with a minimum 10,000 litres of static buffering potable water storage and a localised pressure booster pump.

The subject site is outside of the current QLDC Lakes Hayes supply scheme boundary. QLDC's Senior Development Engineer (Richard Powell) has confirmed via email and verbal discussion that the proposed remote discrete connection from the QLDC network is acceptable as the connection meets Council policy requirements in this regard. Mr Powell has however confirmed that this approval is only given on the basis that this is installed as a restricted supply with flow limited to a maximum of 2,100 l/day.

The proposed new private 25mm id water supply lateral will be required to be located within a portion of the existing unformed Alec Robin Road legal road. As this will be a private service within Council property, a licence to occupy (LTO) approval will be required from QLDC in this regard. As this legal unformed road has limited strategic importance and is unlikely to be required to be formed at any point in the near future, there appears to be no obvious reason why an LTO would not be approved.

Overall, the provision of a water supply to the new building platform and shed is considered feasible. This will be a restricted supply of 2,100 l/day and will need to be locally pressure boosted and buffering storage installed. Detailed design for the new pipe and water toby will be provided prior to the commencement of works and in accordance with Council standards.

FIREFIGHTING SUPPLY

The proposed building platform and shed do not have access to Council reticulated fire hydrants, it is therefore intended to install a minimum 45,000 litres of static firefighting storage in accordance with PAS SNZ4509:2008. The exact location of these tanks has yet to be determined but will likely be placed in the vicinity of the main dwelling vehicle access and turnaround area and in accordance with the location and off-set requirements of PAS SNZ4509:2008. See indicative location below.

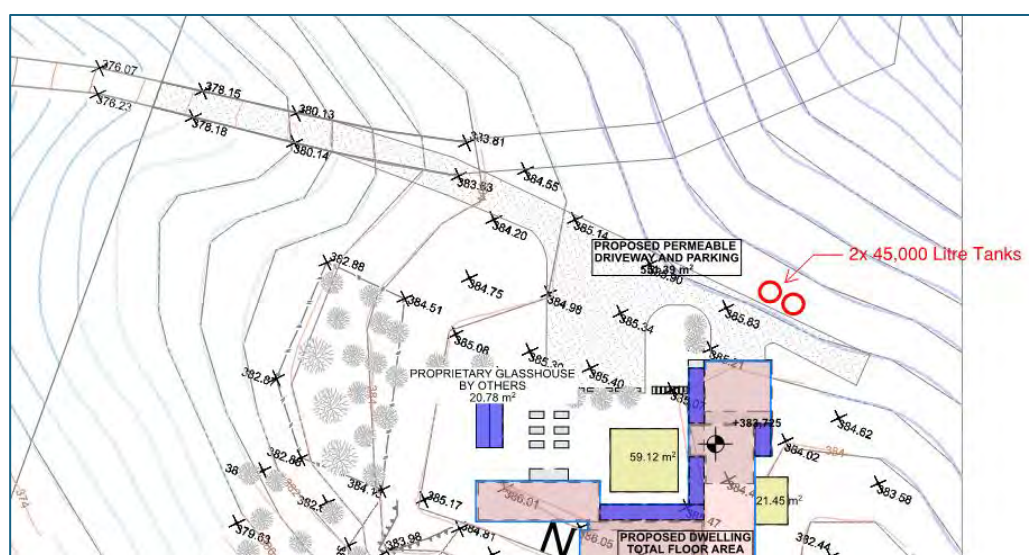


Figure 5: Fire Fighting supply indicative location

WASTEWATER

The closest existing branch of Council's reticulated wastewater network is a 150mm gravity main located at the intersection between Alec Robins Road and SH6. Under consent RM220821 a 150mm gravity wastewater main is being extended from the existing Council network on SH6 down the formed length of Alec Robins Road and will terminate at a new manhole at the southern turning head. This new extension to Council's network is as detailed within the EA drawings for EA220821. Some of the lots created under RM220821 will be serviced via low pressure sewer lateral connections back into the 150mm gravity wastewater main on Alec Robins Road. As part of this subdivision and associated works the Council wastewater network scheme boundary will be extended to include the RM200821 land to the north-west of Alec Robins Road.

To service the building platform and shed there on there are two potential feasible options.

Option #1 - Private Pressure Sewer

The option will include the install of a private package pump station (Ecoflow E/One Simplex 2010iP or similar) and approximate 850m connection back to the new Council gravity network on Alec Robins Road via a private 32mm ID low pressure pipe. This private pressure pipe will be laid in the same trench as the proposed water lateral and will following the existing access track within legal easements over private land and within a portion of the existing unformed Alec Robin Road legal road (paper road). This pipe will be connected to the new QLDC network at the head of Alec Robins Road via a pressure to gravity connection.

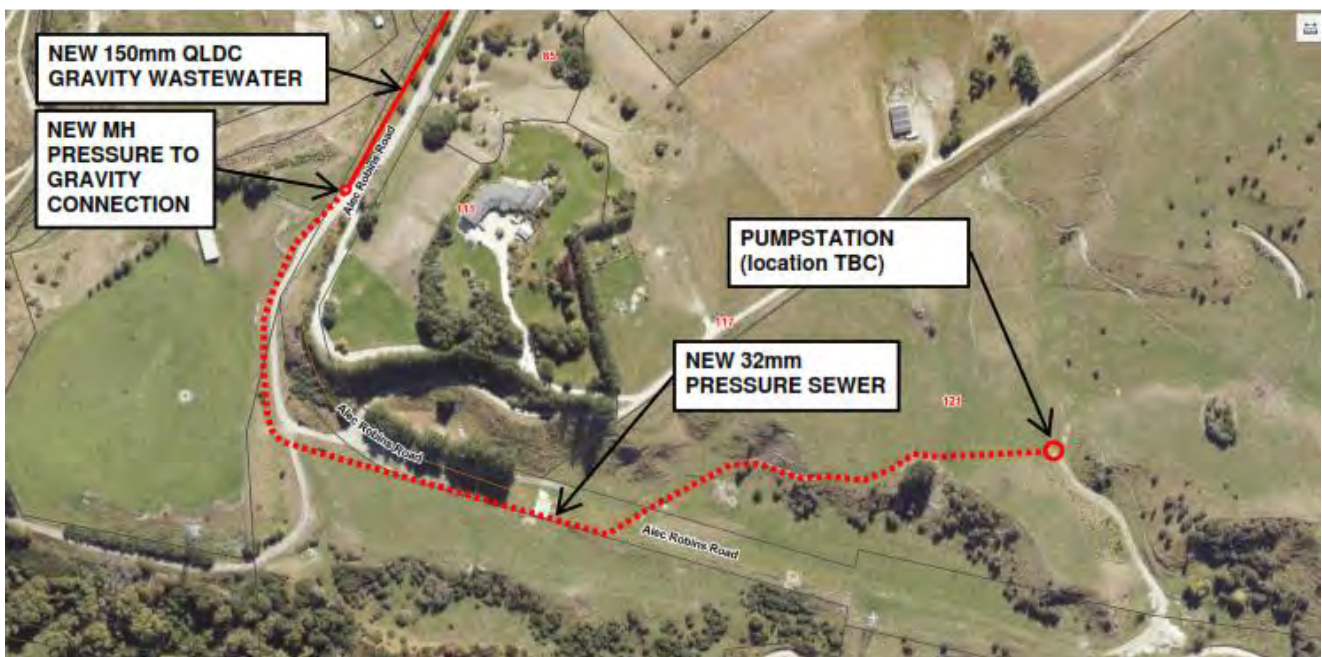


Figure 6: Wastewater concept layout

The subject site is outside of the current QLDC wastewater scheme boundary, as well as the future scheme boundary as extended under RM220821. QLDC's Senior Development Engineer (Richard Powell) has confirmed via email and verbal discussion that the proposed remote discrete pressure sewer

connection back into the new QLDC network on Alec Robins Road will be acceptable as the connection meets Council policy requirements in this regard. Mr Powell has expressed potential concern regarding the potential residence times of flows within the private pressure line and potential for these flows to turn septic and result in downstream odours. A check of this aspect has confirmed that the residence time for the likely average 750 litres/day within the 32mm ID pipe would be less than 1 day and therefore insufficient to result any potential ongoing septicity or downstream odour issues. Mr Powell has also confirmed that this approval will require the RM220821 consented wastewater network extension to have been completed and the network boundary extended.

The proposed new private 32mm low pressure sewer lateral pipe will be required to be located within the existing unformed Alec Robin Road legal road. As this will be a private service within Council property, a licence to occupy (LTO) approval will be required from QLDC in this regard. As this legal unformed road has limited strategic importance and is unlikely to be required to be formed at any point in the near future, there appears to be no obvious reason why an LTO would not be approved.

Option #2 - On-Site Treatment & Disposal

This option will include the installation of an on-site proprietary package secondary wastewater treatment plant and treated effluent discharge trenches. To confirm the feasibility of this option a consent level site soils assessment has been undertaken. This assessment is based on 3 pits surrounding the main building platform and 1 pit located in the vicinity of the shed. These pits were taken to refusal and ranged from 1-2m deep. The location of these pits were as shown below.

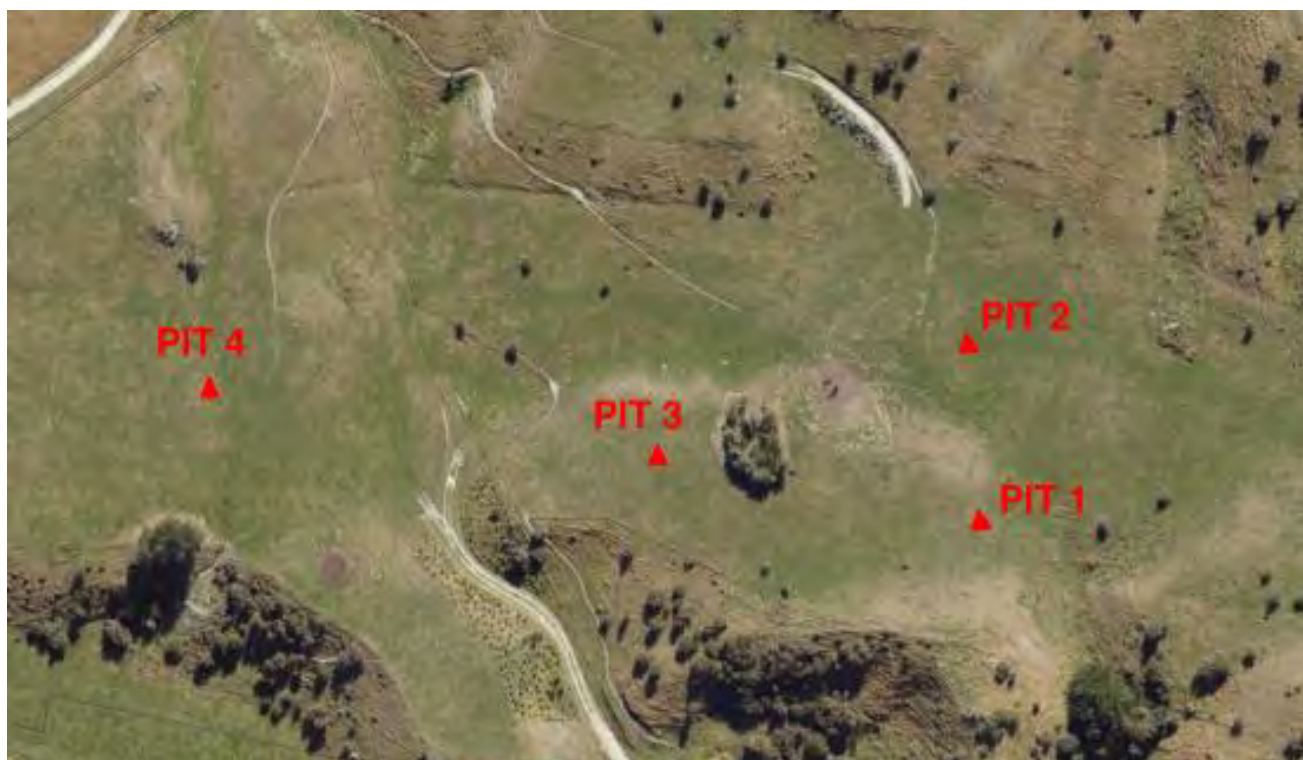




Figure 7: Site soils testing plan and images

This soils assessment has confirmed that the preferable location for disposal is in the vicinity of Pit #3 and on the slope to the west of the main building platform. Soils in the vicinity of Pit #3 include the following:

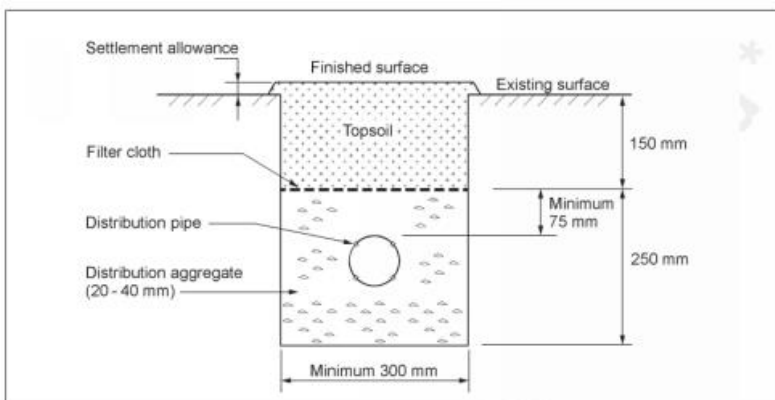
0.00-0.20m	Topsoil
0.20-1.00m	Loess
1.00-1.80m	Gravelly Sands
1.80m+	Schist (weathered)

The two pits located to the east of the main building platform (Pit 1 & 2) and the pit in the in the location of the shed (Pit 4) had notably thinner Loess and Gravelly Sand layers and the depth to bedrock within these pits was only between 0.8-1.2m. NZS1547:2012 Table R1 notes a minimum setback from bedrock of 0.5-1.5m and therefore these areas should generally be avoided if possible due to insufficient separation between the disposal pipes and bedrock layer.

Initial investigation confirm that any required effluent disposal trench placed on the slope to the west of the main building platform would be located more than 50m from any surface waterbody/waterway or water bore and therefore would comply with ORC permitted activity rules and AS/SNZ 1547:2012 in this regard.

To prevent the short-cutting of treated effluent through the relatively free draining Gravelly Sands it is recommended that any disposal occurs within the upper Loess layer. Based on Table L1 of NZS1547:2012 the relatively fine Loess material observed onsite is classed as a Category 4 (Weakly Structured Clay Loam) with a permeability (Ksat) of 0.12-0.5 m/day. On this basis a design loading rate (DLR) for the proposed secondary treated effluent is 20mm/day.

Based on a standard 4-bedroom dwelling with a maximum 6 persons (1,080 l/day) and loading at 20mm/day, the disposal trench base area required will be approximately 54m². As an indication only this could be provided as 6x 18m long dispersal pipes within 500mm wide trenches. The standard AS/SNZ 1547:2012 detail for trench disposal is as per the below figure.



Based on the above initial site soils assessment it is recommended that any disposal bed is located on moderate hill slope to the west of the building platform (see indicative location below). This area can accommodate the required approximate 54m² of disposal bed and complies with the location requirements of NZS1547:2012. The specific design of this system and associated disposal should be further developed and accepted by Council under an EA condition on the associated land use consent and prior to installation. This should include the specific confirmation of the exact site permeability rates through detailed soakage testing.

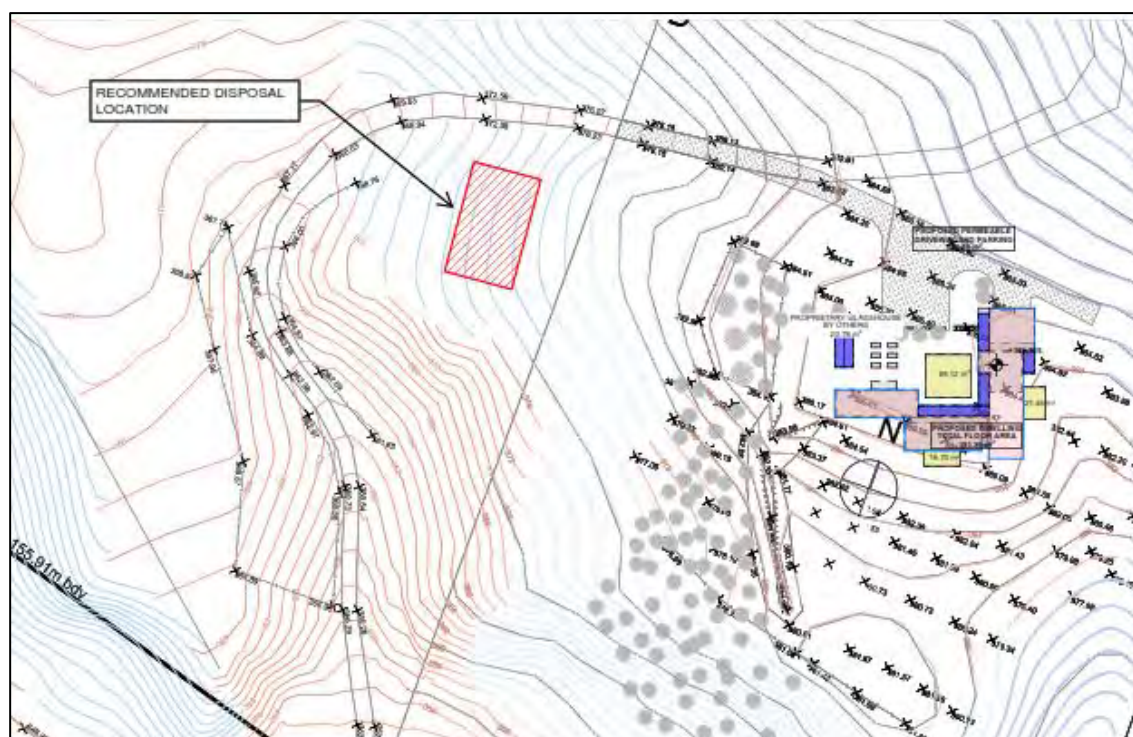


Figure 8: Recommended location for treated effluent disposal

Overall, both the provision of a private on-site package pumpstation with pressure connection back into the Council gravity network or the provision of an on-site wastewater treatment and disposal system are considered feasible. To enable either option to be utilised it is recommended that the resource consent includes an either-or condition. The below is an indication of a suitable draft condition.

Prior to the commencement of works within the site the consent holder shall provide detailed design plans for review and acceptance for either

- *The provision of a private on-site package wastewater pumpstation with private pressure pipe connection back into the Council gravity network. This shall include confirmation that the wastewater network extension within Alec Robins Road undertaken under consent RM220821 has been completed and vested in QLDC. This shall also include confirmation that any required licence to occupy Council's road reserve has been obtained and/or private easements secured.*
- Or
- *The provision of detailed design for an on-site wastewater treatment and disposal system. This system shall be located and designed in general accordance with the recommendations contained within the Paterson Infrastructure Report and in accordance with NZS1547:2012. This design should include the specific confirmation of the exact site permeability rates through detailed soakage testing.*

STORMWATER

PRIMARY

The proposed building platform within Pt Section 17 Blk IX Shotover SD is located outside of Council's stormwater scheme boundaries and do not have access to Council reticulated network. To service the proposed building platform and shed, at the time buildings are constructed the owner will install on-site engineered soakage to ground in accordance with E1/VM1 of the Building Code.

To support this approach a consent level site soils assessment has been undertaken. This assessment confirms that the soils to the west of the main platform generally includes the following:

0.00-0.20m	Topsoil
0.20-1.00m	Loess
1.00-1.80m	Gravelly Sands
1.80m+	Schist (weathered)

The base of any disposal pit should target the relatively free draining Gravelly Sand layer. This material has an indicative permeability (Ksat) of 3+ m/day. Based on a standard 200m² building roof area, this would equate to a soak pit sizing of 3m². The exact sizing of any future soak pit will be determined by the impervious area drained and will be determined under the future building consent. To ensure the correct site soil soakage rate is used based on the future pit location, it is recommended that soil soakage testing is undertaken at time of future development and in conjunction with the building consent soak pit design.

SECONDARY

Secondary runoff from the proposed building platform and shed will be south via the existing overland flow paths to the Kawarau River. These flow paths are well defined and there is no clear risk to downslope property and assets. Any increase in secondary flows will be minor when compare with flows from the greater uphill catchment.

NETWORK UTILITY SERVICES

ELECTRICAL POWER SUPPLY

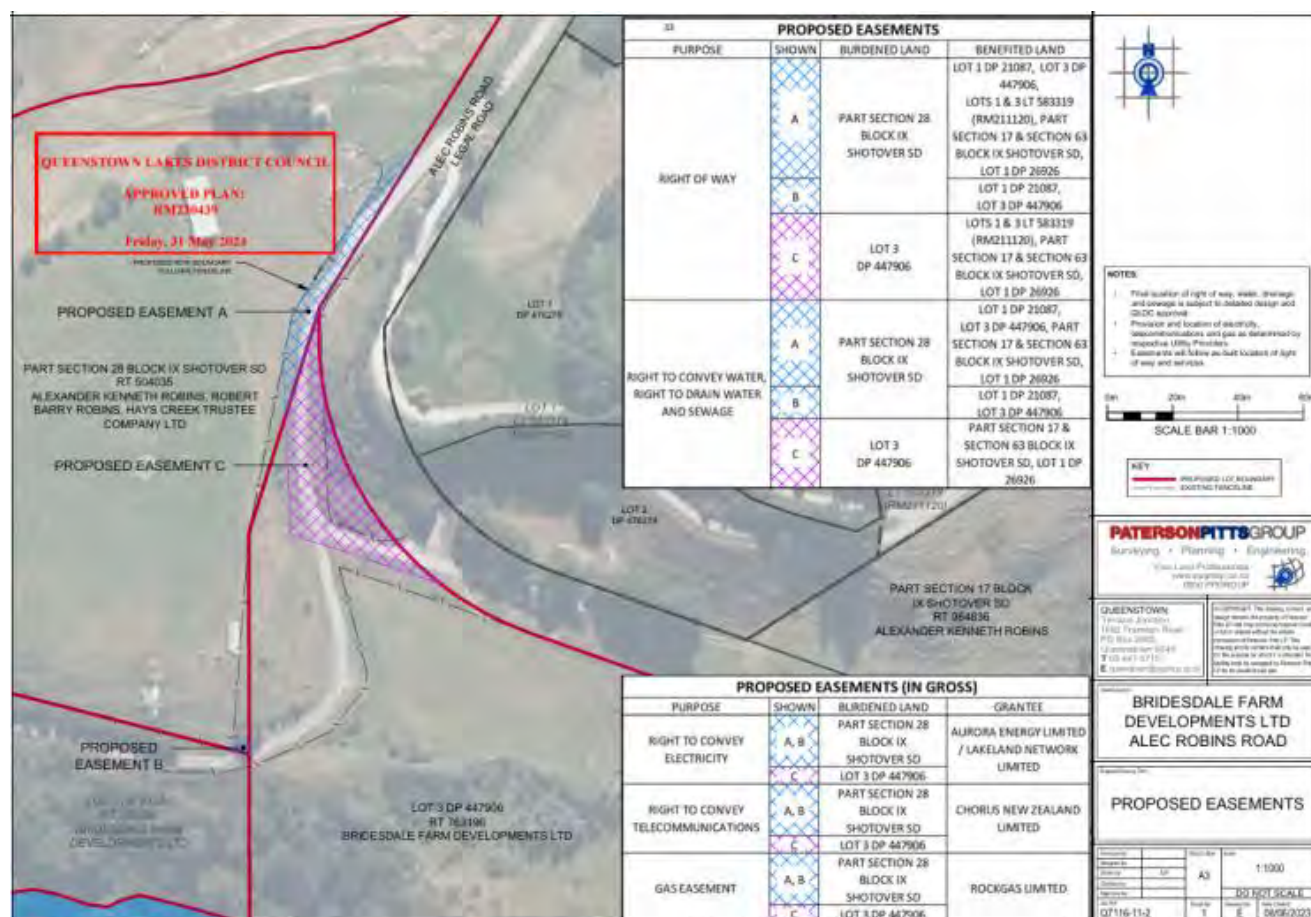
The proposed development will be provided with power via the Aurora network. Confirmation of supply has been provided as per the Aurora letter attached as Appendix C.

TELECOMMUNICATIONS SUPPLY

The proposed development can feasibly be provided with a new telecommunications and data fibroptic connection to the Chorus network from Alec Robins Road. Provision within the Chorus network has been confirmed and is as per the email attached as Appendix D. The cost of this connection will however likely be prohibitive and therefore it is likely that the new building platform and buildings will be serviced via the

Option #1

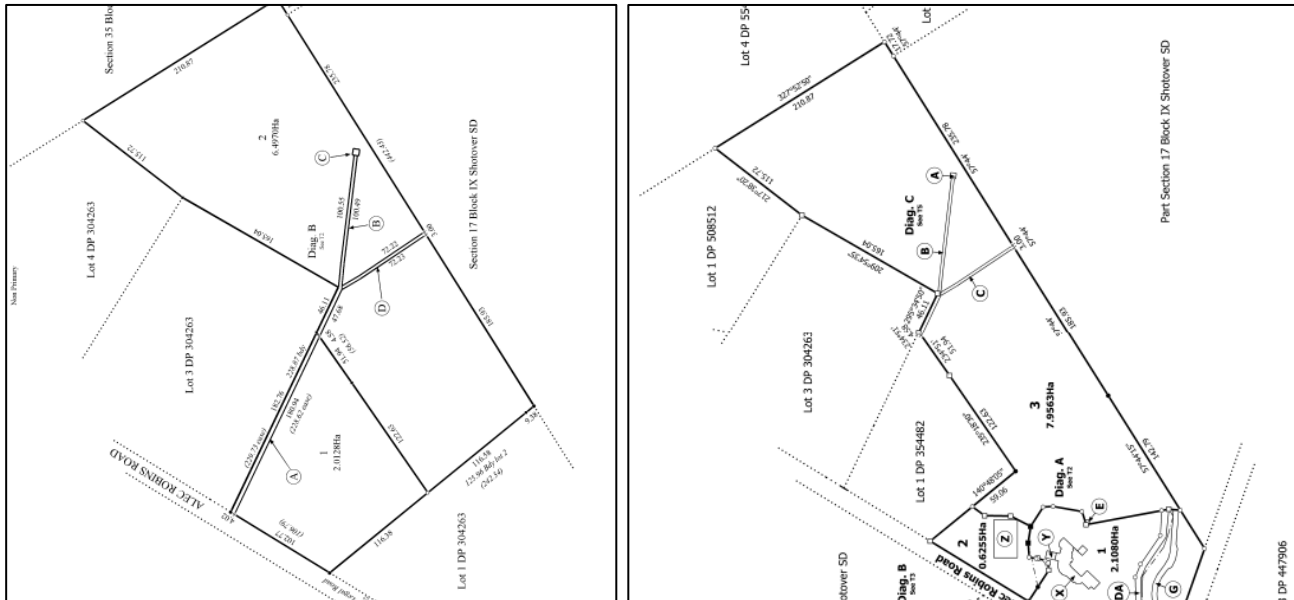
The preferred alignment for the water, wastewater, and utility services from the current formed head of Alec Robins Road to the proposed building platform will require pipes and cables to be laid partly within neighbouring Part Section 28 Block IX Shotover SD and Lot 3 DP447906. The required easements in this regard are currently proposed to be secured under Winton Partners consent RM230439. See below stamped approved easement plan



Discussions with Winton Partners have confirmed that while a draft LT plan has been submitted by Clark Fortune McDonald, these easements have yet to be registered. While the intention is that these easements will be secured shortly, and well ahead of the subject development, if there was any delay in this process Winton Partners have confirmed that they are aware of the desire for the Smith property to secure service easements and would be willing to enter into discussion in this regard.

Option #2

The subject site has existing water, power, and telecommunication easements across neighbouring Lot 3 DP 583319 and Lot 1 DP 354482 (shown as easements A, D and B, C on the below title plans). If the easements discussed under Option #1 are not secured, the alternate preferred solution would be to dispose of wastewater on-site and lay new water and utilities north via these existing easements.



Option #3

If for any reason the above two options were not able to be achieved, and an alternate less desirable services alignment could theoretically be achieved using the current Alec Robins paper road alignment only. This option would require the services to be laid on the existing hill slope and an LTO to be secured.

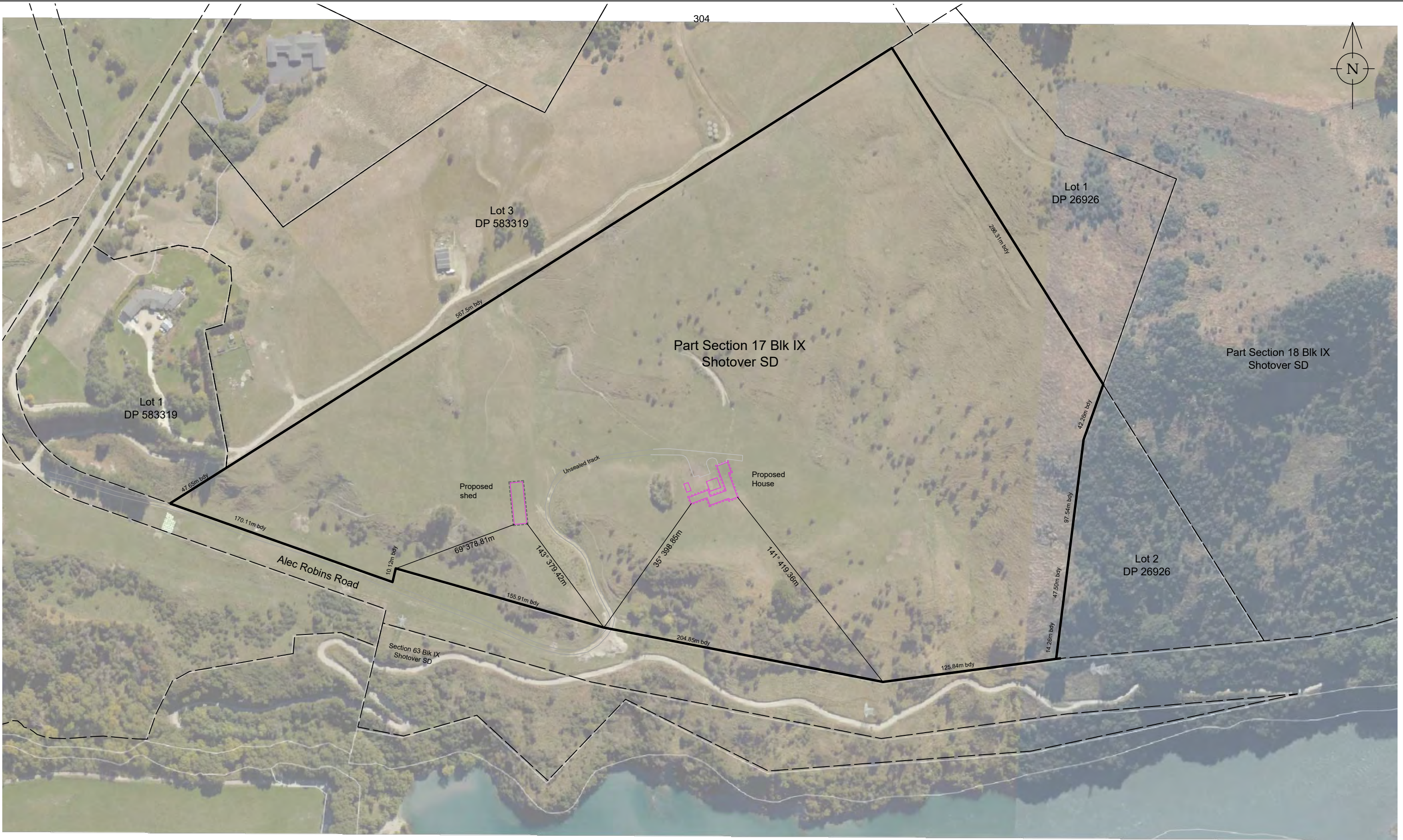


ACCESS

The subject site is currently accessed via an existing nominal 4m wide farm track from the southern formed extent of Alec Robins Road. The initial 200m of this access track is formed to Council standards with passing provision at 100m spacing. From the stock yards 600m east to the proposed building platform and shed, the current farm track is relatively poorly formed and will need to be upgraded. The existing track alignment has a maximum grade of 1 in 7 and therefore meets Council standards with regards to gradient. Upgrading of the track will include forming a minimum 4m wide gravel carriageway in minimum 150mm depth of compacted AP40 gravel with passing bays at maximum 100m spacings. This upgrade will also need to include provision for stormwater disposal via soak pits and/or existing overland flow paths where appropriate.

Appendix A

Aurum Survey - Development Layout Plan



NOTE: Contour (red) interval is 1.0 metre. QLDC Lidar (blue) is 1.0m Levels in terms NZ Vertical Datum 2016, Pin 1 SO 557531 RL 348.21.

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A	28/8/24	Initial release	HW	BM	
REV.	DATE:	REVISION DETAILS:	DRAWN:	CHECKED:	

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records. It is to read in conjunction with our terms of engagement to Gemma Smith. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.


TITLE:

Site Overview
Pt Section 17 Blk IX Shotover SD
for Gemma Smith

DATE: 28 Aug 2024
BY: Helen Watling

Scale **1:2500**
Original Plan A3

DRAWING & ISSUE No.
5514.2R.1A



PO Box 2493
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Appendix B

Team Green – Building Layout Plans

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REFER TO LARGER DETAILS WHERE POSSIBLE.
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CONSULT WITH ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES
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ISSUE

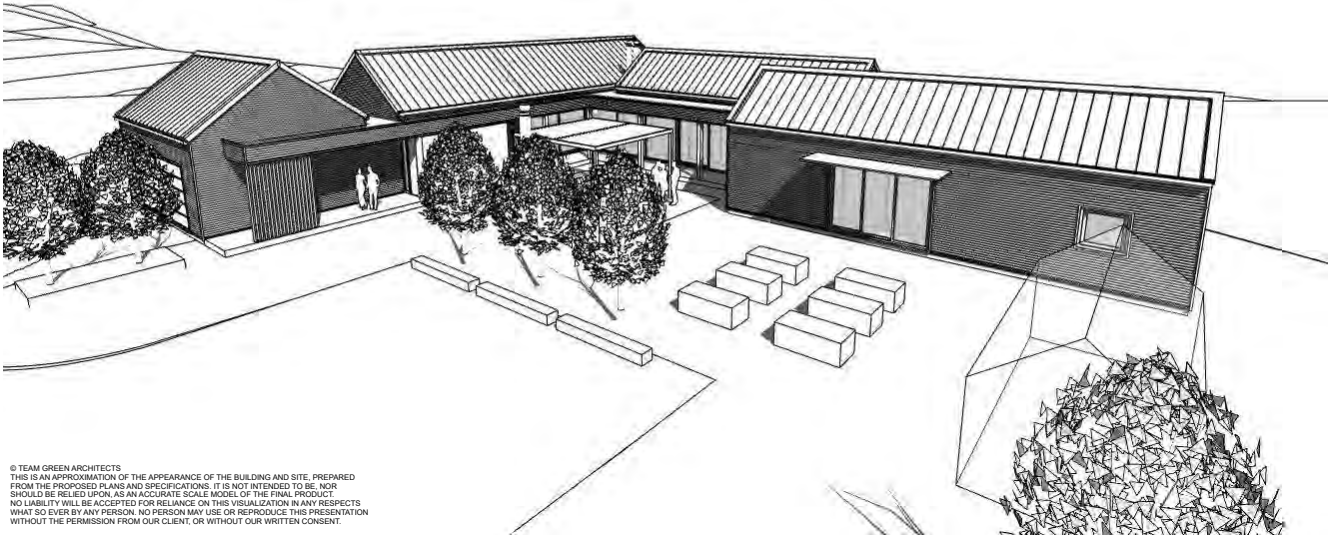
RESOURCE CONSENT

13/08/24

REVISION

01

A1 SHEET INDEX - RC			
LAYOUT ID	LAYOUT NAME	ISSUED	ISSUE ID
1.01	TOPOGRAPHIC SITE PLAN OVERVIEW	☒	01
1.02	CONTEXT PLAN	☒	01
1.03	SITE PLAN	☒	01
1.04	EARTHWORKS SITE SECTIONS	☒	01
2.01	GL FLOOR PLAN	☒	01
2.01	ROOF PLAN	☒	01
3.01	ELEVATIONS	☒	01
3.02	3D VIEWS	☒	01
3.03	3D VIEWS	☒	01
3.04	3D VIEWS	☒	01
3.05	3D VIEWS	☒	01
3.06	3D VIEWS	☒	01
3.07	3D VIEWS	☒	01
4.01	SITE SECTIONS	☒	01
CS.1	COVER SHEET	☒	01



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SMITH RESIDENCE

for
GEMMA & MIKE SMITH

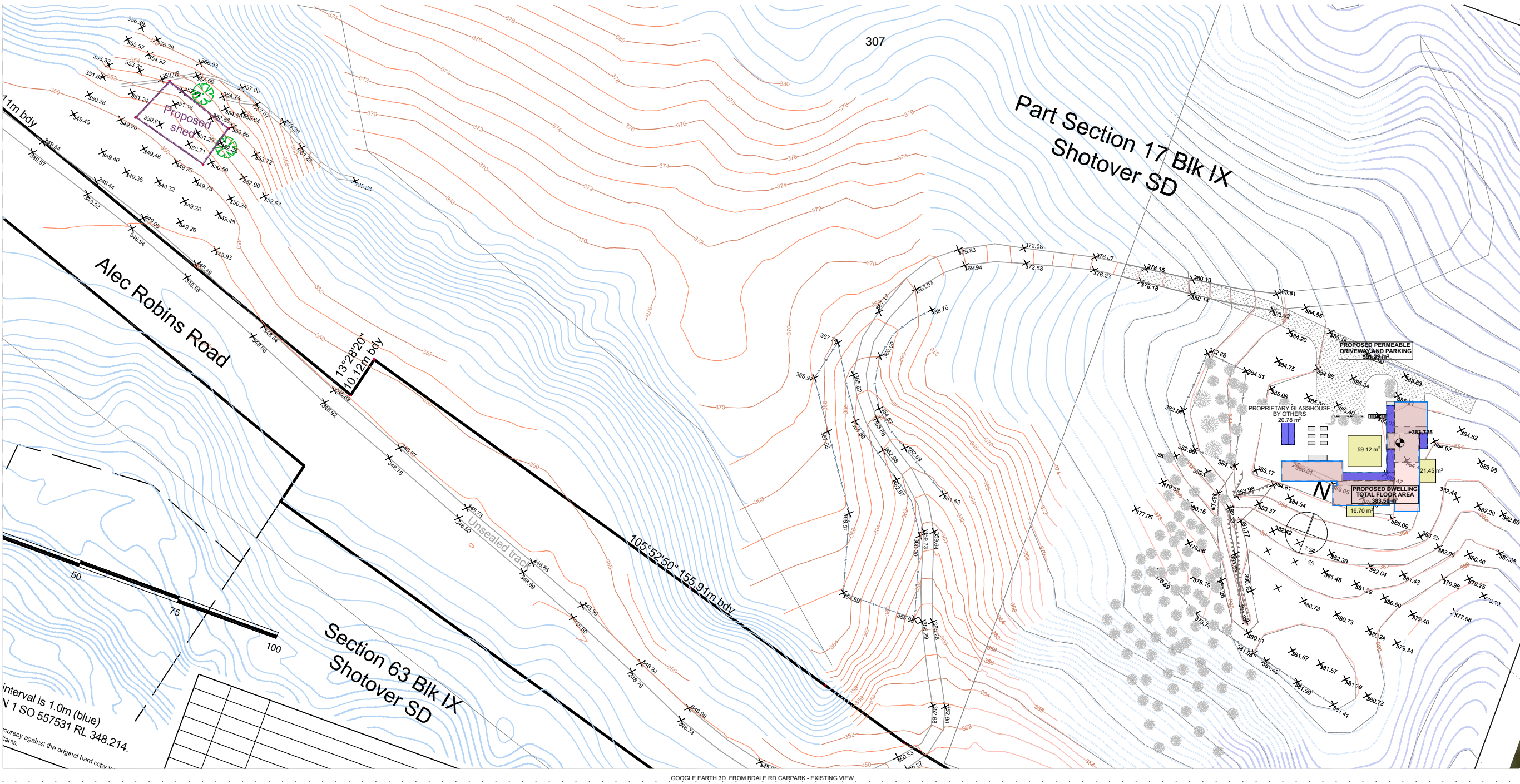
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REVISIONS				DATE
REV ID	CH ID	ISSUE		

NOTES

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STRUCTURAL ENGINEER:	McCONAUGHY CONSULTING
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	T.B.C.

CLIENT
Mike & Gemma Smith

RESOURCE CONSENT

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TOPOGRAPHIC SITE PLAN OVERVIEW

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1.01	01

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0 1 2 3 4 5

↑ S ↙ N-W

SITE PREVAILING WIND DIRECTIONS

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REVISIONS				DATE
REV ID	CH ID	ISSUE		

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	T.B.C.

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NEW ZEALAND

CONTEXT PLAN

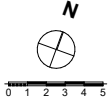
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





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NOTE:
DRAWING HAS BEEN ROTATED 20.0°
CLOCKWISE FROM STANDARD
ORIENTATION






SITE PLAN KEY:

-  SITE
 2.40 m
 PROPOSED BUILDING
 COVERED OUTDOOR AREA
 NEIGHBOURING BUILDING (INDICATIVE ONLY)
 BUILDING PLATFORM
 SETBACK ENCROACHMENT
 DRIVEWAY / PATH
 TERRACE / OUTDOOR LIVING
 PAVED SCHIST
 BOUNDARY SETBACK
 MAIN VIEWS
 VEHICLE MANOEUVREING
 STRUCTURE BELOW
 STRUCTURE ABOVE
 RETAINING WALLS / CLIFF EDGE

22 ALFRED DUNCAN DRIVE RD 1,
QUEENSTOWN
NET AREA: 1.653m²
TOTAL FLOOR AREA: 233.77m²
MAX SITE COVERAGE: 14.1% OF 45
% OR 300m²

PROPOSED EARTHWORKS
TOTAL CUT VOLUME APPROX. 3856.6m³
 (NOT COMPACTED)
TOTAL FILL VOLUME APPROX. 5816.2m³
BARE SOIL EXPOSED APPROX. 5007m²
TOTAL EARTHWORKS VOLUME
APPROX. 9672.8m³

SITE EARTHWORKS KEY

-  CUT
 FILL
 BATTERED CUT
 NEIGHBOUR'S AFFECTED EARTHWORK AREA
 DRIVEWAY / ACCESS

DO NOT SCALE OF PRINT - REFER TO FIGURED DIMENSIONS.
REFER TO LARGER DETAILS WHERE POSSIBLE.
CONTRACTOR MUST VERIFY AND CONFIRM ALL DIMENSIONS AND
PROFILES ON SITE PRIOR COMMENCING WORK / CONSTRUCTION.
CONSULT WITH ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES
ARE FOUND.

REVISIONS

[illegible]

NOTES

CONSULTANTS

SURVEYOR	T.B.C.
	T.B.C.
PLANNER	T.B.C.
	T.B.C.
STRUCTURAL ENGINEER:	McCONAUGHY CONSULTING
	doug@mconaughey.co.nz
SERVICES CONSULTANT:	T.B.C.
	T.B.C.

CLIENT

Mike & Gemma Smith

RESOURCE CONSENT

SMITH RESIDENCE

22 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 9371
NEW ZEALAND

SITE PLAN

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DATE	13/08/24	
JOB No	NA	
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DRAWING NO

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IF IN DOUBT ASK ®

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REVISIONS			
REV ID	CH ID	ISSUE	DATE

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PLANNER	T.B.C.
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SERVICES CONSULTANT:	doug@mcconaughy.co.nz
	T.B.C.
	T.B.C.

CLIENT
Mike & Gemma Smith

RESOURCE CONSENT

SMITH RESIDENCE
22 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 9371
NEW ZEALAND

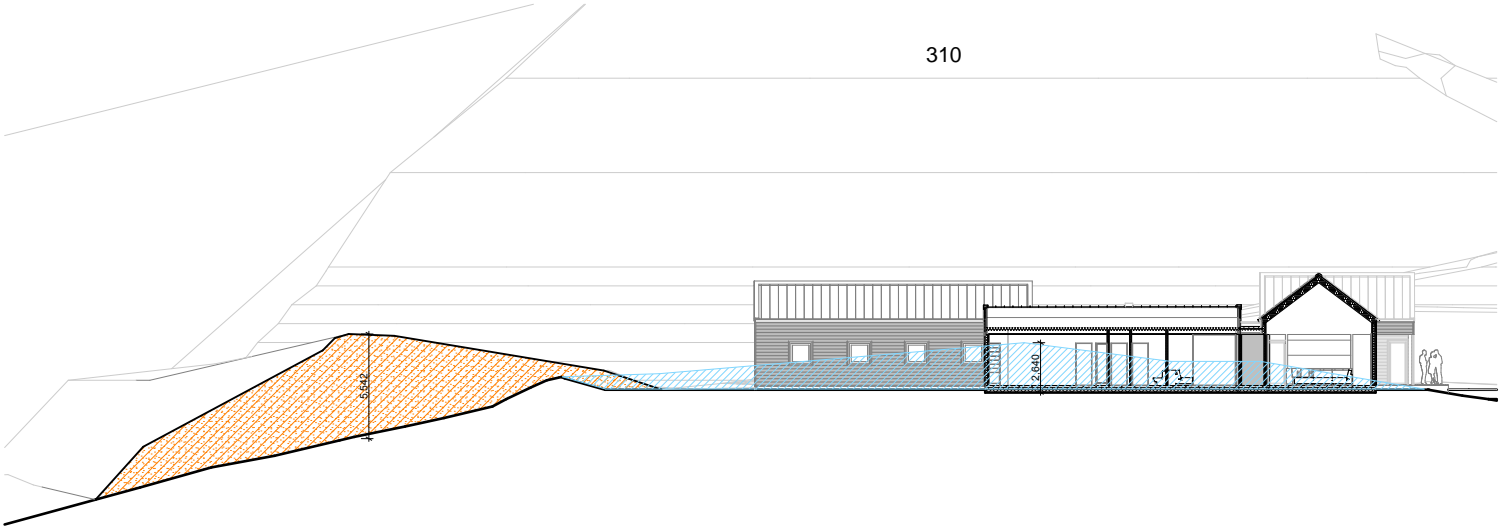
EARTHWORKS SITE SECTIONS

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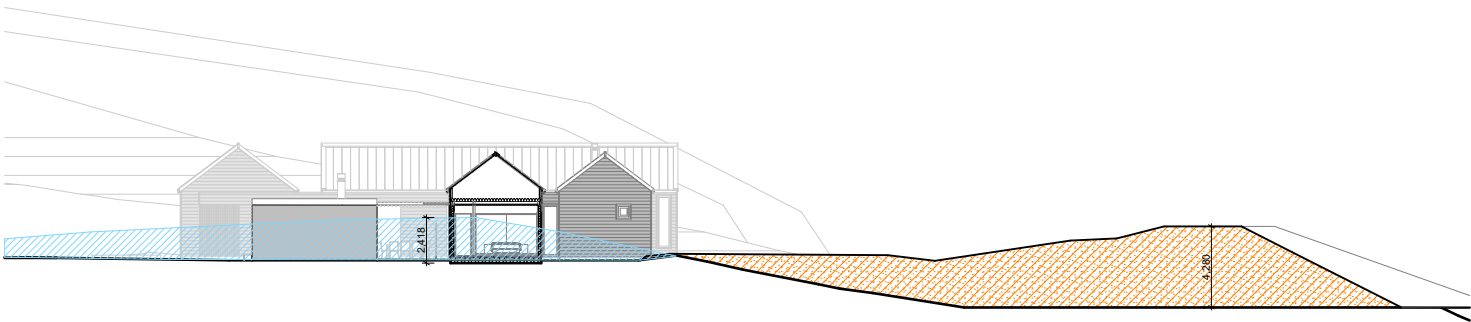
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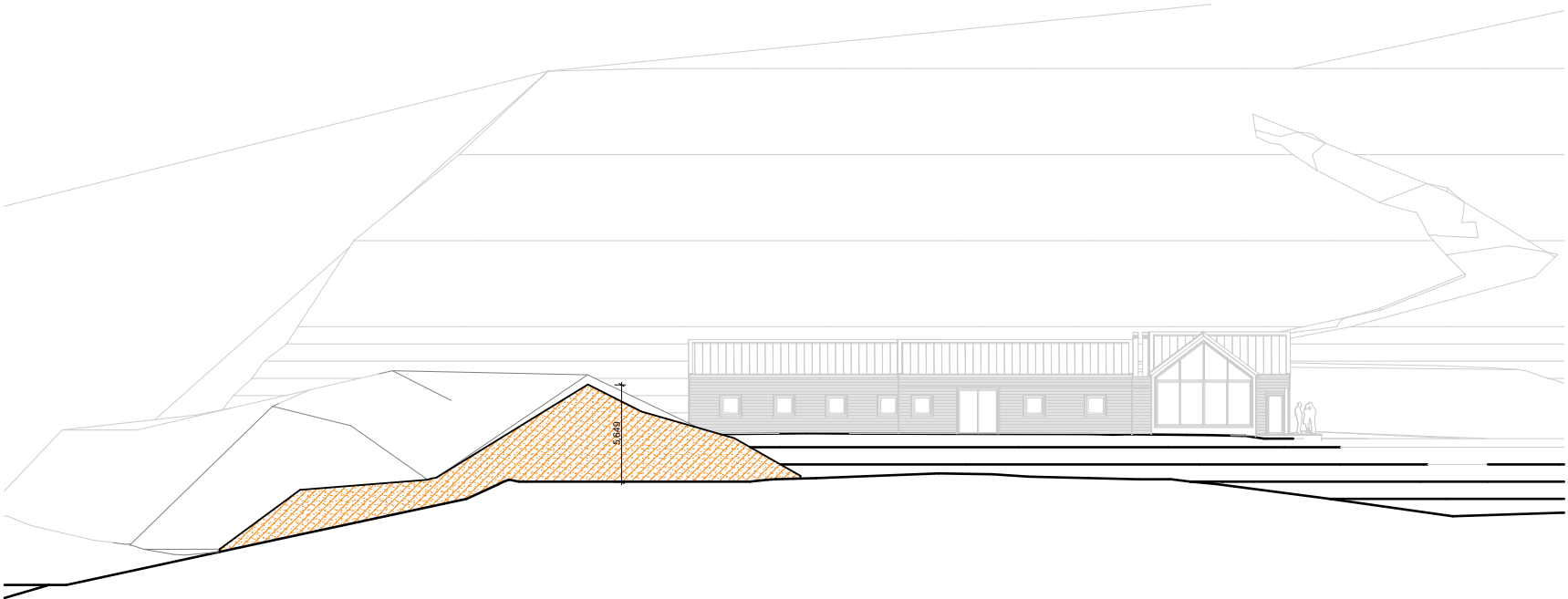
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GOOGLE EARTH 3D FROM BDALE RD CARPARK - EXISTING VIEW



GOOGLE EARTH 3D FROM BDALE RD CARPARK - EXISTING VIEW



GOOGLE EARTH 3D FROM BDALE RD CARPARK - EXISTING VIEW

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REVISIONS				
REV ID	CH ID	ISSUE		DATE

NOTES

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PLANNER	T.B.C.
STRUCTURAL ENGINEER:	McCONAUGHY CONSULTING
SERVICES CONSULTANT:	doug@mcconaughy.co.nz
	T.B.C.

CLIENT
Mike & Gemma Smith

RESOURCE CONSENT

SMITH RESIDENCE
22 ALFRED DUNCAN DRIVE RD 1
QUEENSTOWN 9371
NEW ZEALAND

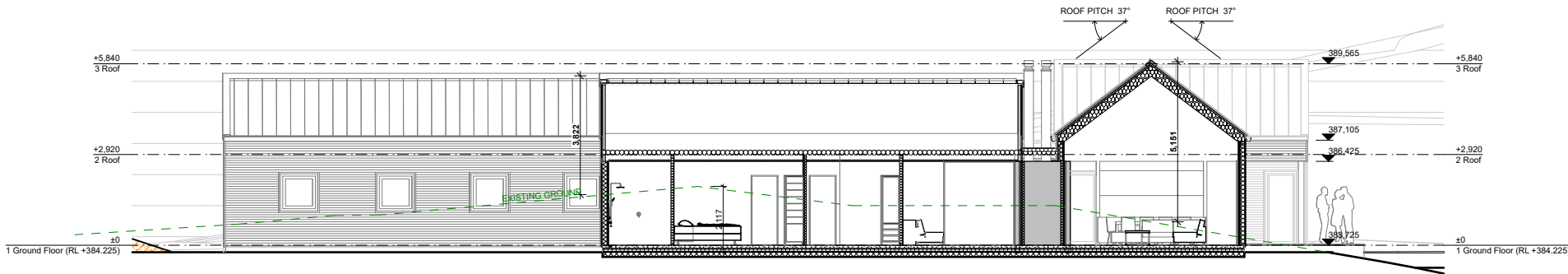
SITE SECTIONS

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CHECKED	***	

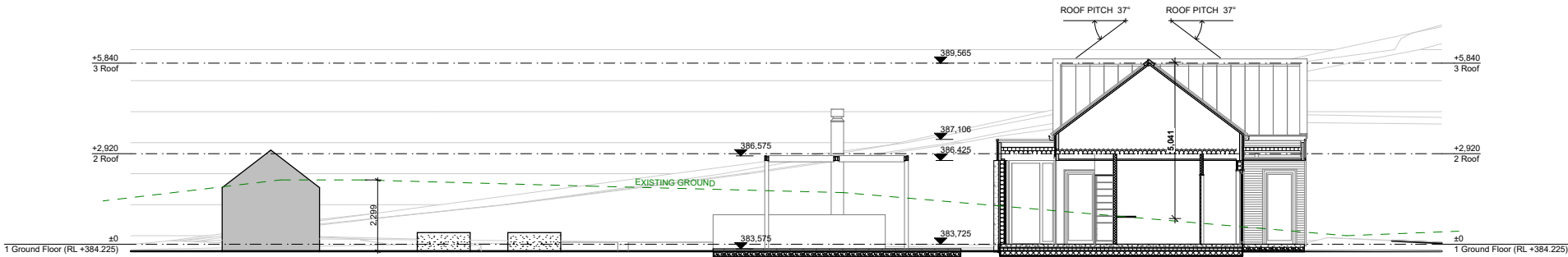
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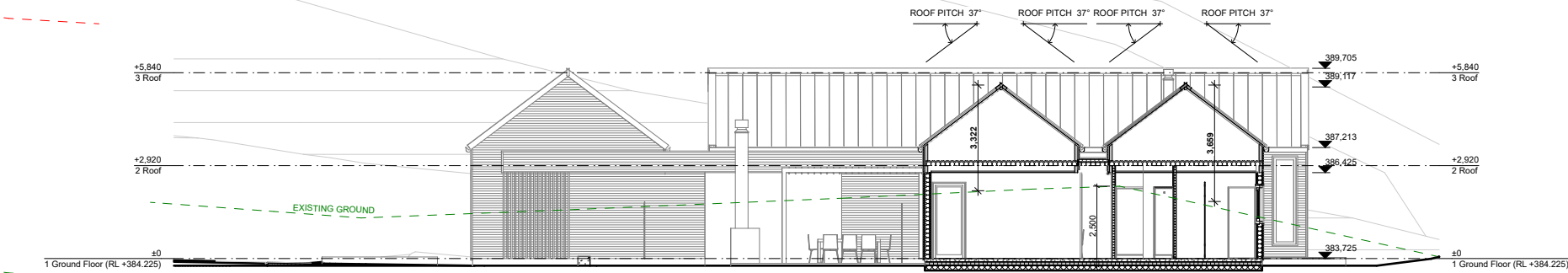
SECTION A-A

1:100
1.03, 2.01, C.1, 2.72



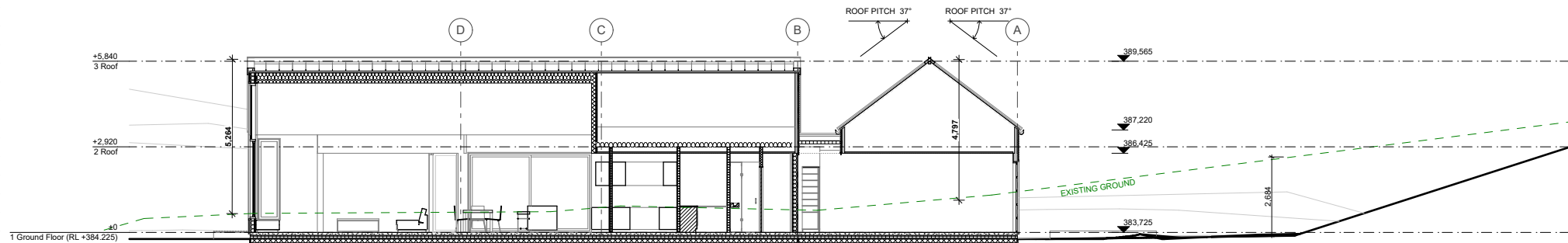
SECTION B-B

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1.03, 2.01, C.1, 2.72



SECTION C-C

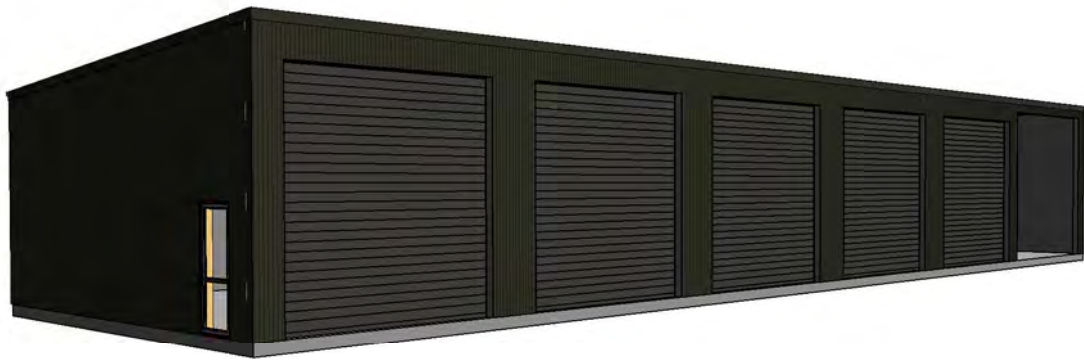
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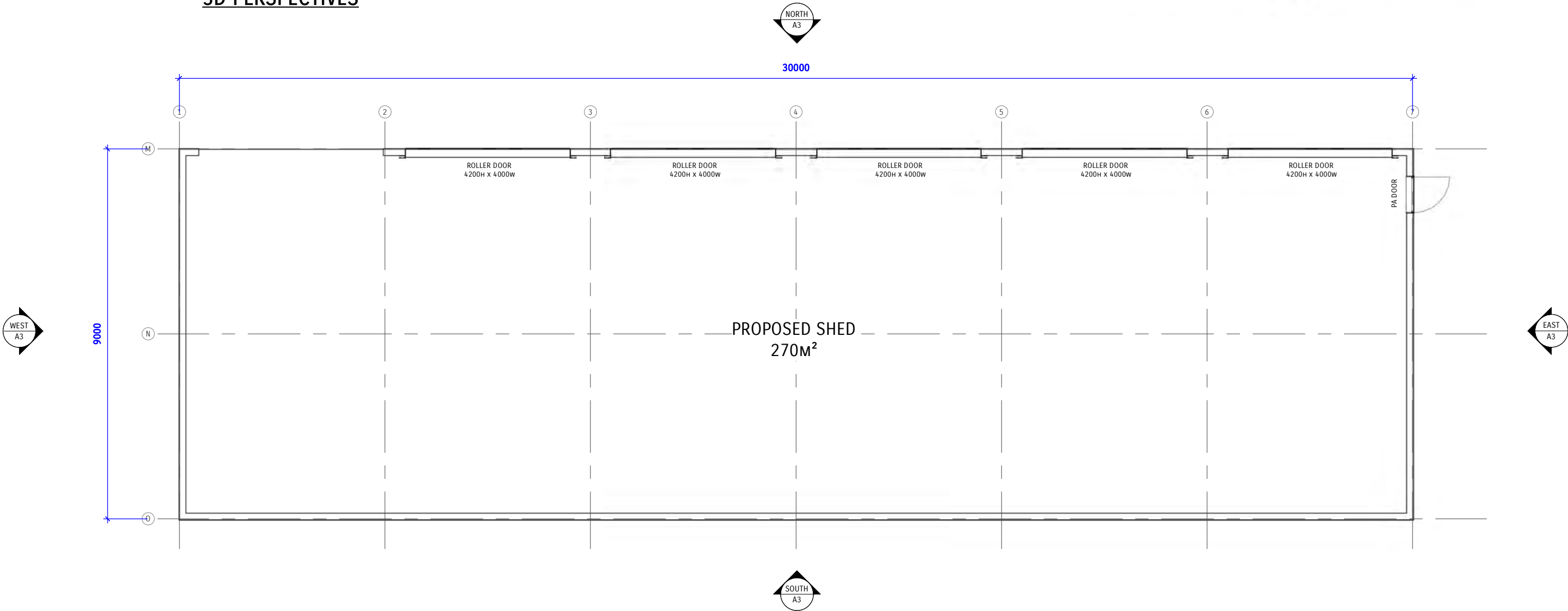
SECTION D-D

1:100
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3D PERSPECTIVES



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DESIGN@ULTRASPAN.NET.NZ

2402 - SMITH
64 Alec Robins Road,
Queenstown

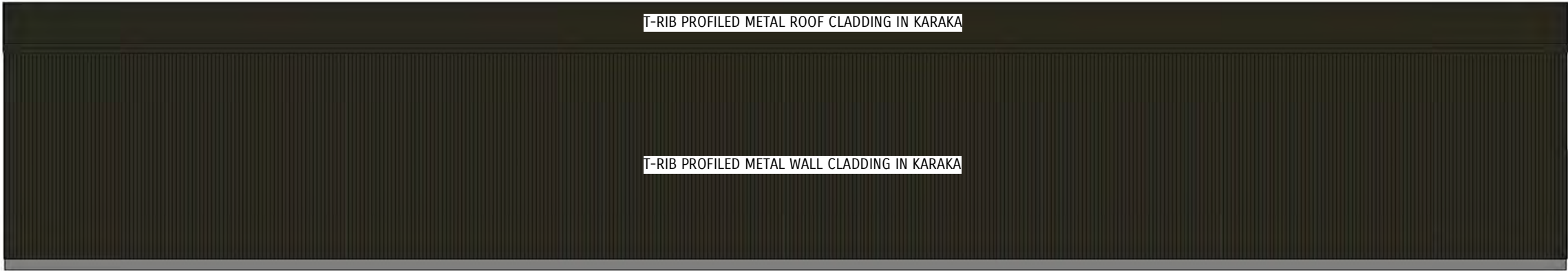
REVISION:	DESCRIPTION:	ISSUED ON:
A	RESOURCE CONSENT	05/02/2024

DRAWING NAME: FLOOR PLAN		
DRAWING SET: RESOURCE CONSENT		
SCALE @ A3: 1 : 100	REVISION: A	DRAWING NUMBER: A2

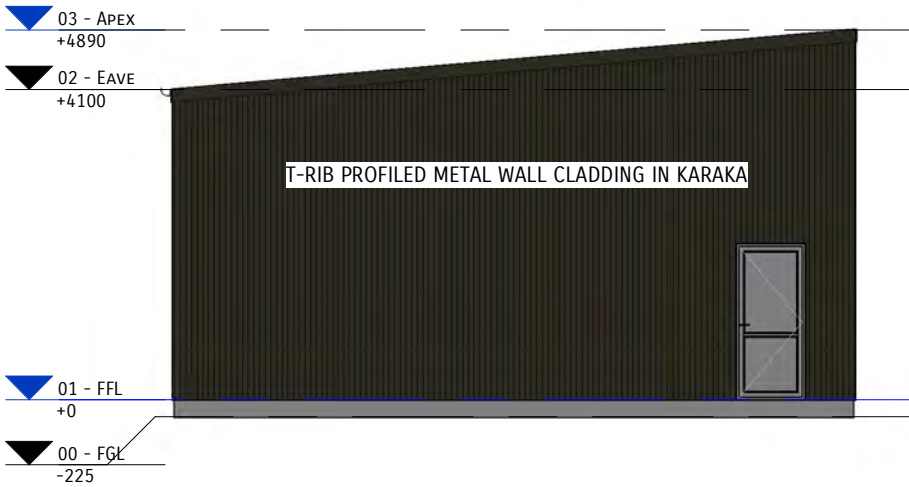
THE ORIGINAL OF THIS DOCUMENT IS TO THE SCALE NOTED. REPRODUCTION CAN DISTORT SIZE & SHAPE. USE ONLY THE DIMENSIONS ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING CONSTRUCTION.



NORTH



SOUTH

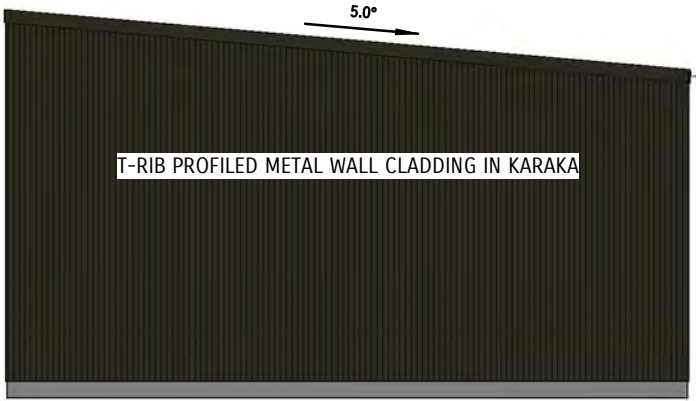


EAST

ROOF CLADDING
5° 0.40MM T-RIB PROFILED COLORSTEEL IN KARAKA
TRANSLUCENT POLYCARBONATE SHEETS TO ROOF
WHERE SHOWN
GUTTERS TO MATCH ROOF COLOUR

WALL CLADDING
0.40MM T-RIB PROFILED COLORSTEEL IN KARAKA
DOWNPIPES TO MATCH WALL COLOUR

ROLLER DOORS
WINDSOR RDN STEEL SHUTTERS IN SELECTED COLOUR



WEST

REVISION:	DESCRIPTION:	ISSUED ON:
A	RESOURCE CONSENT	05/02/2024

DRAWING NAME: ELEVATIONS		
DRAWING SET: RESOURCE CONSENT		
SCALE @ A3:	REVISION:	DRAWING NUMBER:
1 : 100	A	A3

Appendix C

Aurora – Power Provisioning Letter

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



16/08/2024

Annemarie Townsley
Jea

Sent via email only: annemarie.townsley@jea.co.nz

Dear Annemarie,

ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED SINGLE PROPERTY DEVELOPMENT.
PART SEC 17 ALEC ROBINS ROAD, WAKATIPU. PART SEC 17 BLK IX SD SHOTOVER.

Thank you for your inquiry outlining the above proposed development.

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

Disclaimer

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

Next Steps

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

Yours sincerely

A handwritten signature in black ink, appearing to read "Niel Frear".

Niel Frear

CUSTOMER INITIATED WORKS MANAGER

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

Appendix D

Chorus - Telecommunications Provisioning Letter

Alan Hopkins (Patersons)

From: Chorus Property Development Do Not Reply <npdnoreply@chorus.co.nz>
Sent: Thursday, 7 November 2024 12:02 PM
To: npdnoreply@chorus.co.nz
Subject: Chorus 11045548 : We can service your development



Hi

Development address: 121 Alec Robins Road , Lake Hayes ,
Queenstown , 9371

This email is to confirm that Chorus can provide our fibre network to your development. An indicative cost for the work we would need to do (noting that this excludes costs for any work you may be required to do inside the site boundary) is presented in the below notes:

A high level estimate to extend our fibre network to your development is in excess of \$100,000 Incl. GST, as this would need to come approx. 1370m from Lake Hayes-Arrow Junction.

Please note: The communications technology available to serve customers in our rural areas is rapidly changing. Copper is no longer the only option for customers, and is in some cases, not the best option. New Zealand runs on fibre, and the UFB roll-out has gone past 87 per cent of Kiwis. We would like to extend fibre further to enable more Kiwis to receive the best technology available. We will not be investing in extending the copper network further.

If you would like this formalised into a quote, then please [log in to your account](#) and let us know. If you need to amend the connection numbers or provide updated plans, you can also do that via your account.

Chorus New Property Development Team

Please do not reply to this email as this inbox is not monitored. For any follow up queries please visit www.chorus.co.nz/develop-with-chorus or [log in to your account](#). If you do not yet have an account with us, you will need to [create an account](#) to view your job progress and documentation.

RULES ASSESSMENT – PROPOSED DISTRICT PLAN

Chapter 2 – Definitions

Definition		Comment
Farming activity	Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities	The part of the site not occupied by the proposed dwelling and associated curtilage area will continue to be used for farming activity.
Farm building	Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes: <ul style="list-style-type: none"> a. buildings for the purposes of residential activities, home occupations, factory farming and forestry activities; b. visitor accommodation and temporary accommodation. 	The proposed shed is a farm building.
Residential activity	Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation, residential visitor accommodation.	The proposed dwelling is a residential activity.

Chapter 21 – Rural Zone

Rule		Activity Status	Comment
Farming Activities			
21.4.1	Farming Activity that complies with the standards in Table 2 and Table 3.	P	
21.4.2	Construction of or addition to farm buildings that comply with the standards in Table 5.	P	The application does not meet the Table 5 standards
Residential Activities, Subdivision and Development			
21.4.9	The use of land or buildings for residential activity except as provided for in any other rule.	D	Consent is sought to use the proposed dwelling and associated water tanks for residential activity as this is not provided for in any other rule.
21.4.10	The identification of a building platform not less than 70m ² and not greater than 1000m ² .	D	Consent is sought to establish a residential building platform

			with an area of 974m ² .
21.4.11	The construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.	D	Consent to construct the dwelling and associated water tanks is required under this rule as it is being sought at the time as consent to establish a residential building platform.
Table 2 – Standards Applying Generally in the Zone			
21.5.1	<p>Setback from Internal Boundaries</p> <p>The setback of any building from internal boundaries shall be 15m.</p>	RD	Complies
21.5.2	<p>Setback from Roads</p> <p>The setback of any building from a road boundary shall be 20m, except, the minimum setback of any building from State Highway 6 between Lake Hayes and the Shotover River shall be 50m. The minimum setback of any building for other sections of State Highway 6 where the speed limit is 70 km/hr or greater shall be 40m.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. rural Amenity and landscape character; b. open space; c. the adverse effects on the proposed activity from noise, glare and vibration from the established road. d. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the District Plan web mapping application is located within the adjacent road, any adverse effects on that infrastructure. 	RD	Complies
21.5.4	<p>Setback of buildings from Water bodies</p> <p>The minimum setback of any building from the bed of a wetland, river or lake shall be 20m.</p>	RD	Complies
21.5.7	<p>Lighting and Glare</p> <p>21.5.7.1 All fixed exterior lighting must be directed away from adjoining sites and roads; and</p> <p>21.5.7.2 No activity on any site will result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.</p> <p>21.5.7.3 There must be no upward light spill.</p>	NC	Will comply – a condition is proposed

Table 4 – Standards for Structures and Buildings (other than Farm Buildings)			
21.7.1	<p>Structures</p> <p>Any structure which is greater than 5 metres in length, and between 1 metre and 2 metres in height must be located a minimum distance of 10 metres from a road boundary, except for:</p> <p>21.7.1.1 Post and rail, post and wire and post and mesh fences, including deer fences;</p> <p>21.7.1.2 Any structure associated with farming activities as defined in this plan.</p>	RD	Complies
21.7.2	<p>Buildings</p> <p>Any building, including any structure larger than 5m², that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building, are subject to the following:</p> <p>All exterior surfaces must be coloured in the range of browns, greens or greys, including;</p> <p>21.7.2.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and</p> <p>21.7.2.2 All other surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.</p> <p>21.7.2.3 N/A</p>	RD	Complies
21.7.3	<p>Building Size</p> <p>The ground floor area of any building must not exceed 500m².</p>	RD	Complies
21.7.4	<p>Building Height</p> <p>The maximum height shall be 8m.</p>	RD	Complies
21.7.5	<p>Firefighting water and access</p> <p>New buildings for residential activities where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting, must have one of the following: either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or water supply and access for firefighting that meets the following requirements:</p> <p>21.7.5.1 Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings;</p> <p>21.7.5.2 A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle;</p> <p>21.7.5.3 The connection point or the firefighting water supply must be located more than 6m and less than 90m from the</p>	RD	Will comply – a standard condition is proposed

	<p>building for residential activities and be accessible by emergency service vehicles during fire events;</p> <p>21.7.5.4 Access from the property road boundary to the hardstand area capable of accommodating a 20 tonne fire service vehicle.</p>		
Table 5 – Standards for Farm Buildings			
21.8.1	<p>Construction, Extension or Replacement of a Farm Building</p> <p>The construction, replacement or extension of a farm building is a permitted activity subject to the following standards:</p> <p>21.8.1.1 The landholding the farm building is located within must be greater than 100ha; and</p> <p>21.8.1.2 The density of all buildings on the landholding, inclusive of the proposed building(s) must not exceed one farm building per 50 hectares; and</p> <p>21.8.1.3 The farm building must not be located within or on an Outstanding Natural Feature (ONF); and</p> <p>21.8.1.4 If located within the Outstanding Natural Landscape (ONL) the farm building must not exceed 4 metres in height and the ground floor area must not exceed 100m²; and</p> <p>21.8.1.5 The farm building must not be located at an elevation exceeding 600 masl; and</p> <p>21.8.1.6 If located within the Rural Character Landscape (RCL), the farm building must not exceed 5m in height and the ground floor area must not exceed 300m²; and</p> <p>21.8.1.7 Farm buildings must not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within 2km of the location of the proposed building.</p> <p>21.8.1.8 Farm Buildings must be located a minimum distance of 10m either side from Electricity Sub-transmission Infrastructure lines or 5m from Significant Electricity Distribution Infrastructure lines as shown on the District Plan web mapping application. The setback distance shall be measured from the centre of the support structure.</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the extent to which the scale and location of the Farm Building is appropriate in terms of: <ol style="list-style-type: none"> rural amenity values; landscape character; privacy, outlook and rural amenity from adjoining properties; visibility, including lighting. Where non-compliance is pursuant to Rule 21.8.1.8, maintaining access to the infrastructure for operation, maintenance and minor upgrading. 	RD	<p>Consent is sought to construct a farm building that breaches:</p> <ul style="list-style-type: none"> - 21.8.1.1 as the landholding is 52.5875ha in area; - 21.8.1.2 as there will be two farm buildings on the site (due to the shed approved under RM250496); and - 21.8.1.3 as the farm building will be located on the Morven Hill ONF.
21.8.2	<p>Exterior colours of farm buildings</p> <p>21.8.2.1 All exterior surfaces, except for schist, must be coloured in the range of browns, greens or greys (except soffits).</p>	RD	Complies

	21.8.2.2 Pre-painted steel, and all roofs must have a reflectance value not greater than 20%. 21.8.2.3 Surface finishes, except for schist, must have a reflectance value of not greater than 30%.		
21.8.3	The height of any farm building must not exceed 10m.	RD	Complies

Chapter 25 – Earthworks

Under 25.3.2.11, it states that earthworks for the maintenance of existing vehicle and recreational accesses and tracks, excluding their expansion, are exempt from the rules in Tables 25.1 to 25.3. The upgrade of the existing track to provide access to the residential building platform is assumed to be considered more than 'maintenance'.

Rule		Activity Status	Comment
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2, except for earthworks covered by Rules 25.4.1A and 25.4.1B.	RD	Consent is sought to breach earthworks volumes – see below.
Table 25.2 – Maximum Volume			
25.5.2	Outstanding Natural Feature 10m ³		Consent is sought for earthworks greater than the maximum volume of 10m ³ .
25.5.7	25.5.7.1 Roads: no limit 25.5.7.2 Roads located within an Outstanding Natural Feature identified on the District Plan web mapping application: 10m ³ 25.5.7.3 Roads located within identified Wāhi Tūpuna areas outside the urban environment where roads have been identified as a potential threat to Manawhenua values (see Schedule 39.6): 10m ³		Consent is required under 25.5.7.2 for roads located within an ONF as more than 10m ³ of gravel will be used to upgrade the existing track within the unformed part of Alec Robins Road. The access track is outside the wāhi tūpuna so consent is not required under 25.5.7.3.
25.5.10A	25.5.10A.2 Wāhi Tūpuna areas as identified in Schedule 39.6 but not listed in 25.5.10A.1, where earthworks: a. are located within 20m of the boundary of any wetland, bed of any river or lake; b. are located at an elevation exceeding 400 masl, except within Ōrau (Wāhi Tūpuna 11); c. within Ōrau (Wāhi Tūpuna 11), are located at an elevation exceeding 600 masl; or		Complies – no earthworks are proposed within the wāhi tūpuna area.

	d. modify the profile of a skyline or terrace edge when viewed from lower elevations of a public place within 2 kilometres.		
Nuisance effects, erosion, sediment generation and run-off			
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 2,500m ² where the slope is 10° or greater. 25.5.11.2 10,000m ² where the slope is less than 10°. 25.5.11.3 2,500m ² at any one time for the construction of a trail.	RD	Consent is sought to breach 25.5.11.1
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks.	RD	Will comply if undertaken in accordance with EMP – a condition is proposed
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site.	RD	
25.5.14	Earthworks that discovers any of the following: 25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or 25.5.14.2 any feature or archaeological material that predates 1900, or 25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours), that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'.	RD	
Height of cut and fill and slope			
25.5.15	The maximum depth of any cut shall not exceed 2.4 metres.	RD	Consent is sought for a cut of up to 3.8m
25.5.16	The maximum height of any fill shall not exceed 2 metres.	RD	Consent is sought for fill of up to 6.5m
25.5.17	25.5.17.1 No farm track or access way shall have an upslope cut or batter greater than 1 metre in height, except on land below 750masl: a. This may be exceeded for 10% or less of the total track length to a maximum height of 2 metres: and b. Any cut or batter exceeding 1 metre in height shall not have a continuous length of more than 70 metres, and shall be limited to two exceedances of 70 metres per kilometre. 25.5.17.2 All cuts and batters shall not be greater than 65 degrees. 25.5.17.3 The maximum height of any fill shall not exceed 2 metres. This standard shall not apply to roads, or private roads associated with subdivisions under Chapter 27.	RD	Complies. The maximum upslope batter height will be approximately 1.2m. However, the access is on land below 750masl and the length of track that will exceed the permitted batter height meets the rule.

25.5.18	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary by the minimum distances described.	RD	Complies
Water bodies			
25.5.19.1	Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m ³ in total volume, within any consecutive 12-month period.	RD	N/A – no earthworks within 10m of any waterbodies
25.5.20	Earthworks shall not be undertaken below the water table of any aquifer, or cause artificial drainage of any aquifer.	RD	Complies
25.5.21	No more than 300m ³ of Cleanfill shall be transported by road to or from an area subject to Earthworks.	RD	Consent is sought to import approximately 470m ³ of fill

Chapter 29 – Transport

Rule		Activity Status	Comment
29.5.7	<p>Residential Parking Space Design</p> <ol style="list-style-type: none"> The minimum width of the entrance to a single garage shall be no less than 2.4 m. The minimum length of a garage shall be 5.5m. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle. Where two parking spaces are provided for on a site containing only a single visitor accommodation unit or a single residential unit, which may also include a single residential flat, the parking spaces may be provided in tandem. 	RD	Complies
29.5.13	<p>Access and Road Design</p> <ol style="list-style-type: none"> All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.13b below. n/a to Rural Zone 	RD	Consent is sought for an access that does not strictly comply with 29.5.13a in regard to width and spacing between passing bays as specified in the Code of Practice
29.5.16	<p>Maximum Gradient for Vehicle Access</p> <ol style="list-style-type: none"> The maximum gradient for any private way used for vehicle access shall be 1 in 6. n/a to Rural Zone The vehicle break-over angles shown in Diagram 2 of Schedule 29.2 shall not be exceeded over any part of the width of the vehicle access/ crossing 	RD	Complies

Chapter 30 – Energy and Utilities

Rule		Activity Status	Comment
30.5.4.1 Buildings and structures permitted within the National Grid Yard	<p>30.5.4.1.1 Buildings and structures that meet the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001).</p> <p>30.5.4.1.2 A non-conductive fence located 5m or more from any National Grid Support Structure and no more than 2.5m in height.</p> <p>30.5.4.1.3 A network utility, excluding a building or structure for the reticulation and storage of water for irrigation purposes.</p> <p>30.5.4.1.4 Any new non-habitable building less than 2.5m high and 10m² in floor area and is more than 12m from a National Grid transmission line support structure.</p> <p>30.5.4.1.5 Any non-habitable building or structure used for agricultural or horticultural activities provided that they are:</p> <ol style="list-style-type: none"> less than 2.5m high; located at least 12m from a National Grid transmission line support structure; not a wintering barn, produce packing facility, milking shed/dairy shed (excluding the stockyards and ancillary platforms), or a commercial glasshouse, or a structure associated with irrigation, or a factory farm. <p>30.5.4.1.6 Alterations to existing buildings that do not alter the building envelope.</p> <p>30.5.4.1.7 An agricultural or horticultural structure where Transpower has given written approval in accordance with clause 2.4.1 of NZECP34:2001.</p>	NC	Complies
30.5.4.2 Earthworks permitted within the National Grid Yard	<p>30.5.4.2.1 Earthworks within 6 metres of the outer visible edge of a National Grid transmission line support structure must be no deeper than 300mm.</p> <p>30.5.4.2.2 Earthworks between 6 metres to 12 metres from the outer visible edge of a National Grid transmission line support structure must be no deeper than 3 metres.</p> <p>30.5.4.2.3 Earthworks must not create an unstable batter that will affect a National Grid transmission line support structure.</p> <p>30.5.4.2.4 Earthworks must not result in a reduction in the existing conductor clearance distance below what is required by the NZECP 34:2001.</p>	NC	Complies

	<p>The following earthworks are exempt from the rules above:</p> <p>30.5.4.2.5</p> <p>Earthworks undertaken by network utility operators in the course of constructing or maintaining utilities providing the work is not associated with buildings or structures for the storage of water for irrigation purposes.</p> <p>30.5.4.2.6</p> <p>Earthworks undertaken as part of agricultural or horticultural activities or domestic gardening.</p> <p>30.5.4.2.7</p> <p>Repair sealing, resealing of an existing road, footpath, farm track or driveway.</p>		
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Chapter 33 – Indigenous Vegetation and Biodiversity

Rule		Activity Status	Comment
33.4.6	Clearance of areas of voluntarily planted indigenous vegetation less than 15 years old, where the land was previously lawfully cleared of indigenous vegetation. Table 2 does not apply to this activity.	P	It is proposed to remove a small area of native planting to the west of the proposed building platform. This planting is less than 15 years old, so is a permitted activity.
33.4.7	Any clearance of vegetation within 20m of the bed of a water body, riverbed or wetland (including ephemeral or seepage wetland).	D	Complies – no vegetation clearance within 20m of any water body or wetland is proposed.

Chapter 39 – Wāhi Tūpuna

Schedule 39.6 lists the following activities as being potential threats to the wāhi tūpuna associated with the Kawarau River:

- *New roads or additions/alterations to existing roads, vehicle tracks and driveways*
- *Buildings and structures*
- *Earthworks*
- *Subdivision and development*
- *Damming, activities affecting water quality*
- *Exotic wilding trees and pest plant species*
- *Commercial and commercial recreational activities excluding those associated with viticulture related tourism*

Rules in Chapter 39 only relate to buildings and structures within wāhi tūpuna areas. None are proposed in this application.

AGRICULTURAL AND RURAL HAZARDOUS SUBSTANCE STATEMENT

LITTLE MORVEN TRUST

121 Alec Robins Road, RD1, LAKE HAYES, QUEENSTOWN

Prepared by Mike and Gemma Smith

December 2024

Site and location

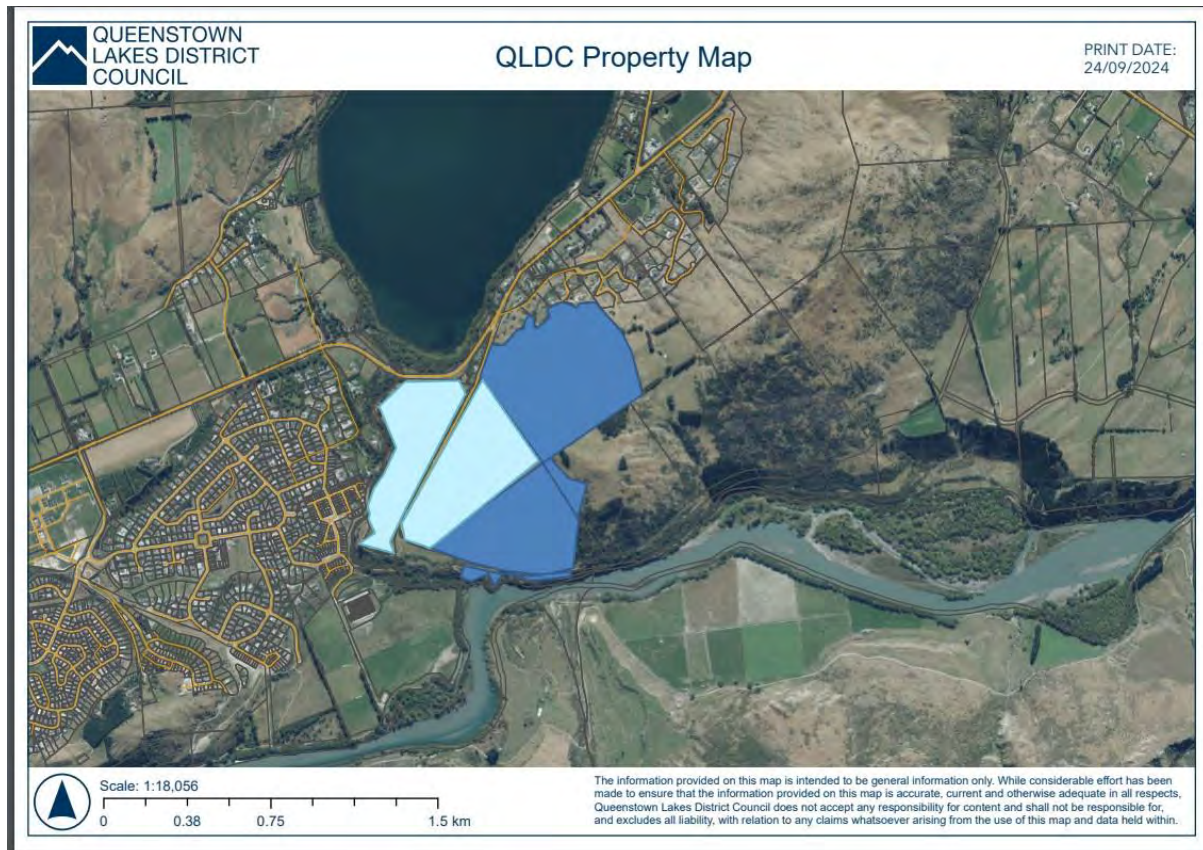
The 53ha site is located to the south of Lake Hayes, at 121 Alec Robins Road.



Background

Mike and Gemma Smith (Trustees of Little Morven Trust) have owned the site since 2022, being the first new owners of the property in 83 years, prior to this the Robins Family had ownership of this property.

Historically - the property was part of a larger block of land (shown in light blue in image below), and prior to that incorporated much of Bridesdale and Lake Hayes Estate. The property has been used for sheep farming and had a portion of the land (outside the current site boundaries) used for market gardening (30-40 years ago) (NB information anecdotally provided by former land owners – Robins Family).



Prior to purchasing the site the applicants leased this property (and the 16 ha of flat land under subdivision development by Hayes Creek Trust) for approximately 17 years – where they have established their Angus Cattle Stud and grazed cross bred sheep. The site forms part of a wider farming operation incorporating a number of blocks of leased and grazed land in the immediate vicinity and in the wider Wakatipu Basin. Sheep numbers have gradually declined in recent years – with cattle numbers increasing.

The original shearing shed associated with the farm was subdivided off over 20 years ago and is now the residence of Ben and Mary Ho, located at 51 Alec Robins Road. Sheep yards were at this point established opposite the entrance to 111 Alec Robins Road and have only recently been decommissioned with the subdivision development of Hayes Creek Trust.



Sheep currently farmed on this block are trucked to other properties where the applicant hires a woolshed to undertake annual shearing requirements, and existing cattle yards associated with the subject property are used for the handling of sheep for transport – i.e. yard and ramps to get the sheep onto trucks. As part of this development – suitable sheep handling facilities will be established.

All animal health management is undertaken via pour on and injectables – no sheep dip troughs/foot rot dipping facilities have been established on this site, nor are proposed within this development given the breed of sheep grazed and modern animal health management practices.

There has been no bulk storage of agrichemicals or pesticides within the property.

Conclusion

There has been no dipping or foot rot trough facilities on this property. As such there are no risks associated with historical chemical use on this property with the proposed residential building platform and shed proposal.

Smith Residence
Morven Hill, Queenstown

Smith Residence - Photo Simulations



Date Printed : 17-12-2024

Viewpoint Location Map



Smith Residence
Morven Hill, Queenstown

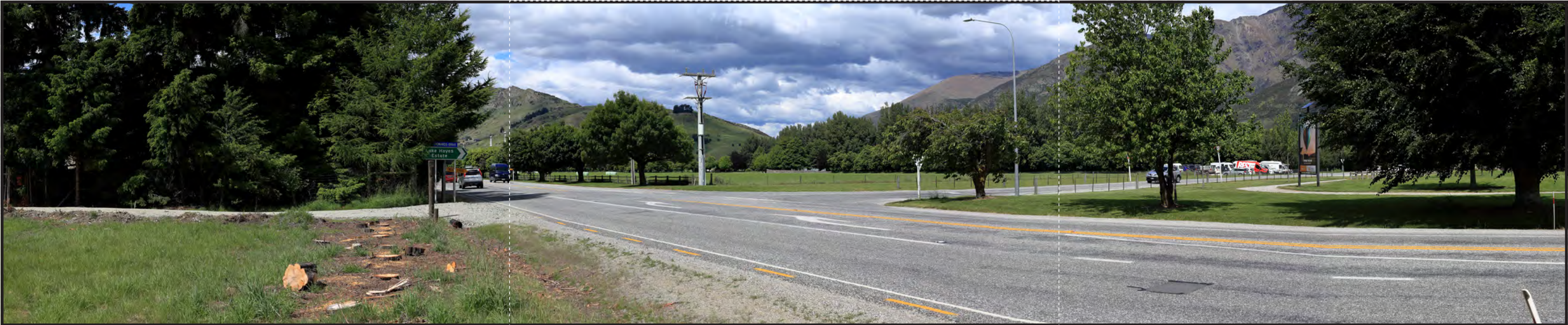
- Viewpoint 01
State Highway 6
(E)430214.459 (N)814940.212
- Viewpoint 02
Corner of Howards Dr & Jones Ave
(E)430254.836 (N)814451.839
- Viewpoint 03
Nerin Square
(E)430792.098 (N)814523.228
- Viewpoint 04
Kawarau Heights Boulevard
(E)430335.558 (N)814309.659
- Viewpoint 05
Judge and Jury Drive
(E)431268.462 (N)814365.304
- Viewpoint 06
Onslow Road
(E)430791.085 (N)814097.912
- Viewpoint 07
Alps View Place
(E)431037.347 (N)813959.155
- Viewpoint 08
Hayes Creek Road Carpark
(E)431550.619 (N)813738.842
- Viewpoint 09
Colono Beach
(E)431945.527 (N)813916.533
- Viewpoint 10
Kawarau Heights Boulevard
(E)430793.941 (N)813914.555



Date Printed : 17-12-2024



Viewpoint 01 - Existing



Viewpoint 01 - Proposed - Year 05 Vegetation

	<p>Easting: 430214.459 Northing: 814940.212 Elevation : 358.262m Height of Camera : 1.5m Orientation of View : SE Date of Photography : 06 December 2024 Time of Photography : 15:20pm</p>	<p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 01 - State Highway 6</p>	<p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd. Dashed white line indicates cropped viewpoint portion.</p> <p>Version info: 0001 Date Printed: 17-12-2024</p>	
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Viewpoint 01 - Existing

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 430214.459
Northing: 814940.212
Elevation : 358.262m
Height of Camera : 1.5m
Orientation of View : SE
Date of Photography : 06 December 2024
Time of Photography : 15:20pm

Smith Residence - Morven Hill, Queenstown

Viewpoint 01 - State Highway 6

NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens.
Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
Date Printed: 17-12-2024





Viewpoint 01 - Proposed - Year 05 Vegetation

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



 <p>VIRTUALVIEW 3D VISUALISATION SPECIALISTS</p>	<p>Easting: 430214.459 Northing: 814940.212 Elevation : 358.262m Height of Camera : 1.5m Orientation of View : SE Date of Photography : 06 December 2024 Time of Photography : 15:20pm</p>	<p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 01 - State Highway 6</p>	<p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd.</p> <p>Version info: 0001 Date Printed: 17-12-2024</p>	
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Viewpoint 02 - Existing



Viewpoint 02 - Proposed - Year 05 Vegetation

	<p>Easting: 430254.836 Northing: 814451.839 Elevation : 354.748m Height of Camera : 1.5m Orientation of View : E Date of Photography : 06 December 2024 Time of Photography : 13:35pm</p>	<p>Smith Residence - Morven Hill, Queenstown Viewpoint 02 - Corner of Howards Dr & Jones Ave</p>	<p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd. Dashed white line indicates cropped viewpoint portion.</p> <p>Version info: 0001 Date Printed: 17-12-2024</p>	
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Viewpoint 02 - Existing

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 430254.836
Northing: 814451.839
Elevation : 354.748m
Height of Camera : 1.5m
Orientation of View : E
Date of Photography : 06 December 2024
Time of Photography : 13:35pm

Smith Residence - Morven Hill, Queenstown
Viewpoint 02 - Corner of Howards Dr & Jones Ave

NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens.
Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
Date Printed: 17-12-2024





Viewpoint 02 - Proposed - Year 05 Vegetation

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 430254.836
 Northing: 814451.839
 Elevation : 354.748m
 Height of Camera : 1.5m
 Orientation of View : E
 Date of Photography : 06 December 2024
 Time of Photography : 13:35pm

Smith Residence - Morven Hill, Queenstown

Viewpoint 02 - Corner of Howards Dr & Jones Ave

NOTES: All photos were taken by Virtual View with a Canon
 5Dmk2 and a 50mm lens.
 Photo positions were surveyed by Aurum Survey Consultants Ltd.

Version info: 0001
 Date Printed: 17-12-2024






Viewpoint 03 - Existing



Viewpoint 03 - Proposed - Year 05 Vegetation

 <p>VIRTUALVIEW 3D VISUALISATION SPECIALISTS</p>	<p>Easting: 430792.098 Northing: 814523.228 Elevation : 339.223m Height of Camera : 1.5m Orientation of View : E Date of Photography : 06 December 2024 Time of Photography : 12:20pm</p>	<p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 03 - Nerin Square</p>	<p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd. Dashed white line indicates cropped viewpoint portion.</p> <p>Version info: 0001 Date Printed: 17-12-2024</p>	
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Viewpoint 03 - Existing

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3



Easting: 430792.098
Northing: 814523.228
Elevation : 339.223m
Height of Camera : 1.5m
Orientation of View : E
Date of Photography : 06 December 2024
Time of Photography : 12:20pm

Smith Residence - Morven Hill, Queenstown
Viewpoint 03 - Nerin Square

NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens.
Photo positions were surveyed by Aurum Survey Consultants Ltd.



Version info: 0001
Date Printed: 17-12-2024





Viewpoint 03 - Proposed - Year 05 Vegetation

IMAGE TO BE VIEWED AT 50cm FROM EYE FOR CORRECT VIEWING SCALE WHEN PRINTED AT A3


 <p>VIRTUALVIEW 3D VISUALISATION SPECIALISTS</p>	<p>Easting: 430792.098 Northing: 814523.228 Elevation : 339.223m Height of Camera : 1.5m Orientation of View : E Date of Photography : 06 December 2024 Time of Photography : 12:20pm</p>	<p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 03 - Nerin Square</p>	<p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd.</p> <p>Version info: 0001 Date Printed: 17-12-2024</p>	
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Viewpoint 04 - Existing



Viewpoint 04 - Proposed - Year 05 Vegetation

	<p>Easting: 430335.558 Northing: 814309.659 Elevation : 357.496m Height of Camera : 1.5m Orientation of View : E Date of Photography : 06 December 2024 Time of Photography : 13:18pm</p>	<p>Smith Residence - Morven Hill, Queenstown</p> <p>Viewpoint 04 - Kawarau Heights Boulevard</p>	<p>NOTES: All photos were taken by Virtual View with a Canon 5Dmk2 and a 50mm lens. Photo positions were surveyed by Aurum Survey Consultants Ltd. Dashed white line indicates cropped viewpoint portion.</p> <p>Version info: 0001 Date Printed: 17-12-2024</p>	
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