

APPLICATION AS NOTIFIED

**J Batchelor, J Burdon & A
Donaldson**

(RM250722)

FORM 12

File Number RM250722

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

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

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

J Batchelor, J Burdon & A Donaldson

What is proposed:

Application under Section 88 of the Resource Management Act 1991 (RMA) for a five lot subdivision and identification of three new residential building platforms with associated earthworks, access, landscaping and ecological revegetation.

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

1576 Makarora – Lake Hawea Road, Wanaka

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

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

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM250722 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Wendy Baker, who may be contacted by phone at 021 1843309 or email at wendy.baker@qldc.govt.nz.

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

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

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

11 September 2026

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

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

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/notified-consents/current-notified-resource-consents>

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council:

J Batchelor, J Burdon & A Donaldson
C/- Brown & Company
Attn. Morgan Shepherd
PO Box 1467, Queenstown 9348
morgan@brownandcompany.co.nz

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 14 August 2026

Address for Service for Consent Authority:

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

Phone
Email
Website

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

**RESOURCE MANAGEMENT ACT 1991****NOTIFICATION UNDER SECTION 95A – MANDATORY PUBLIC NOTIFICATION**

Applicant:	J Batchelor, J Burdon & A Donaldson
RM reference:	RM250722
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a five lot subdivision and identification of three new residential building platforms with associated earthworks, access, landscaping and ecological revegetation
Location:	1576 Makarora – Lake Hawea Road, Wanaka
Legal Description:	Lot 1 DP 396356 held in Record of Title 384225
District Plan Zone:	ODP: Rural General PDP: Rural
Map Annotations:	Outstanding Natural Landscape & Priority Area: Hawea South North Grandview Wahi Tupuna: Slopes and lake margins around southern Lake Hawea
Activity Status:	Discretionary

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a five lot subdivision creating three new residential allotments with residential building platforms, a lot around the existing homestead and a balance lot as follows:

Lot Number	Lot Size	Purpose
Lot 1	1.6ha	Contains new building platform
Lot 2	1.4ha	Contains new building platform
Lot 3	1.6ha	Contains new building platform
Lot 4	25.4ha	Contains existing residential unit and associated building platform (900m ²)
Lot 5	7.7ha	Open space / opportunity of public access to be held with Lot 4

Lots 4 and 5 are proposed to be held together in one certificate of title. All lots are proposed to be subject to a Consent Notice preventing further subdivision.

The applicant has provided a description of the proposal, the site and locality and the relevant site history in Sections 1.2, 1.3 and 1.4 of the report entitled “*Application for Resource Consent*”, dated 14 July 2026, prepared by Morgan Shepherd of Brown & Company, and submitted as part of the application

(hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report.

2. ACTIVITY STATUS

The 2007 QLDC Operative District Plan (ODP) is being reviewed through a series of plan changes known as the Proposed District Plan (PDP). As set out in Chapter 1 of the PDP, the district plan can now be summarised as comprising:

- A. Provisions reviewed since August 2015 shown in the PDP ePlan and maps known as the PDP planning maps; and
- B. Unreviewed provisions referred to as the ODP, contained in the ODP ePlan and maps, which appear as white in the PDP maps.

Strategic Chapters 3-6 of the PDP as well as Designations, Heritage and Wāhi Tūpuna apply to all areas.

Where decisions on the PDP have been appealed, the corresponding ODP provisions continue to apply. As appeals are resolved, more PDP rules are treated as operative and the equivalent ODP provisions are treated as inoperative (s.86F RMA). Currently, resource consent may be required under either or both the ODP or PDP provisions listed below.

2.1 OPERATIVE DISTRICT PLAN

There are no relevant rules under the ODP as the relevant rules are treated as inoperative given the equivalent rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Rural by the PDP and the proposed activity requires resource consent under the PDP for the following reasons:

Rules that are treated as operative under s86F:

- A **Restricted Discretionary** activity resource consent pursuant to Rule 27.5.11 for subdivision creating additional lots within a wahi tupuna area;
- A **Discretionary** activity resource consent pursuant to Rule 27.5.12 for subdivision in the Rural Zone;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.11 for earthworks exceeding the 10,000m² contiguous area. Earthworks are proposed over an area of 17,800m²;
- A **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.18 for earthworks near the road boundary (exceeding 0.5m and not setback by the same distance).

The applicant has also triggered a land use consent under Rule 21.4.10 for the identification of building platforms. This identification is usually part of the subdivision consent rather than a standalone landuse consent. The applicant has confirmed agreement to this approach and no longer seeks a landuse consent.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is being considered and processed as a **discretionary** activity.

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant has requested public notification of the application (s95A(3)(a)).

Pursuant to section 95A of the Resource Management Act 1991, the consent authority must publicly notify the application for a resource consent.

4. Public Notification

Section 2AA of the Resource Management Act sets out that *public notification* means the following:

- (a) *giving public notice of the application or matter in the prescribed form; and*
- (b) *serving notice of the application or matter on every prescribed person.*

4.1 Public Notice

Public notice of the application is to be given in the prescribed form by way of advertisement in the Wanaka Sun.

4.2 Service

Notice of the application is to be served on every prescribed person, as set out in clause 10(2) of the Resource Management (Forms, Fees and Procedure) Regulations 2003 as follows:

(2) *The consent authority must serve that notice on—*

- (a) *every person who, in the opinion of the consent authority, is an affected person within the meaning of section 95B in relation to the activity that is the subject of the application or review:*

The application falls to be mandatory public notification pursuant to section 95A(3), therefore Section 95B(1), Steps 1-4 to determine Limited Notification are not relevant.

- (b) *every person, other than the applicant, who the consent authority knows is an owner or occupier of land to which the application or review relates:*

N/A

- (c) *the regional council or territorial authority for the region or district to which the application or review relates:*

Otago Regional Council
Queenstown Lakes District Council Parks & Reserves Department (C/- Parks
Planning parksplanning@qldc.govt.nz)

- (d) any other iwi authorities, local authorities, persons, or bodies that the consent authority considers should have notice of the application or review:

The iwi authorities to be served notice are as follows:

Kai Tahu Ki Otago:

- **Te Ao Marama Inc**
- **Aukaha (Mana Taiao)**

Te Ao Marama Inc

Aukaha (Mana Taiao)

Te Runanga o Moeraki

Kati Huirapa Runanga ki Puketeraki

Te Runanga o Otakou

Ngai Tahu Group Management

Other local authorities and bodies that the consent authority considers should have notice of the application are as follows:

Regional Conservator: Department of Conservation

Aurora Energy Limited

NZ Fire Service

Public Health South

Land Information New Zealand

Upper Clutha Environmental Society

Upper Clutha Tracks Trust

Wanaka Residents Association

Wanaka Chamber

Guardians of Lake Hawea

Lake Hawea Community Association

Any other person whom the consent authority considers should have notice of the application is as follows:

The Council considers the persons owning or occupying any of the land shown on the figure below and marked with a red circle should be served notice of the application due to proximity to the site of land that they own or occupy.



It is noted that the following persons have provided their written approval pursuant to section 95E(3)(a), as such these persons shall not be served notice of the application.

Richard and Sarah Burdon – owners of The Camp Lake Hawea and Glen Dene Station (via Glen Dene Limited) encompassing the following properties:

- **Section 9 Survey Office Plan 376543**
- **Lot 2 DP 472754**
- **Section 1 Survey Office Plan 376542**
- **Lot 2 DP 495174**
- **Lot 2 DP 571977**
- **Lot 1 DP 418972**
- **Lot 2 DP 418972**
- **Lot 2 DP 495174**

- (e) *the Minister of Conservation, if the application or review relates to an activity in a coastal marine area or on land that adjoins a coastal marine area:*

N/A

- (f) *the Minister of Fisheries, the Minister of Conservation, and the relevant Fish and Game Council, if an application relates to fish farming (as defined in the Fisheries Act 1996) other than in the coastal marine area:*

N/A

- (g) *the Heritage New Zealand Pouhere Taonga, if the application or review—*
- i. *relates to land that is subject to a heritage order or a requirement for a heritage order or that is otherwise identified in the plan or proposed plan as having heritage value; or*
 - ii. *affects any historic place, historic area, wāhi tūpuna, wahi tapu, or wahi tapu area entered on the New Zealand Heritage List/Rārangi Kōrero under the Heritage New Zealand Pouhere Taonga Act 2014*

N/A

- (h) *a protected customary rights group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent or the review of consent conditions.*

N/A

- (ha) *a customary marine title group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent for an accommodated activity:*

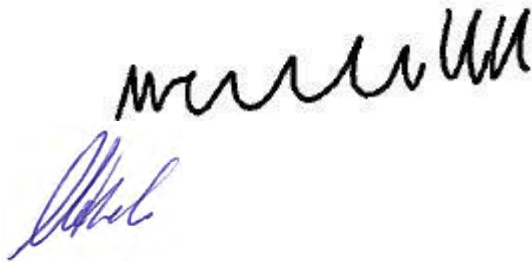
N/A

- (i) *Transpower New Zealand if the application or review may affect the national grid.*

N/A

Report prepared by

Report reviewed by



Wendy Baker
CONSULTANT PLANNER

Sarah Gathercole
SENIOR PLANNER

Report Dated: **22 July 2026**

Appendices:

Appendix 1: Applicant's AEE



APPLICATION FOR RESOURCE CONSENT

For a 5 lot subdivision and the
establishment of three residential
building platforms, associated
earthworks, access, landscaping
and ecological revegetation

8 September 2025

Updated 14 July 2026



BROWN&COMPANY
P L A N N I N G G R O U P

**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE
MANAGEMENT ACT 1991****APPLICANT AND PROPERTY DETAILS**

Applicant's name:	Joanne Batchelor, Jeremy Burdon, Andrea Donaldson
Address for Service:	Brown & Company Planning Group c/- Morgan Shepherd morgan@brownandcompany.co.nz PO Box 1467 Queenstown 9348
Address for invoicing:	Jeremy Burdon 1576 Makarora – Lake Hawea Road Albert Town 9382
Site Address:	1576 Makarora – Lake Hawea Road Albert Town 9382
Legal Description:	Lot 1 DP 396356
District Plan Zone:	Rural Zone
Plan Designations, Limitations or Overlays:	Outstanding Natural Landscape, Wāhi Tūpuna & Landscape Priority Area (Hāwea South and North Grandview) and Aurora Distribution Line
Activity Status:	Discretionary

Prepared for:	Jeremy Burdon
Date:	8 September 2025. Updated 14 July 2026.
Prepared by:	Morgan Shepherd
Reviewed by:	Jeff Brown

Declaration

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

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

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

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



.....
for Brown & Company Planning Group
on behalf of

Joanne Batchelor, Jeremy Burdon, Andrea Donaldson

8 September 2025

ATTACHMENTS

- A** An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
- B** Records of Title and relevant instruments
- C** Subdivision Scheme Plan, prepared by Clark Fortune McDonald & Associates
- D** Earthworks Plans, prepared by Clark Fortune McDonald & Associates
- E** Landscape Plans & Visualisations, prepared by Baxter Design Group
- F** Landscape and Visual Effects Assessment, prepared by Vivian + Espie
- G** Design Controls
- H** Ecological Assessment, prepared by Biodiversity Solutions Ltd
- I** Infrastructure Report, prepared by Holmes Consulting
- J** Natural Hazards Report, prepared by Geosolve
- K** Environmental Management Plan, prepared by Enviroscope
- L** Preliminary Site (HAIL) Assessment Report, prepared by Opus
- M** Memorandum of Understanding
- N** Written Approvals
- O** Letter from NZTA
- P** Letter from Upper Clutha Tracks Trust
- Q** Boat Movement Statistics
- R** Landscape Memo, prepared by Vivian + Espie
- S** Form 9

CONTENTS

1. A DESCRIPTION OF THE PROPOSAL	7
1.1. Scope of this Document.....	7
1.2. The site and locality	7
1.3. Consent history	9
1.4. The proposal	9
2. RESOURCE MANAGEMENT MATTERS.....	14
3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:	18
4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:	18
4.1. Introduction	18
4.2. Permitted baseline and existing environment.....	19
4.3. Landscape and visual effects	19
4.4. Ecological Effects	22
4.5. Effects of servicing and infrastructure	23
4.6. Effects associated with earthworks	23
4.7. Transport related effects.....	24
4.8. Cultural Effects	24
4.9. Cumulative effects	25
4.10. Positive effects.....	26
4.11. Summary of effects on the environment.....	26
5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES.....	26
5.1. Proposed District Plan	26
5.2. Kai Tahu ki Otago Natural Resource Management Plan 2005	46
5.3. Te Tangi a Tuira – The Cry of the People 2008	49
5.4. Regional Policy Statement, Regional Plans and other planning instruments	49
5.5. National Environmental Standard	50
5.6. National Environmental Standards – Freshwater (NES – F).....	50

5.7.	National Policy Statement – Highly Productive Land (NPS – HPL)	51
5.8.	National Policy Statement – Freshwater Management (NPS – FM)	52
6.	PRECEDENT EFFECTS	52
7.	PART 2 OF THE RESOURCE MANAGEMENT ACT 1991.....	52
7.1.	Section 5 – Purpose	52
7.2.	Section 6 – Matters of national importance	53
7.3.	Section 7 – Other matters.....	53
7.4.	Section 8 – Treaty of Waitangi.....	54
8.	WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:.....	54
9.	A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:.....	54
10.	SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS.....	54
11.	WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.	55

FOURTH SCHEDULE ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this subdivision and land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The circa. 38ha site is a long and narrow parcel known as The Dene. The site is located 1.9km north of the Hawea township and dam and is bordered by State Highway 6 (Lake Hawea – Makarora Road) to the west and Lake Hawea to the east.

The site currently contains an existing homestead, accessory buildings and associated domestic landscaping in the northwest corner. The existing access to the site is from the Glen Dene Station access off the State Highway towards the northern boundary.

The extent and location of the site is shown in **Figure 1** below.

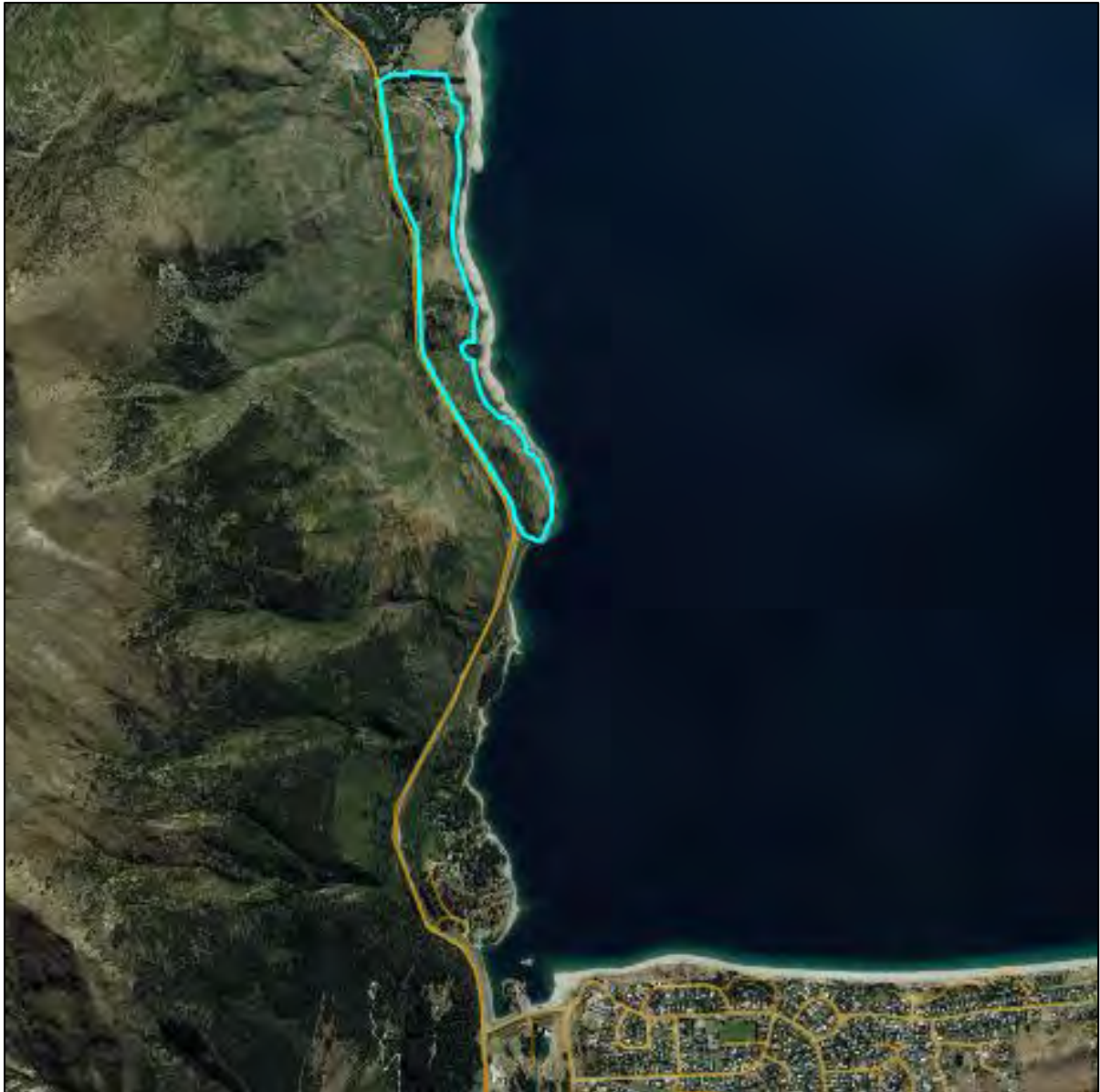


Figure 1: Site location (outlined in turquoise)

Two rocky glacial knolls are located at either end of the site. A narrow terrace sits between them, gently sloping towards Lake Hawea. The southern end of the site (approximately 7.2ha) takes the form of a rounded, glacially-formed rocky hill, known as Round Hill. Round Hill is subject to Queen Elizabeth the Second National Trust (QEII) Open Space Covenant¹ containing 7.77ha of land. A copy of the covenant is at **Attachment B**.

The vegetation cover of the site is mixed grazing land, with exotic vegetation, large areas of bracken and patches of regenerating kanuka. A mature conifer shelter belt follows the northern boundary and there are groups of eucalyptus trees along the State Highway Road boundary.

A creek crosses the site from west to east and drains into Lake Hawea. Four ephemeral gullies also drain into the lake in a west-east direction and divide the site into a number of smaller terraces at regular intervals. There are also two small wetlands, one adjacent to the State Highway at the southern end of the site (this wetland is inside the QEII covenant area and extends into the road reserve and the Crown land to the south), and the other is at the northern end of the site and adjoins one of creeks that extends

¹ Covenant no. 5-12-287

from Mt Maude towards Lake Hawea. The wetland at the northern end of the site meets the definition of Natural Inland Wetland² under the National Policy Statement for Freshwater (NPS-F).

The specific physical characteristics and attributes of the site are described in more detail in the Landscape and Ecological Assessments (**Attachment F** and **G**).

1.3. Consent history

The relevant consenting history is as follows:

RM010417 – To erect a new dwelling on the site (being the second homestead on Glen Dene Station.

RM060751 – Subdivision consent to split the property into two allotments and create a building platform around an existing dwelling (each homestead) on each new lot.

1.4. The proposal

The applicant seeks consent to subdivide Lot 1 DP 396356 to create five lots, including three lots that will each contain a proposed new residential building platform and will be used for rural living purposes; one lot that contains existing Glen Dene Homestead (that is within an existing residential building platform); and a balance lot. The subdivision is illustrated on the Subdivision Scheme Plan (**Attachment D**).

The proposed lot sizes are as follows:

Lot Number	Lot Size	Purpose
Lot 1	1.6ha	Contains new building platform
Lot 2	1.4ha	Contains new building platform
Lot 3	1.6ha	Contains new building platform
Lot 4	25.4ha	Contains existing residential unit and associated building platform (900m ²)
Lot 5	7.7ha	Open space / opportunity of public access to be held with Lot 4

The three new residential lots (Lots 1 – 3) are being created for the family of Jerry and the late Lesley Burdon. The proposed building platforms will each be of area between 356m² and 390m² and will contain surrounding curtilage area, vehicle and service areas as illustrated in the Landscape Plans (**Attachment E**).

Proposed Lot 5 encompasses Round Hill and is subject to a QEII open space covenant and will be held in the same title as proposed Lot 4.

1.4.1. Ecological Enhancement

David Norton has undertaken an Ecological Assessment (**Attachment G**) which concludes that the site does not meet the criteria of ecological significance, however it identifies opportunities for ecological enhancement in association with the proposal.

² **Natural Inland Wetland** means a wetland (as defined in the Act) that is not:

- (a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or
- (b) a geothermal wetland; or
- (c) any area of improved pasture that, at the commencement date, is dominated by (that is more than 50%.

The Ecological Assessment recommends ecological restoration is undertaken in three areas (Areas A – C) comprising of ~3.6ha of native revegetation planting across and on Round Hill. The location and extent of these areas are illustrated within **Attachment H** and the planting details for each area are as follows:

Areas A (0.8ha)

This area is dense bracken with regenerating kanuka and to be primarily planted with kōwhai and lesser amounts of putaputawētā, kōhūhū, tī kōuka, mānau, narrow-leaved houhere, narrow-leaved tree daisy, kauheke/mountain lacewood, mikimiki, koromiko, kāpuka and fierce lancewood. It is also proposed to establish a few mataī and thin-bark tōtara. Planting will involve clusters of 5 plants at 1.5m spacing on an approximate 10m grid in areas of bracken (avoiding existing kanuka). The focus of the planting is to initiate development of a mixed-species native forest typical of what existed around the lake in the past.

Area B (2.5ha)

This area is mainly dense bracken and has some native woody regeneration. The proposed planting of mountain beech at 2m spacings throughout the bracken and silver beech in the gullies will initiate a mountain beech forest. Putaputawētā, kōhūhū, kāpuka will also be planted throughout the area. There is a small wetland near the top of this area that will be planted with pūrei and harakeke at 1m spacing along the edge of the wetland, with a mix of tī kōuka, mānau, koromiko planted at 1.3m spacing outside of these.

Area C (0.2ha)

This is a sheltered and relatively damp area that adjoins the road and is proposed to be planted in mountain beech at 1.5m spacings.

Round Hill

The Ecological Assessment recommends small clusters of 3 tī kōuka or kōwhai across the hill at 50 – 100m spacings with a focus on planting into pockets of deeper soils.

All exotic woody weed species within the site will be removed from the site in time as part of the ecological enhancement works proposed and managed in perpetuity.

An Ecological Management Plan that aligns with the recommendations in the Ecological Assessment will be required by conditions of consent prior to commencing work on site. Ongoing maintenance and management of the areas will be required by consent notice conditions on the titles as detailed below.

1.4.2. Design controls

The proposal includes a suite of design controls prepared by Baxter Design Group to restrict the scale and form of any future residential unit, domestication and landscaping within the sites.

The design controls will be registered as consent notice conditions on each title (proposed Lots 1 – 3) and will therefore require ongoing compliance by lot owners.

A copy of the design controls is contained at **Attachment G**.

1.4.3. Round Hill public access

As discussed above, Round Hill is subject to a QEII Open Space Covenant to protect, maintain and enhance open space values of the area. The covenant enables the applicant to permit members of the public to access the covenanted area at their sole discretion. The application proposes to enable public

access via an easement (for the purposes of pedestrian access / walking only) over Round Hill and the covenanted area. The proposed alignment of this easement is illustrated in **Figure 2** below.



Figure 2: Proposed public easement alignment

The finalised location and extent of the easement will be shown in the Memorandum of Easement attached to the survey plan, as required by condition of consent prior to Council approval of the survey plan.

The applicant has discussed the proposed easement with the Upper Clutha Tracks Trust who are supportive of the provision of public access as set out in their letter (**Attachment P**). Discussions are

ongoing with respect to the construction, formation and standard of any future public walking track within this easement.

The proposed public easement will provide for the opportunity to link public access from The Camp (Public Easement Instrument 7578158.3 in favour of Her Majesty the Queen) to Round Hill, via legal road reserve.

1.4.4. Access and parking

Access to the existing Glen Dene Homestead on proposed Lot 4 will remain as existing and Crossing Point (CP26), which is located between the existing access to Lot 4 and the proposed access, will be permanently and physically closed. A new access will be created to service proposed Lots 1 – 3. NZTA has assessed the new access location and consider it appropriate in terms of distance from other accesses and sight distances. The following conditions, as suggested by NZTA and outlined in its written approval letter (**Attachment O**) form part of the proposal:

- a) *The new vehicle crossing servicing proposed Lots 1 - 3, identified in Attachment 1 (located at NZTM 1302230.19, 5055808.99), must be formed in accordance with the New Zealand Transport Agency Diagram C Standard as outlined in the Planning Policy Manual (2007), Appendix 5B – Accessway standards and guidelines, and to the satisfaction of the New Zealand Transport Agency Network Manager.*
- b) *Crossing Place 26, identified in Attachment 2 and located at NZTM 13.2100.88, 5056022.19 shall be permanently closed, including reinstatement of any fence line, grassed areas, berm, highway drainage or kerb. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.*
- c) *Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder must provide to Council, correspondence from New Zealand Transport Agency confirming that works to the state highway, including the new vehicle crossings, have been constructed to New Zealand Transport Agency standards.*
- d) *Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that NZ Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan or SO (Survey Office) plan) to facilitate the cancellation of existing and the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.*
- e) *A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the Record of Title for proposed Lots 1 - 4 of the subdivision of land shown on the scheme plan titled 'LOTS 1 -5 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 396356 THE DENE, HAWEA'. Job No 4985 and dated 29.03.22, that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6.*

Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 6 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

The proposed access way will include the necessary rights of way and be constructed with gravel to a 3.5m width.

1.4.5. Infrastructure

The proposed servicing and infrastructure details are set out in the Infrastructure Report by Holmes Consulting (**Attachment J**) and is summarised as follows.

Water supply

The nearest reticulated water main is 2.5km south of the site and therefore connection to the Council reticulated scheme is not appropriate. The estimated daily demand for water is 4900L per day, totaling approximately 14,700L for the subdivision (specifically the three new building platforms). The recommended water supply for proposed Lots 1 – 3 is via a surface water take³ from the creek that runs through the site. The water has been tested and will require treatment to meet the Drinking Water Standards. A distribution system will be designed and developed to connect the extracted water to each lot. At the time of building consent, each house will have its own booster pump to provide sufficient pressure from their storage tanks, and domestic water treatment system.

Firefighting water supply will be supplied via tanks on each lot at the time of building.

Wastewater

The reticulated wastewater network is at the Lake Hawea Township and it is not feasible to connect to this network. The proposed lots are suitable for the use of onsite wastewater management systems. Two treatment and disposal systems are recommended based on the site and soil testing:

- Gravels at shallow depths is the primary treatment system with effluent discharged to ground via trenches/beds; or
- No gravels/lower permeability soils is the secondary treatment systems with effluent discharged via buried driplines. Primary treatment systems with effluent discharged via low pressure effluent disposal systems.

The size, location, and discharge of the system will be in accordance with AS/NZS 1547:2012 and confirmed at detail designed stage. The proposed effluent discharge will be less than 2000L per day⁴.

Stormwater management

There is no reticulated stormwater in the vicinity of the site and therefore all stormwater discharge will be directed to soakage pits as recommended in the Infrastructure Report (**Attachment H**) prepared by Holmes Consulting.

Electricity

Aurora Energy has confirmed electricity supply is available to service the proposed subdivision.

Telecommunications

Chorus has confirmed that telecommunications can be provided to the proposed subdivision.

Summary

All services and infrastructure will be required to be installed underground, screened or contained within the building platform.

1.4.6. Earthworks

It is proposed to undertake 16,100m³ of earthworks across 17,800m² to form the building platform areas and create a rolling landform around and between the proposed platforms, and create the accessway. The proposed earthworks shaping around the platforms has been carefully designed by Baxter Design Group to assist in screening and mitigating views of and towards the proposal.

³ Pursuant to Rule 12.1.2.1 of the Otago Regional Water Plan the taking and use of surface water for domestic needs is a permitted activity providing that the take volume is less than 25,000L per day at a rate less than 1L per second and the take has no adverse effects on the environment.

⁴ Permitted activity pursuant to Rule 12.A.1.4 of the Otago Regional Water Plan.

The earthworks will be undertaken by the successful contractor in accordance with the Environmental Management Plan (**EMP**) (**Attachment J**) prepared by Enviroscope. The EMP details the sequence of works and the erosion and sediment control measures to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

The EMP will remain a live document throughout the construction phase and be used as a reference manual for construction personnel.

A Natural Hazard Assessment (**Attachment I**) which includes geotechnical considerations was undertaken by Geosolve. The assessment concludes that the proposed subdivision and building platform locations are feasible and sited in locations that are not prone to natural hazards. Site specific ground investigations will be required to be undertaken during the detailed design phase of any future dwelling within the building platforms.

1.4.7. Consent notices

The proposal includes registering the following consent notice conditions (in addition to the design controls) to the titles of proposed Lots 1 – 3:

- a) *There shall be no further subdivision of the lot.*
- b) *Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 6 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.*

The following consent notice conditions are proposed to be registered on the titles of proposed Lots 4 and 5 which will be held in the same record of title:

- a) *The lot owner is required to ensure ongoing maintenance and management of the Ecological Planting Area A – C which is located within the lots.*
- b) *There shall be no further subdivision of the lot.*
- c) *Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 6 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.*

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Rural Zone and an Outstanding Natural Landscape (**ONL**) pursuant to the PDP. The Wāhi Tupūna overlay (Paetatariki & Timaru) also applies to the site. The zoning of this land has not been appealed and the activities and standards for the Zone are beyond challenge and can therefore be treated as operative. Some district wide matters remain under appeal, these provisions are indicated with an *.

The site is also within the Hāwea South North Grandview Priority Area.

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: PDP Activities

Rule	Activity	Activity Status	Consent Required?
Chapter 21 – Rural			

21.4.10	The identification of a building platform not less than 70m ² and not greater than 1000m ² .	Discretionary	Yes – consent is required to identify the building platforms on proposed Lots 1 – 3.
Chapter 25 – Earthworks⁵			
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.	Restricted Discretionary	No – consent is not required as the proposed earthworks are associated with a subdivision and exempt from the maximum volume standards.
Chapter 27 – Subdivision			
27.5.11	The subdivision of land that results in creation of an additional lot within an identified wāhi tūpuna area outside of the urban environment, where subdivision is a potential threat as set out in Schedule 39.6. For the purposes of this rule, the urban environment relates to those zones set out in Part 3: Urban Environment and the Open Space and Recreation Zones within the Urban Growth Boundary. Except that: a. Subdivision in accordance with Rule 27.5.5 ⁶ is exempt from Rule 24.5.11.	Restricted Discretionary	Yes – consent is required for the proposed subdivision of land that results in the creation of additional lots within a wāhi tūpuna area outside of the urban environment.
27.5.12	All subdivision activity in the Rural Visitor Zone (excluding the Maungawera Rural Visitor Zone), Rural and Gibbston Character Zones and Airport Zone – Wanaka, unless otherwise provided for.	Discretionary	Yes – consent is required for the proposed subdivision of land in the Rural Zone.

Table 2: PDP Standards

Rule	Activity	Status	Consent Required?
Chapter 25 – Earthworks			
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 2,500m ² where the slope is 10° or greater. 10,000m ² where the slope is less than 10°.	Restricted Discretionary	Yes – consent is required as the proposal includes earthworks over a

⁵ As set out in 25.3.2.5 earthworks associated with subdivisions under Chapter 27 are exempt from the rules relating to maximum volume, cut and fill standards and cleanfill transported by road (Rule 25.5.21).

⁶ This rule relates to unit title or leasehold subdivision.

Rule	Activity	Status	Consent Required?
	2,500m ² at any one time for the construction of a trail.		17,800m ² contiguous area.
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.	Restricted Discretionary	No – consent is not required as erosion and sediment control measures will be implemented and maintained as detailed in the EMP (Attachment J).
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust does not cause nuisance effects beyond the boundary of the site	Restricted Discretionary	No – consent is not required as dust will be managed as detailed in the EMP (Attachment J).
25.5.14	Earthworks that discovers any of the following: - kōiwi tāngata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or - any feature or archaeological material that predates 1900, or - 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'.	Restricted Discretionary	No – consent is not required. However, should earthworks discover any of the items listed in clauses 1 – 3, the necessary consents will be sought.
25.5.17	Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.17.1 to 25.5.17.3: Rural Zone ... 1. No farm track or access way shall have an upslope cut or batter greater than 1 metre in height, except on land below 750m asl: - This may be exceeded for 10% or less of the total track length to a maximum height of 2 metres: and - 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.	Restricted Discretionary	No – consent is not required as the maximum cut does not exceed 1m in height and the maximum height of fill (for the access way) will not exceed 2m.

Rule	Activity	Status	Consent Required?
	2. All cuts and batters shall not be greater than 65 degrees. 3. The maximum height of any fill shall not exceed 2 metres.		
25.5.18	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: 1. Earthworks not supported by retaining walls: - a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. 2. Earthworks supported by retaining walls: ...	Restricted Discretionary	Yes – consent is required as the earthworks adjoining the road boundary exceed 0.5m and are not setback by the same distance.
25.5.19	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.	Restricted Discretionary	No – consent is not required as the proposed earthworks are not within 10m of the bed 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.	Restricted Discretionary	No – consent is not required as the proposed earthworks will not extend below the water table.
Chapter 27 – Subdivision			
27.7.28	In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m ² in area and not greater than 1000m ² in area. a. Rural Zone; ...	Non-Complying	No – consent is not required as every allotment created for the purposes of containing residential activity (Lots 1 – 4) will contain a building platform.

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- **Discretionary** activity resource consent pursuant to Rule 21.4.10 for the identification of residential building platforms in the Rural Zone;
- **Restricted Discretionary** activity resource consent pursuant to Rule 27.5.11 for subdivision creating additional lots within a wahi tupuna area;
- **Discretionary** activity resource consent pursuant to Rule 27.5.12 for subdivision in the Rural Zone;
- **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.11 for earthworks exceeding the 10,000m² contiguous area;
- **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.18 for earthworks near the road boundary.

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **discretionary** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Landscape and visual effects;
- Ecological effects;
- Effects of servicing and infrastructure;
- Effects association with earthworks;
- Transportation effects;
- Cultural effects;
- Cumulative effects;
- Positive effects; and
- Summary of effects on the environment.

4.2. Permitted baseline and existing environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline).

4.2.1. Permitted baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

The following activities can be undertaken on the site as of right:

- Farming activities⁷ that comply with the relevant standards in Table 2 and Table 3;
- Construction of or addition to farm buildings⁸ that comply with the standards in Table 5;
- External alterations to any lawfully established building (where there is not an approved building platform on the site) subject to compliance with the standards in Table 2 and Table 4;
- Up to 1000m³ of earthworks, provided the contiguous area does not exceed 2500m² and the maximum height of cut does not exceed 2.4m and fill not exceeding 2m and all earthworks are setback more than 10m from any waterbody;
- A fence less than 2 metres high anywhere within the site, including deer fencing, post and rail, post and wire;
- Tree planting across the site, including shelterbelt planting associated with farming activities and amenity planting associated with the existing residential activity;

4.2.2. Existing environment

The receiving environment includes an existing residential unit and residential building platform at the northern end of the site with associated access and residential activity. There are a number of small accessory buildings and sheds in this area and extensive domestic gardens surrounding the residential unit and a mature conifer shelter belt along the northern boundary of the site⁹.

There are also existing pockets of native vegetation planting scattered across the site.

The site is currently used for grazing activities associated with the wider farming activities on Glen Dene Station.

4.3. Landscape and visual effects

Vivian + Espie have prepared a Landscape Assessment (**Attachment E**) that identifies and evaluates the landscape and visual effects likely to arise from the proposal. The assessment has taken into account Schedule 21.22.23 Hāwea South North Grandview Priority Area.

⁷ 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.

⁸ Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities; visitor accommodation and temporary accommodation.

⁹ There are two vegetation areas towards the northern end of the site that were protected through RM060751 and will remain.

As discussed in the Landscape Assessment (**Attachment E**) the Lake Hāwea landscape, which the site forms a small part of rates highly in terms of aesthetics. Varied naturalness values ranging from moderate to the higher end of the spectrum (despite the fact the lake level was raised by 20m in 1958 as part of the hydroelectric power scheme), varied elevation and terrain, relative emptiness, remoteness and wilderness all contribute to the landscape values as detailed in the Landscape Assessment. The lake terraces which are more pronounced on the western side of the lake where the Glen Dene Station is situated, are the least natural parts of the ONL. Round Hill acts as a southern bookend to the flatter improved pastureland extending north along the lake. These areas of managed farmland are recognisable within the wider landscape, as having lower naturalness values that are characterised by more legible human influence. The physical attributes and landscape values are discussed in detail in the Landscape Assessment and provide a basis for this assessment.

The proposal seeks to introduce three new residential building platforms and associated curtilage areas which will enable three future residential dwellings and associated residential activity on the part of site that is predominantly improved pastureland. The proposal also introduces a significant amount of native revegetation across the site. The actual changes to the landscape as a result of the proposal are summarised within the Landscape Assessment as:

- Round Hill at the southern end of the site will be protected from modification. Natural vegetation combined with proposed cluster planting will result in a natural configuration of more varied visual colours and textures. A future walking easement will enable public access allowing views to the northeast, east and southeast (i.e. not over the area of proposed development).
- Three future dwellings will appear on the three building platform locations and will be subject to the proposed design controls and restrictions. Dwellings will be of low height and hence will be of horizontal form when seen from the east. Outdoor living activities will be confined to the curtilage areas around the dwellings.
- The existing dwelling and curtilage on Lot 4 will remain as it is. Light grazing land use will continue over the flatter parts of site.
- Ecological management and enhancement will mean that parts of the site will incrementally revegetate to become dense areas of high native forest or shrubland. Panoramic views from SH6 will be maintained. As seen from the east, this burgeoning vegetation will result in horizontal banding of the varied forms, textures and colours of dense native vegetation.

The approximate location and theoretical visibility of the proposal is shown in Appendix 3 of the Landscape Assessment.

As stated in the Landscape Assessment, visual effects are:

“... effects on landscape values as experienced in views. They are a technique to help understand landscape effects. They are a subset of landscape effects. ... A proposal that is in keeping with the landscape values, for example, may have no adverse visual effects even if the proposal is a notable 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 portion of the view.”¹⁰

As discussed in the Landscape Assessment, the proposal will be only potentially visible (to some degree) from State Highway 6, the lake shore and margins, close and distant viewpoints on the lake and distant landward viewpoints. The visual effects of each viewpoint were assessed by Vivian + Espie and are summarised as follows:

State Highway 6 (SH6)

¹⁰Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.25 and 6.27.

Views out across Lake Hawea from SH6 are currently characterised by roadside regenerating bracken fern within the site, relative openness and long views across the lake to distant mountain slopes and skylines. The proposal will maintain this with existing vegetation between the road and Planting Area F to be retained in generating bracken fern. The road entrance point will be visually apparent, but all other aspect of the proposal will not be visible to a SH6 user passing by.

Lake shore and margins

The beach area adjoining the site is public land, however, is gravelly and affected by lake action and lake levels that fluctuate with the management of the dam. This area is only accessible by boat, although rarely frequented as lakeside erosion and a relatively steep stony bank make even boat access inconvenient. In any case, the most expansive and impressive views are those to the northeast round to the southeast across Lake Hawea and not west towards to site. However, future dwellings within the proposed building platforms and the revegetation will be visible from this viewpoint. The proposal will result in an adverse detracting from visual amenity to a low-moderate degree for observers in this particular location, of which is a very limited and seldom visited visual catchment.

Close lake viewpoints

These viewpoints are within 1.5km of the proposed building platforms. Any observer on the lake surface takes in 360-degree panoramas of broad views that are characterised by extremely long views up and down the surface of the lake and by rugged, infinitely varied steep mountain slopes and peaks with a jagged skyline. It should be noted that there is a very low viewing audience within 2km of the proposed site as evidenced by the applicants Boat Movement Statistics (**Attachment Q**) and in any case, views of the proposal will be fleeting and temporary as the lake user moves (on a boat, jet-ski, kayak etc.). Depending on light conditions future dwellings will be discernible and recognisable and will not be reasonably difficult to see from the closest viewpoints, however they will be set within the context of an occupied vicinity. After 5 – 7 years, observers will notice significantly increased native vegetation across the site which will read as a considerable area of native bush within the lakeside setting. The increased human occupation will result in a net adverse effect on visual amenity of these particular observers, but given the specific location and contextual factors and vegetation that will emerge, the adverse effect will be moderate at most (to a very limited and seldom visited visual catchment), depending on distance and conditions.

Distant lake viewpoints

These viewpoints are between 4.7km and 6.3km from the proposed building platforms. For the observers that are within this part of the lake, the vicinity of the site is much less influential on their visual amenity experience. Any future dwellings on the proposed building platforms will be less visible than the site's existing dwelling and the Glen Dene Station dwelling to the north of the site. The proposed revegetation will visually break up and reduce the current visual simplicity of the open rough pasture area, appearing more natural, more visually complex and less the result of human intervention. The proposal will be reasonably difficult to see from these viewpoints and will have no effect on the visual amenity values.

Distant landward viewpoints

These viewpoints are between the eastern end of Hawea township and Busy Creek, 5.3km – 6km from the proposed building platforms. Portions of the future dwellings on proposed Lots 2 and 3 may be in a line of sight of some viewpoints, however, they will not be discernible and will be reasonably difficult to see. The visual amenity of observers in these locations will not be affected by the proposal.

As stated in the Landscape Assessment:

“A landscape effect is a consequence of changes in a landscape’s physical attributes on that landscape’s values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. To assess effects, it is therefore

necessary to first identify the landscape's 'values' – and the attributed on which such values depend¹¹.

In relation to landscape character the proposal will increase domestic occupation in a specific part of the landscape between the Hāwea township and the Glen Dene Station base area. As this portion of the Lake Hāwea perimeter is already characterised by human modification and occupation, the proposal will intensify human occupation, rather than introduce human occupation into a currently unoccupied part of landscape. Although this will detract from the relatively empty character of the vast, open landscape, when coupled with the proposed revegetation and visual inconspicuousness of the future dwellings, the proposal will result in low adverse landscape character effects.

With respect to Schedule 21.22.23 Hāwea South North Grandview Priority Area, the capacity rating for rural living activity is as follows:

Rural living – limited landscape capacity for activities that are located on the lower-lying terrain and are: designed to be of a modest scale, have a low-key rural character and are located to take advantage of screening and/or filtering benefit of natural landscape elements; integrates landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

As discussed in the Landscape Memo (**Attachment R**) the proposal achieves¹² the aspects of the description in the capacity rating as the proposed development is on lower-lying terrain, is of modest scale and low-key character, takes advantage of screening by natural topography, incorporates considerable landscape restoration / enhancement and improves public access to Round Hill.

Summary

In the context of the wider Lake Hawea ONL, the Landscape Assessment concludes that the values of the ONL will be protected by the proposal and the net adverse effect on landscape character and values will be low, therefore equating to less than minor to minor adverse effects.

4.4. Ecological Effects

Dr David Norton of Biodiversity Solutions has prepared an Ecological Assessment (**Attachment F**) which includes an assessment of the ecological values of the site, provides advice on potential ecological enhancement opportunities that exist and subsequent implementation and ecological management methods.

The current vegetation on site is dominated by three plant communities, being pasture, bracken and fernland with regenerating shrubs. There are also small areas of rock outcrops and two small wetlands as identified in the Ecological Assessment (**Attachment F**). The wetland adjacent to SH6 contains no native wetland plants and does not meet the definition of 'Natural Inland Wetland' as set out in the National Policy Statement for Freshwater Management (**NPS-FM**). The second wetland is located along one of the streams that drains from Mt Maude (and meets the definition of a 'Natural Inland Wetland'), however is less than 100m² and contains no threatened species and has limited ecological value. The proposed earthworks necessary for the formation of the access and proposed building platforms are sufficiently distant from the identified wetland areas that they do not impact it.

The site does not meet the criteria for ecological significance (as set out in Chapter 33 of the PDP) and the proposed building platforms are located within areas of pasture that have been cleared of bracken overtime. Notwithstanding the site's lack of ecological significance, the proposal presents opportunities for ecological enhancement through the establishment of restoration planting. The proposal includes ~3.6ha of restoration planting throughout the site and on Round Hill as detailed in the Ecological Assessment (**Attachment F**) overtime to enable successful survival rates and effective restoration.

¹¹ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.1 and 6.2.

¹² Noting that there is no requirement to "achieve" the capacity rating, rather it is to be used as a tool to guide landscape assessments.

The planting will be undertaken in accordance with Dr Norton's recommendations and maintained in perpetuity to ensure positive ecological effects area achieved.

Overall, the proposal will enable the applicants to retire some of the Glen Dene Station farmland and undertake significant ecological restoration work across the site, consequently resulting in positive ecological effects on the environment.

4.5. Effects of servicing and infrastructure

Wastewater

As discussed in the Infrastructure Report (**Attachment H**) the soil on the site is suitable for the use of on-site wastewater management systems. The future wastewater disposal systems can be designed, implemented and maintained to ensure public health and adverse effects on the environment are avoided.

Stormwater

As discussed in the Infrastructure Report (**Attachment H**) all stormwater discharge will be directed to soakage pits which will be designed in accordance with the NZBC E1 at the time a building consent is prepared for each site. The soakage pits will be low impact stormwater features that are installed at the time of building. All stormwater from the accessways will discharge to grass swales which will be directed into open pastures.

Potable & Firefighting Water

The proposed lots will be provided with at least 2500L of potable water per day from spring water in the Creek. At the time of building, each lot will be required to install a small domestic water treatment plant and provide water supply for firefighting purposes at the time of building. The future lot owners will need to comply with New Zealand Fire Fighting Standard PAS SNZ4509:2008, and firefighting water supply will need to be in place prior to the occupation of any dwelling. A consent notice condition will require compliance the standard and ensure firefighting reserve is provided on each lot.

Any water tanks or treatment plants are to be located within the building platform and to be adequately screened from neighbouring lots and public viewpoints; or completely buried within the boundaries of the lot. This will assist in avoiding any potential visual effects that could arise from installing large water tanks in a rural landscape.

Electricity & telecommunications

These services will be installed underground to the boundary of each building platform. No adverse effects will arise on the network providers or the environment from the installation.

Summary

Overall, the proposed lots are able to be serviced in a manner such that any potential adverse effects on the environment will be less than minor.

4.6. Effects associated with earthworks

The proposal requires 1370m³ of earthworks to form the vehicle access way to proposed Lots 1 – 3 and will be revegetated upon completion. The proposed alignment of the accessway has been carefully designed to minimise earthworks volumes, modification to the existing landscape and visibility of the access from outside the site. The proposed earthworks will not be undertaken in proximity to the identified wetlands or waterbodies on the site.

The proposed earthworks will be undertaken in accordance with the EMP (**Attachment J**) prepared by Enviroscope to ensure any potential adverse effects relating to erosion and sedimentation are effectively mitigated and/or managed on site.

The entrance to the site will be established and a clean water diversion bund will be constructed prior to the earthworks commencing. A dirty water diversion channel will be constructed below the earthworks areas to capture and transport any overland flow to a decanting earth bund and dropout pit. Progressive stabilisation of earthworks will occur as areas are finished to minimise the area of exposed soil at any one time.

The environmental representative engaged will undertake regular environmental inspections and additional inspections after significant rain events to ensure all sediment control devices are being maintained to remain consistently effective, and to ensure management techniques are successfully controlling any potential negative effects of the earthworks required to create access.

On completion of earthworks any remaining exposed areas of land will be revegetated. All erosion and sedimentation control devices will remain in place until the entire site is stabilised, preventing any long-term negative effects on the surrounding land and water.

Overall, any potential adverse effects associated with the proposed earthworks will be less than minor.

4.7. Transport related effects

A new access way is proposed to extend from State Highway 6 to serve the proposed Lots 1 – 3 whilst the access to the existing dwelling will be maintained. The crossing will be constructed in accordance with the QLDC standards and provide safe and efficient access to the lots.

Waka Kotahi have reviewed the proposed new access onto the State Highway and have provided their approval which includes conditions of consent as detailed in Section 1.4.2 above and **Attachment L**. The applicant accepts these conditions and will permanently close Crossing Place (CP26) to avoid any adverse effects associated with numerous access points onto the State Highway.

The proposal will not give rise to any potential adverse traffic and roading effects.

4.8. Cultural Effects

The site is subject to the Wāhi Tūpuna overlay; Paetarariki & Timaru (Slopes and lake margins around southern Lake Hāwea) and the applicant has engaged with Kā Rūnaka to formulate a Memorandum of Understanding (**MoU**) (**Attachment N**) following a mediation process in December 2022. The MoU notes that Kā Rūnaka is generally not opposed to the proposal and records the principles and objectives underpinning the parties' relationship in respect of the proposal.

The manawhenua values identified in schedule 39.6 for the Paetarariki & Timaru area are kāika, ara tawhito¹³, mahika kai¹⁴, nohoaka¹⁵ and archaeological values.

The potential threats to Paetarariki & Timaru identified in schedule 39.6 are addressed in **Table 3** below.

Table 3: Assessment of Schedule 39.6

¹³ Trails and routes: A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.

¹⁴ Mahinga kai refers to the gathering of food and natural materials, the places where those resources are sourced, and the traditions, customs and collection methods. Mahinga kai remains one of the cornerstones of Ngāi Tahu culture.

¹⁵ A network of seasonal settlements. Ngāi Tahu were based largely on the coast in permanent settlements, and travelled inland on a seasonal basis. Iwi history shows, through place names and whakapapa, continuous occupation of a network of seasonal settlements, which were distributed along the main river systems from the source lakes to the sea.

Potential Threat	Assessment
Activities affecting water quality	Water quality remains unaffected by the proposal. This potential threat will not be realised by the proposal.
Subdivision and development	The proposal includes subdivision and development that does not adversely affect the identified Manawhenua values of the Paetarariki & Timaru area. The proposal will result in positive effects on ecological values, from the extensive indigenous revegetation programme proposed.
Exotic wilding trees and pest plant species	The proposal includes the removal of wilding trees on the site. This potential threat will therefore be reduced by the proposal.
Earthworks	The proposed earthworks associated with this proposal are of a relatively small scale. An EMP will be in place during the construction phase to mitigate any potential threat to the area from earthworks. The proposed earthworks can be managed in a way that will not affect the identified Manawhenua values of the Paetarariki & Timaru area.
New roads or additions/alterations to existing roads, vehicle tracks and driveways	The proposal includes the construction of a vehicle access to proposed Lots 1 – 3. The proposed vehicle access will not affect the identified Manawhenua values of the Paetarariki & Timaru area.
Buildings and structures	The proposal does not involve new buildings or structures, rather the identification of building platforms which will enable future residential units on the site. The location of the building platforms has been carefully selected and assessed in terms of landscape effects. The proposed building platforms will not affect the identified Manawhenua values of the Paetarariki & Timaru area.
Energy and Utility Activities	The proposal requires no visible additions to the site for activities relating to energy or utilities. This potential threat is not applicable to the proposal.
Activities affecting the ridgeline and upper slopes	The site is on the lower slopes adjoining the western side of Lake Hawea. This potential threat is not applicable to the proposal.

Overall and with respect to the MoU between the applicant and Kā Rūnaka the proposal does not give rise to adverse cultural effects.

4.9. Cumulative effects

A cumulative effect is one where individual effects in themselves may be insignificant, but at some point, in time, space or at some threshold, the accumulation of insignificant effects becomes significant.

The Landscape Assessment considers adverse cumulative effects on the landscape and concludes that the degree to which the proposal will result in adverse cumulative effect will be low and in any case, that effect will only be observed by a few particular observers.

Overall, the proposal has the potential to result in low adverse cumulative effects on the environment.

4.10. Positive effects

The proposal will enable public access to Round Hill which will enhance the public access on the western side of Lake Hawea and present an opportunity for extension of the existing trail within The Camp to Round Hill. This will create positive benefits for the community and visitors alike by enabling greater opportunity to appreciate Lake Hawea and the natural environment as viewed from private land.

The applicants have engaged in meaningful consultation with the Upper Clutha Tracks Trust and continue to liaise to achieve desirable outcomes for the community.

As discussed in the Landscape Assessment the re-introduction of indigenous vegetation on the lakeside will bring a positive effect on visual amenity and in addition the proposed retirement of land from farming to active and passive regenerating vegetation cover will be a significant positive effect in relation to natural character.

The proposed native vegetation will give rise to positive ecological and indigenous biodiversity effects for the reasons detailed in the Ecological Assessment ([Attachment F](#)) and Section 4.4 above.

4.11. Summary of effects on the environment

The category of effects and summary of the above assessment is summarised in [Table 4](#) below.

Table 4: Summary of effects

Category of effect	Summary of assessment
Landscape and visual effects	No to moderate adverse visual amenity effects (depending on the viewpoint). Low adverse landscape character effects. In the context of the wider ONL, the values will be protected.
Ecological effects	The proposal will enable the applicants to retire some of the Glen Dene Station farmland and undertake ecological restoration work across the site, consequently resulting in positive ecological effects on the environment.
Effects of servicing and infrastructure	The proposed lots are able to be serviced in a manner that any potential adverse effects on the environment will be less than minor.
Effects associated with earthworks	Any potential adverse effects associated with the proposed earthworks will be less than minor.
Transport related effects	The proposal will not give rise to any potential adverse traffic and roading effects.
Cultural effects	The proposal does not give rise to adverse cultural effects, particularly with reference to the MoU between the application and Kā Rūnaka.
Cumulative effects	Low adverse cumulative effects on the environment.
Positive effects	Positive ecological and indigenous biodiversity effects

Overall, when considering the range of effects, the proposal may give rise to, the proposal will have less than minor adverse effects on the environment.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant provisions are provided and assessed below.

Table 4: PDP provisions

Provision	Detail	Assessment
Chapter 3 – Strategic Direction		
Objective 3.2.1.8	<i>Diversification of land use in rural areas beyond traditional activities, including farming, provided that:</i> <i>a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;</i> <i>b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and</i> <i>c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.</i>	The proposal does not preclude traditional rural activities; however it will enable a portion of Glen Dene Station to be retired from farming and native revegetation to increase and overtime become dense areas of high native forest or shrubland. As discussed in the Landscape Assessment (Attachment F) and above, the proposal will result in low adverse landscape character effects and in the context of the Lake Hawea ONL, the values will be protected. The proposal achieves this policy.
Objective 3.2.4	<i>The distinctive natural environments and ecosystems of the District are protected.</i>	The proposal achieves this objective through the extensive native revegetation proposed and the ongoing maintenance and protection of that.
<i>Policy 3.2.4.1</i>	<i>Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.</i>	The proposal will enhance the ecosystem and indigenous biodiversity on site through the proposed native revegetation planting. The proposal achieves this policy.
<i>Policy 3.2.4.2</i>	<i>The spread of wilding exotic vegetation is avoided.</i>	All wilding exotic vegetation will be removed from the site as set out in the Ecological Assessment (Attachment F). The proposal achieves this policy.
<i>Policy 3.2.4.3</i>	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	The proposal does not result in adverse effects on the natural character of the margin of Lake Hawea. Over time, the native revegetation will become dense areas of forest or shrubland and will enhance the natural character of the site. The proposal achieves this policy.
<i>Policy 3.2.4.4</i>	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	The proposal will not affect the water quality of any lakes, rivers or wetlands. The proposal achieves this policy.
<i>Policy 3.2.4.5</i>	<i>Public access to the natural environment is maintained or enhanced.</i>	The proposal provides public access to Round Hill and therefore achieves this policy.
<i>Policy 3.2.4.6</i>	<i>The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.</i>	There are no areas of significant indigenous vegetation or habitats of indigenous fauna on the site.
<i>Policy 3.2.4.7</i>	<i>The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.</i>	There are no rare, endangered or vulnerable species on the site.
Objective 3.2.5	<i>The retention of the District's distinctive landscapes.</i>	The proposal retains the values of one of the District's distinctive landscapes, being the Lake Hawea ONL. The proposal achieves this objective.

Provision	Detail	Assessment
Policy 3.2.5.1	<i>The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.</i>	The landscape values and capacity of the Lake Hawea ONL are identified in Schedule 21.22. These are assessed in detail within the Landscape Assessment (Attachment E).
Policy 3.2.5.2	<i>Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i> <i>a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or</i> <i>b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.</i>	As discussed in the Landscape Assessment (Attachment E) when the effects of the proposal are considered in the context of the Lake Hawea ONL, the values will be protected by the proposal. The proposal achieves this policy.
Policy 3.3.20	<i>Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.</i>	As discussed in the Landscape Assessment (Attachment F), the proposal will enhance the natural character of the site over time. The proposal will enhance the natural conservation values through the proposed native revegetation. The proposal achieves this policy.
Policy 3.3.21	<i>Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:</i> <i>a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or</i> <i>b. maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.</i>	The proposal will not prohibit the continuation of farming activities and evolving forms of agricultural land use onsite, albeit overtime, the site will become dense native vegetation surrounding the proposed building platforms. The proposed revegetation will protect the ONL values as discussed in the Landscape Assessment (Attachment F).
Policy 3.3.22	<i>Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments.</i>	This policy relates to identifying zones for rural living – the Rural Lifestyle, Rural Residential or Wakatipu Basin Rural Amenity zones, particularly the Precinct. The site is not within one of these zones therefore the policy is not relevant.
Policy 3.3.23	<i>Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise:</i> <i>a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i> <i>b. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.</i>	This policy is relevant to rural living proposals that are not within a rural living zone. The proposal does not compromise the protection of the landscape values of the ONL. As discussed in the Landscape Assessment (Attachment F) when the effects of the proposal are considered in the context of the Lake Hawea ONL the values will be protected by the proposal. The proposal achieves this policy.

Provision	Detail	Assessment
Policy 3.3.25	<i>That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.</i>	The proposal will not result in adverse effects on the water quality of any lakes, rivers or wetlands in the District. The proposal achieves this policy.
Policy 3.3.26	<i>Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting.</i>	The proposal does not include planting of identified exotic vegetation. The proposal achieves this policy
Policy 3.3.27	<i>Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development.</i>	The proposal includes public access to Round Hill and therefore achieves this policy.
Policy 3.3.28	<i>Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application.</i>	The site is within an identified ONL.
Policy 3.3.29	<i>For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:</i> <i>a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and</i> <i>b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology.</i>	The proposal is within the ONL, and the landscape values are identified in Schedule 21.22.23. These are assessed in detail within the Landscape Assessment (Attachment F).
Policy 3.3.30	<i>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.</i>	As discussed in the Landscape Assessment (Attachment F) and above, the proposal will protect the values of the Lake Hawea ONL. The proposal achieves this policy.
Policy 3.3.31	<i>Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.</i>	As discussed in the Landscape Assessment (Attachment F) and described in Schedule 21.22.23 the landscape capacity (in the Hāwea South and North Grandview Priority Area) for rural living is limited. Notwithstanding, the proposal maintains the values of the landscape. Given the design of the proposal, including the location and form of development and the environmental enhancement, the built form will be absorbed successfully into its landscape. The landscape therefore has the capacity to absorb the change proposed in this application. The proposal achieves this policy.
Policy 3.3.36	<i>Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural</i>	The proposal is within the Hāwea South and North Grandview Priority Area as identified in Schedule 21.22.

Provision	Detail	Assessment
	<i>Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:</i> a. <i>parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.</i> b. <i>parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, and Lake McKay Station and environs.</i>	
Policy 3.3.37	<i>For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:</i> a. <i>the landscape attributes (physical, sensory and associative);</i> b. <i>the landscape values; and</i> c. <i>the related landscape capacity.</i>	This is a plan making policy. Schedule 21.22 contains the landscape attributes, values and related landscape capacity of the Hāwea South and North Grandview Priority Area. These are also detailed within the Landscape Assessment (Attachment F).
Policy 3.3.38	<i>To achieve SP 3.3.37 for each Priority Area:</i> a. <i>identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;</i> b. <i>describe in accordance with SP 3.3.43, and then rate, those attributes; and</i> c. <i>assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:</i> i. <i>commercial recreation activities;</i> ii. <i>visitor accommodation and tourism related activities;</i> iii. <i>urban expansions;</i> iv. <i>intensive agriculture;</i> v. <i>earthworks;</i> vi. <i>farm buildings;</i> vii. <i>mineral extraction;</i> viii. <i>transport infrastructure;</i> ix. <i>utilities and regionally significant infrastructure;</i> x. <i>renewable energy generation;</i> xi. <i>forestry;</i> xii. <i>rural living.</i>	This is a plan making policy. Schedule 21.22 addresses and incorporates these matters for the Hāwea South and North Grandview Priority Area. These are also detailed within the Landscape Assessment (Attachment F).
Policy 3.3.43	<i>In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment</i>	The Landscape Assessment (Attachment F) has regard to the physical, sensory and associative attributes as listed in this policy.

Provision	Detail	Assessment
	methodology in SP 3.3.45, have regard to the following attributes: a. Physical attributes: i. Geology, geomorphology and topography; ii. Ecology; iii. Vegetation cover (exotic and indigenous); iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology; v. land use (including settlements, buildings and structures; and b. Sensory (or experiential) attributes: i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; ii. aesthetic values including memorability and naturalness; iii. wild or scenic values; iv. transient values including values at certain times of the day or year; v. experiential attributes, including the sounds and smells associated with the landscape; and c. Associative attributes: i. whether the attributes identified in (a) and (b) are shared and recognised; ii. cultural and spiritual values for Tangata Whenua; iii. historical and heritage associations; and iv. recreational values.	
Policy 3.3.45	Landscape assessments shall: a. for Outstanding Natural Features and Outstanding Natural Landscapes: i. identify landscape attributes and values; and ii. assess effects on those values and on related landscape capacity; b. for Rural Character Landscapes: c. in each case apply a consistent rating scale for attributes, values and effects.	The Landscape Assessment (Attachment F) follows this methodology.
Policy 3.3.49	Avoid significant adverse effects on wāhi tūpuna within the District.	The proposal does not give rise to any adverse effects on wāhi tūpuna.
Policy 3.3.50	Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.	The proposal achieves these cultural environment policies, and the applicant has consulted with the iwi, in accordance with Policy 3.3.51.
Policy 3.3.51	Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.	
Chapter 5 – Tangata Whenua		

Provision	Detail	Assessment
Objective 5.4.1	Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies.	These are either plan making provisions or relate to the broader implementation of the District Plan and are not directly relevant to the proposal.
Policy 5.4.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga ¹⁶ are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.	
Policy 5.4.1.2	Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngāi Tahu Papatipu Rūnanga.	
Policy 5.4.1.3	When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account iwi management plans.	
Policy 5.4.1.4	Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.	
Objective 5.4.5	Wāhi tūpuna and all their components are appropriately managed and protected	The proposal does not result in adverse effects on wāhi tūpuna.
Policy 5.4.5.1	Identify wāhi tūpuna and all their components on the District Plan web mapping application in order to facilitate their protection from adverse effects of subdivision, use and development.	Wāhi tūpuna areas within the District have been identified and the proposal is within the Paetarariki & Timaru area.
Policy 5.4.5.2	Pending their identification on the District Plan web mapping application, encourage direct consultation with tangata whenua when iwi management plans indicate that proposals may adversely affect sites of cultural significance.	Direct consultation with Kā Rūnaka has been undertaken.
Policy 5.4.5.3	Identify threats to wāhi tūpuna and their components in this District Plan.	Threats to the Paetarariki & Timaru wāhi tūpuna have been identified and are detailed in Schedule 39.6.
Policy 5.4.5.4	Enable Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.	The proposal does not impact the ability of Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.
Policy 5.4.5.5	Avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.	The proposal does not give rise to adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.
Chapter 6 – Landscapes & Rural Character		
6.3.2 – Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone		
Policy 6.3.2.1	Avoid urban development and subdivision to urban densities in the rural zones.	The proposal does not constitute urban development in the rural zone. The proposal achieves this policy.
Policy 6.3.2.2	Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary	All future lighting within building platforms will be restricted by way of consent notice

¹⁶ Local Manawhenua representative group or community system of representation.

Provision	Detail	Assessment
	<i>degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character</i>	condition which ensures all exterior downlighting is within the building platform and of a certain height and source to ensure light spill does not occur. The proposal achieves this policy.
<i>Policy 6.3.2.4</i>	<i>Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character.</i>	The proposal will not enable the continuation of pastoral farming on this part of Glen Dene Station, however the balance of the station will continue to be farmed. The proposal achieves this policy.
<i>Policy 6.3.2.5</i>	<i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.</i>	The proposal does not include clearance of indigenous vegetation. The proposal achieves this policy.
<i>Policy 6.3.2.6</i>	<i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.</i>	The proposal promotes indigenous biodiversity regeneration and will enhance the nature conservation and landscape values on land that will effectively be retired from productive farming. The proposal achieves this policy.
<i>Policy 6.3.2.7</i>	<i>Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.</i>	As discussed in the Landscape Assessment (Attachment F) the site is the most intensively modified and used part of the terrace lands surrounding Lake Hawea. The proposal results in increased modification but in a particular location that is already subject to human modification and activity. The proposal will not compromise the landscape values at the wider ONL scale, rather protect the ONL values for the reasons set out in the Landscape Assessment (Attachment F) and above. The proposal achieves this policy.
<i>Policy 6.3.2.8</i>	<i>Encourage any landscaping to be ecologically viable and consistent with the established character of the area.</i>	The proposed native revegetation planting has been designed by an Ecologist (with input from the Landscape Architects) and therefore is ecologically viable and consistent with the character of the landscape. Overtime, the site will become an instance of natural character representing pre-human native vegetation patterns. The proposal achieves this policy.
6.3.3 – Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes		
<i>Policy 6.3.3.1</i>	<i>Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i> <i>a. landscape values are protected; and</i> <i>b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes</i>	The landscape values (which are set out in Schedule 21.22) are assessed in the Landscape Assessment (Attachment F). As discussed in that assessment, the proposal will be reasonably difficult to see from all viewpoints except those within 2km of the proposal. The adverse effects on landscape character and visual amenity

Provision	Detail	Assessment
	<i>to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.</i>	values will be mitigated by a number of factors and overall, the proposal will result in low adverse effects. In the context of the Lake Hawea ONL, the values of that ONL will be protected through the proposal as discussed in the Landscape Assessment (Attachment F). The proposal will not achieve limb (b) of this policy from viewpoints within 2km of the proposal, however the landscape values will be protected, and the proposal will be reasonably difficult to see from all other viewpoints. Given the very low viewing audience within the 2km area, and the design of the proposal which blends sympathetically coloured and low level built form into a vegetated foreground and background, the proposal is not inappropriate.
<i>Policy 6.3.3.2</i>	<i>Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.</i>	As discussed above the proposal protects the values of the Lake Hawea ONL. Consideration was given to all the matters listed in this policy throughout the design of the proposal, including the location and extent of planting, and discussed throughout the consultation with Kā Rūnaka. The proposal achieves this policy.
<i>Policy 6.3.3.3</i>	<i>For farming activities within Outstanding Natural Features and Outstanding Natural Landscapes:</i> <i>Recognise that farming activities may modify the landscape,</i> <i>Enable those activities in a way that is consistent with protecting the values of Outstanding Natural Features and Outstanding Natural Landscapes.</i>	It is acknowledged that this site has been subject to modifications overtime and that it is not entirely 'natural', due to farming activities and the raising of the lake level. Farming activities will continue to exist at Glen Dene Station and the Lake Hawea ONL.
<i>Policy 6.3.3.5</i>	<i>Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.</i>	As discussed in the Landscape Assessment (Attachment F) the site is within a broadly visible expanse of open landscape. To the extent that the site contributes to the open landscape character of the wider ONL, proposal will maintain this. The proposal achieves this policy.
Chapter 21 – Rural Zone		
Objective 21.2.1	<i>A range of land uses, including farming are enabled while:</i> <i>protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;</i> <i>maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;</i>	As discussed above and within the Landscape Assessment (Attachment F) the proposal will protect the landscape values of the Lake Hawea ONL and enhance nature conservation values. The proposal achieves this objective.

Provision	Detail	Assessment
	c. maintaining or enhancing amenity values within the rural environment; and d. maintaining or enhancing nature conservation values.	
Policy 21.2.1.1	Enable farming activities while protecting, maintaining or enabling the values of indigenous biodiversity, ecosystem services, recreational values, and the natural character and nature conservation values of the District's lakes and rivers and their margins.	As discussed above, farming activities will continue on the wider Glen Dene Station landholding, however the proposal will retire a portion of land and enhance indigenous biodiversity, ecosystem services, recreational values and nature conservation values on a site that adjoins Lake Hawea. The proposal achieves this policy.
Policy 21.2.1.3	Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities	The proposed building platforms comply with the relevant setback standards in Chapter 21. The proposal achieves this policy.
Policy 21.2.1.4	Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.	The proposal will not give rise to any adverse dust, visual, noise or odour effects. To the extent relevant, the proposal achieves this policy.
Policy 21.2.1.5	Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.	The proposal does not include lighting, however any future lighting will be restricted by way of consent notice condition which ensures all exterior downlighting is within the building platform and of a certain height and source to ensure light spill does not occur. The proposal achieves this policy.
Policy 21.2.1.6	Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	The proposal will not give rise to any adverse effects on ecosystem services and nature conservation values, rather it will enhance them. The proposal achieves this policy.
Policy 21.2.1.7	Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.	The applicant has had regard to Tangata whenua through meaningful engagement and consultation. The proposal achieves this policy.
Policy 21.2.1.8	Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.	The proposed planting does not present fire risk to people and buildings given the setback from the proposed building platforms. The proposal achieves this policy.
Policy 21.2.1.9	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	Adequate firefighting water supply and fire service vehicle access can be provided on site and will be provided at the time buildings are constructed within the building platforms.

Provision	Detail	Assessment
		The proposal achieves this policy.
Objective 21.2.2	<i>The life supporting capacity of soils is sustained.</i>	The Land Use Capacity (LUC) of the site is 4 and 6 and therefore it does not constitute “Highly Productive Land” (HPL). However, the proposed native revegetation planting will utilise the soil resource in a sustainable manner and will not have any adverse impact on the capacity of the soil or the productive potential of the wider Glene Dene Station. To the extent relevant, the proposal achieves this objective and the associated policies.
<i>Policy 21.2.2.1</i>	<i>Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.</i>	
<i>Policy 21.2.2.2</i>	<i>Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.</i>	
<i>Policy 21.2.2.3</i>	<i>Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.</i>	The proposal involves earthworks and native revegetation planting that will utilise the soil resource. No wilding exotic trees will be planted and the spread of them will be avoided by the proposal. The proposal achieves this policy.
Objective 21.2.3	The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.	The proposal does not affect the life supporting capacity of water and therefore achieves this objective.
<i>Policy 21.2.3.1</i>	<i>In conjunction with the Otago Regional Council, regional plans and strategies:</i> <i>a. encourage activities that use water efficiently, thereby conserving water quality and quantity;</i> <i>b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.</i>	The proposal will not adversely affect the potable quality and life supporting capacity of water and associated ecosystems. The proposal achieves this policy.
Objective 21.2.4	Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.	The proposal will not conflict with any existing and anticipated activities on the site or surrounding sites due to the nature and scale of the proposal and distance from any other site. The proposal sensitively locates residential activity within the Rural Zone (on a low intensity grazing part of the site) to ensure it does not conflict with the wider farming operation or give rise to reverse sensitivity issues. The proposal achieves this objective and related policies.
<i>Policy 21.2.4.1</i>	<i>New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.</i>	
<i>Policy 21.2.4.2</i>	<i>Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities</i>	
Objective 21.2.9	Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.	The proposal will enable a diversification of farming and other traditional rural activities that protects the landscape and natural resource values and maintains the character of the wider rural landscape. The proposal achieves this objective.

Provision	Detail	Assessment
Policy 21.2.9.1	Enable revenue producing activities that can support the long term sustainability of the rural areas of the District, provided that such activities: a. utilise natural and physical resources efficiently (including existing buildings and infrastructure); b. protect landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; c. maintain the landscape character of Rural Character Landscapes and maintain or enhance their visual amenity values; d. maintain or enhance amenity values within the rural environment; and e. maintain or enhance nature conservation values.	The proposal does not necessarily enable revenue producing activities.
Objective 21.2.12	The natural character of lakes and rivers and their margins is protected, or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.	The proposal does not adversely affect the margins of Lake Hawea, rather the proposed native revegetation planting will, overtime, enhance the natural character of the margin.
Policy 21.2.12.1	Have regard to statutory obligations, Wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.	To the extent relevant, the proposal achieves this objective and the relevant policies.
Policy 21.2.12.5	Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.	
Policy 21.2.12.6	Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.	The proposal provides an opportunity to enhance public access to Round Hill. The proposal achieves this policy.
Chapter 25 – Earthworks		
Objective 25.2.1	Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.	The proposed earthworks can be managed adequately through best practice measures as detailed in the EMP (Attachment J) and the imposition of suitable consent conditions to ensure adverse effects on the environment are minimised. The proposal achieves this objective.
Policy 25.2.1.1	Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.	Environmental protection measures will avoid adverse effects arising from the proposed earthworks, particularly on water quality. The proposal achieves this policy.
Policy 25.2.1.2	Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that: a. Protects the values of Outstanding Natural Features and Landscapes;	The proposed earthworks have been carefully designed to ensure they do not create scarring within the landscape, all cuts and batters will be revegetated and overtime will not be noticeable

Provision	Detail	Assessment
	b. Maintains the amenity values of Rural Character Landscapes; c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands; d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers; Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004. e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori; f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and g. Maintains public access to and along lakes and rivers.	modification. The proposed earthworks will not expose any aquifers, will be undertaken in accordance with the accidental discovery protocol and will not affect public access to or along the lake. The proposal achieves this policy.
Policy 25.2.1.3	Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.	The proposed earthworks do not modify any visually prominent slopes (from outside the site), natural landforms or ridgelines. When completed and revegetated, the modification to the terrace form will be consistent with the natural landform and character of the landscape. The proposal achieves this policy.
Policy 25.2.1.4	Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.	The proposed earthworks will maintain the amenity values and quality of the rural area once completed and revegetated. The proposal achieves this policy.
Policy 25.2.1.5	Design earthworks to recognise the constraints and opportunities of the site and environment.	The proposed earthworks have been carefully designed in consideration of the natural topography and landscape features across the site. The proposal achieves this policy.
Policy 25.2.1.6	Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.	The proposed earthworks will not adversely affect surrounding infrastructure, buildings or the stability of the land. The proposal achieves this policy.
Policy 25.2.1.7	Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.	As discussed above, the proposed earthworks have been carefully designed to avoid adverse effects on waterbodies. Any potential nuisance effects can be adequately avoided through the implementation of the EMP. The proposal achieves this policy.
Policy 25.2.1.8	Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.	The proposed earthworks will be undertaken in accordance with the accidental discovery protocol. The proposal achieves these policies.

Provision	Detail	Assessment
Policy 25.2.1.9	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	
Policy 25.2.1.10	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	The proposed earthworks will not generate noticeable traffic movements that post road safety issues or impact the amenity and quality of the surrounding land. The proposal achieves this policy.
Chapter 27 – Subdivision		
Objective 27.2.1	Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	The proposal will enable the creation of high-quality sites for the various Burdon families to live, visit and play in the future. The proposal achieves this objective.
Policy 27.2.1.1	Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.	The proposed subdivision can be adequately serviced as discussed in the Infrastructure Report (Attachment H). The proposal achieves this policy.
Policy 27.2.1.3	Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.	The proposed lots are suitably sized for the anticipated land use and are able to be adequately serviced. The proposal achieves this policy.
Policy 27.2.1.5	Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.	This policy is acknowledged and achieved by the proposal.
Objective 27.2.4	Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The proposed subdivision design is sympathetic to the natural landform. There are no known indigenous biodiversity or heritage values on the site. To the extent it is relevant, the proposal achieves this objective.
Policy 27.2.4.1	Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	The existing waterways and proposed vegetation areas have been incorporated into the design of the subdivision to enhance biodiversity and amenity values. The proposal achieves this policy.
Policy 27.2.4.3	Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.	There are no known archaeological sites or cultural features on the site.
Policy 27.2.4.4	Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;	The proposal enhances vegetation and indigenous biodiversity through the proposed native revegetation planting areas which will be protected into the future. The proposal achieves this policy.

Provision	Detail	Assessment
	<i>b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be offset against the development contribution to be paid for open space and recreation purposes.</i>	
Objective 27.2.5	<i>Infrastructure and services are provided to new subdivisions and developments.</i>	The proposed lots can be adequately serviced as discussed in the Infrastructure Report (Attachment H).
<i>Policy 27.2.5.1</i>	<i>Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.</i> <i>For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.</i>	The proposed access is from the existing State Highway network and Waka Kotahi have provided their written approval (Attachment O). The additional lots are not considered to exceed the 'expected traffic levels' anticipated by the zoning or within the existing road network. The proposal achieves this policy.
<i>Policy 27.2.5.2</i>	<i>Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.</i>	The proposed access has been assessed by Waka Kotahi and is considered an appropriate shared access, in terms of distance from other accesses and sightlines. The proposal achieves this policy.
<i>Policy 27.2.5.4</i>	<i>Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.</i>	The natural topography visually contains the location of the proposed building platforms and the accessway has been designed to minimise earthworks through following the natural contour of the land. The proposal achieves this policy.
<i>Policy 27.2.5.5</i>	<i>Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:</i> <i>a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;</i> <i>b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;</i> <i>c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;</i> <i>d. the provision and vesting of corner splays or rounding at road intersections;</i> <i>e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;</i> <i>f. the provision of appropriate tree planting within roads;</i>	To the extent that this policy is relevant, the proposed accessway has been appropriately designed within the context of the landscape.

Provision	Detail	Assessment
	g. any requirements for widening, formation or upgrading of existing roads; h. any provisions relating to access for future subdivision on adjoining land; i. the provision and location of public transport routes and bus shelters.	
Policy 27.2.5.6	All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.	There are no reticulated services available in the vicinity of the site.
Policy 27.2.5.7	Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	As discussed in the Infrastructure Report (Attachment J) the proposal can be supplied with sufficient water. Firefighting water supplies will be constructed at the time a residential unit is constructed on the site. The proposal achieves this policy.
Policy 27.2.5.9	Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	There is potential for future residential units to capture rain water and utilise greywater recycling.
Policy 27.2.5.10	Ensure appropriate water supply, design and installation by having regard to: a. the availability, quantity, quality and security of the supply of water to the lots being created; b. water supplies for fire fighting purposes; c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision; d. any initiatives proposed to reduce water demand and water use.	As discussed in the Infrastructure Report (Attachment J) the proposal can be supplied with sufficient water. Firefighting water supplies will be constructed at the time a residential unit is constructed on the site. The proposal achieves this policy.
Policy 27.2.5.11	Ensure appropriate stormwater design and management by having regard to: a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas; b. the capacity of existing and proposed stormwater systems; c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems; d. the location, scale and construction of stormwater infrastructure; e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.	The proposed stormwater design and management is detailed in the Infrastructure Report (Attachment J). Stormwater discharge is proposed to be directed to soakage pits which will be designed at the time of applying for building consent. The proposal achieves this policy.

Provision	Detail	Assessment
Policy 27.2.5.13	<i>Treat and dispose of sewage in a manner that:</i> a. <i>maintain public health;</i> b. <i>avoids adverse effects on the environment in the first instance; and</i> c. <i>where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.</i>	The proposed lots are suitable for the use of onsite wastewater management systems. Two treatment and disposal systems are recommended based on the site and soil testing, of which will be subject to design at the time building consents are applied for. The proposed systems will avoid adverse effects on the public and the environment. The proposal achieves these policies.
Policy 27.2.5.14	<i>Ensure appropriate sewage treatment and disposal by having regard to:</i> a. <i>the method of sewage treatment and disposal;</i> b. <i>the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;</i> c. <i>the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.</i>	
Policy 27.2.5.16	<i>Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:</i> a. <i>providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;</i> b. <i>ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;</i> c. <i>generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.</i>	Adequate provision for reticulated telecommunications and electricity can be achieved and will be installed underground to avoid any potential adverse landscape effects. The proposal achieves this policy.
Policy 27.2.5.17	<i>Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions</i>	All necessary easements (which are of an appropriate size, location and length for the intended use) are provided for as illustrated on the Scheme Plan (Attachment C).
Policy 27.2.5.18	<i>Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.</i>	
Objective 27.2.6	Esplanades created where opportunities arise.	An esplanade reserve is not required under Section 230 of the Act and the proposal does not include the provision of one.
Policy 27.2.6.1	<i>Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:</i>	The proposal does not include the creation of an esplanade reserve or strip.

Provision	Detail	Assessment
	a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access; b. have high actual or potential value with regard to the maintenance of indigenous biodiversity; c. comprise significant indigenous vegetation or significant habitats of indigenous fauna; d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape; e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river; f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.	
Policy 27.2.6.2	Use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Act.	An esplanade reserve is not required under Section 230 of the Act and the proposal does not include the provision of one.
Chapter 33 – Indigenous Vegetation and Biodiversity		
Objective 33.2.1	The District's indigenous biodiversity is protected, maintained or enhanced.	The proposal contributes to enhancing the District's indigenous biodiversity. The proposal achieves this objective.
Policy 33.2.1.3	Have regard to and take into account kaitiakitanga and the values of indigenous vegetation, taonga species and habitats and biodiversity to tangata whenua.	The proposed ecological restoration has been discussed with Kā Rūnaka and forms part of the MoU (Attachment N). The proposal has regard to and takes into account kaitiakitanga and values of indigenous vegetation and biodiversity to tangata whenua. The proposal achieves this policy.
Policy 33.2.1.4	Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as covenants administered under the Queen Elizabeth II National Trust Act 1977, Reserves Act, or Conservation Act and other protective mechanisms.	Round Hill is subject to a QEII covenant and therefore the proposed native revegetation planting will be subject to protection. The remainder of the proposed planting is scattered across the site and doesn't necessitate protection through a non-regulatory method as it will be protected in perpetuity through consent notice conditions. The proposal achieves this policy.
Policy 33.2.1.5	Undertake activities involving the clearance of indigenous vegetation in a manner that ensures the District's indigenous biodiversity is protected, maintained or enhanced.	The proposal does not involve the clearance of indigenous vegetation.
Policy 33.2.1.6	Manage the adverse effects of activities on indigenous biodiversity by: a. avoiding adverse effects as far as practicable;	The proposal does not give rise to any adverse effects on indigenous biodiversity rather it will enhance indigenous biodiversity through proposed native revegetation planting, and the ongoing

Provision	Detail	Assessment
	b. requiring remediation where adverse effects cannot be avoided; c. requiring mitigation where adverse effects on the areas identified above cannot be avoided or remediated; d. requiring any residual adverse effects on significant indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values, having particular regard to: i. limits to biodiversity offsetting due the affected biodiversity being irreplaceable or vulnerable; ii. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain; iii. Schedule 33.10 – Framework for the use of Biodiversity Offsets; e. enabling any residual adverse effects on other indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values having particular regard to: i. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain; ii. Schedule 33.10 – Framework for the use of Biodiversity Offsets.	maintenance and protection of the that planting. The proposal achieves this policy.
Policy 33.2.1.8	Determine the significance of areas of indigenous vegetation and habitats of indigenous fauna by applying the following criteria: a. Representativeness Whether the area is an example of an indigenous vegetation type or habitat that is representative of that which formerly covered the Ecological District, including degraded examples if they are some of the last examples remaining; OR b. Rarity Whether the area supports: i. indigenous vegetation and habitats within originally rare ecosystems; ii. indigenous species that are threatened, at risk, uncommon, nationally or within the ecological district; iii. indigenous vegetation or habitats of indigenous fauna that has been reduced to less than 20% of its former extent, regionally or within a relevant Land Environment or Ecological District;	As discussed in the Ecological Assessment (Attachment H) the site does not meet the criteria for ecological significance.

Provision	Detail	Assessment
	OR c. <i>Diversity and Pattern</i> Whether the area supports a highly diverse assemblage of indigenous vegetation and habitat types, and whether these have a high indigenous biodiversity value including: i. indigenous taxa; ii. ecological changes over gradients; OR d. <i>Distinctiveness</i> Whether the area supports or provides habitats for indigenous species: i. at their distributional limit within Otago or nationally; ii. are endemic to the Otago region; iii. are distinctive, of restricted occurrence or have developed as a result of unique environmental factors; OR e. <i>Ecological Context</i> The relationship of the area with its surroundings, including whether the area proposed to be cleared: i. has important connectivity value allowing dispersal of indigenous fauna between different areas; ii. has an important buffering function to protect values of an adjacent area or feature; iii. is important for indigenous fauna during some part of their life cycle.	
Policy 33.2.1.9	Recognise opportunities for subdivision, use and development to enhance biodiversity values.	The proposal recognises and provides for the opportunity to enhance biodiversity values through the proposed native revegetation planting. The proposal achieves this policy.
Policy 33.2.1.10	Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using indigenous species that naturally occur and/ or previously occurred in the area.	The proposed species have been selected from the predominant local vegetation cover and will be eco-sourced from the Upper Clutha/Mata-Au Catchment as discussed in the Ecological Assessment (Attachment H). The proposal achieves this policy.
Objective 33.2.3	Land use and development maintains indigenous biodiversity values.	The proposal goes further and enhances the indigenous biodiversity values as previously discussed.
Policy 33.2.3.3	Encourage the retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, or provide stability, or connectivity and particularly where productive values are low, or in riparian areas or gullies.	The proposal includes the enhancement of indigenous vegetation across the site. The proposal achieves this policy.

Provision	Detail	Assessment
Chapter 39 – Wāhi Tūpuna		
Objective 39.2.1	Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.	As evidenced by the MoU between the applicant and Kā Rūnaka (Attachment N) the manawhenua values have been recognised and provided for. The proposal achieves this objective.
<i>Policy 39.2.1.2</i>	<i>Recognise that the effects of activities may be incompatible with Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.</i>	The proposal does not result in effects that are incompatible with manawhenua values. The proposal achieves this policy.
<i>Policy 39.2.1.3</i>	<i>Within identified wāhi tūpuna areas:</i> <i>a. avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and</i> <i>b. avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas where potential threats have not been identified in Schedule 39.6.</i>	The proposal does not result in significant adverse effects on manawhenua values as evidenced by the MoU between the applicant and Kā Rūnaka (Attachment N) and for the reasons discussed in Section 4.8 above. The proposal achieves this policy.
<i>Policy 39.2.1.4</i>	<i>Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the effects of any activity on Manawhenua values in a wāhi tūpuna area.</i>	The applicant has engaged in consultation with Kā Rūnaka therefore the proposal can be considered to achieve this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal in a holistic sense is consistent with and, overall, achieves the relevant objectives and policies of the PDP.

5.2. Kai Tahu ki Otago Natural Resource Management Plan 2005

The relevant provisions of Kai Tahu ki Otago Natural Resource Management Plan 2005 are assessed in **Table 5** below.

Table 5: Kai Tahu ki Otago Natural Resource Management Plan provisions

Provision	Detail	Assessment
5.4.3 Wahi Tapu Objectives	i. All wāhi tapu are protected from inappropriate activities. ii. Kāi Tahu ki Otago have access to wāhi tapu. iii. Wāhi tapu throughout the Otago region are protected in a culturally appropriate manner	The site is located within a wāhi tūpuna area (Paetatariki & Timaru), however does not present wāhi tapu manawhenua values (which are listed in Schedule 39.6).
5.4.4 Wahi Tapu General Policies	1. To require consultation with Kāi Tahu ki Otago for activities that have the potential to affect wāhi tapu. 2. To promote the establishment of processes with appropriate agencies that: i. enable the accurate identification and protection of wāhi tapu.	

Provision	Detail	Assessment
	ii. <i>provide for the protection of sensitive information about the specific location and nature of wāhi tapu.</i> iii. <i>ensure that agencies contact Kāi Tahu ki Otago before granting consents or confirming an activity is permitted, to ensure that wāhi tapu are not adversely affected.</i> Earth Disturbance 3. <i>To advocate for the repatriation of kōiwi takata and taoka originating in the Otago region.</i> 4. <i>To require that a Kāi Tahu ki Otago mandated archaeologist survey an area before any earth disturbance work commences.</i> 5. <i>To promote the use of Accidental Discovery Protocols for any earth disturbance work.</i> 6. <i>To require all Māori archaeological finds to remain the cultural property of Kāi Tahu ki Otago.</i> Discharges 7. <i>To discourage all discharges near wāhi tapu</i>	
5.5.3 Mahika Kai and Biodiversity Objectives	i. <i>Habitats and the wider needs of mahika kai, taoka species and other species of importance to Kāi Tahu ki Otago are protected.</i> ii. <i>Mahika kai resources are healthy and abundant within the Otago Region.</i> iii. <i>Mahika kai is protected and managed in accordance with Kāi Tahu ki Otago tikaka.</i> iv. <i>Mahika kai sites and species are identified and recorded throughout the Otago Region.</i> v. <i>Indigenous plant and animal communities and the ecological processes that ensure their survival are recognised and protected to restore and improve indigenous biodiversity within the Otago Region.</i> vi. <i>To restore and enhance biodiversity with particular attention to fruiting trees so as to facilitate and encourage sustainable native bird populations.</i> vii. <i>To develop strategies and implementation plans for comprehensive control and/or eradication of pest species in targeted areas beyond conservation managed lands.</i> viii. <i>To provide for access to cultural materials and to support the development and promotion of a Cultural Materials Bank with the Department of Conservation.</i> ix. <i>To create a network of linked ecosystems for the retention of and sustainable utilisation by native flora and fauna.</i>	Mahika kai is a manawhenua value associated with the wāhi tūpuna area (Paetarariki & Timaru). The proposal does not affect the Mahika kai values and Kā Rūnaka have been consulted with in relation to the proposal. The proposal will contribute to restoring and improving indigenous biodiversity within the Otago Region.
5.5.4 Mahika Kai and Biodiversity	1. <i>To promote catchment-based management programmes and models, such as Ki Uta Ki Tai.</i>	Mahika kai is a manawhenua value associated with the wāhi tūpuna area (Paetarariki & Timaru). The proposal does not affect the Mahika kai values and Kā

Provision	Detail	Assessment
General Policies	2. To promote more stringent border control protection mechanisms. 3. To encourage collaborative research into indigenous biodiversity. 4. To require Kāi Tahu ki Otago participation in the management of mahika kai, both introduced and indigenous. 5. To identify mahika kai sites and species of importance to Kāi Tahu ki Otago. 6. To protect and enhance physical access for Kāi Tahu ki Otago to mahika kai sites. 7. To require that all assessments of effects on the environment include an assessment of the impacts of the proposed activity on mahika kai. 8. To promote the protection of remaining indigenous fish habitat by: i. Identifying waterways that exclusively support indigenous fish. ii. Prohibiting the introduction of exotic species where they currently do not exist. iii. Ensuring fish passage (both ingress and egress). iv. Removing exotic species from waterways of particular importance where this is achievable and appropriate according to Kāi Tahu ki Otago. 9. To promote the protection of traditional breeding stocks. 10. To encourage the transfer of knowledge through generations. 11. To promote the use of authorisation systems for the taking and use of cultural materials. 12. To protect and enhance existing wetlands, support the reinstatement of wetlands and promote assistance for landowners for fencing-off wetlands. 13. To promote the development of a cultural monitoring tool for vegetation and ecosystem health. 14. To encourage the creation of mahika kai parks in the Otago region. 15. To promote the reintroduction of locally extinct species of importance to Kāi Tahu ki Otago to the region. 16. To require that hazardous operations and the use, transportation and storage of hazardous substances are not to impact mahika kai and other cultural values. 17. To require that fish screens be fitted to all pumps and race intakes. 18. To promote best-practice methodologies for drain maintenance or diversions to ensure minimal damage to ecosystems with no further	Rūnaka have been consulted with in relation to the proposal. The proposal will not affect any indigenous fish habitat.

Provision	Detail	Assessment
	<i>adverse effects on mahika kai and other cultural values.</i>	
10.5.3 Cultural Landscapes Policies in the Clutha/Mata-au Catchments	1. To promote the adoption of Statutory Acknowledgements into regional and district plans and regional policy statements through the formulation of specific objectives, policies and rules, in conjunction with Kā Papatipu Rūnaka for the statutory area: i. Lake Hawea (see Appendix 19 Statutory Acknowledgement for Lake Hawea)	Lake Hawea is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998. The proposal does not give rise to any adverse effects on the natural and physical resources associated with the lake.

The proposal has been considered against the relevant provisions of Kai Tahu ki Otago Natural Resource Management Plan 2005 and the applicant has engaged with Kā Rūnaka.

5.3. Te Tangi a Tuira – The Cry of the People 2008

The relevant provisions of Te tangi a Tuira – The Cry of the People 2008 are assessed in **Table 6** below.

Table 6: Te Tangi a Tuira provisions

Provision	Detail	Assessment
3.4.12 Policy 4	<i>Promote the protection, restoration and enhancement of indigenous biodiversity.</i>	The proposal promotes enhancement of indigenous biodiversity as discussed throughout the application.

The proposal has been considered against the relevant provisions of Te tangi a Tuira – The Cry of the People 2008 and the applicant has engaged with Kā Rūnaka.

5.4. Regional Policy Statement, Regional Plans and other planning instruments

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Partially Operative RPS 2019 (PORPS2019) was declared partially operative on 15 March 2021, at which time the RPS 1998 was also revoked. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (PRPS2021) was notified on 26 June 2021. Following the hearings process in front of independent panels, decisions on submissions and receipt of several appeals, the PORPS 2021 is currently in the mediations phase.

PORPS – the relevant objectives and policies are in Part 1 – Resource management, Part 2 – Kai Tahu values and interests, Part 3 – Ecosystems and natural resources and Part 5 – Built environment.

Regarding Part 1, the proposal utilises the land resource to promote social wellbeing for the applicants. The proposal will recognise and provide for Kāi Tahu values as discussed above, and the diverse needs of the community; will enhance indigenous biodiversity and will avoid adverse effects on human health. Overall, the proposal will achieve integrated management of the natural and physical resources as explained throughout the application. Regarding Part 2, consultation with Kā Runaka has been undertaken and will continue engagement will occur as set out in the MoU (**Attachment N**). With regards to Part 3, indigenous biodiversity will be enhanced and the existing water ways on site will not be affected by the proposal. The outstanding natural landscape and natural character values of this landscape has been assessed by Vivian + Espie as being protected. With regards to Part 5, public access will be enhanced by the proposal via a public easement within Round Hill. There is no known historic heritage that will be affected by the proposal. The proposal will enable the retirement of a large area of farming, however much of the working farm will remain as is, which will continue to provide for

the primary production of the site and surrounds. Through the ecological planting, the adverse effects on physical resources are minimised, and enhanced. Overall, the proposal aligns with the relevant objectives and policies of the operative ORPS.

The PRPS2021 identifies eleven significant resource management issues for the region and explains how national direction will be applied in the Otago context. The eleven issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The relevant objectives and policies are in the Ecosystems and indigenous biodiversity (ECO), Historical and cultural values (HCV) and Natural features and landscapes (NFL). With regard to ecosystems and indigenous biodiversity, the proposal will contribute to enhancing indigenous biodiversity within the region for the reasons discussed in Section 4.4 above. With regards to cultural values, the applicants acknowledge the wāhi tupuna and the associated cultural values, and are continuing to engage with Kā Rūnaka. With regards to natural features and landscapes the proposal protects the values of the Lake Hawea ONL.

Overall, the proposal aligns with the relevant objectives and policies of both instruments.

5.5. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

The regulations apply if any of the following activities are undertaken:

- (a) *remove or replace an underground fuel storage system or any of its parts*
- (b) *sample the soil to determine contamination*
- (c) *disturb the soil (earthworks)*
- (d) *subdivide the land*
- (e) *change the use of the land.*

The proposal involves subdivision, a change in land use and soil disturbance and therefore assessment under the NES is required.

The earthworks proposed will not expose people to contaminated soils and therefore are unlikely to have any risk to human health. The site history, anecdotal evidence, historical aerial photography and site inspections confirm that the site has only been used as pasture/farmland apparent from the construction of stormwater drainage. No HAIL activities were noted to have taken place within the area of the proposed subdivision.

No consents are required under the NES.

5.6. National Environmental Standards – Freshwater (NES – F)

The NES-F sets requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The regulations generally apply to wetlands, culverts, weirs and passive flap gates. Relevant standards contained within this NES have been designed to protect inland wetlands. As outlined above there is a Natural Inland Wetland within the site, however it is a generous distance from the proposal and therefore the wetland is not affected by the proposed earthworks.

Overtime, the proposed ecological restoration planting will enhance the indigenous biodiversity across the site and inherently enhance the wetland.

Therefore, given that freshwater, freshwater ecosystems and bodies of freshwater are protected and will not be impacted by the earthworks proposed, the proposal aligns with objectives and direction of the NES-F.

5.7. National Policy Statement – Highly Productive Land (NPS – HPL)

The NPS – HPL came into force on 17 October 2022 and requires that regional councils map as “highly productive land” any land in its region that is in a general rural zone or rural production zone; is predominantly Land Use Capability (LUC) 1, 2, or 3 land; and forms a large and geographically cohesive area. The mapping is to be notified and when operative, territorial authorities must map the highly productive land in their districts.

Until the regional council’s mapping is operative, each territorial authority and consent authority must apply the NPS-HPL as if references to highly productive land were references to land zoned general rural or rural production; and is LUC 1, 2, or 3 land; but is not identified for future urban development or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The land subject to this application is zoned Rural General Zone under the ODP, and Rural under the PDP and therefore regarded as “general rural zone” by the NPS-HPL.

The Manaaki Whenua mapping shows that the soils of the Site are LUC 4 and 6 as seen in **Figure 4** below, and therefore does not constitute “highly productive land” under the NPS-HPL’s definition.



Figure 4: Manaaki Whenua Land Use Capability Map (Green = LUC 4, Light Orange = LUC 6)

5.8. National Policy Statement – Freshwater Management (NPS – FM)

The NPS-FM came into effect in September 2020 and was updated in October 2024. The proposal does not adversely affect the health and well-being of water bodies and freshwater ecosystems, the health needs of people or the ability of people and communities to provide for their social, economic, and cultural wellbeing.

No further assessment is required.

6. PRECEDENT EFFECTS

Precedent effects are able to be considered as a relevant matter in determining an application and may weigh against the grant of consent under Section 104(1)(c). The proposal presents the following unique attributes that would be difficult to emulate elsewhere along the perimeter of Lake Hawea:

- The site occupies a discrete node of the wider Lake Hawea ONL that has been subject to human management and occupation over time;
- The location of the proposed building platforms contained within an east-facing amphitheatre-like landform;
- Approximately ~5ha of native vegetation planting and an ongoing ecological management plan, which will improve local and wider ecological values;
- Bespoke, site specific design and landscape controls that ensure that built development will be very low and will successfully blend into the vegetated foreground and background to minimise visibility from outside locations;
- The overall consistency with the objectives and policies of the PDP and the regional instruments;
- A QEII covenanted piece of land and provision of proposed public access benefits.

If a proposal could emulate the attributes listed above, then it would still need to be assessed on its merits, in its local context. Therefore, the proposal cannot be considered to, if consent is approved, give rise to adverse precedent effects or risk to the integrity of the plan.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

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

The proposal addresses the matters in Section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the careful

design of the proposal and the location of the identified building platforms, whilst sustaining the natural and physical land resource for the needs of the Burdon generation. The proposed indigenous vegetation planting which will assist with safeguarding the life-supporting capacity of the soil and ecosystems.

Overall, the proposal is consistent with the purpose of the Act.

7.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- a. *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- b. *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- d. *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers*
- e. *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*

Careful design has ensured the proposal does not constitute inappropriate subdivision, use or development of the land or result in negative impact on the small wetlands and waterways that exist within parts of the wider site. The proposed indigenous vegetation planting will result in improved natural character along the margin of Lake Hawea. Public access to the lake will not be changed as a result of the proposal. The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been evaluated and is not impacted by this proposal.

Overall, the proposal has recognised and provided for the relevant matters of national importance.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

- a. *kaitiakitanga:*
 - aa. *the ethic of stewardship:*
- b. *the efficient use and development of natural and physical resources:*
- c. *the maintenance and enhancement of amenity values:*
- d. *intrinsic values of ecosystems:*
- f. *maintenance and enhancement of the quality of the environment:*

The proposal achieves the relevant matters in Section 7 as the subdivision is an efficient use and development of the site which is currently a small low intensity grazed part of Glen Dene. The amenity values of the areas are to be maintained as discussed in the Landscape Assessment ([Attachment E](#)). The reintroduction and restoration of native vegetation on site will enhance the quality of the environment.

Regard has been given to the relevant matters in Section 7 and the proposal is considered appropriate.

7.4. Section 8 – Treaty of Waitangi

Section 8 states:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)

The site is subject to a wāhi tupuna overlay. Kā Rūnaka have been consulted with and are parties to a MoU with the applicant in relation to the proposal. Kā Rūnaka is generally not opposed to the proposal as discussed in the mediation in December 2022. In addition, the proposal avoids, remedies or mitigates any potential adverse effects relating to the manawhenua values of the wāhi tupuna.

Overall, it is considered that the principles of the Treaty of Waitangi have been and will continue to be taken into account throughout the proposal.

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

Earthworks will be undertaken in accordance with the EMP ([Attachment J](#)).

The location and design of the subdivision, including the controls proposed by way of consent notice, are part of the overall mitigation measures adopted to prevent or reduce any actual or potential effects on the environment, as discussed in the application and in the Landscape Assessment ([Attachment E](#)).

No other mitigation measures are considered necessary.

10. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

Step 1 requires public notification where this is requested by the applicant, or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977.

In this circumstance, the applicant requests public notification. Therefore, the following statutory steps are not required to be further addressed or considered.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or NES require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

Section 4 of this report assesses the actual and potential adverse effects of the proposal on the environment where it was concluded that the proposal will not result in adverse effects that are more than minor overall. Regardless, in this instance, the applicant has requested public notification under step 1 above.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

11. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.

TechnologyOne ECM Document Summary

Printed On 05-Aug-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	R. Form 9	9014734	1	14-Sep-2025
PUB_ACC	A. Application & AEE	10026831	1	14-Jul-2026
PUB_ACC	B. Record of Title 384225	9014730	1	14-Sep-2025
PUB_ACC	B. Covenant 12281222.1	9014731	1	14-Sep-2025
PUB_ACC	B. Consent Notice 8308857.3	9014732	1	14-Sep-2025
PUB_ACC	C. Subdivision Scheme Plan-15Jul26	10070431	1	15-Jul-2026
PUB_ACC	D. Earthworks Plan	9014728	1	14-Sep-2025
PUB_ACC	E. Landscape Plans & Visualisations (Updated)	10026828	1	14-Jul-2026
PUB_ACC	F. Landscape and Visual Effects Assessment	9014726	1	14-Sep-2025
PUB_ACC	G. Design Controls	9014725	1	14-Sep-2025
PUB_ACC	H. Ecological Assessment (Updated)	10026827	1	14-Jul-2026
PUB_ACC	I. Infrastructure Report	9014723	1	14-Sep-2025
PUB_ACC	J. Natural Hazards Assessment	9014722	1	14-Sep-2025
PUB_ACC	K. Environmental Management Plan	9014741	1	14-Sep-2025

PUB_ACC	L. Preliminary Site HAIL Assessment Report	9014740	1	14-Sep-2025
PUB_ACC	M. Memorandum of Understanding	9014739	1	14-Sep-2025
PUB_ACC	N. Written Approval - Burdon	9014738	1	14-Sep-2025
PUB_ACC	O. Letter from NZTA	9014737	1	14-Sep-2025
PUB_ACC	P. Letter from Upper Clutha Tracks Trust	9014736	1	14-Sep-2025
PUB_ACC	Q. Boat Movement Statistics	9014735	1	14-Sep-2025
PUB_ACC	R. Landscape Memo	10026826	1	14-Jul-2026
PUB_ACC	Written approval Aukaha 29.07.2026	10182979	1	29-Jul-2026
PUB_ACC	Baxter Memo	10026830	1	14-Jul-2026
PUB_ACC	Drinking Water Sampling Memorandum	10026829	1	14-Jul-2026
PUB_ACC	RM250722-Engineering RFI Response-13Jul26	10026825	1	14-Jul-2026



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Joanne Batchelor, Jeremy Burdon, Andrea Donaldson**
(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Joanne Batchelor**

*Postal Address: **1576 Makarora - Lake Hawea Road**

*Post code:

9382

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

*Email Address: **jo@jobatch.nz**

*Phone Numbers: Day **027 561 6757**

Mobile:

*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



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



CORRESPONDENCE DETAILS //

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

*Name & Company: **Morgan Shepherd - Brown & Company Planning Group**

*Phone Numbers: Day **03 409 2258**

Mobile: **021 246 7597**

*Email Address: **morgan@brownandcompany.co.nz**

*Postal Address: **PO Box 1467, Queenstown**

*Postcode:

9348



INVOICING DETAILS //

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

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

1576 Makarora - Lake Hawea Road

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Lot 1 DP 396356

District Plan Zone(s): Rural Zone



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

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

YES

☐

NO

☒

Is there a dog on the property?

YES

☐

NO

☒

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

YES

☐

NO

☒

If 'yes' please provide information below

Please make contact with agent prior to site visit.



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

☐

Yes

☒

No

☐

Copy of minutes attached

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



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

☒

Land Use Consent

☐

Land Use Consent includes earthworks

☐

Land Use Consent combined with s127 and/or s221

☒

Subdivision Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

s127 Change or Cancellation of Consent Condition

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity Land Use

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

☐

BRIEF DESCRIPTION OF THE PROPOSAL //

*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Subdivision to create five lots, including three lots that will each contain a proposed new residential building platform; one lot that contains existing Glen Dene Homestead (that is within an existing residential building platform); and a balance lot.



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☒

Yes

☐

No

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



OTHER CONSENTS

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

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

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

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

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

☐

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

☒

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

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



OTHER CONSENTS // CONTINUED

☐

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

☐

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

☒ Any other National Environmental Standard

☐

Yes

☒

N/A

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

☐

Yes

☒

N/A

If Yes have you applied for it?

☐

Yes

☐

No

If Yes supply ORC Consent Reference(s)

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

☐

Yes

☐

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

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

☒

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants
(Must be official order copy from LINZ <https://www.linz.govt.nz/>).

☒

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

☒

A site plan at a convenient scale.

☒

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

☒

An AEE (Assessment of Effects).

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



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

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

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

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

A list of Charges and Fees is available on our website.



PAYMENT // An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

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

\$2668 - Land Use Discretionary (overall consent status)

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

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

Full name of person lodging this form **Morgan Shepherd**

Firm/Company **Brown & Company Planning Group**

Dated **10/09/2025**

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



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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

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

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

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



UNDER THE FOURTH SCHEDULE TO THE ACT:

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

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

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

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

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



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

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

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

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report



APPLICATION FOR RESOURCE CONSENT

For a 5 lot subdivision and the
establishment of three residential
building platforms, associated
earthworks, access, landscaping
and ecological revegetation

8 September 2025

Updated 14 July 2026



BROWN&COMPANY
P L A N N I N G G R O U P

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Joanne Batchelor, Jeremy Burdon, Andrea Donaldson
Address for Service:	Brown & Company Planning Group c/- Morgan Shepherd morgan@brownandcompany.co.nz PO Box 1467 Queenstown 9348
Address for invoicing:	Jeremy Burdon 1576 Makarora – Lake Hawea Road Albert Town 9382
Site Address:	1576 Makarora – Lake Hawea Road Albert Town 9382
Legal Description:	Lot 1 DP 396356
District Plan Zone:	Rural Zone
Plan Designations, Limitations or Overlays:	Outstanding Natural Landscape, Wāhi Tūpuna & Landscape Priority Area (Hāwea South and North Grandview) and Aurora Distribution Line
Activity Status:	Discretionary

Prepared for:	Jeremy Burdon
Date:	8 September 2025. Updated 14 July 2026.
Prepared by:	Morgan Shepherd
Reviewed by:	Jeff Brown

Declaration

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

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

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

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



.....
for Brown & Company Planning Group
on behalf of

Joanne Batchelor, Jeremy Burdon, Andrea Donaldson

8 September 2025

ATTACHMENTS

- A** An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
- B** Records of Title and relevant instruments
- C** Subdivision Scheme Plan, prepared by Clark Fortune McDonald & Associates
- D** Earthworks Plans, prepared by Clark Fortune McDonald & Associates
- E** Landscape Plans & Visualisations, prepared by Baxter Design Group
- F** Landscape and Visual Effects Assessment, prepared by Vivian + Espie
- G** Design Controls
- H** Ecological Assessment, prepared by Biodiversity Solutions Ltd
- I** Infrastructure Report, prepared by Holmes Consulting
- J** Natural Hazards Report, prepared by Geosolve
- K** Environmental Management Plan, prepared by Enviroscope
- L** Preliminary Site (HAIL) Assessment Report, prepared by Opus
- M** Memorandum of Understanding
- N** Written Approvals
- O** Letter from NZTA
- P** Letter from Upper Clutha Tracks Trust
- Q** Boat Movement Statistics
- R** Landscape Memo, prepared by Vivian + Espie
- S** Form 9

CONTENTS	
1. A DESCRIPTION OF THE PROPOSAL	7
1.1. Scope of this Document.....	7
1.2. The site and locality	7
1.3. Consent history	9
1.4. The proposal	9
2. RESOURCE MANAGEMENT MATTERS.....	14
3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:	18
4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:	18
4.1. Introduction	18
4.2. Permitted baseline and existing environment.....	19
4.3. Landscape and visual effects	19
4.4. Ecological Effects	22
4.5. Effects of servicing and infrastructure	23
4.6. Effects associated with earthworks	23
4.7. Transport related effects.....	24
4.8. Cultural Effects	24
4.9. Cumulative effects	25
4.10. Positive effects.....	26
4.11. Summary of effects on the environment.....	26
5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES.....	26
5.1. Proposed District Plan	26
5.2. Kai Tahu ki Otago Natural Resource Management Plan 2005	46
5.3. Te Tangi a Tuira – The Cry of the People 2008	49
5.4. Regional Policy Statement, Regional Plans and other planning instruments	49
5.5. National Environmental Standard	50
5.6. National Environmental Standards – Freshwater (NES – F).....	50

5.7.	National Policy Statement – Highly Productive Land (NPS – HPL)	51
5.8.	National Policy Statement – Freshwater Management (NPS – FM)	52
6.	PRECEDENT EFFECTS	52
7.	PART 2 OF THE RESOURCE MANAGEMENT ACT 1991.....	52
7.1.	Section 5 – Purpose	52
7.2.	Section 6 – Matters of national importance	53
7.3.	Section 7 – Other matters.....	53
7.4.	Section 8 – Treaty of Waitangi.....	54
8.	WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:.....	54
9.	A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:.....	54
10.	SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS.....	54
11.	WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.	55

FOURTH SCHEDULE ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this subdivision and land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The circa. 38ha site is a long and narrow parcel known as The Dene. The site is located 1.9km north of the Hawea township and dam and is bordered by State Highway 6 (Lake Hawea – Makarora Road) to the west and Lake Hawea to the east.

The site currently contains an existing homestead, accessory buildings and associated domestic landscaping in the northwest corner. The existing access to the site is from the Glen Dene Station access off the State Highway towards the northern boundary.

The extent and location of the site is shown in **Figure 1** below.

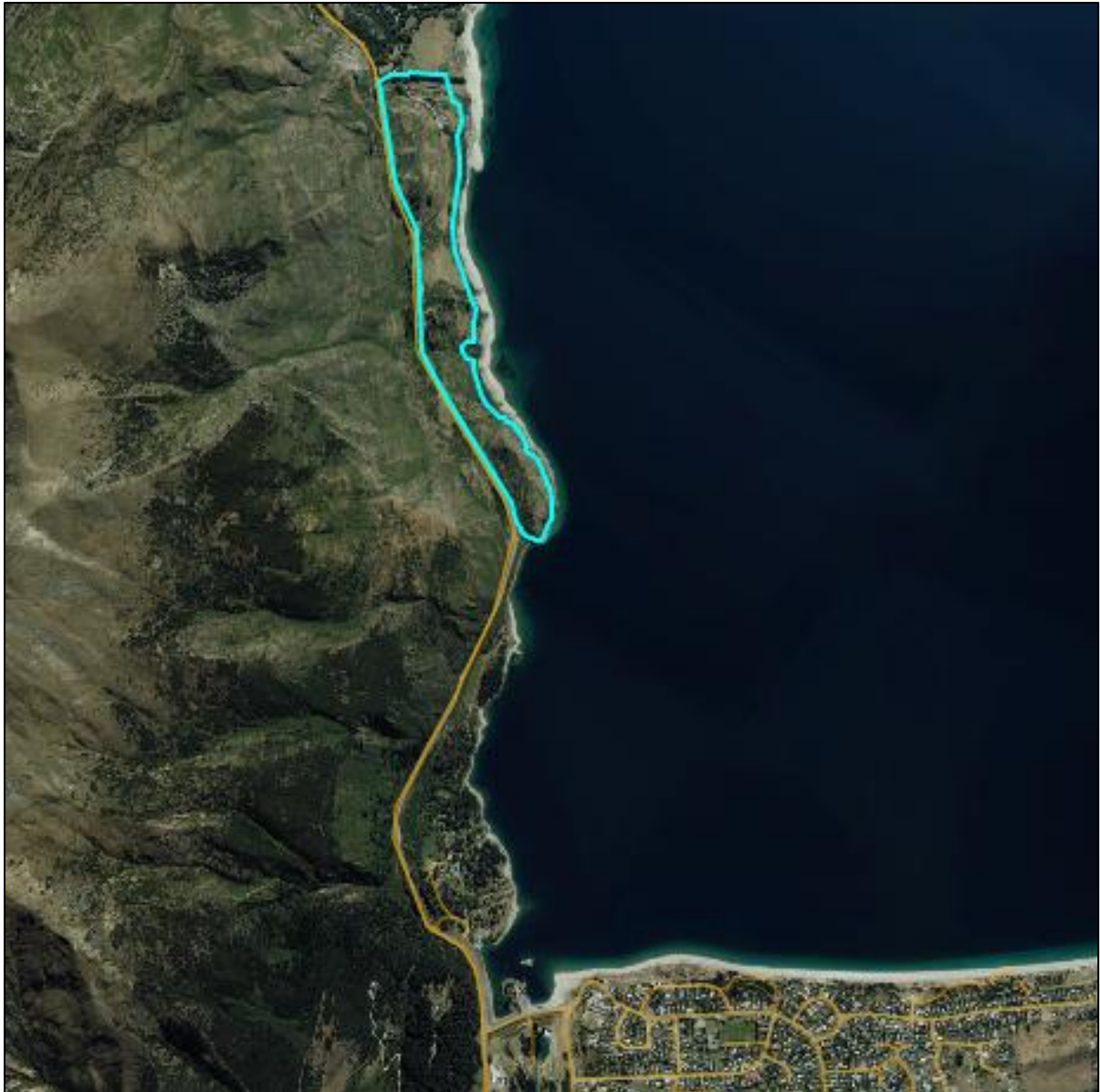


Figure 1: Site location (outlined in turquoise)

Two rocky glacial knolls are located at either end of the site. A narrow terrace sits between them, gently sloping towards Lake Hawea. The southern end of the site (approximately 7.2ha) takes the form of a rounded, glacially-formed rocky hill, known as Round Hill. Round Hill is subject to Queen Elizabeth the Second National Trust (QEII) Open Space Covenant¹ containing 7.77ha of land. A copy of the covenant is at **Attachment B**.

The vegetation cover of the site is mixed grazing land, with exotic vegetation, large areas of bracken and patches of regenerating kanuka. A mature conifer shelter belt follows the northern boundary and there are groups of eucalyptus trees along the State Highway Road boundary.

A creek crosses the site from west to east and drains into Lake Hawea. Four ephemeral gullies also drain into the lake in a west-east direction and divide the site into a number of smaller terraces at regular intervals. There are also two small wetlands, one adjacent to the State Highway at the southern end of the site (this wetland is inside the QEII covenant area and extends into the road reserve and the Crown land to the south), and the other is at the northern end of the site and adjoins one of creeks that extends

¹ Covenant no. 5-12-287

from Mt Maude towards Lake Hawea. The wetland at the northern end of the site meets the definition of Natural Inland Wetland² under the National Policy Statement for Freshwater (NPS-F).

The specific physical characteristics and attributes of the site are described in more detail in the Landscape and Ecological Assessments (**Attachment F** and **G**).

1.3. Consent history

The relevant consenting history is as follows:

RM010417 – To erect a new dwelling on the site (being the second homestead on Glen Dene Station.

RM060751 – Subdivision consent to split the property into two allotments and create a building platform around an existing dwelling (each homestead) on each new lot.

1.4. The proposal

The applicant seeks consent to subdivide Lot 1 DP 396356 to create five lots, including three lots that will each contain a proposed new residential building platform and will be used for rural living purposes; one lot that contains existing Glen Dene Homestead (that is within an existing residential building platform); and a balance lot. The subdivision is illustrated on the Subdivision Scheme Plan (**Attachment D**).

The proposed lot sizes are as follows:

Lot Number	Lot Size	Purpose
Lot 1	1.6ha	Contains new building platform
Lot 2	1.4ha	Contains new building platform
Lot 3	1.6ha	Contains new building platform
Lot 4	25.4ha	Contains existing residential unit and associated building platform (900m ²)
Lot 5	7.7ha	Open space / opportunity of public access to be held with Lot 4

The three new residential lots (Lots 1 – 3) are being created for the family of Jerry and the late Lesley Burdon. The proposed building platforms will each be of area between 356m² and 390m² and will contain surrounding curtilage area, vehicle and service areas as illustrated in the Landscape Plans (**Attachment E**).

Proposed Lot 5 encompasses Round Hill and is subject to a QEII open space covenant and will be held in the same title as proposed Lot 4.

1.4.1. Ecological Enhancement

David Norton has undertaken an Ecological Assessment (**Attachment G**) which concludes that the site does not meet the criteria of ecological significance, however it identifies opportunities for ecological enhancement in association with the proposal.

² **Natural Inland Wetland** means a wetland (as defined in the Act) that is not:

- (a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or
- (b) a geothermal wetland; or
- (c) any area of improved pasture that, at the commencement date, is dominated by (that is more than 50%.

The Ecological Assessment recommends ecological restoration is undertaken in three areas (Areas A – C) comprising of ~3.6ha of native revegetation planting across and on Round Hill. The location and extent of these areas are illustrated within **Attachment H** and the planting details for each area are as follows:

Areas A (0.8ha)

This area is dense bracken with regenerating kanuka and to be primarily planted with kōwhai and lesser amounts of putaputawētā, kōhūhū, tī kōuka, mānau, narrow-leaved houhere, narrow-leaved tree daisy, kauheke/mountain lacewood, mikimiki, koromiko, kāpuka and fierce lancewood. It is also proposed to establish a few mataī and thin-bark tōtara. Planting will involve clusters of 5 plants at 1.5m spacing on an approximate 10m grid in areas of bracken (avoiding existing kanuka). The focus of the planting is to initiate development of a mixed-species native forest typical of what existed around the lake in the past.

Area B (2.5ha)

This area is mainly dense bracken and has some native woody regeneration. The proposed planting of mountain beech at 2m spacings throughout the bracken and silver beech in the gullies will initiate a mountain beech forest. Putaputawētā, kōhūhū, kāpuka will also be planted throughout the area. There is a small wetland near the top of this area that will be planted with pūrei and harakeke at 1m spacing along the edge of the wetland, with a mix of tī kōuka, mānau, koromiko planted at 1.3m spacing outside of these.

Area C (0.2ha)

This is a sheltered and relatively damp area that adjoins the road and is proposed to be planted in mountain beech at 1.5m spacings.

Round Hill

The Ecological Assessment recommends small clusters of 3 tī kōuka or kōwhai across the hill at 50 – 100m spacings with a focus on planting into pockets of deeper soils.

All exotic woody weed species within the site will be removed from the site in time as part of the ecological enhancement works proposed and managed in perpetuity.

An Ecological Management Plan that aligns with the recommendations in the Ecological Assessment will be required by conditions of consent prior to commencing work on site. Ongoing maintenance and management of the areas will be required by consent notice conditions on the titles as detailed below.

1.4.2. Design controls

The proposal includes a suite of design controls prepared by Baxter Design Group to restrict the scale and form of any future residential unit, domestication and landscaping within the sites.

The design controls will be registered as consent notice conditions on each title (proposed Lots 1 – 3) and will therefore require ongoing compliance by lot owners.

A copy of the design controls is contained at **Attachment G**.

1.4.3. Round Hill public access

As discussed above, Round Hill is subject to a QEII Open Space Covenant to protect, maintain and enhance open space values of the area. The covenant enables the applicant to permit members of the public to access the covenanted area at their sole discretion. The application proposes to enable public

access via an easement (for the purposes of pedestrian access / walking only) over Round Hill and the covenanted area. The proposed alignment of this easement is illustrated in **Figure 2** below.



Figure 2: Proposed public easement alignment

The finalised location and extent of the easement will be shown in the Memorandum of Easement attached to the survey plan, as required by condition of consent prior to Council approval of the survey plan.

The applicant has discussed the proposed easement with the Upper Clutha Tracks Trust who are supportive of the provision of public access as set out in their letter (**Attachment P**). Discussions are

ongoing with respect to the construction, formation and standard of any future public walking track within this easement.

The proposed public easement will provide for the opportunity to link public access from The Camp (Public Easement Instrument 7578158.3 in favour of Her Majesty the Queen) to Round Hill, via legal road reserve.

1.4.4. Access and parking

Access to the existing Glen Dene Homestead on proposed Lot 4 will remain as existing and Crossing Point (CP26), which is located between the existing access to Lot 4 and the proposed access, will be permanently and physically closed. A new access will be created to service proposed Lots 1 – 3. NZTA has assessed the new access location and consider it appropriate in terms of distance from other accesses and sight distances. The following conditions, as suggested by NZTA and outlined in its written approval letter (**Attachment O**) form part of the proposal:

- a) *The new vehicle crossing servicing proposed Lots 1 - 3, identified in Attachment 1 (located at NZTM 1302230.19, 5055808.99), must be formed in accordance with the New Zealand Transport Agency Diagram C Standard as outlined in the Planning Policy Manual (2007), Appendix 5B – Accessway standards and guidelines, and to the satisfaction of the New Zealand Transport Agency Network Manager.*
- b) *Crossing Place 26, identified in Attachment 2 and located at NZTM 13.2100.88, 5056022.19 shall be permanently closed, including reinstatement of any fence line, grassed areas, berm, highway drainage or kerb. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.*
- c) *Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder must provide to Council, correspondence from New Zealand Transport Agency confirming that works to the state highway, including the new vehicle crossings, have been constructed to New Zealand Transport Agency standards.*
- d) *Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that NZ Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan or SO (Survey Office) plan) to facilitate the cancellation of existing and the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.*
- e) *A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the Record of Title for proposed Lots 1 - 4 of the subdivision of land shown on the scheme plan titled 'LOTS 1 -5 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 396356 THE DENE, HAWEA'. Job No 4985 and dated 29.03.22, that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6.*

Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 6 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.

The proposed access way will include the necessary rights of way and be constructed with gravel to a 3.5m width.

1.4.5. Infrastructure

The proposed servicing and infrastructure details are set out in the Infrastructure Report by Holmes Consulting (**Attachment J**) and is summarised as follows.

Water supply

The nearest reticulated water main is 2.5km south of the site and therefore connection to the Council reticulated scheme is not appropriate. The estimated daily demand for water is 4900L per day, totaling approximately 14,700L for the subdivision (specifically the three new building platforms). The recommended water supply for proposed Lots 1 – 3 is via a surface water take³ from the creek that runs through the site. The water has been tested and will require treatment to meet the Drinking Water Standards. A distribution system will be designed and developed to connect the extracted water to each lot. At the time of building consent, each house will have its own booster pump to provide sufficient pressure from their storage tanks, and domestic water treatment system.

Firefighting water supply will be supplied via tanks on each lot at the time of building.

Wastewater

The reticulated wastewater network is at the Lake Hawea Township and it is not feasible to connect to this network. The proposed lots are suitable for the use of onsite wastewater management systems. Two treatment and disposal systems are recommended based on the site and soil testing:

- Gravels at shallow depths is the primary treatment system with effluent discharged to ground via trenches/beds; or
- No gravels/lower permeability soils is the secondary treatment systems with effluent discharged via buried driplines. Primary treatment systems with effluent discharged via low pressure effluent disposal systems.

The size, location, and discharge of the system will be in accordance with AS/NZS 1547:2012 and confirmed at detail designed stage. The proposed effluent discharge will be less than 2000L per day⁴.

Stormwater management

There is no reticulated stormwater in the vicinity of the site and therefore all stormwater discharge will be directed to soakage pits as recommended in the Infrastructure Report (**Attachment H**) prepared by Holmes Consulting.

Electricity

Aurora Energy has confirmed electricity supply is available to service the proposed subdivision.

Telecommunications

Chorus has confirmed that telecommunications can be provided to the proposed subdivision.

Summary

All services and infrastructure will be required to be installed underground, screened or contained within the building platform.

1.4.6. Earthworks

It is proposed to undertake 16,100m³ of earthworks across 17,800m² to form the building platform areas and create a rolling landform around and between the proposed platforms, and create the accessway. The proposed earthworks shaping around the platforms has been carefully designed by Baxter Design Group to assist in screening and mitigating views of and towards the proposal.

³ Pursuant to Rule 12.1.2.1 of the Otago Regional Water Plan the taking and use of surface water for domestic needs is a permitted activity providing that the take volume is less than 25,000L per day at a rate less than 1L per second and the take has no adverse effects on the environment.

⁴ Permitted activity pursuant to Rule 12.A.1.4 of the Otago Regional Water Plan.

The earthworks will be undertaken by the successful contractor in accordance with the Environmental Management Plan (**EMP**) (**Attachment J**) prepared by Enviroscope. The EMP details the sequence of works and the erosion and sediment control measures to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

The EMP will remain a live document throughout the construction phase and be used as a reference manual for construction personnel.

A Natural Hazard Assessment (**Attachment I**) which includes geotechnical considerations was undertaken by Geosolve. The assessment concludes that the proposed subdivision and building platform locations are feasible and sited in locations that are not prone to natural hazards. Site specific ground investigations will be required to be undertaken during the detailed design phase of any future dwelling within the building platforms.

1.4.7. Consent notices

The proposal includes registering the following consent notice conditions (in addition to the design controls) to the titles of proposed Lots 1 – 3:

- a) ***There shall be no further subdivision of the lot.***
- b) ***Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 6 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.***

The following consent notice conditions are proposed to be registered on the titles of proposed Lots 4 and 5 which will be held in the same record of title:

- a) ***The lot owner is required to ensure ongoing maintenance and management of the Ecological Planting Area A – C which is located within the lots.***
- b) ***There shall be no further subdivision of the lot.***
- c) ***Any new residential unit, extension to an existing residential unit, or other noise sensitive activity on the site in or partly within 100m of State Highway 6 must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.***

2. RESOURCE MANAGEMENT MATTERS

The site is located within the Rural Zone and an Outstanding Natural Landscape (**ONL**) pursuant to the PDP. The Wāhi Tupūna overlay (Paetarariki & Timaru) also applies to the site. The zoning of this land has not been appealed and the activities and standards for the Zone are beyond challenge and can therefore be treated as operative. Some district wide matters remain under appeal, these provisions are indicated with an *.

The site is also within the Hāwea South North Grandview Priority Area.

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: PDP Activities

Rule	Activity	Activity Status	Consent Required?
Chapter 21 – Rural			

21.4.10	The identification of a building platform not less than 70m ² and not greater than 1000m ² .	Discretionary	Yes – consent is required to identify the building platforms on proposed Lots 1 – 3.
Chapter 25 – Earthworks⁵			
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.	Restricted Discretionary	No – consent is not required as the proposed earthworks are associated with a subdivision and exempt from the maximum volume standards.
Chapter 27 – Subdivision			
27.5.11	The subdivision of land that results in creation of an additional lot within an identified wāhi tūpuna area outside of the urban environment, where subdivision is a potential threat as set out in Schedule 39.6. For the purposes of this rule, the urban environment relates to those zones set out in Part 3: Urban Environment and the Open Space and Recreation Zones within the Urban Growth Boundary. Except that: a. Subdivision in accordance with Rule 27.5.5 ⁶ is exempt from Rule 24.5.11.	Restricted Discretionary	Yes – consent is required for the proposed subdivision of land that results in the creation of additional lots within a wāhi tūpuna area outside of the urban environment.
27.5.12	All subdivision activity in the Rural Visitor Zone (excluding the Maungawera Rural Visitor Zone), Rural and Gibbston Character Zones and Airport Zone – Wanaka, unless otherwise provided for.	Discretionary	Yes – consent is required for the proposed subdivision of land in the Rural Zone.

Table 2: PDP Standards

Rule	Activity	Status	Consent Required?
Chapter 25 – Earthworks			
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 2,500m ² where the slope is 10° or greater. 10,000m ² where the slope is less than 10°.	Restricted Discretionary	Yes – consent is required as the proposal includes earthworks over a

⁵ As set out in 25.3.2.5 earthworks associated with subdivisions under Chapter 27 are exempt from the rules relating to maximum volume, cut and fill standards and cleanfill transported by road (Rule 25.5.21).

⁶ This rule relates to unit title or leasehold subdivision.

Rule	Activity	Status	Consent Required?
	2,500m ² at any one time for the construction of a trail.		17,800m ² contiguous area.
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.	Restricted Discretionary	No – consent is not required as erosion and sediment control measures will be implemented and maintained as detailed in the EMP (Attachment J).
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust does not cause nuisance effects beyond the boundary of the site	Restricted Discretionary	No – consent is not required as dust will be managed as detailed in the EMP (Attachment J).
25.5.14	Earthworks that discovers any of the following: - kōiwi tāngata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or - any feature or archaeological material that predates 1900, or - 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'.	Restricted Discretionary	No – consent is not required. However, should earthworks discover any of the items listed in clauses 1 – 3, the necessary consents will be sought.
25.5.17	Earthworks for farm tracks and access ways in the following Zones and Activity Areas shall comply with standards 25.5.17.1 to 25.5.17.3: Rural Zone ... 1. No farm track or access way shall have an upslope cut or batter greater than 1 metre in height, except on land below 750m asl: - This may be exceeded for 10% or less of the total track length to a maximum height of 2 metres: and - 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.	Restricted Discretionary	No – consent is not required as the maximum cut does not exceed 1m in height and the maximum height of fill (for the access way) will not exceed 2m.

Rule	Activity	Status	Consent Required?
	2. All cuts and batters shall not be greater than 65 degrees. 3. The maximum height of any fill shall not exceed 2 metres.		
25.5.18	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: 1. Earthworks not supported by retaining walls: - a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. 2. Earthworks supported by retaining walls: ...	Restricted Discretionary	Yes – consent is required as the earthworks adjoining the road boundary exceed 0.5m and are not setback by the same distance.
25.5.19	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.	Restricted Discretionary	No – consent is not required as the proposed earthworks are not within 10m of the bed 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.	Restricted Discretionary	No – consent is not required as the proposed earthworks will not extend below the water table.
Chapter 27 – Subdivision			
27.7.28	In the following zones, every allotment created for the purposes of containing residential activity shall identify one building platform of not less than 70m ² in area and not greater than 1000m ² in area. a. Rural Zone; ...	Non-Complying	No – consent is not required as every allotment created for the purposes of containing residential activity (Lots 1 – 4) will contain a building platform.

2.1.1. Summary of consents required

In summary, the following consents are required for the proposal:

Under the PDP:

- **Discretionary** activity resource consent pursuant to Rule 21.4.10 for the identification of residential building platforms in the Rural Zone;
- **Restricted Discretionary** activity resource consent pursuant to Rule 27.5.11 for subdivision creating additional lots within a wahi tupuna area;
- **Discretionary** activity resource consent pursuant to Rule 27.5.12 for subdivision in the Rural Zone;
- **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.11 for earthworks exceeding the 10,000m² contiguous area;
- **Restricted Discretionary** activity resource consent pursuant to Rule 25.5.18 for earthworks near the road boundary.

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **discretionary** activity.

3. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

4. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

4.1. Introduction

This assessment of effects on the environment addresses:

- The permitted baseline and existing environment;
- Landscape and visual effects;
- Ecological effects;
- Effects of servicing and infrastructure;
- Effects association with earthworks;
- Transportation effects;
- Cultural effects;
- Cumulative effects;
- Positive effects; and
- Summary of effects on the environment.

4.2. Permitted baseline and existing environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what is permitted as of right under the District Plan (the permitted baseline).

4.2.1. Permitted baseline

Section 104(2) of the Resource Management Act states that when forming an opinion on whether there are adverse effects from an activity on the environment, the consent authority may disregard adverse effects if the plan explicitly permits that certain activity.

The following activities can be undertaken on the site as of right:

- Farming activities⁷ that comply with the relevant standards in Table 2 and Table 3;
- Construction of or addition to farm buildings⁸ that comply with the standards in Table 5;
- External alterations to any lawfully established building (where there is not an approved building platform on the site) subject to compliance with the standards in Table 2 and Table 4;
- Up to 1000m³ of earthworks, provided the contiguous area does not exceed 2500m² and the maximum height of cut does not exceed 2.4m and fill not exceeding 2m and all earthworks are setback more than 10m from any waterbody;
- A fence less than 2 metres high anywhere within the site, including deer fencing, post and rail, post and wire;
- Tree planting across the site, including shelterbelt planting associated with farming activities and amenity planting associated with the existing residential activity;

4.2.2. Existing environment

The receiving environment includes an existing residential unit and residential building platform at the northern end of the site with associated access and residential activity. There are a number of small accessory buildings and sheds in this area and extensive domestic gardens surrounding the residential unit and a mature conifer shelter belt along the northern boundary of the site⁹.

There are also existing pockets of native vegetation planting scattered across the site.

The site is currently used for grazing activities associated with the wider farming activities on Glen Dene Station.

4.3. Landscape and visual effects

Vivian + Espie have prepared a Landscape Assessment (**Attachment E**) that identifies and evaluates the landscape and visual effects likely to arise from the proposal. The assessment has taken into account Schedule 21.22.23 Hāwea South North Grandview Priority Area.

⁷ 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.

⁸ Means a building (as defined) necessary for the exercise of farming activities (as defined) and excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities; visitor accommodation and temporary accommodation.

⁹ There are two vegetation areas towards the northern end of the site that were protected through RM060751 and will remain.

As discussed in the Landscape Assessment (**Attachment E**) the Lake Hāwea landscape, which the site forms a small part of rates highly in terms of aesthetics. Varied naturalness values ranging from moderate to the higher end of the spectrum (despite the fact the lake level was raised by 20m in 1958 as part of the hydroelectric power scheme), varied elevation and terrain, relative emptiness, remoteness and wilderness all contribute to the landscape values as detailed in the Landscape Assessment. The lake terraces which are more pronounced on the western side of the lake where the Glen Dene Station is situated, are the least natural parts of the ONL. Round Hill acts as a southern bookend to the flatter improved pastureland extending north along the lake. These areas of managed farmland are recognisable within the wider landscape, as having lower naturalness values that are characterised by more legible human influence. The physical attributes and landscape values are discussed in detail in the Landscape Assessment and provide a basis for this assessment.

The proposal seeks to introduce three new residential building platforms and associated curtilage areas which will enable three future residential dwellings and associated residential activity on the part of site that is predominantly improved pastureland. The proposal also introduces a significant amount of native revegetation across the site. The actual changes to the landscape as a result of the proposal are summarised within the Landscape Assessment as:

- Round Hill at the southern end of the site will be protected from modification. Natural vegetation combined with proposed cluster planting will result in a natural configuration of more varied visual colours and textures. A future walking easement will enable public access allowing views to the northeast, east and southeast (i.e. not over the area of proposed development).
- Three future dwellings will appear on the three building platform locations and will be subject to the proposed design controls and restrictions. Dwellings will be of low height and hence will be of horizontal form when seen from the east. Outdoor living activities will be confined to the curtilage areas around the dwellings.
- The existing dwelling and curtilage on Lot 4 will remain as it is. Light grazing land use will continue over the flatter parts of site.
- Ecological management and enhancement will mean that parts of the site will incrementally revegetate to become dense areas of high native forest or shrubland. Panoramic views from SH6 will be maintained. As seen from the east, this burgeoning vegetation will result in horizontal banding of the varied forms, textures and colours of dense native vegetation.

The approximate location and theoretical visibility of the proposal is shown in Appendix 3 of the Landscape Assessment.

As stated in the Landscape Assessment, visual effects are:

“... effects on landscape values as experienced in views. They are a technique to help understand landscape effects. They are a subset of landscape effects. ... A proposal that is in keeping with the landscape values, for example, may have no adverse visual effects even if the proposal is a notable 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 portion of the view.”¹⁰

As discussed in the Landscape Assessment, the proposal will be only potentially visible (to some degree) from State Highway 6, the lake shore and margins, close and distant viewpoints on the lake and distant landward viewpoints. The visual effects of each viewpoint were assessed by Vivian + Espie and are summarised as follows:

State Highway 6 (SH6)

¹⁰Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.25 and 6.27.

Views out across Lake Hawea from SH6 are currently characterised by roadside regenerating bracken fern within the site, relative openness and long views across the lake to distant mountain slopes and skylines. The proposal will maintain this with existing vegetation between the road and Planting Area F to be retained in generating bracken fern. The road entrance point will be visually apparent, but all other aspect of the proposal will not be visible to a SH6 user passing by.

Lake shore and margins

The beach area adjoining the site is public land, however, is gravelly and affected by lake action and lake levels that fluctuate with the management of the dam. This area is only accessible by boat, although rarely frequented as lakeside erosion and a relatively steep stony bank make even boat access inconvenient. In any case, the most expansive and impressive views are those to the northeast round to the southeast across Lake Hawea and not west towards to site. However, future dwellings within the proposed building platforms and the revegetation will be visible from this viewpoint. The proposal will result in an adverse detracting from visual amenity to a low-moderate degree for observers in this particular location, of which is a very limited and seldom visited visual catchment.

Close lake viewpoints

These viewpoints are within 1.5km of the proposed building platforms. Any observer on the lake surface takes in 360-degree panoramas of broad views that are characterised by extremely long views up and down the surface of the lake and by rugged, infinitely varied steep mountain slopes and peaks with a jagged skyline. It should be noted that there is a very low viewing audience within 2km of the proposed site as evidenced by the applicants Boat Movement Statistics (**Attachment Q**) and in any case, views of the proposal will be fleeting and temporary as the lake user moves (on a boat, jet-ski, kayak etc.). Depending on light conditions future dwellings will be discernible and recognisable and will not be reasonably difficult to see from the closest viewpoints, however they will be set within the context of an occupied vicinity. After 5 – 7 years, observers will notice significantly increased native vegetation across the site which will read as a considerable area of native bush within the lakeside setting. The increased human occupation will result in a net adverse effect on visual amenity of these particular observers, but given the specific location and contextual factors and vegetation that will emerge, the adverse effect will be moderate at most (to a very limited and seldom visited visual catchment), depending on distance and conditions.

Distant lake viewpoints

These viewpoints are between 4.7km and 6.3km from the proposed building platforms. For the observers that are within this part of the lake, the vicinity of the site is much less influential on their visual amenity experience. Any future dwellings on the proposed building platforms will be less visible than the site's existing dwelling and the Glen Dene Station dwelling to the north of the site. The proposed revegetation will visually break up and reduce the current visual simplicity of the open rough pasture area, appearing more natural, more visually complex and less the result of human intervention. The proposal will be reasonably difficult to see from these viewpoints and will have no effect on the visual amenity values.

Distant landward viewpoints

These viewpoints are between the eastern end of Hawea township and Busy Creek, 5.3km – 6km from the proposed building platforms. Portions of the future dwellings on proposed Lots 2 and 3 may be in a line of sight of some viewpoints, however, they will not be discernible and will be reasonably difficult to see. The visual amenity of observers in these locations will not be affected by the proposal.

As stated in the Landscape Assessment:

“A landscape effect is a consequence of changes in a landscape’s physical attributes on that landscape’s values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. To assess effects, it is therefore

*necessary to first identify the landscape's 'values' – and the attributed on which such values depend*¹¹.

In relation to landscape character the proposal will increase domestic occupation in a specific part of the landscape between the Hāwea township and the Glen Dene Station base area. As this portion of the Lake Hāwea perimeter is already characterised by human modification and occupation, the proposal will intensify human occupation, rather than introduce human occupation into a currently unoccupied part of landscape. Although this will detract from the relatively empty character of the vast, open landscape, when coupled with the proposed revegetation and visual inconspicuousness of the future dwellings, the proposal will result in low adverse landscape character effects.

With respect to Schedule 21.22.23 Hāwea South North Grandview Priority Area, the capacity rating for rural living activity is as follows:

Rural living – limited landscape capacity for activities that are located on the lower-lying terrain and are: designed to be of a modest scale, have a low-key rural character and are located to take advantage of screening and/or filtering benefit of natural landscape elements; integrates landscape restoration and enhancement (where appropriate); and enhance public access (where appropriate).

As discussed in the Landscape Memo (**Attachment R**) the proposal achieves¹² the aspects of the description in the capacity rating as the proposed development is on lower-lying terrain, is of modest scale and low-key character, takes advantage of screening by natural topography, incorporates considerable landscape restoration / enhancement and improves public access to Round Hill.

Summary

In the context of the wider Lake Hawea ONL, the Landscape Assessment concludes that the values of the ONL will be protected by the proposal and the net adverse effect on landscape character and values will be low, therefore equating to less than minor to minor adverse effects.

4.4. Ecological Effects

Dr David Norton of Biodiversity Solutions has prepared an Ecological Assessment (**Attachment F**) which includes an assessment of the ecological values of the site, provides advice on potential ecological enhancement opportunities that exist and subsequent implementation and ecological management methods.

The current vegetation on site is dominated by three plant communities, being pasture, bracken and fernland with regenerating shrubs. There are also small areas of rock outcrops and two small wetlands as identified in the Ecological Assessment (**Attachment F**). The wetland adjacent to SH6 contains no native wetland plants and does not meet the definition of 'Natural Inland Wetland' as set out in the National Policy Statement for Freshwater Management (**NPS-FM**). The second wetland is located along one of the streams that drains from Mt Maude (and meets the definition of a 'Natural Inland Wetland'), however is less than 100m² and contains no threatened species and has limited ecological value. The proposed earthworks necessary for the formation of the access and proposed building platforms are sufficiently distant from the identified wetland areas that they do not impact it.

The site does not meet the criteria for ecological significance (as set out in Chapter 33 of the PDP) and the proposed building platforms are located within areas of pasture that have been cleared of bracken overtime. Notwithstanding the site's lack of ecological significance, the proposal presents opportunities for ecological enhancement through the establishment of restoration planting. The proposal includes ~3.6ha of restoration planting throughout the site and on Round Hill as detailed in the Ecological Assessment (**Attachment F**) overtime to enable successful survival rates and effective restoration.

¹¹ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.1 and 6.2.

¹² Noting that there is no requirement to "achieve" the capacity rating, rather it is to be used as a tool to guide landscape assessments.

The planting will be undertaken in accordance with Dr Norton's recommendations and maintained in perpetuity to ensure positive ecological effects area achieved.

Overall, the proposal will enable the applicants to retire some of the Glen Dene Station farmland and undertake significant ecological restoration work across the site, consequently resulting in positive ecological effects on the environment.

4.5. Effects of servicing and infrastructure

Wastewater

As discussed in the Infrastructure Report (**Attachment H**) the soil on the site is suitable for the use of on-site wastewater management systems. The future wastewater disposal systems can be designed, implemented and maintained to ensure public health and adverse effects on the environment are avoided.

Stormwater

As discussed in the Infrastructure Report (**Attachment H**) all stormwater discharge will be directed to soakage pits which will be designed in accordance with the NZBC E1 at the time a building consent is prepared for each site. The soakage pits will be low impact stormwater features that are installed at the time of building. All stormwater from the accessways will discharge to grass swales which will be directed into open pastures.

Potable & Firefighting Water

The proposed lots will be provided with at least 2500L of potable water per day from spring water in the Creek. At the time of building, each lot will be required to install a small domestic water treatment plant and provide water supply for firefighting purposes at the time of building. The future lot owners will need to comply with New Zealand Fire Fighting Standard PAS SNZ4509:2008, and firefighting water supply will need to be in place prior to the occupation of any dwelling. A consent notice condition will require compliance the standard and ensure firefighting reserve is provided on each lot.

Any water tanks or treatment plants are to be located within the building platform and to be adequately screened from neighbouring lots and public viewpoints; or completely buried within the boundaries of the lot. This will assist in avoiding any potential visual effects that could arise from installing large water tanks in a rural landscape.

Electricity & telecommunications

These services will be installed underground to the boundary of each building platform. No adverse effects will arise on the network providers or the environment from the installation.

Summary

Overall, the proposed lots are able to be serviced in a manner such that any potential adverse effects on the environment will be less than minor.

4.6. Effects associated with earthworks

The proposal requires 1370m³ of earthworks to form the vehicle access way to proposed Lots 1 – 3 and will be revegetated upon completion. The proposed alignment of the accessway has been carefully designed to minimise earthworks volumes, modification to the existing landscape and visibility of the access from outside the site. The proposed earthworks will not be undertaken in proximity to the identified wetlands or waterbodies on the site.

The proposed earthworks will be undertaken in accordance with the EMP (**Attachment J**) prepared by Enviroscope to ensure any potential adverse effects relating to erosion and sedimentation are effectively mitigated and/or managed on site.

The entrance to the site will be established and a clean water diversion bund will be constructed prior to the earthworks commencing. A dirty water diversion channel will be constructed below the earthworks areas to capture and transport any overland flow to a decanting earth bund and dropout pit. Progressive stabilisation of earthworks will occur as areas are finished to minimise the area of exposed soil at any one time.

The environmental representative engaged will undertake regular environmental inspections and additional inspections after significant rain events to ensure all sediment control devices are being maintained to remain consistently effective, and to ensure management techniques are successfully controlling any potential negative effects of the earthworks required to create access.

On completion of earthworks any remaining exposed areas of land will be revegetated. All erosion and sedimentation control devices will remain in place until the entire site is stabilised, preventing any long-term negative effects on the surrounding land and water.

Overall, any potential adverse effects associated with the proposed earthworks will be less than minor.

4.7. Transport related effects

A new access way is proposed to extend from State Highway 6 to serve the proposed Lots 1 – 3 whilst the access to the existing dwelling will be maintained. The crossing will be constructed in accordance with the QLDC standards and provide safe and efficient access to the lots.

Waka Kotahi have reviewed the proposed new access onto the State Highway and have provided their approval which includes conditions of consent as detailed in Section 1.4.2 above and **Attachment L**. The applicant accepts these conditions and will permanently close Crossing Place (CP26) to avoid any adverse effects associated with numerous access points onto the State Highway.

The proposal will not give rise to any potential adverse traffic and roading effects.

4.8. Cultural Effects

The site is subject to the Wāhi Tūpuna overlay; Paetarariki & Timaru (Slopes and lake margins around southern Lake Hāwea) and the applicant has engaged with Kā Rūnaka to formulate a Memorandum of Understanding (**MoU**) (**Attachment N**) following a mediation process in December 2022. The MoU notes that Kā Rūnaka is generally not opposed to the proposal and records the principles and objectives underpinning the parties' relationship in respect of the proposal.

The manawhenua values identified in schedule 39.6 for the Paetarariki & Timaru area are kāika, ara tawhito¹³, mahika kai¹⁴, nohoaka¹⁵ and archaeological values.

The potential threats to Paetarariki & Timaru identified in schedule 39.6 are addressed in **Table 3** below.

Table 3: Assessment of Schedule 39.6

¹³ Trails and routes: A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.

¹⁴ Mahinga kai refers to the gathering of food and natural materials, the places where those resources are sourced, and the traditions, customs and collection methods. Mahinga kai remains one of the cornerstones of Ngāi Tahu culture.

¹⁵ A network of seasonal settlements. Ngāi Tahu were based largely on the coast in permanent settlements, and travelled inland on a seasonal basis. Iwi history shows, through place names and whakapapa, continuous occupation of a network of seasonal settlements, which were distributed along the main river systems from the source lakes to the sea.

Potential Threat	Assessment
Activities affecting water quality	Water quality remains unaffected by the proposal. This potential threat will not be realised by the proposal.
Subdivision and development	The proposal includes subdivision and development that does not adversely affect the identified Manawhenua values of the Paetarariki & Timaru area. The proposal will result in positive effects on ecological values, from the extensive indigenous revegetation programme proposed.
Exotic wilding trees and pest plant species	The proposal includes the removal of wilding trees on the site. This potential threat will therefore be reduced by the proposal.
Earthworks	The proposed earthworks associated with this proposal are of a relatively small scale. An EMP will be in place during the construction phase to mitigate any potential threat to the area from earthworks. The proposed earthworks can be managed in a way that will not affect the identified Manawhenua values of the Paetarariki & Timaru area.
New roads or additions/alterations to existing roads, vehicle tracks and driveways	The proposal includes the construction of a vehicle access to proposed Lots 1 – 3. The proposed vehicle access will not affect the identified Manawhenua values of the Paetarariki & Timaru area.
Buildings and structures	The proposal does not involve new buildings or structures, rather the identification of building platforms which will enable future residential units on the site. The location of the building platforms has been carefully selected and assessed in terms of landscape effects. The proposed building platforms will not affect the identified Manawhenua values of the Paetarariki & Timaru area.
Energy and Utility Activities	The proposal requires no visible additions to the site for activities relating to energy or utilities. This potential threat is not applicable to the proposal.
Activities affecting the ridgeline and upper slopes	The site is on the lower slopes adjoining the western side of Lake Hawea. This potential threat is not applicable to the proposal.

Overall and with respect to the MoU between the applicant and Kā Rūnaka the proposal does not give rise to adverse cultural effects.

4.9. Cumulative effects

A cumulative effect is one where individual effects in themselves may be insignificant, but at some point, in time, space or at some threshold, the accumulation of insignificant effects becomes significant.

The Landscape Assessment considers adverse cumulative effects on the landscape and concludes that the degree to which the proposal will result in adverse cumulative effect will be low and in any case, that effect will only be observed by a few particular observers.

Overall, the proposal has the potential to result in low adverse cumulative effects on the environment.

4.10. Positive effects

The proposal will enable public access to Round Hill which will enhance the public access on the western side of Lake Hawea and present an opportunity for extension of the existing trail within The Camp to Round Hill. This will create positive benefits for the community and visitors alike by enabling greater opportunity to appreciate Lake Hawea and the natural environment as viewed from private land.

The applicants have engaged in meaningful consultation with the Upper Clutha Tracks Trust and continue to liaise to achieve desirable outcomes for the community.

As discussed in the Landscape Assessment the re-introduction of indigenous vegetation on the lakeside will bring a positive effect on visual amenity and in addition the proposed retirement of land from farming to active and passive regenerating vegetation cover will be a significant positive effect in relation to natural character.

The proposed native vegetation will give rise to positive ecological and indigenous biodiversity effects for the reasons detailed in the Ecological Assessment (**Attachment F**) and Section 4.4 above.

4.11. Summary of effects on the environment

The category of effects and summary of the above assessment is summarised in **Table 4** below.

Table 4: Summary of effects

Category of effect	Summary of assessment
Landscape and visual effects	No to moderate adverse visual amenity effects (depending on the viewpoint). Low adverse landscape character effects. In the context of the wider ONL, the values will be protected.
Ecological effects	The proposal will enable the applicants to retire some of the Glen Dene Station farmland and undertake ecological restoration work across the site, consequently resulting in positive ecological effects on the environment.
Effects of servicing and infrastructure	The proposed lots are able to be serviced in a manner that any potential adverse effects on the environment will be less than minor.
Effects associated with earthworks	Any potential adverse effects associated with the proposed earthworks will be less than minor.
Transport related effects	The proposal will not give rise to any potential adverse traffic and roading effects.
Cultural effects	The proposal does not give rise to adverse cultural effects, particularly with reference to the MoU between the application and Kā Rūnaka.
Cumulative effects	Low adverse cumulative effects on the environment.
Positive effects	Positive ecological and indigenous biodiversity effects

Overall, when considering the range of effects, the proposal may give rise to, the proposal will have less than minor adverse effects on the environment.

5. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES

5.1. Proposed District Plan

The relevant provisions are provided and assessed below.

Table 4: PDP provisions

Provision	Detail	Assessment
Chapter 3 – Strategic Direction		
Objective 3.2.1.8	<i>Diversification of land use in rural areas beyond traditional activities, including farming, provided that:</i> <i>a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;</i> <i>b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and</i> <i>c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.</i>	The proposal does not preclude traditional rural activities; however it will enable a portion of Glen Dene Station to be retired from farming and native revegetation to increase and overtime become dense areas of high native forest or shrubland. As discussed in the Landscape Assessment (Attachment F) and above, the proposal will result in low adverse landscape character effects and in the context of the Lake Hawea ONL, the values will be protected. The proposal achieves this policy.
Objective 3.2.4	<i>The distinctive natural environments and ecosystems of the District are protected.</i>	The proposal achieves this objective through the extensive native revegetation proposed and the ongoing maintenance and protection of that.
<i>Policy 3.2.4.1</i>	<i>Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.</i>	The proposal will enhance the ecosystem and indigenous biodiversity on site through the proposed native revegetation planting. The proposal achieves this policy.
<i>Policy 3.2.4.2</i>	<i>The spread of wilding exotic vegetation is avoided.</i>	All wilding exotic vegetation will be removed from the site as set out in the Ecological Assessment (Attachment F). The proposal achieves this policy.
<i>Policy 3.2.4.3</i>	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	The proposal does not result in adverse effects on the natural character of the margin of Lake Hawea. Over time, the native revegetation will become dense areas of forest or shrubland and will enhance the natural character of the site. The proposal achieves this policy.
<i>Policy 3.2.4.4</i>	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	The proposal will not affect the water quality of any lakes, rivers or wetlands. The proposal achieves this policy.
<i>Policy 3.2.4.5</i>	<i>Public access to the natural environment is maintained or enhanced.</i>	The proposal provides public access to Round Hill and therefore achieves this policy.
<i>Policy 3.2.4.6</i>	<i>The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.</i>	There are no areas of significant indigenous vegetation or habitats of indigenous fauna on the site.
<i>Policy 3.2.4.7</i>	<i>The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.</i>	There are no rare, endangered or vulnerable species on the site.
Objective 3.2.5	<i>The retention of the District's distinctive landscapes.</i>	The proposal retains the values of one of the District's distinctive landscapes, being the Lake Hawea ONL. The proposal achieves this objective.

Provision	Detail	Assessment
Policy 3.2.5.1	<i>The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.</i>	The landscape values and capacity of the Lake Hawea ONL are identified in Schedule 21.22. These are assessed in detail within the Landscape Assessment (Attachment E).
Policy 3.2.5.2	<i>Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i> a. <i>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</i> b. <i>where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.</i>	As discussed in the Landscape Assessment (Attachment E) when the effects of the proposal are considered in the context of the Lake Hawea ONL, the values will be protected by the proposal. The proposal achieves this policy.
Policy 3.3.20	<i>Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.</i>	As discussed in the Landscape Assessment (Attachment F), the proposal will enhance the natural character of the site over time. The proposal will enhance the natural conservation values through the proposed native revegetation. The proposal achieves this policy.
Policy 3.3.21	<i>Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:</i> a. <i>protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or</i> b. <i>maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.</i>	The proposal will not prohibit the continuation of farming activities and evolving forms of agricultural land use onsite, albeit overtime, the site will become dense native vegetation surrounding the proposed building platforms. The proposed revegetation will protect the ONL values as discussed in the Landscape Assessment (Attachment F).
Policy 3.3.22	<i>Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments.</i>	This policy relates to identifying zones for rural living – the Rural Lifestyle, Rural Residential or Wakatipu Basin Rural Amenity zones, particularly the Precinct. The site is not within one of these zones therefore the policy is not relevant.
Policy 3.3.23	<i>Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise:</i> a. <i>the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i> b. <i>the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.</i>	This policy is relevant to rural living proposals that are not within a rural living zone. The proposal does not compromise the protection of the landscape values of the ONL. As discussed in the Landscape Assessment (Attachment F) when the effects of the proposal are considered in the context of the Lake Hawea ONL the values will be protected by the proposal. The proposal achieves this policy.

Provision	Detail	Assessment
Policy 3.3.25	<i>That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District.</i>	The proposal will not result in adverse effects on the water quality of any lakes, rivers or wetlands in the District. The proposal achieves this policy.
Policy 3.3.26	<i>Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting.</i>	The proposal does not include planting of identified exotic vegetation. The proposal achieves this policy
Policy 3.3.27	<i>Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development.</i>	The proposal includes public access to Round Hill and therefore achieves this policy.
Policy 3.3.28	<i>Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application.</i>	The site is within an identified ONL.
Policy 3.3.29	<i>For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:</i> <i>a. for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and</i> <i>b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology.</i>	The proposal is within the ONL, and the landscape values are identified in Schedule 21.22.23. These are assessed in detail within the Landscape Assessment (Attachment F).
Policy 3.3.30	<i>Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.</i>	As discussed in the Landscape Assessment (Attachment F) and above, the proposal will protect the values of the Lake Hawea ONL. The proposal achieves this policy.
Policy 3.3.31	<i>Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.</i>	As discussed in the Landscape Assessment (Attachment F) and described in Schedule 21.22.23 the landscape capacity (in the Hāwea South and North Grandview Priority Area) for rural living is limited. Notwithstanding, the proposal maintains the values of the landscape. Given the design of the proposal, including the location and form of development and the environmental enhancement, the built form will be absorbed successfully into its landscape. The landscape therefore has the capacity to absorb the change proposed in this application. The proposal achieves this policy.
Policy 3.3.36	<i>Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural</i>	The proposal is within the Hāwea South and North Grandview Priority Area as identified in Schedule 21.22.

Provision	Detail	Assessment
	<i>Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:</i> <i>parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.</i> <i>parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hāwea South and North Grandview, and Lake McKay Station and environs.</i>	
Policy 3.3.37	<i>For the Priority Areas listed in SP 3.3.36, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:</i> <i>the landscape attributes (physical, sensory and associative);</i> <i>the landscape values; and</i> <i>the related landscape capacity.</i>	This is a plan making policy. Schedule 21.22 contains the landscape attributes, values and related landscape capacity of the Hāwea South and North Grandview Priority Area. These are also detailed within the Landscape Assessment (Attachment F).
Policy 3.3.38	<i>To achieve SP 3.3.37 for each Priority Area:</i> <i>identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;</i> <i>describe in accordance with SP 3.3.43, and then rate, those attributes; and</i> <i>assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:</i> <i>commercial recreation activities;</i> <i>visitor accommodation and tourism related activities;</i> <i>urban expansions;</i> <i>intensive agriculture;</i> <i>earthworks;</i> <i>farm buildings;</i> <i>mineral extraction;</i> <i>transport infrastructure;</i> <i>utilities and regionally significant infrastructure;</i> <i>renewable energy generation;</i> <i>forestry;</i> <i>rural living.</i>	This is a plan making policy. Schedule 21.22 addresses and incorporates these matters for the Hāwea South and North Grandview Priority Area. These are also detailed within the Landscape Assessment (Attachment F).
Policy 3.3.43	<i>In applying the Strategic Objectives and Strategic Policies for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37, 3.3.38, 3.3.40 and 3.3.41 and the landscape assessment</i>	The Landscape Assessment (Attachment F) has regard to the physical, sensory and associative attributes as listed in this policy.

Provision	Detail	Assessment
	methodology in SP 3.3.45, have regard to the following attributes: a. Physical attributes: i. Geology, geomorphology and topography; ii. Ecology; iii. Vegetation cover (exotic and indigenous); iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology; v. land use (including settlements, buildings and structures; and b. Sensory (or experiential) attributes: i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes; ii. aesthetic values including memorability and naturalness; iii. wild or scenic values; iv. transient values including values at certain times of the day or year; v. experiential attributes, including the sounds and smells associated with the landscape; and c. Associative attributes: i. whether the attributes identified in (a) and (b) are shared and recognised; ii. cultural and spiritual values for Tangata Whenua; iii. historical and heritage associations; and iv. recreational values.	
Policy 3.3.45	Landscape assessments shall: a. for Outstanding Natural Features and Outstanding Natural Landscapes: i. identify landscape attributes and values; and ii. assess effects on those values and on related landscape capacity; b. for Rural Character Landscapes: c. in each case apply a consistent rating scale for attributes, values and effects.	The Landscape Assessment (Attachment F) follows this methodology.
Policy 3.3.49	Avoid significant adverse effects on wāhi tūpuna within the District.	The proposal does not give rise to any adverse effects on wāhi tūpuna.
Policy 3.3.50	Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.	The proposal achieves these cultural environment policies, and the applicant has consulted with the iwi, in accordance with Policy 3.3.51.
Policy 3.3.51	Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.	
Chapter 5 – Tangata Whenua		

Provision	Detail	Assessment
Objective 5.4.1	Consultation with tangata whenua occurs through the implementation of the Queenstown Lakes District Plan Policies.	These are either plan making provisions or relate to the broader implementation of the District Plan and are not directly relevant to the proposal.
Policy 5.4.1.1	Ensure that Ngāi Tahu Papatipu Rūnanga ¹⁶ are engaged in resource management decision-making and implementation on matters that affect Ngāi Tahu values, rights and interests, in accordance with the principles of the Treaty of Waitangi.	
Policy 5.4.1.2	Actively foster effective partnerships and relationships between the Queenstown Lakes District Council and Ngāi Tahu Papatipu Rūnanga.	
Policy 5.4.1.3	When making resource management decisions, ensure that functions and powers are exercised in a manner that takes into account iwi management plans.	
Policy 5.4.1.4	Recognise that only tangata whenua can identify their relationship and that of their culture and traditions with their ancestral lands, water sites, wāhi tapu, tōpuni and other taonga.	
Objective 5.4.5	Wāhi tūpuna and all their components are appropriately managed and protected	The proposal does not result in adverse effects on wāhi tūpuna.
Policy 5.4.5.1	Identify wāhi tūpuna and all their components on the District Plan web mapping application in order to facilitate their protection from adverse effects of subdivision, use and development.	Wāhi tūpuna areas within the District have been identified and the proposal is within the Paetarariki & Timaru area.
Policy 5.4.5.2	Pending their identification on the District Plan web mapping application, encourage direct consultation with tangata whenua when iwi management plans indicate that proposals may adversely affect sites of cultural significance.	Direct consultation with Kā Rūnaka has been undertaken.
Policy 5.4.5.3	Identify threats to wāhi tūpuna and their components in this District Plan.	Threats to the Paetarariki & Timaru wāhi tūpuna have been identified and are detailed in Schedule 39.6.
Policy 5.4.5.4	Enable Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.	The proposal does not impact the ability of Ngāi Tahu to provide for its contemporary uses and associations with wāhi tūpuna.
Policy 5.4.5.5	Avoid where practicable, adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.	The proposal does not give rise to adverse effects on the relationship between Ngāi Tahu and the wāhi tūpuna.
Chapter 6 – Landscapes & Rural Character		
6.3.2 – Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone		
Policy 6.3.2.1	Avoid urban development and subdivision to urban densities in the rural zones.	The proposal does not constitute urban development in the rural zone. The proposal achieves this policy.
Policy 6.3.2.2	Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary	All future lighting within building platforms will be restricted by way of consent notice

¹⁶ Local Manawhenua representative group or community system of representation.

Provision	Detail	Assessment
	<i>degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character</i>	condition which ensures all exterior downlighting is within the building platform and of a certain height and source to ensure light spill does not occur. The proposal achieves this policy.
<i>Policy 6.3.2.4</i>	<i>Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character.</i>	The proposal will not enable the continuation of pastoral farming on this part of Glen Dene Station, however the balance of the station will continue to be farmed. The proposal achieves this policy.
<i>Policy 6.3.2.5</i>	<i>Avoid indigenous vegetation clearance where it would significantly degrade the visual character and qualities of the District's distinctive landscapes.</i>	The proposal does not include clearance of indigenous vegetation. The proposal achieves this policy.
<i>Policy 6.3.2.6</i>	<i>Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.</i>	The proposal promotes indigenous biodiversity regeneration and will enhance the nature conservation and landscape values on land that will effectively be retired from productive farming. The proposal achieves this policy.
<i>Policy 6.3.2.7</i>	<i>Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.</i>	As discussed in the Landscape Assessment (Attachment F) the site is the most intensively modified and used part of the terrace lands surrounding Lake Hawea. The proposal results in increased modification but in a particular location that is already subject to human modification and activity. The proposal will not compromise the landscape values at the wider ONL scale, rather protect the ONL values for the reasons set out in the Landscape Assessment (Attachment F) and above. The proposal achieves this policy.
<i>Policy 6.3.2.8</i>	<i>Encourage any landscaping to be ecologically viable and consistent with the established character of the area.</i>	The proposed native revegetation planting has been designed by an Ecologist (with input from the Landscape Architects) and therefore is ecologically viable and consistent with the character of the landscape. Overtime, the site will become an instance of natural character representing pre-human native vegetation patterns. The proposal achieves this policy.
6.3.3 – Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes		
<i>Policy 6.3.3.1</i>	<i>Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i> <i>a. landscape values are protected; and</i> <i>b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes</i>	The landscape values (which are set out in Schedule 21.22) are assessed in the Landscape Assessment (Attachment F). As discussed in that assessment, the proposal will be reasonably difficult to see from all viewpoints except those within 2km of the proposal. The adverse effects on landscape character and visual amenity

Provision	Detail	Assessment
	<i>to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.</i>	values will be mitigated by a number of factors and overall, the proposal will result in low adverse effects. In the context of the Lake Hawea ONL, the values of that ONL will be protected through the proposal as discussed in the Landscape Assessment (Attachment F). The proposal will not achieve limb (b) of this policy from viewpoints within 2km of the proposal, however the landscape values will be protected, and the proposal will be reasonably difficult to see from all other viewpoints. Given the very low viewing audience within the 2km area, and the design of the proposal which blends sympathetically coloured and low level built form into a vegetated foreground and background, the proposal is not inappropriate.
<i>Policy 6.3.3.2</i>	<i>Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.</i>	As discussed above the proposal protects the values of the Lake Hawea ONL. Consideration was given to all the matters listed in this policy throughout the design of the proposal, including the location and extent of planting, and discussed throughout the consultation with Kā Rūnaka. The proposal achieves this policy.
<i>Policy 6.3.3.3</i>	<i>For farming activities within Outstanding Natural Features and Outstanding Natural Landscapes:</i> <i>Recognise that farming activities may modify the landscape,</i> <i>Enable those activities in a way that is consistent with protecting the values of Outstanding Natural Features and Outstanding Natural Landscapes.</i>	It is acknowledged that this site has been subject to modifications overtime and that it is not entirely 'natural', due to farming activities and the raising of the lake level. Farming activities will continue to exist at Glen Dene Station and the Lake Hawea ONL.
<i>Policy 6.3.3.5</i>	<i>Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.</i>	As discussed in the Landscape Assessment (Attachment F) the site is within a broadly visible expanse of open landscape. To the extent that the site contributes to the open landscape character of the wider ONL, proposal will maintain this. The proposal achieves this policy.
Chapter 21 – Rural Zone		
Objective 21.2.1	<i>A range of land uses, including farming are enabled while:</i> <i>protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;</i> <i>maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;</i>	As discussed above and within the Landscape Assessment (Attachment F) the proposal will protect the landscape values of the Lake Hawea ONL and enhance nature conservation values. The proposal achieves this objective.

Provision	Detail	Assessment
	c. maintaining or enhancing amenity values within the rural environment; and d. maintaining or enhancing nature conservation values.	
Policy 21.2.1.1	Enable farming activities while protecting, maintaining or enabling the values of indigenous biodiversity, ecosystem services, recreational values, and the natural character and nature conservation values of the District's lakes and rivers and their margins.	As discussed above, farming activities will continue on the wider Glen Dene Station landholding, however the proposal will retire a portion of land and enhance indigenous biodiversity, ecosystem services, recreational values and nature conservation values on a site that adjoins Lake Hawea. The proposal achieves this policy.
Policy 21.2.1.3	Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities	The proposed building platforms comply with the relevant setback standards in Chapter 21. The proposal achieves this policy.
Policy 21.2.1.4	Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.	The proposal will not give rise to any adverse dust, visual, noise or odour effects. To the extent relevant, the proposal achieves this policy.
Policy 21.2.1.5	Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.	The proposal does not include lighting, however any future lighting will be restricted by way of consent notice condition which ensures all exterior downlighting is within the building platform and of a certain height and source to ensure light spill does not occur. The proposal achieves this policy.
Policy 21.2.1.6	Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	The proposal will not give rise to any adverse effects on ecosystem services and nature conservation values, rather it will enhance them. The proposal achieves this policy.
Policy 21.2.1.7	Have regard to the spiritual beliefs, cultural traditions and practices of Tangata whenua.	The applicant has had regard to Tangata whenua through meaningful engagement and consultation. The proposal achieves this policy.
Policy 21.2.1.8	Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.	The proposed planting does not present fire risk to people and buildings given the setback from the proposed building platforms. The proposal achieves this policy.
Policy 21.2.1.9	Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	Adequate firefighting water supply and fire service vehicle access can be provided on site and will be provided at the time buildings are constructed within the building platforms.

Provision	Detail	Assessment
		The proposal achieves this policy.
Objective 21.2.2	<i>The life supporting capacity of soils is sustained.</i>	The Land Use Capacity (LUC) of the site is 4 and 6 and therefore it does not constitute “Highly Productive Land” (HPL). However, the proposed native revegetation planting will utilise the soil resource in a sustainable manner and will not have any adverse impact on the capacity of the soil or the productive potential of the wider Glene Dene Station. To the extent relevant, the proposal achieves this objective and the associated policies.
<i>Policy 21.2.2.1</i>	<i>Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.</i>	
<i>Policy 21.2.2.2</i>	<i>Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.</i>	
<i>Policy 21.2.2.3</i>	<i>Protect the soil resource by controlling activities including earthworks, indigenous vegetation clearance and prohibit the planting and establishment of identified wilding exotic trees with the potential to spread and naturalise.</i>	The proposal involves earthworks and native revegetation planting that will utilise the soil resource. No wilding exotic trees will be planted and the spread of them will be avoided by the proposal. The proposal achieves this policy.
Objective 21.2.3	The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.	The proposal does not affect the life supporting capacity of water and therefore achieves this objective.
<i>Policy 21.2.3.1</i>	<i>In conjunction with the Otago Regional Council, regional plans and strategies:</i> <i>a. encourage activities that use water efficiently, thereby conserving water quality and quantity;</i> <i>b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.</i>	The proposal will not adversely affect the potable quality and life supporting capacity of water and associated ecosystems. The proposal achieves this policy.
Objective 21.2.4	Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.	The proposal will not conflict with any existing and anticipated activities on the site or surrounding sites due to the nature and scale of the proposal and distance from any other site. The proposal sensitively locates residential activity within the Rural Zone (on a low intensity grazing part of the site) to ensure it does not conflict with the wider farming operation or give rise to reverse sensitivity issues. The proposal achieves this objective and related policies.
<i>Policy 21.2.4.1</i>	<i>New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.</i>	
<i>Policy 21.2.4.2</i>	<i>Control the location and type of non-farming activities in the Rural Zone, so as to minimise conflict between permitted and established activities and those that may not be compatible with such activities</i>	
Objective 21.2.9	Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.	The proposal will enable a diversification of farming and other traditional rural activities that protects the landscape and natural resource values and maintains the character of the wider rural landscape. The proposal achieves this objective.

Provision	Detail	Assessment
<i>Policy 21.2.9.1</i>	<i>Enable revenue producing activities that can support the long term sustainability of the rural areas of the District, provided that such activities:</i> <i>a. utilise natural and physical resources efficiently (including existing buildings and infrastructure);</i> <i>b. protect landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;</i> <i>c. maintain the landscape character of Rural Character Landscapes and maintain or enhance their visual amenity values;</i> <i>d. maintain or enhance amenity values within the rural environment; and</i> <i>e. maintain or enhance nature conservation values.</i>	The proposal does not necessarily enable revenue producing activities.
Objective 21.2.12	<i>The natural character of lakes and rivers and their margins is protected, or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.</i>	The proposal does not adversely affect the margins of Lake Hawea, rather the proposed native revegetation planting will, overtime, enhance the natural character of the margin.
<i>Policy 21.2.12.1</i>	<i>Have regard to statutory obligations, Wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.</i>	To the extent relevant, the proposal achieves this objective and the relevant policies.
<i>Policy 21.2.12.5</i>	<i>Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.</i>	
<i>Policy 21.2.12.6</i>	<i>Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.</i>	The proposal provides an opportunity to enhance public access to Round Hill. The proposal achieves this policy.
Chapter 25 – Earthworks		
Objective 25.2.1	<i>Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.</i>	The proposed earthworks can be managed adequately through best practice measures as detailed in the EMP (Attachment J) and the imposition of suitable consent conditions to ensure adverse effects on the environment are minimised. The proposal achieves this objective.
<i>Policy 25.2.1.1</i>	<i>Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.</i>	Environmental protection measures will avoid adverse effects arising from the proposed earthworks, particularly on water quality. The proposal achieves this policy.
<i>Policy 25.2.1.2</i>	<i>Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:</i> <i>a. Protects the values of Outstanding Natural Features and Landscapes;</i>	The proposed earthworks have been carefully designed to ensure they do not create scarring within the landscape, all cuts and batters will be revegetated and overtime will not be noticeable

Provision	Detail	Assessment
	<i>b. Maintains the amenity values of Rural Character Landscapes;</i> <i>c. Protects the values of Significant Natural Areas and the margins of lakes, rivers and wetlands;</i> <i>d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wānaka Basin and Cardrona alluvial ribbon aquifers;</i> <i>Note: These aquifers are identified in the Otago Regional Plan: Water for Otago 2004.</i> <i>e. Protects Māori cultural values, including wāhi tapu and wāhi tūpuna and other sites of significance to Māori;</i> <i>f. Protects the values of heritage sites, precincts and landscape overlays from inappropriate subdivision, use and development; and</i> <i>g. Maintains public access to and along lakes and rivers.</i>	modification. The proposed earthworks will not expose any aquifers, will be undertaken in accordance with the accidental discovery protocol and will not affect public access to or along the lake. The proposal achieves this policy.
<i>Policy 25.2.1.3</i>	<i>Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.</i>	The proposed earthworks do not modify any visually prominent slopes (from outside the site), natural landforms or ridgelines. When completed and revegetated, the modification to the terrace form will be consistent with the natural landform and character of the landscape. The proposal achieves this policy.
<i>Policy 25.2.1.4</i>	<i>Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.</i>	The proposed earthworks will maintain the amenity values and quality of the rural area once completed and revegetated. The proposal achieves this policy.
<i>Policy 25.2.1.5</i>	<i>Design earthworks to recognise the constraints and opportunities of the site and environment.</i>	The proposed earthworks have been carefully designed in consideration of the natural topography and landscape features across the site. The proposal achieves this policy.
<i>Policy 25.2.1.6</i>	<i>Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.</i>	The proposed earthworks will not adversely affect surrounding infrastructure, buildings or the stability of the land. The proposal achieves this policy.
<i>Policy 25.2.1.7</i>	<i>Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.</i>	As discussed above, the proposed earthworks have been carefully designed to avoid adverse effects on waterbodies. Any potential nuisance effects can be adequately avoided through the implementation of the EMP. The proposal achieves this policy.
<i>Policy 25.2.1.8</i>	<i>Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, wāhi tūpuna and other taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.</i>	The proposed earthworks will be undertaken in accordance with the accidental discovery protocol. The proposal achieves these policies.

Provision	Detail	Assessment
Policy 25.2.1.9	Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.	
Policy 25.2.1.10	Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.	The proposed earthworks will not generate noticeable traffic movements that post road safety issues or impact the amenity and quality of the surrounding land. The proposal achieves this policy.
Chapter 27 – Subdivision		
Objective 27.2.1	Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	The proposal will enable the creation of high-quality sites for the various Burdon families to live, visit and play in the future. The proposal achieves this objective.
Policy 27.2.1.1	Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.	The proposed subdivision can be adequately serviced as discussed in the Infrastructure Report (Attachment H). The proposal achieves this policy.
Policy 27.2.1.3	Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.	The proposed lots are suitably sized for the anticipated land use and are able to be adequately serviced. The proposal achieves this policy.
Policy 27.2.1.5	Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.	This policy is acknowledged and achieved by the proposal.
Objective 27.2.4	Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The proposed subdivision design is sympathetic to the natural landform. There are no known indigenous biodiversity or heritage values on the site. To the extent it is relevant, the proposal achieves this objective.
Policy 27.2.4.1	Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.	The existing waterways and proposed vegetation areas have been incorporated into the design of the subdivision to enhance biodiversity and amenity values. The proposal achieves this policy.
Policy 27.2.4.3	Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.	There are no known archaeological sites or cultural features on the site.
Policy 27.2.4.4	Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;	The proposal enhances vegetation and indigenous biodiversity through the proposed native revegetation planting areas which will be protected into the future. The proposal achieves this policy.

Provision	Detail	Assessment
	<i>b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be offset against the development contribution to be paid for open space and recreation purposes.</i>	
Objective 27.2.5	<i>Infrastructure and services are provided to new subdivisions and developments.</i>	The proposed lots can be adequately serviced as discussed in the Infrastructure Report (Attachment H).
Policy 27.2.5.1	<i>Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling.</i> <i>For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.</i>	The proposed access is from the existing State Highway network and Waka Kotahi have provided their written approval (Attachment O). The additional lots are not considered to exceed the 'expected traffic levels' anticipated by the zoning or within the existing road network. The proposal achieves this policy.
Policy 27.2.5.2	<i>Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.</i>	The proposed access has been assessed by Waka Kotahi and is considered an appropriate shared access, in terms of distance from other accesses and sightlines. The proposal achieves this policy.
Policy 27.2.5.4	<i>Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.</i>	The natural topography visually contains the location of the proposed building platforms and the accessway has been designed to minimise earthworks through following the natural contour of the land. The proposal achieves this policy.
Policy 27.2.5.5	<i>Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:</i> <i>a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;</i> <i>b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;</i> <i>c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;</i> <i>d. the provision and vesting of corner splays or rounding at road intersections;</i> <i>e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;</i> <i>f. the provision of appropriate tree planting within roads;</i>	To the extent that this policy is relevant, the proposed accessway has been appropriately designed within the context of the landscape.

Provision	Detail	Assessment
	g. any requirements for widening, formation or upgrading of existing roads; h. any provisions relating to access for future subdivision on adjoining land; i. the provision and location of public transport routes and bus shelters.	
Policy 27.2.5.6	All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.	There are no reticulated services available in the vicinity of the site.
Policy 27.2.5.7	Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.	As discussed in the Infrastructure Report (Attachment J) the proposal can be supplied with sufficient water. Firefighting water supplies will be constructed at the time a residential unit is constructed on the site. The proposal achieves this policy.
Policy 27.2.5.9	Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.	There is potential for future residential units to capture rain water and utilise greywater recycling.
Policy 27.2.5.10	Ensure appropriate water supply, design and installation by having regard to: a. the availability, quantity, quality and security of the supply of water to the lots being created; b. water supplies for fire fighting purposes; c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision; d. any initiatives proposed to reduce water demand and water use.	As discussed in the Infrastructure Report (Attachment J) the proposal can be supplied with sufficient water. Firefighting water supplies will be constructed at the time a residential unit is constructed on the site. The proposal achieves this policy.
Policy 27.2.5.11	Ensure appropriate stormwater design and management by having regard to: a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas; b. the capacity of existing and proposed stormwater systems; c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems; d. the location, scale and construction of stormwater infrastructure; e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.	The proposed stormwater design and management is detailed in the Infrastructure Report (Attachment J). Stormwater discharge is proposed to be directed to soakage pits which will be designed at the time of applying for building consent. The proposal achieves this policy.

Provision	Detail	Assessment
<i>Policy 27.2.5.13</i>	<i>Treat and dispose of sewage in a manner that:</i> <i>a. maintain public health;</i> <i>b. avoids adverse effects on the environment in the first instance; and</i> <i>c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.</i>	The proposed lots are suitable for the use of onsite wastewater management systems. Two treatment and disposal systems are recommended based on the site and soil testing, of which will be subject to design at the time building consents are applied for. The proposed systems will avoid adverse effects on the public and the environment. The proposal achieves these policies.
<i>Policy 27.2.5.14</i>	<i>Ensure appropriate sewage treatment and disposal by having regard to:</i> <i>a. the method of sewage treatment and disposal;</i> <i>b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;</i> <i>c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.</i>	
<i>Policy 27.2.5.16</i>	<i>Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:</i> <i>a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;</i> <i>b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;</i> <i>c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.</i>	Adequate provision for reticulated telecommunications and electricity can be achieved and will be installed underground to avoid any potential adverse landscape effects. The proposal achieves this policy.
<i>Policy 27.2.5.17</i>	<i>Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions</i>	All necessary easements (which are of an appropriate size, location and length for the intended use) are provided for as illustrated on the Scheme Plan (Attachment C).
<i>Policy 27.2.5.18</i>	<i>Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.</i>	
Objective 27.2.6	Esplanades created where opportunities arise.	An esplanade reserve is not required under Section 230 of the Act and the proposal does not include the provision of one.
<i>Policy 27.2.6.1</i>	<i>Create esplanade reserves or strips where they would provide nature conservation, natural character, natural hazard mitigation, infrastructural or recreational benefits. In particular, Council will encourage esplanades where they:</i>	The proposal does not include the creation of an esplanade reserve or strip.

Provision	Detail	Assessment
	a. are important for public access or recreation, would link with existing or planned trails, walkways or cycleways, or would create an opportunity for public access; b. have high actual or potential value with regard to the maintenance of indigenous biodiversity; c. comprise significant indigenous vegetation or significant habitats of indigenous fauna; d. are considered to comprise an integral part of an outstanding natural feature or outstanding natural landscape; e. would benefit from protection, in order to safeguard the life supporting capacity of the adjacent lake and river; f. would not put an inappropriate burden on Council, in terms of future maintenance costs or issues relating to natural hazards affecting the land.	
Policy 27.2.6.2	Use opportunities through the subdivision process to improve the level of protection for the natural character and nature conservation values of lakes and rivers, as provided for in Section 230 of the Act.	An esplanade reserve is not required under Section 230 of the Act and the proposal does not include the provision of one.
Chapter 33 – Indigenous Vegetation and Biodiversity		
Objective 33.2.1	The District's indigenous biodiversity is protected, maintained or enhanced.	The proposal contributes to enhancing the District's indigenous biodiversity. The proposal achieves this objective.
Policy 33.2.1.3	Have regard to and take into account kaitiakitanga and the values of indigenous vegetation, taonga species and habitats and biodiversity to tangata whenua.	The proposed ecological restoration has been discussed with Kā Rūnaka and forms part of the MoU (Attachment N). The proposal has regard to and takes into account kaitiakitanga and values of indigenous vegetation and biodiversity to tangata whenua. The proposal achieves this policy.
Policy 33.2.1.4	Encourage the long-term protection of indigenous vegetation and in particular Significant Natural Areas by encouraging land owners to consider non-regulatory methods such as covenants administered under the Queen Elizabeth II National Trust Act 1977, Reserves Act, or Conservation Act and other protective mechanisms.	Round Hill is subject to a QEII covenant and therefore the proposed native revegetation planting will be subject to protection. The remainder of the proposed planting is scattered across the site and doesn't necessitate protection through a non-regulatory method as it will be protected in perpetuity through consent notice conditions. The proposal achieves this policy.
Policy 33.2.1.5	Undertake activities involving the clearance of indigenous vegetation in a manner that ensures the District's indigenous biodiversity is protected, maintained or enhanced.	The proposal does not involve the clearance of indigenous vegetation.
Policy 33.2.1.6	Manage the adverse effects of activities on indigenous biodiversity by: a. avoiding adverse effects as far as practicable;	The proposal does not give rise to any adverse effects on indigenous biodiversity rather it will enhance indigenous biodiversity through proposed native revegetation planting, and the ongoing

Provision	Detail	Assessment
	b. requiring remediation where adverse effects cannot be avoided; c. requiring mitigation where adverse effects on the areas identified above cannot be avoided or remediated; d. requiring any residual adverse effects on significant indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values, having particular regard to: i. limits to biodiversity offsetting due the affected biodiversity being irreplaceable or vulnerable; ii. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain; iii. Schedule 33.10 – Framework for the use of Biodiversity Offsets; e. enabling any residual adverse effects on other indigenous vegetation or indigenous fauna to be offset through protection, restoration and enhancement actions that achieve no net loss and preferably a net gain in indigenous biodiversity values having particular regard to: i. the ability of a proposed offset to demonstrate it can achieve no net loss or preferably a net gain; ii. Schedule 33.10 – Framework for the use of Biodiversity Offsets.	maintenance and protection of the that planting. The proposal achieves this policy.
Policy 33.2.1.8	Determine the significance of areas of indigenous vegetation and habitats of indigenous fauna by applying the following criteria: a. Representativeness Whether the area is an example of an indigenous vegetation type or habitat that is representative of that which formerly covered the Ecological District, including degraded examples if they are some of the last examples remaining; OR b. Rarity Whether the area supports: i. indigenous vegetation and habitats within originally rare ecosystems; ii. indigenous species that are threatened, at risk, uncommon, nationally or within the ecological district; iii. indigenous vegetation or habitats of indigenous fauna that has been reduced to less than 20% of its former extent, regionally or within a relevant Land Environment or Ecological District;	As discussed in the Ecological Assessment (Attachment H) the site does not meet the criteria for ecological significance.

Provision	Detail	Assessment
	OR c. <i>Diversity and Pattern</i> Whether the area supports a highly diverse assemblage of indigenous vegetation and habitat types, and whether these have a high indigenous biodiversity value including: i. indigenous taxa; ii. ecological changes over gradients; OR d. <i>Distinctiveness</i> Whether the area supports or provides habitats for indigenous species: i. at their distributional limit within Otago or nationally; ii. are endemic to the Otago region; iii. are distinctive, of restricted occurrence or have developed as a result of unique environmental factors; OR e. <i>Ecological Context</i> The relationship of the area with its surroundings, including whether the area proposed to be cleared: i. has important connectivity value allowing dispersal of indigenous fauna between different areas; ii. has an important buffering function to protect values of an adjacent area or feature; iii. is important for indigenous fauna during some part of their life cycle.	
Policy 33.2.1.9	<i>Recognise opportunities for subdivision, use and development to enhance biodiversity values.</i>	The proposal recognises and provides for the opportunity to enhance biodiversity values through the proposed native revegetation planting. The proposal achieves this policy.
Policy 33.2.1.10	<i>Facilitate and support restoration of degraded natural ecosystems and indigenous habitats using indigenous species that naturally occur and/ or previously occurred in the area.</i>	The proposed species have been selected from the predominant local vegetation cover and will be eco-sourced from the Upper Clutha/Mata-Au Catchment as discussed in the Ecological Assessment (Attachment H). The proposal achieves this policy.
Objective 33.2.3	<i>Land use and development maintains indigenous biodiversity values.</i>	The proposal goes further and enhances the indigenous biodiversity values as previously discussed.
Policy 33.2.3.3	<i>Encourage the retention and enhancement of indigenous vegetation including in locations that have potential for regeneration, or provide stability, or connectivity and particularly where productive values are low, or in riparian areas or gullies.</i>	The proposal includes the enhancement of indigenous vegetation across the site. The proposal achieves this policy.

Provision	Detail	Assessment
Chapter 39 – Wāhi Tūpuna		
Objective 39.2.1	Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.	As evidenced by the MoU between the applicant and Kā Rūnaka (Attachment N) the manawhenua values have been recognised and provided for. The proposal achieves this objective.
Policy 39.2.1.2	<i>Recognise that the effects of activities may be incompatible with Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.</i>	The proposal does not result in effects that are incompatible with manawhenua values. The proposal achieves this policy.
Policy 39.2.1.3	<i>Within identified wāhi tūpuna areas:</i> a. <i>avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and</i> b. <i>avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas where potential threats have not been identified in Schedule 39.6.</i>	The proposal does not result in significant adverse effects on manawhenua values as evidenced by the MoU between the applicant and Kā Rūnaka (Attachment N) and for the reasons discussed in Section 4.8 above. The proposal achieves this policy.
Policy 39.2.1.4	<i>Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the effects of any activity on Manawhenua values in a wāhi tūpuna area.</i>	The applicant has engaged in consultation with Kā Rūnaka therefore the proposal can be considered to achieve this policy.

5.1.1. Conclusion – Objectives and Policies of the PDP

The proposal in a holistic sense is consistent with and, overall, achieves the relevant objectives and policies of the PDP.

5.2. Kai Tahu ki Otago Natural Resource Management Plan 2005

The relevant provisions of Kai Tahu ki Otago Natural Resource Management Plan 2005 are assessed in **Table 5** below.

Table 5: Kai Tahu ki Otago Natural Resource Management Plan provisions

Provision	Detail	Assessment
5.4.3 Wahi Tapu Objectives	i. <i>All wāhi tapu are protected from inappropriate activities.</i> ii. <i>Kāi Tahu ki Otago have access to wāhi tapu.</i> iii. <i>Wāhi tapu throughout the Otago region are protected in a culturally appropriate manner</i>	The site is located within a wāhi tūpuna area (Paetarariki & Timaru), however does not present wāhi tapu manawhenua values (which are listed in Schedule 39.6).
5.4.4 Wahi Tapu General Policies	1. <i>To require consultation with Kāi Tahu ki Otago for activities that have the potential to affect wāhi tapu.</i> 2. <i>To promote the establishment of processes with appropriate agencies that:</i> i. <i>enable the accurate identification and protection of wāhi tapu.</i>	

Provision	Detail	Assessment
	ii. <i>provide for the protection of sensitive information about the specific location and nature of wāhi tapu.</i> iii. <i>ensure that agencies contact Kāi Tahu ki Otago before granting consents or confirming an activity is permitted, to ensure that wāhi tapu are not adversely affected.</i> Earth Disturbance 3. <i>To advocate for the repatriation of kōiwi takata and taoka originating in the Otago region.</i> 4. <i>To require that a Kāi Tahu ki Otago mandated archaeologist survey an area before any earth disturbance work commences.</i> 5. <i>To promote the use of Accidental Discovery Protocols for any earth disturbance work.</i> 6. <i>To require all Māori archaeological finds to remain the cultural property of Kāi Tahu ki Otago.</i> Discharges 7. <i>To discourage all discharges near wāhi tapu</i>	
5.5.3 Mahika Kai and Biodiversity Objectives	i. <i>Habitats and the wider needs of mahika kai, taoka species and other species of importance to Kāi Tahu ki Otago are protected.</i> ii. <i>Mahika kai resources are healthy and abundant within the Otago Region.</i> iii. <i>Mahika kai is protected and managed in accordance with Kāi Tahu ki Otago tikaka.</i> iv. <i>Mahika kai sites and species are identified and recorded throughout the Otago Region.</i> v. <i>Indigenous plant and animal communities and the ecological processes that ensure their survival are recognised and protected to restore and improve indigenous biodiversity within the Otago Region.</i> vi. <i>To restore and enhance biodiversity with particular attention to fruiting trees so as to facilitate and encourage sustainable native bird populations.</i> vii. <i>To develop strategies and implementation plans for comprehensive control and/or eradication of pest species in targeted areas beyond conservation managed lands.</i> viii. <i>To provide for access to cultural materials and to support the development and promotion of a Cultural Materials Bank with the Department of Conservation.</i> ix. <i>To create a network of linked ecosystems for the retention of and sustainable utilisation by native flora and fauna.</i>	Mahika kai is a manawhenua value associated with the wāhi tūpuna area (Paetarariki & Timaru). The proposal does not affect the Mahika kai values and Kā Rūnaka have been consulted with in relation to the proposal. The proposal will contribute to restoring and improving indigenous biodiversity within the Otago Region.
5.5.4 Mahika Kai and Biodiversity	1. <i>To promote catchment-based management programmes and models, such as Ki Uta Ki Tai.</i>	Mahika kai is a manawhenua value associated with the wāhi tūpuna area (Paetarariki & Timaru). The proposal does not affect the Mahika kai values and Kā

Provision	Detail	Assessment
General Policies	2. To promote more stringent border control protection mechanisms. 3. To encourage collaborative research into indigenous biodiversity. 4. To require Kāi Tahu ki Otago participation in the management of mahika kai, both introduced and indigenous. 5. To identify mahika kai sites and species of importance to Kāi Tahu ki Otago. 6. To protect and enhance physical access for Kāi Tahu ki Otago to mahika kai sites. 7. To require that all assessments of effects on the environment include an assessment of the impacts of the proposed activity on mahika kai. 8. To promote the protection of remaining indigenous fish habitat by: i. Identifying waterways that exclusively support indigenous fish. ii. Prohibiting the introduction of exotic species where they currently do not exist. iii. Ensuring fish passage (both ingress and egress). iv. Removing exotic species from waterways of particular importance where this is achievable and appropriate according to Kāi Tahu ki Otago. 9. To promote the protection of traditional breeding stocks. 10. To encourage the transfer of knowledge through generations. 11. To promote the use of authorisation systems for the taking and use of cultural materials. 12. To protect and enhance existing wetlands, support the reinstatement of wetlands and promote assistance for landowners for fencing-off wetlands. 13. To promote the development of a cultural monitoring tool for vegetation and ecosystem health. 14. To encourage the creation of mahika kai parks in the Otago region. 15. To promote the reintroduction of locally extinct species of importance to Kāi Tahu ki Otago to the region. 16. To require that hazardous operations and the use, transportation and storage of hazardous substances are not to impact mahika kai and other cultural values. 17. To require that fish screens be fitted to all pumps and race intakes. 18. To promote best-practice methodologies for drain maintenance or diversions to ensure minimal damage to ecosystems with no further	Rūnaka have been consulted with in relation to the proposal. The proposal will not affect any indigenous fish habitat.

Provision	Detail	Assessment
	<i>adverse effects on mahika kai and other cultural values.</i>	
10.5.3 Cultural Landscapes Policies in the Clutha/Mata-au Catchments	1. To promote the adoption of Statutory Acknowledgements into regional and district plans and regional policy statements through the formulation of specific objectives, policies and rules, in conjunction with Kā Papatipu Rūnaka for the statutory area: i. Lake Hawea (see Appendix 19 Statutory Acknowledgement for Lake Hawea)	Lake Hawea is subject to a Statutory Acknowledgement in terms of the Ngai Tahu Claims Settlement Act 1998. The proposal does not give rise to any adverse effects on the natural and physical resources associated with the lake.

The proposal has been considered against the relevant provisions of Kai Tahu ki Otago Natural Resource Management Plan 2005 and the applicant has engaged with Kā Rūnaka.

5.3. Te Tangi a Tuira – The Cry of the People 2008

The relevant provisions of Te tangi a Tuira – The Cry of the People 2008 are assessed in **Table 6** below.

Table 6: Te Tangi a Tuira provisions

Provision	Detail	Assessment
3.4.12 – Policy 4	<i>Promote the protection, restoration and enhancement of indigenous biodiversity.</i>	The proposal promotes enhancement of indigenous biodiversity as discussed throughout the application.

The proposal has been considered against the relevant provisions of Te tangi a Tuira – The Cry of the People 2008 and the applicant has engaged with Kā Rūnaka.

5.4. Regional Policy Statement, Regional Plans and other planning instruments

The Otago Regional Policy Statement (RPS) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Partially Operative RPS 2019 (PORPS2019) was declared partially operative on 15 March 2021, at which time the RPS 1998 was also revoked. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (PRPS2021) was notified on 26 June 2021. Following the hearings process in front of independent panels, decisions on submissions and receipt of several appeals, the pORPS 2021 is currently in the mediations phase.

PORPS – the relevant objectives and policies are in Part 1 – Resource management, Part 2 – Kai Tahu values and interests, Part 3 – Ecosystems and natural resources and Part 5 – Built environment.

Regarding Part 1, the proposal utilises the land resource to promote social wellbeing for the applicants. The proposal will recognise and provide for Kāi Tahu values as discussed above, and the diverse needs of the community; will enhance indigenous biodiversity and will avoid adverse effects on human health. Overall, the proposal will achieve integrated management of the natural and physical resources as explained throughout the application. Regarding Part 2, consultation with Kā Runaka has been undertaken and will continue engagement will occur as set out in the MoU (**Attachment N**). With regards to Part 3, indigenous biodiversity will be enhanced and the existing water ways on site will not be affected by the proposal. The outstanding natural landscape and natural character values of this landscape has been assessed by Vivian + Espie as being protected. With regards to Part 5, public access will be enhanced by the proposal via a public easement within Round Hill. There is no known historic heritage that will be affected by the proposal. The proposal will enable the retirement of a large area of farming, however much of the working farm will remain as is, which will continue to provide for

the primary production of the site and surrounds. Through the ecological planting, the adverse effects on physical resources are minimised, and enhanced. Overall, the proposal aligns with the relevant objectives and policies of the operative ORPS.

The PRPS2021 identifies eleven significant resource management issues for the region and explains how national direction will be applied in the Otago context. The eleven issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The relevant objectives and policies are in the Ecosystems and indigenous biodiversity (ECO), Historical and cultural values (HCV) and Natural features and landscapes (NFL). With regard to ecosystems and indigenous biodiversity, the proposal will contribute to enhancing indigenous biodiversity within the region for the reasons discussed in Section 4.4 above. With regards to cultural values, the applicants acknowledge the wāhi tupuna and the associated cultural values, and are continuing to engage with Kā Rūnaka. With regards to natural features and landscapes the proposal protects the values of the Lake Hawea ONL.

Overall, the proposal aligns with the relevant objectives and policies of both instruments.

5.5. National Environmental Standard

In accordance with the National Standard for Assessing and Managing Contaminants in the Soil, all applications for resource consent need to be determined if they apply under this National Environmental Standard (NES).

The regulations apply if any of the following activities are undertaken:

- (a) *remove or replace an underground fuel storage system or any of its parts*
- (b) *sample the soil to determine contamination*
- (c) *disturb the soil (earthworks)*
- (d) *subdivide the land*
- (e) *change the use of the land.*

The proposal involves subdivision, a change in land use and soil disturbance and therefore assessment under the NES is required.

The earthworks proposed will not expose people to contaminated soils and therefore are unlikely to have any risk to human health. The site history, anecdotal evidence, historical aerial photography and site inspections confirm that the site has only been used as pasture/farmland apparent from the construction of stormwater drainage. No HAIL activities were noted to have taken place within the area of the proposed subdivision.

No consents are required under the NES.

5.6. National Environmental Standards – Freshwater (NES – F)

The NES-F sets requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The regulations generally apply to wetlands, culverts, weirs and passive flap gates. Relevant standards contained within this NES have been designed to protect inland wetlands. As outlined above there is a Natural Inland Wetland within the site, however it is a generous distance from the proposal and therefore the wetland is not affected by the proposed earthworks.

Overtime, the proposed ecological restoration planting will enhance the indigenous biodiversity across the site and inherently enhance the wetland.

Therefore, given that freshwater, freshwater ecosystems and bodies of freshwater are protected and will not be impacted by the earthworks proposed, the proposal aligns with objectives and direction of the NES-F.

5.7. National Policy Statement – Highly Productive Land (NPS – HPL)

The NPS – HPL came into force on 17 October 2022 and requires that regional councils map as “highly productive land” any land in its region that is in a general rural zone or rural production zone; is predominantly Land Use Capability (LUC) 1, 2, or 3 land; and forms a large and geographically cohesive area. The mapping is to be notified and when operative, territorial authorities must map the highly productive land in their districts.

Until the regional council’s mapping is operative, each territorial authority and consent authority must apply the NPS-HPL as if references to highly productive land were references to land zoned general rural or rural production; and is LUC 1, 2, or 3 land; but is not identified for future urban development or subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The land subject to this application is zoned Rural General Zone under the ODP, and Rural under the PDP and therefore regarded as “general rural zone” by the NPS-HPL.

The Manaaki Whenua mapping shows that the soils of the Site are LUC 4 and 6 as seen in **Figure 4** below, and therefore does not constitute “highly productive land” under the NPS-HPL’s definition.



Figure 4: Manaaki Whenua Land Use Capability Map (Green = LUC 4, Light Orange = LUC 6)

5.8. National Policy Statement – Freshwater Management (NPS – FM)

The NPS-FM came into effect in September 2020 and was updated in October 2024. The proposal does not adversely affect the health and well-being of water bodies and freshwater ecosystems, the health needs of people or the ability of people and communities to provide for their social, economic, and cultural wellbeing.

No further assessment is required.

6. PRECEDENT EFFECTS

Precedent effects are able to be considered as a relevant matter in determining an application and may weigh against the grant of consent under Section 104(1)(c). The proposal presents the following unique attributes that would be difficult to emulate elsewhere along the perimeter of Lake Hawea:

- The site occupies a discrete node of the wider Lake Hawea ONL that has been subject to human management and occupation over time;
- The location of the proposed building platforms contained within an east-facing amphitheatre-like landform;
- Approximately ~5ha of native vegetation planting and an ongoing ecological management plan, which will improve local and wider ecological values;
- Bespoke, site specific design and landscape controls that ensure that built development will be very low and will successfully blend into the vegetated foreground and background to minimise visibility from outside locations;
- The overall consistency with the objectives and policies of the PDP and the regional instruments;
- A QEII covenanted piece of land and provision of proposed public access benefits.

If a proposal could emulate the attributes listed above, then it would still need to be assessed on its merits, in its local context. Therefore, the proposal cannot be considered to, if consent is approved, give rise to adverse precedent effects or risk to the integrity of the plan.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

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

The proposal addresses the matters in Section 5(2)(a)-(c) of the Act. The applicant has taken care to avoid or mitigate any potential adverse effects of the proposal on the environment through the careful

design of the proposal and the location of the identified building platforms, whilst sustaining the natural and physical land resource for the needs of the Burdon generation. The proposed indigenous vegetation planting which will assist with safeguarding the life-supporting capacity of the soil and ecosystems.

Overall, the proposal is consistent with the purpose of the Act.

7.2. Section 6 – Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- a. *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- b. *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- d. *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers*
- e. *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga;*

Careful design has ensured the proposal does not constitute inappropriate subdivision, use or development of the land or result in negative impact on the small wetlands and waterways that exist within parts of the wider site. The proposed indigenous vegetation planting will result in improved natural character along the margin of Lake Hawea. Public access to the lake will not be changed as a result of the proposal. The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been evaluated and is not impacted by this proposal.

Overall, the proposal has recognised and provided for the relevant matters of national importance.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

- a. *kaitiakitanga:*
 - aa. *the ethic of stewardship:*
- b. *the efficient use and development of natural and physical resources:*
- c. *the maintenance and enhancement of amenity values:*
- d. *intrinsic values of ecosystems:*
- f. *maintenance and enhancement of the quality of the environment:*

The proposal achieves the relevant matters in Section 7 as the subdivision is an efficient use and development of the site which is currently a small low intensity grazed part of Glen Dene. The amenity values of the areas are to be maintained as discussed in the Landscape Assessment ([Attachment E](#)). The reintroduction and restoration of native vegetation on site will enhance the quality of the environment.

Regard has been given to the relevant matters in Section 7 and the proposal is considered appropriate.

7.4. Section 8 – Treaty of Waitangi

Section 8 states:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)

The site is subject to a wāhi tupuna overlay. Kā Rūnaka have been consulted with and are parties to a MoU with the applicant in relation to the proposal. Kā Rūnaka is generally not opposed to the proposal as discussed in the mediation in December 2022. In addition, the proposal avoids, remedies or mitigates any potential adverse effects relating to the manawhenua values of the wāhi tupuna.

Overall, it is considered that the principles of the Treaty of Waitangi have been and will continue to be taken into account throughout the proposal.

8. WHERE THE ACTIVITY INCLUDES THE USE OF HAZARDOUS SUBSTANCES AND INSTALLATIONS, AN ASSESSMENT OF ANY RISKS TO THE ENVIRONMENT WHICH ARE LIKELY TO ARISE FROM SUCH USE:

Not applicable.

9. A DESCRIPTION OF THE MITIGATION MEASURES (SAFEGUARDS AND CONTINGENCY PLANS WHERE RELEVANT) TO BE UNDERTAKEN TO HELP PREVENT OR REDUCE THE ACTUAL AND POTENTIAL EFFECT:

Earthworks will be undertaken in accordance with the EMP ([Attachment J](#)).

The location and design of the subdivision, including the controls proposed by way of consent notice, are part of the overall mitigation measures adopted to prevent or reduce any actual or potential effects on the environment, as discussed in the application and in the Landscape Assessment ([Attachment E](#)).

No other mitigation measures are considered necessary.

10. SECTION 95A ASSESSMENT AND IDENTIFICATION OF AFFECTED PERSONS

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

Step 1 requires public notification where this is requested by the applicant, or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977.

In this circumstance, the applicant requests public notification. Therefore, the following statutory steps are not required to be further addressed or considered.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or NES require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

Section 4 of this report assesses the actual and potential adverse effects of the proposal on the environment where it was concluded that the proposal will not result in adverse effects that are more than minor overall. Regardless, in this instance, the applicant has requested public notification under step 1 above.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

11. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **384225**
Land Registration District **Otago**
Date Issued 05 November 2009

Prior References
477680

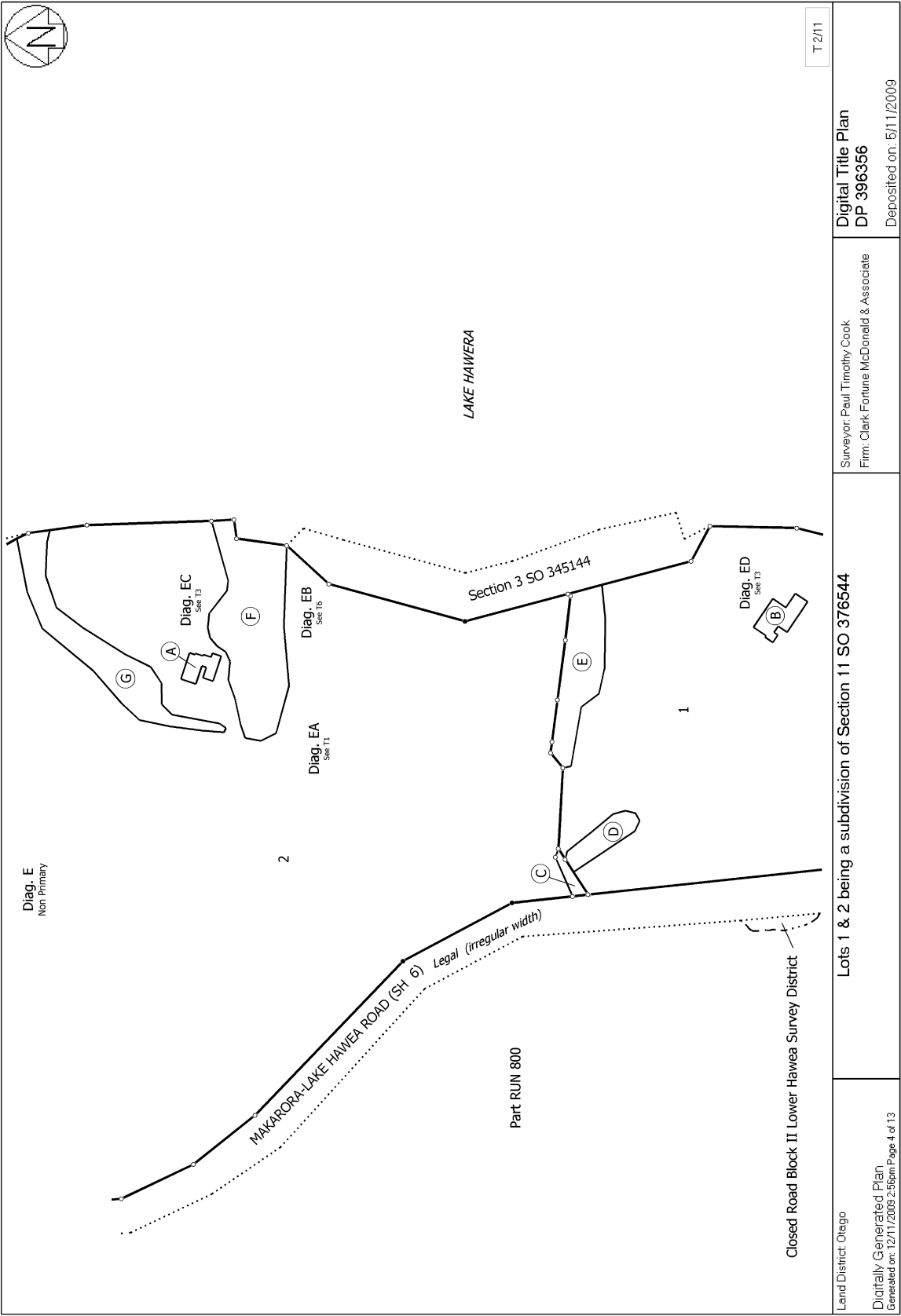
Estate Fee Simple
Area 38.2459 hectares more or less
Legal Description Lot 1 Deposited Plan 396356

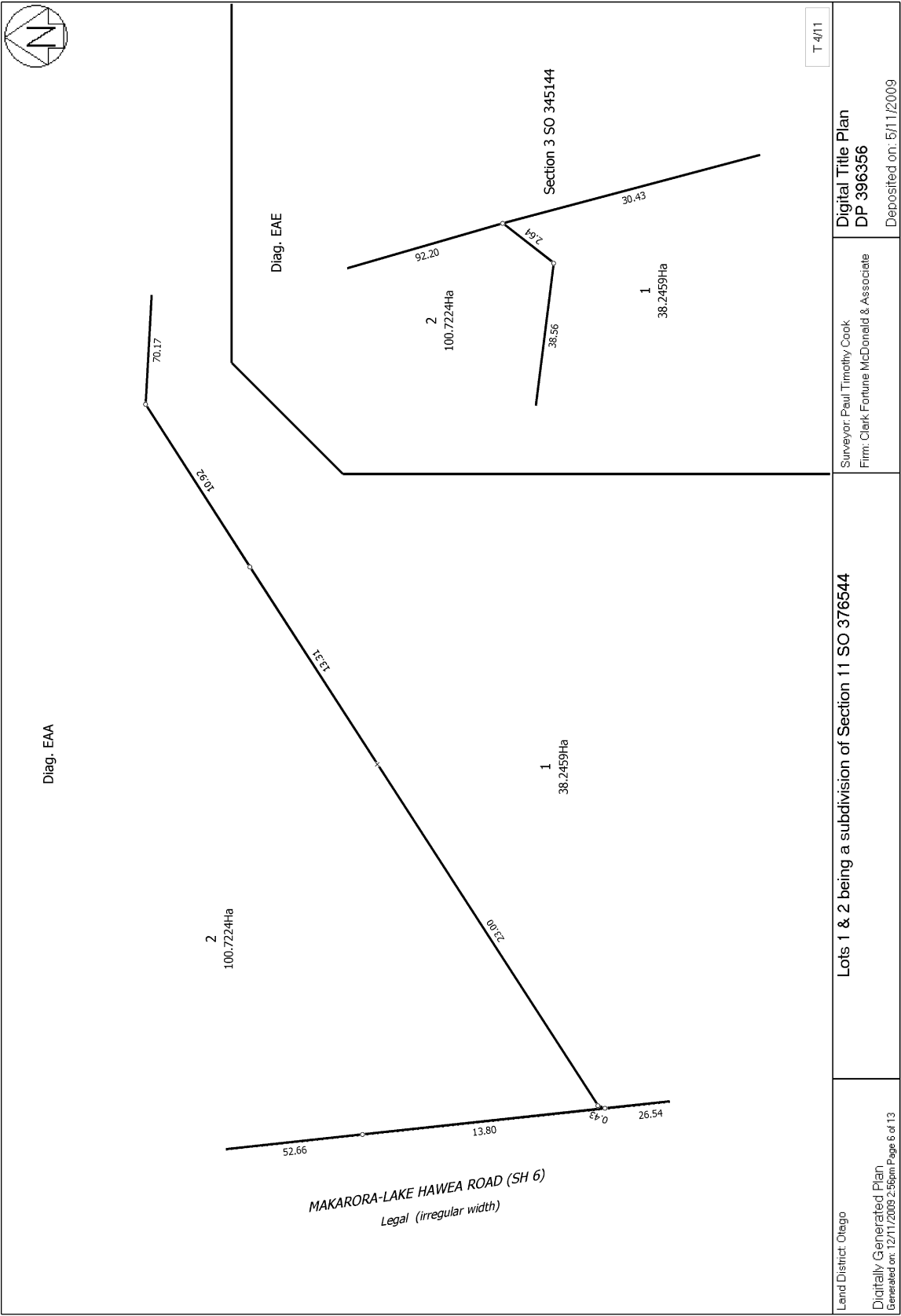
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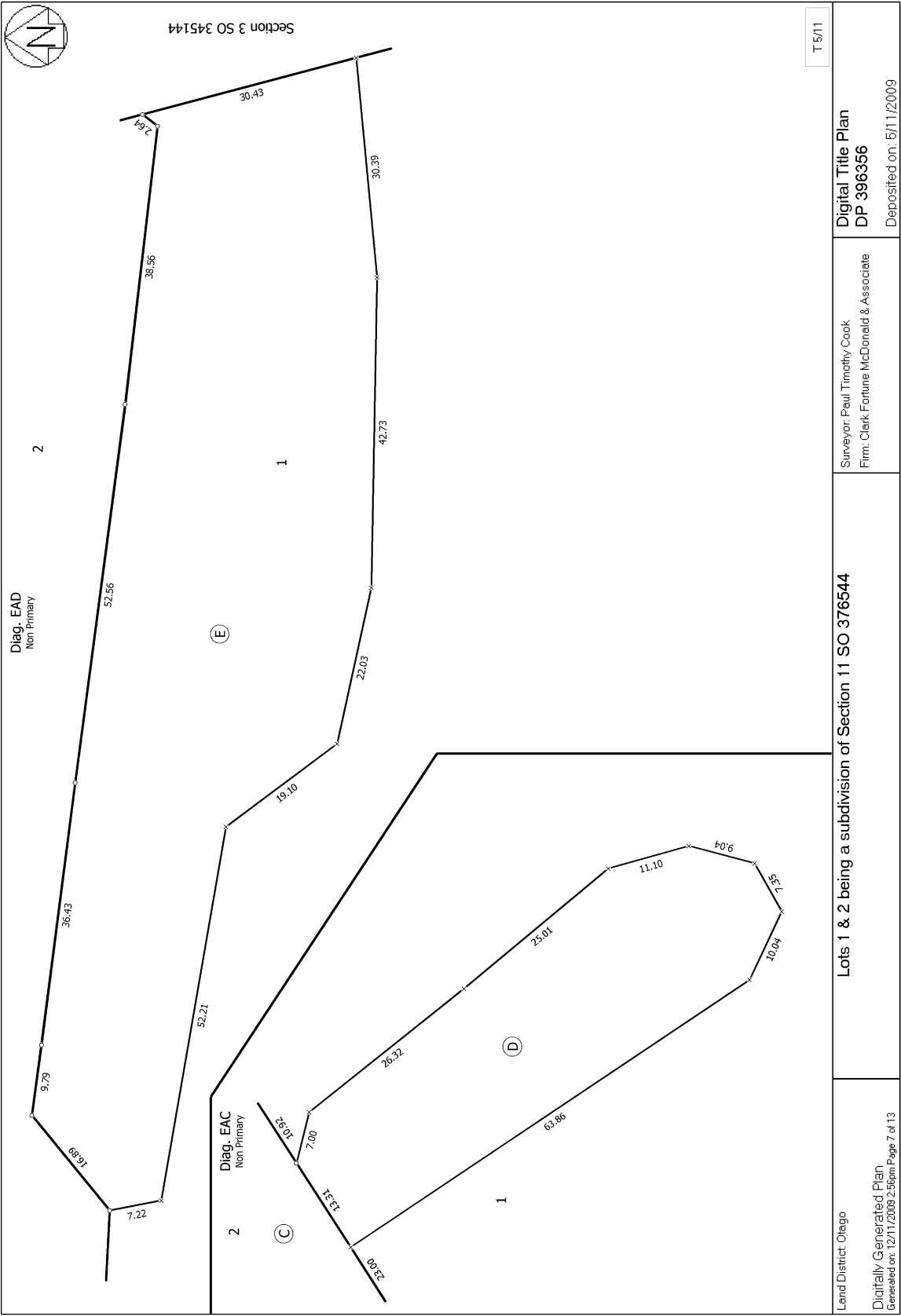
Jeremy Hugh Burdon as to a 1/2 share
Jeremy Hugh Burdon, Andrea Lesley Donaldson and Joanne Frances Batchelor as to a 1/2 share as Executors

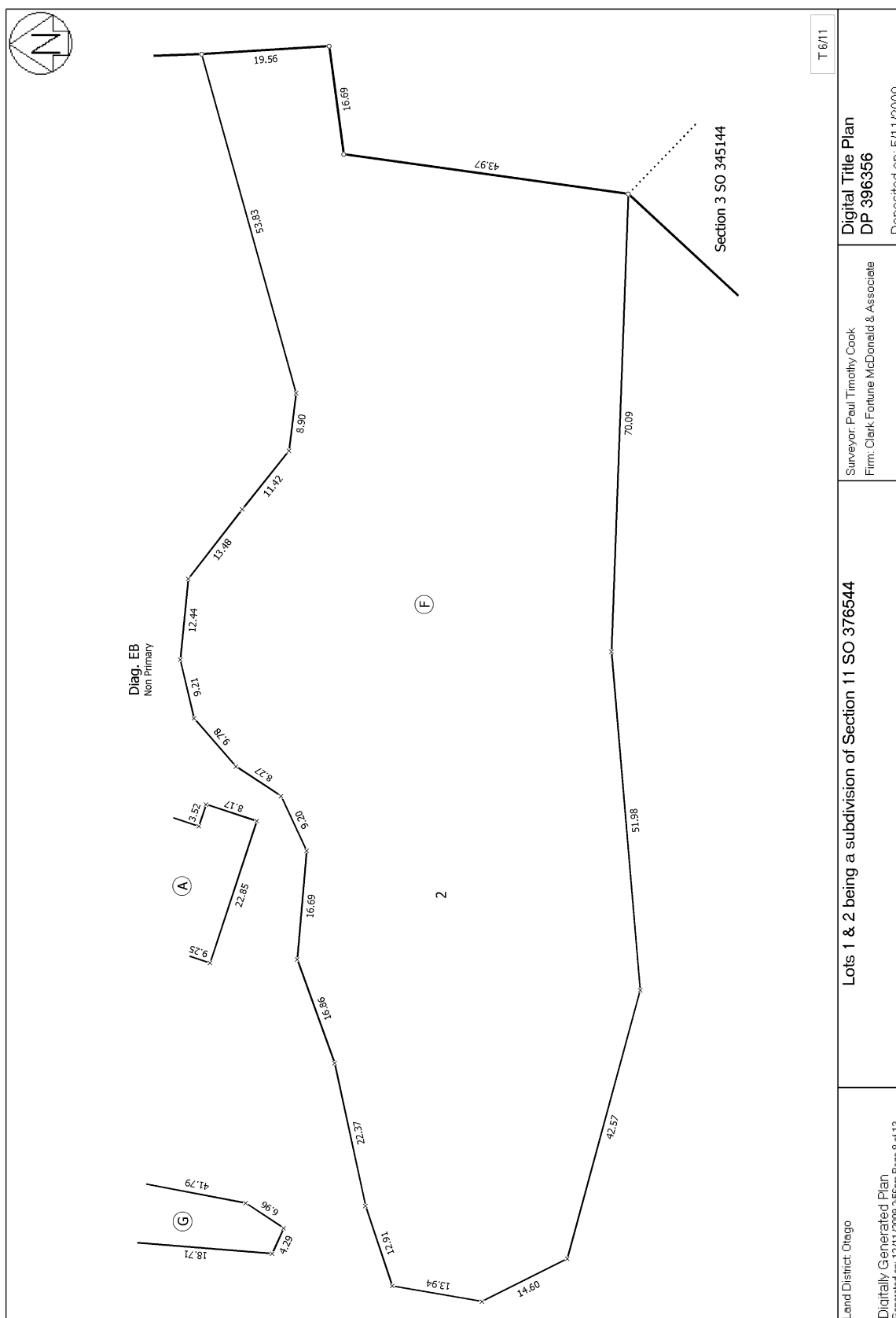
Interests

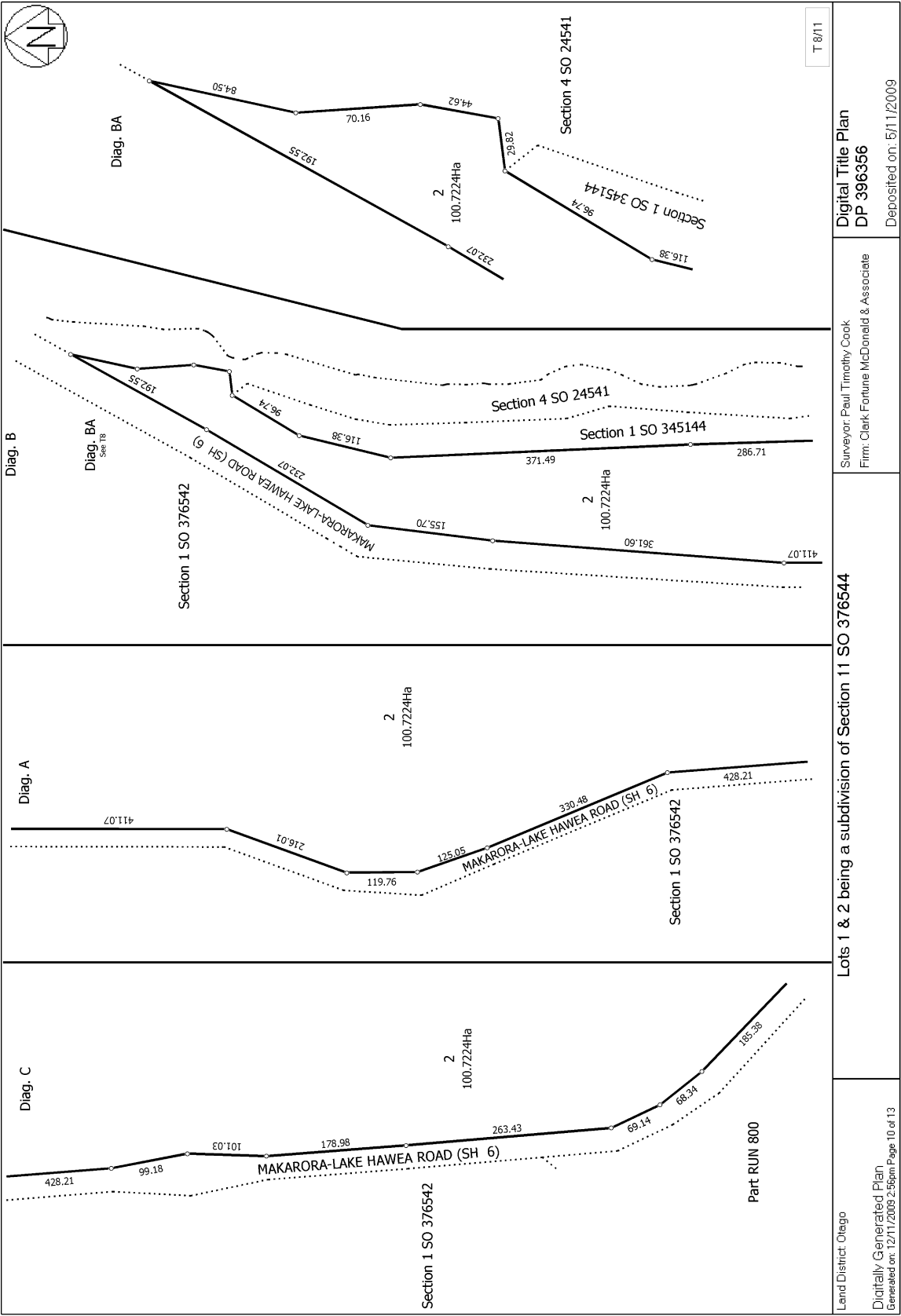
Subject to Part IVA Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
8308857.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.11.2009 at 12:34 pm
Appurtenant hereto is a right of way created by Easement Instrument 8308857.4 - 5.11.2009 at 12:34 pm
The easements created by Easement Instrument 8308857.4 are subject to Section 243 (a) Resource Management Act 1991
8944154.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 14.12.2011 at 3:47 pm
10303179.1 Mortgage to ANZ Bank New Zealand Limited - 18.1.2016 at 12:56 pm
12281222.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth the Second National Trust Act 1977 -
27.10.2021 at 9:07 am
Appurtenant hereto is a right to convey water created by Deed of Easement 12552478.1 embodied in the register 1094430 -
6.9.2022 at 7:00 am









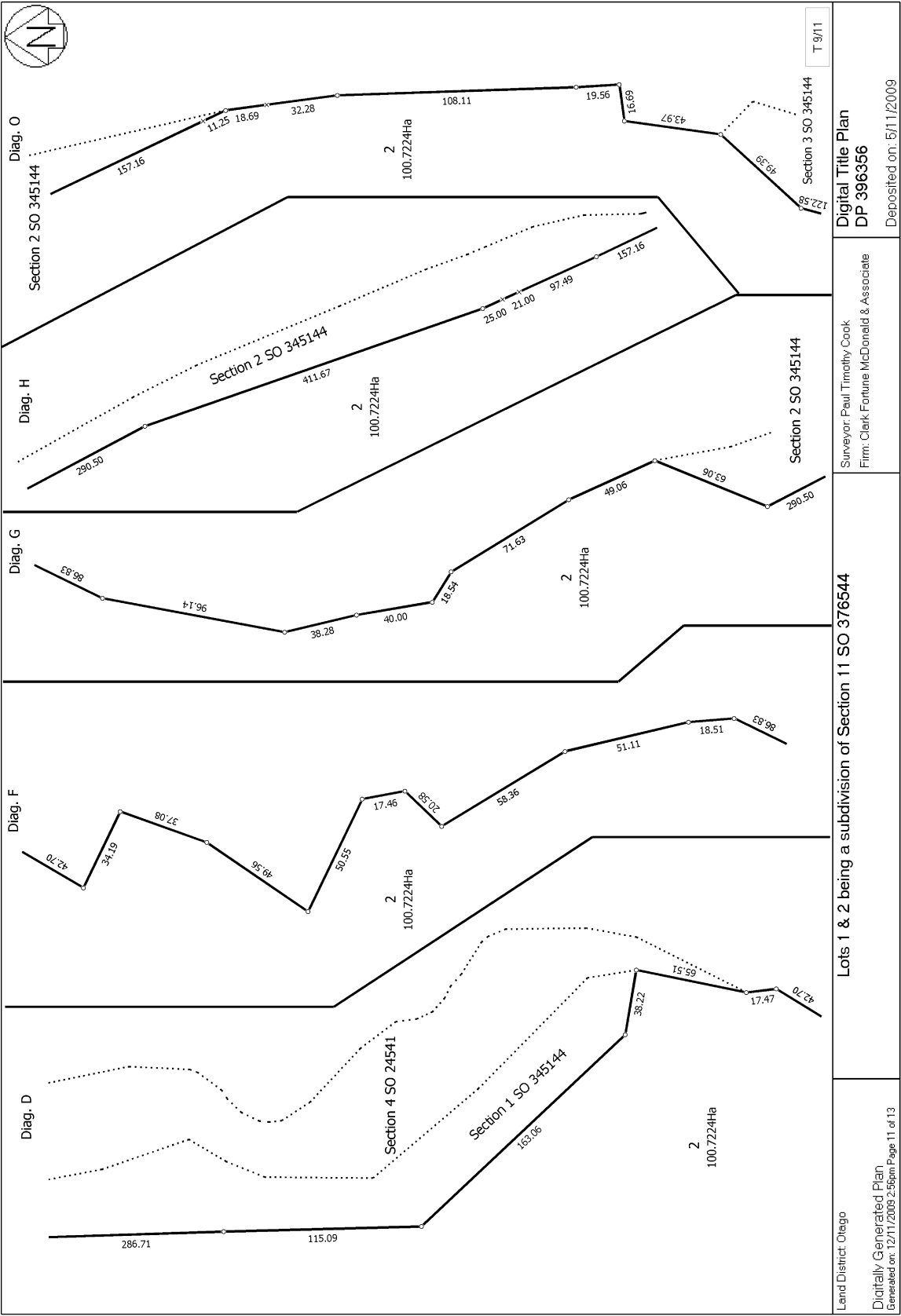


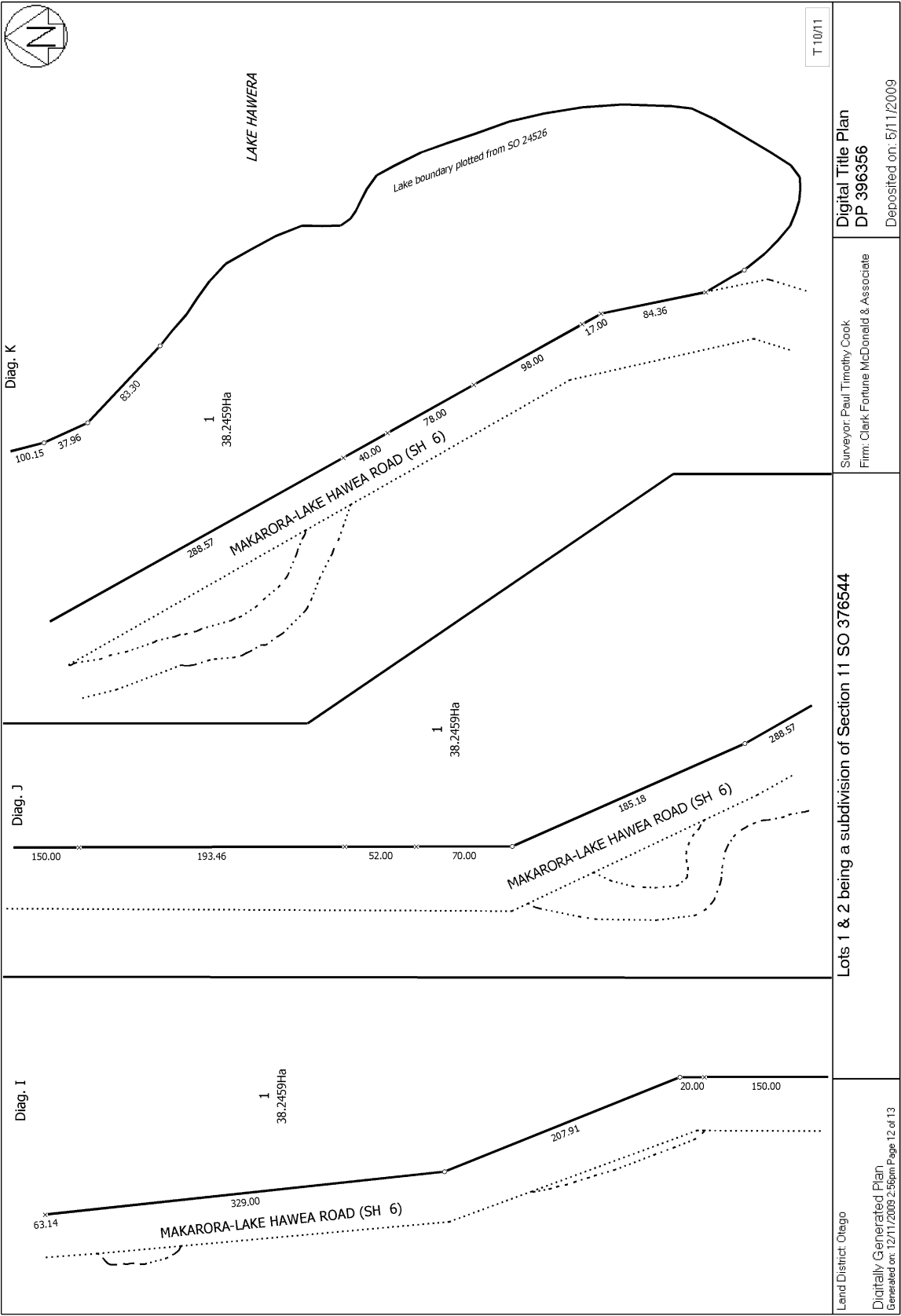
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DP 396356

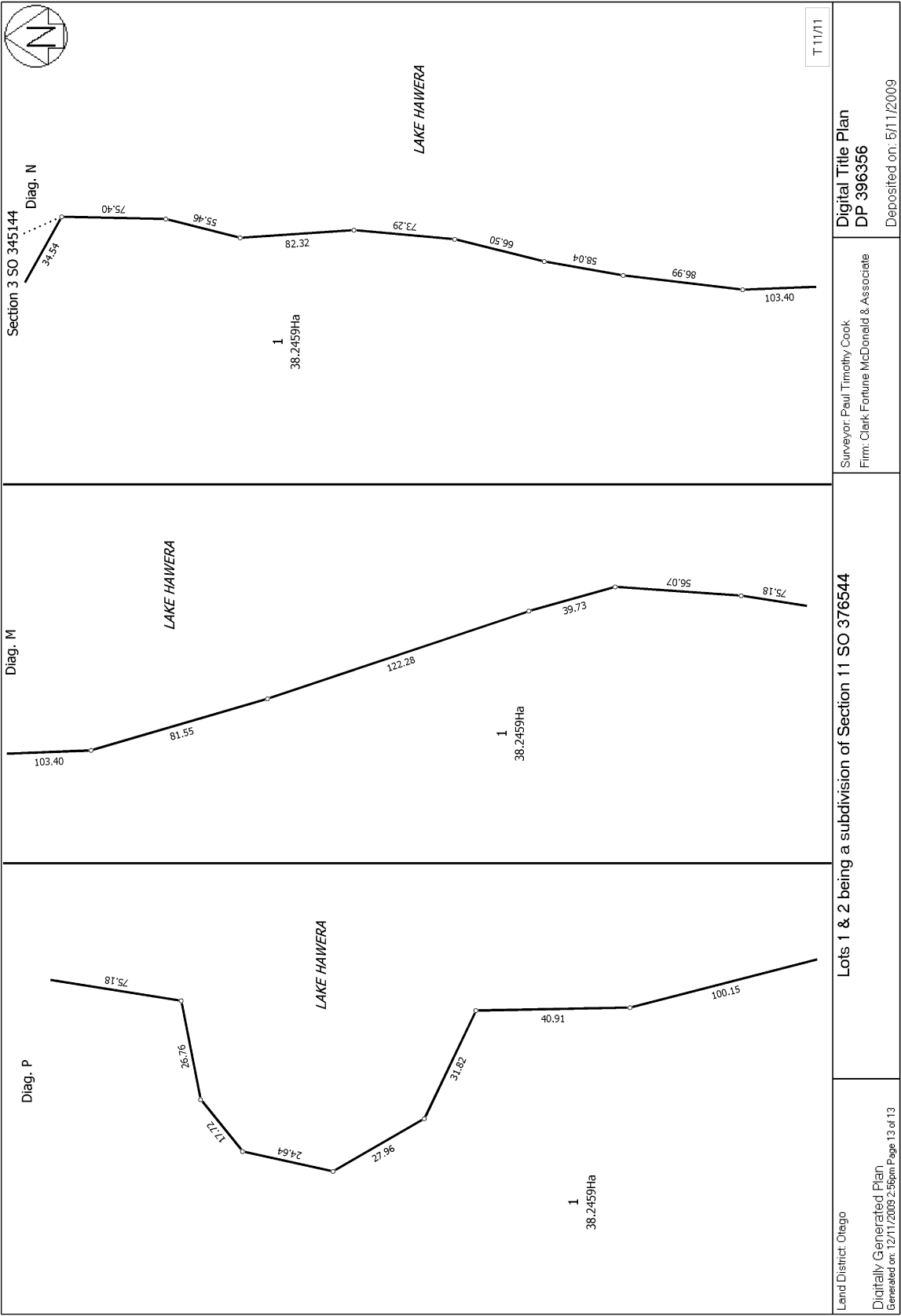
Deposited on: 5/11/2009

Surveyor: Paul Timothy Cook
Firm: Clark Fortune McDonald & Associate

Lots 1 & 2 being a subdivision of Section 11 SO 376544







View Instrument Details



Instrument No	12281222.1
Status	Registered
Date & Time Lodged	27 October 2021 09:07
Lodged By	Nyce, Olivia Amy
Instrument Type	Covenant (All types except Land covenants)



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
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384225	Otago
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Annexure Schedule Contains 14 Pages.

Signature

Signed by Rebecca Jayne Dewar as Grantor/Grantee Representative on 26/10/2021 01:39 PM

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



QEII NATIONAL TRUST

Ngā Kairauhi Papa Forever protected

The Big Round Hill Covenant

Open Space Covenant

5-12-287

Jeremy Hugh Burdon and Lesley Noeline Burdon

Queen Elizabeth the Second National Trust

Parties

Jeremy Hugh Burdon and Lesley Noeline Burdon (the Covenantor)

Queen Elizabeth the Second National Trust (the National Trust)

Background

- A The National Trust is established under the Queen Elizabeth the Second National Trust Act 1977 (the Act).
- B Section 22 of the Act authorises the National Trust to agree and enter into Open Space covenants with private landowners.
- C The Covenantor wishes to protect and preserve certain significant natural environmental values and Open Space Values in the Covenant Area as defined in this deed.
- D The Covenantor and the National Trust now wish to record the agreed objectives, terms and conditions of the Open Space covenant in this deed.

Operative provisions

Part A—Purpose and objectives

1 Creating an Open Space covenant

- 1.1 The Covenantor and the National Trust agree to enter into an Open Space covenant within the meaning of section 22 of the Act in favour of the National Trust on the terms and conditions set out in this deed. The intent is that the covenant created by this deed shall run with and bind the land comprising the Covenant Area in perpetuity.

2 Purpose and objectives

- 2.1 The Covenantor and the National Trust agree that the purpose of this deed is to protect Open Space, maintain and enhance the Open Space Values of the Covenant Area and, in particular, to achieve the following objectives:
 - 2.1.1 Protect and enhance the natural character of the Covenant Area with particular regard to native flora and fauna
 - 2.1.2 Maintain and enhance the landscape value of the Covenant Area
 - 2.1.3 Enhance the contribution that the Covenant Area makes to protecting indigenous biodiversity by restoring indigenous vegetation cover in the Covenant Area
 - 2.1.4 To protect the natural scenic values of the Covenant Area as seen from State Highway 6, Lake Hāwea township, and Lake Hāwea
 - 2.1.5 Protect and maintain geological features on the Covenant Area
 - 2.1.6 Prevent subdivision (within the meaning of the Resource Management Act 1991 or any other equivalent replacement legislation) of the Covenant Area.

Part B—Terms and conditions

3 Selling, leasing, or licensing the Covenant Area

- 3.1 If the Covenantor is selling, leasing, licensing or otherwise disposing of land which includes all or any part of the Covenant Area they must:
 - notify the National Trust of the sale, lease, licence or other disposition

- provide the National Trust with the name and contact details of the new owner, lessee or licensee.
- 3.2 If any sale, lease, licence or other disposition of land which includes the Covenant Area occurs before this deed is registered with Land Information New Zealand (LINZ), the Covenantor must:
- 3.2.1 Ensure the sale, lease, licence or other disposition is made expressly subject to the objectives, terms and conditions of this deed
 - 3.2.2 Obtain the agreement of the purchaser, lessee, licensee or other party to comply with and be bound by the objectives, terms and conditions of this deed.
- 3.3 If the Covenantor sells or otherwise disposes of all or any part of the Covenant Area to a company, the covenants contained in this deed will bind a mortgagee in possession, receiver, the official assignee, liquidator, statutory manager or statutory receiver to the fullest extent permitted by law.
- 4 Appearance and condition of the Covenant Area**
- 4.1 No act or thing may be done, placed, or allowed to be done or remain in the Covenant Area if, in the reasonable opinion of the National Trust, the act or thing materially alters the appearance or condition of the Covenant Area, or is prejudicial to the Covenant Area as Open Space as defined in the Act.
- 4.2 In particular, the Covenantor must not do, or allow others to do, any of the following activities on or in the Covenant Area without the prior written consent of the National Trust:
- 4.2.1 Fell, remove, burn, or take any native tree, shrub, plant, or other organism of any kind or in any state whatsoever
 - 4.2.2 Plant any tree, shrub, or plant, or scatter or sow any seed of any tree, shrub, or plant, other than local native species sourced from the ecological district of the Covenant Area
 - 4.2.3 Introduce any substance that is noxious or otherwise injurious to any organism, except in the control of pest plants and animals
 - 4.2.4 Move or remove any rock or stone, or blast, mark, paint, deface, or otherwise disturb the ground
 - 4.2.5 Construct or erect any building or structure or undertake any exterior alterations to any existing building or structure
 - 4.2.6 Erect or display any sign, notice, hoarding, or advertising material of any kind, except for signs identifying the Covenant Area or indicating walking tracks
 - 4.2.7 Carry out any prospecting or exploration, mining, or quarrying of any minerals, petroleum or other substance or deposit
 - 4.2.8 Deposit any rubbish, debris, or other materials, except in the course of maintenance or undertaking approved construction, provided that on completion of any such maintenance or construction all rubbish, debris and other materials are removed as promptly as possible and the Covenant Area is left clean and tidy
 - 4.2.9 Allow any livestock in the Covenant Area
 - 4.2.10 Affect the movement, distribution, or quality of water that affects the Covenant Area. This includes affecting water in a dryland, groundwater, river, stream, lake, pond, marsh, and wetland.

- 4.3 The National Trust's consent will not be unreasonably withheld, and may include reasonable conditions, if the National Trust is satisfied that such activity does not conflict with the purpose and objectives of this deed.

5 Third party access to the Covenant Area

- 5.1 If the Covenantor is notified by any person or authority of an intention to erect any structure or infrastructure, or carry out any other works in the Covenant Area, the Covenantor must as soon as reasonably possible:
- 5.1.1 Inform the person or authority of the existence of this deed
 - 5.1.2 Inform the National Trust of the proposed intentions of any such person or authority
 - 5.1.3 Not consent to or otherwise allow the undertaking of the proposed works or any other works by such person or authority without the prior written consent of the National Trust.
- 5.2 Any such person or authority will be the responsibility of the Covenantor during the course of any approved works being carried out within the Covenant Area.

6 Managing the Covenant Area

- 6.1 The National Trust may provide technical advice or assistance to the Covenantor as is appropriate and practical to help meet the purpose and objectives of this deed.
- 6.2 The Covenantor and the National Trust may agree on a Management Plan for the Covenant Area. The Covenantor and the National Trust may revise the Management Plan from time to time and will do so if reasonably required by the other party.
- 6.3 If any question arises in relation to managing the Covenant Area or any other matter concerning this deed then the Covenantor and the National Trust will use their best endeavours and act in good faith to promptly resolve the question amicably by conference and negotiation, provided that any resolution does not in any way diminish the purpose and objectives of this deed.
- 6.4 If the Covenantor is in default of their obligations under this deed (including any agreed Management Plan), the following will apply:
- 6.4.1 The National Trust may give notice (Default Notice) to the Covenantor stating:
 - the nature of the Covenantor's default
 - the reasonable actions required to remedy the default
 - a reasonable timeframe within which the Covenantor must remedy the default.
 - 6.4.2 If, on expiry of the Default Notice timeframe, the default has not been remedied, the National Trust will give further notice to the Covenantor:
 - requiring the remedial work to be done
 - specifying a further reasonable timeframe
 - explaining that if the default has not been remedied within further timeframe the National Trust may arrange for the remedial work to be done and may recover full costs from the Covenantor as a debt payable on demand.

- 6.4.3 If, on the expiry of the further timeframe the default has not been remedied, the National Trust may arrange for the remedial work to be done and may recover full costs from the Covenantor as a debt payable on demand.

7 Pest plants and animals

- 7.1 It is the Covenantor's responsibility to control all pest plants and animals in the Covenant Area as required by any statute and, in particular, to comply with the provisions of, and any notices given under, the Biosecurity Act 1993 and the Wild Animal Control Act 1977.
- 7.2 The Covenantor must keep the Covenant Area free from any exotic species specified in any agreed Management Plan for the Covenant Area.

8 Fire

- 8.1 If fire threatens the Covenant Area the Covenantor must, as soon as practical, notify the appropriate fire authority.

9 Fences and gates

- 9.1 The Covenantor and the National Trust will agree from time to time on fencing requirements on the boundary of the Covenant Area as reasonably required to protect the Covenant Area from stock.
- 9.2 The fence on the boundary of the Covenant Area must protect the Covenant Area from stock types and/or stock levels on land adjacent to any boundary of the Covenant Area. If an adjacent land use has, or is likely to have, a detrimental effect on the Covenant Area, then the Covenantor must, at their own cost, erect and maintain appropriate stock-proof fencing on the affected boundary of the Covenant Area.
- 9.3 It is the Covenantor's responsibility to keep and maintain all covenant boundary fences and gates in good order, repair, and condition, including replacement, when reasonably required. The provisions of the Fencing Act 1978 apply on title boundaries.

10 Entry and access

Trust access

- 10.1 On giving reasonable notice to the Covenantor, the National Trust may through its officers, employees, contractors, or agents enter the Covenant Area for the purposes of:
- 10.1.1 Viewing the state and condition of the Covenant Area
- 10.1.2 Ascertaining Covenantor's compliance with the objectives, terms and conditions of this deed and any approved Management Plan
- 10.1.3 Remedying any default by the Covenantor pursuant to clause 6.4.

Public access

- 10.2 The Covenantor may, in their sole discretion, permit members of the public to enter and access the Covenant Area provided that in giving any such permission the Covenantor:
- 10.2.1 Gives due consideration to any specific management issues relating to the Covenant Area
- 10.2.2 Ensures that regard is had to the purpose and objectives of this deed during such access
- 10.2.3 In particular, ensures that the prohibitions set out in clause 4.2 are complied with during such access.

11 Survey of the Covenant Area

- 11.1 The Covenantor and the National Trust agree that the Covenant Area will be defined by survey and this deed will be registered on the title to the land containing the Covenant Area. The Covenantor authorises the National Trust to attach the survey plan approved by the Covenantor to this deed and to update the Schedule of Land with survey details after signing of this deed.
- 11.2 The Covenantor and the National Trust may agree to make amendments to the surveyed boundaries of the Covenant Area from time to time. This clause is subject to clause 12—any amendment to a survey of the Covenant Area shall be a variation to a term of this deed.

Part C—General provisions**12 Variations**

- 12.1 The National Trust and the Covenantor may vary the terms of this deed provided that any variation is in accordance with section 22A of the Act, which states that a variation cannot be contrary to the purpose and objectives of this deed.
- 12.2 No variation to the terms of this deed will have any force or effect unless it is in writing, signed by the National Trust and the Covenantor, and registered with LINZ.
- 12.3 The Covenantor and the National Trust agree that a variation to the terms and conditions of this deed under section 22A(1)(a) of the Act includes a variation to any term and condition in the deed, any schedule, and any term or condition in any schedule attached to this deed.

13 Privacy

- 13.1 The National Trust recognises the Covenantor's privacy rights and the close relationship of trust, co-operation, and partnership existing between the Covenantor and the National Trust.
- 13.2 The National Trust will keep confidential all information in its possession relating to:
- the Covenantor
 - the Covenantor's activities in the Covenant Area
 - management of the Covenant Area by the Covenantor
 - National Trust monitoring of the Covenant Area.
- 13.3 The National Trust will not disclose any private information without the prior written approval of the Covenantor except:
- 13.3.1 Where that is necessary to carry out the National Trust's obligations and enforce its rights under this deed
- 13.3.2 To the extent required by law or the order of any court of competent jurisdiction.
- 13.4 If the National Trust is required by law or court order to disclose any information referred to in clause 13.2, the National Trust shall seek to avoid or limit disclosure on whatever grounds are available to fully protect the Covenantor's rights to privacy.

14 Costs

- 14.1 If there is a need for the National Trust Board to enforce its duties or powers as the trustee of this covenant, the National Trust may require the Covenantor to pay for the National Trust's legal costs (as between solicitor and client).
- 14.2 The National Trust may require the Covenantor to pay the National Trust's costs associated with any variation to this deed requested by the Covenantor, including registration and administration costs.

15 Notices

- 15.1 Any consent, approval, authorisation, or notice given by the National Trust or its Board may be given in writing, signed by the Chief Executive, and delivered or sent by ordinary post to the last known residential or postal address of the Covenantor, or to the solicitor acting on behalf of the Covenantor.

16 Severability

- 16.1 If a clause or part of a clause of this deed can be read in a way that makes it illegal, unenforceable, or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way.
- 16.2 If any clause or part of a clause of this deed is illegal, unenforceable, or invalid, that clause or part is to be treated as removed from this deed, but the rest of this deed will not be affected.

17 Governing law

- 17.1 This deed is governed by the law of New Zealand. The Covenantor and the National Trust submit to the non-exclusive jurisdiction of its courts and will not object to the exercise of jurisdiction by those courts on any basis.

18 Waiver

- 18.1 A waiver of any right, power or remedy under this deed must be in writing and signed by the party granting it. A waiver is only effective in relation to the particular obligation or breach for which it is given. It is not to be taken as an implied waiver of any other obligation or breach or as an implied waiver of that obligation or breach in relation to any other occasion.
- 18.2 If a party is entitled to do something under this deed but fails or delays to do so, the entitlement is not waived.

19 Limitation of liability—trustees

- 19.1 If any Covenantor is a trust, then the trustees of that trust undertake that
 - 19.1.1 The trust has approved entering into this deed
 - 19.1.2 The terms of that trust allow the trustee to enter that trust into this deed
 - 19.1.3 The deed is properly signed in accordance with the terms of that trust
 - 19.1.4 They have the right to be indemnified from the assets of that trust if that right has not been lost or impaired by any action of the trustee entering into this deed
- 19.2 If the trustee of that trust has no right to or interest in any of the assets of that trust except in that trustee's capacity as trustee of that trust, that trustee's liability under this deed shall not be personal and unlimited but shall be limited to the value of the assets of the trust that are available to meet that trustee's liability.

20 Counterpart deeds

- 20.1 This deed may be signed in any number of counterpart deeds (duplicate deeds). All counterparts, when taken together, will constitute one and the same deed. An approved party may enter into this deed by signing any counterpart.

21 Electronic communication

- 21.1 The National Trust and the Covenantor agree that this deed, or any other document associated with this deed, has legal effect whether it is received in electronic or paper form.
- 21.2 An electronic communication from the Covenantor allowing final agreed changes to the deed will have legal effect.
- 21.3 The paper original of any document provided in electronic form or by electronic communication must be made available to the National Trust on request.
- 21.4 Both parties to this deed agree that an original document is defined as either a paper original or as an electronic copy of the paper original.

22 Definitions and interpretation

- 22.1 In this deed, unless the context requires otherwise, the following definitions apply:
- Act** means the Queen Elizabeth the Second National Trust Act 1977
- Board** means the Board of directors of the National Trust in terms of section 4 of the Act
- Chief Executive** means the person appointed under section 18(1)(a) of the Act
- Covenant Area** means the area or areas of the land described in Schedule 2—Land as outlined and indicated on any plan in this deed
- Covenantor** means the person, persons, or other entity that from time to time are registered as the proprietor of the land that contains the Covenant Area
- Management plan** means a signed agreement between the Covenantor and the National Trust on managing the Covenant Area
- Open Space** has the meaning given to it in section 2 of the Act
- Open Space Values** are particular values on the land that are protected and maintained as Open Space.
- 22.2 In the event of any inconsistency between the general terms and conditions contained in Parts B and C of this deed and the special conditions contained in Schedule 1 annexed to this deed, Schedule 1 will prevail. In the event of any conflict between this deed, the special conditions contained in Schedule 1, and the Act, the Act will prevail.
- 22.3 In this deed, unless the context otherwise requires:
- 22.3.1 A reference to any law or legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision
- 22.3.2 A reference to any agreement or document is to that agreement or document as amended, novated, supplemented or replaced from time to time
- 22.3.3 A reference to a prohibition against doing anything includes a reference to not permitting, suffering, or causing that thing to be done
- 22.3.4 An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency

Open space covenant

Covenant no. 5-12-287

- 22.3.5 A reference to a clause, part, schedule, or attachment is a reference to a clause, part, schedule or attachment of or to this deed unless otherwise stated
- 22.3.6 All schedules and attachments to this deed form part of this deed.

Schedule 1—Special conditions

Special conditions relating to the Covenant Area

The following special conditions will apply in respect of the Covenant Area:

1 Naming

- 1.1 The Covenantor and the National Trust agree that the Covenant Area shall be known as The Big Round Hill Covenant.

2 Walking and cycling tracks

- 2.1 The Covenantor, after consultation with the National Trust as to the designated route, may form and maintain safe walking and cycling tracks no wider than 1.5 metres through the native vegetation on the Covenant Area provided that:

- 2.1.1 No live native vegetation with trunks or stems over 100 millimetres in diameter is cleared where that is practicably possible.
- 2.1.2 Track design and methods of construction minimise soil erosion.

- 2.2 The Covenantor may legally formalise public access arrangements, subject to the prior approval of the National Trust as to the location and design of such arrangements.

3 Enhancement planting

- 3.1 The Covenantor may enhance the indigenous vegetation of the Covenant Area, and in doing so:

- 3.1.1 May relocate within the Covenant Area only seedlings and small native plants.
- 3.1.2 Must plant on the Covenant Area only native species indigenous to the Wanaka ecological district.

4 Wilding exotic tree control

- 4.1 The Covenantor will take all reasonable steps to control or facilitate control of wilding exotic trees on the Covenant Area.
- 4.2 The Covenantor and the National Trust acknowledge that wilding exotic trees are a landscape wide issue. If a landscape scale programme is initiated to control wilding exotic trees, the Covenantor will allow reasonable access to the Covenant Area for wilding control purposes, provided that:
- 4.2.1 This is completed with the guidance of the National Trust.
- 4.2.2 The Covenantor may place conditions on access to ensure health and safety.

5 Sequestered carbon

- 5.1 If the Covenantor enters into any arrangements with the body responsible for the purposes of acknowledging or confirming that all or any part of the Covenant Area qualifies as a site guaranteed for permanent carbon storage the following will apply:
- 5.1.1 Such arrangements must be without prejudice to the terms and conditions of this deed.
- 5.1.2 The Covenantor must advise the National Trust of such arrangements.
- 5.1.3 The National Trust will not be required to be party to such arrangements.

Open space covenant

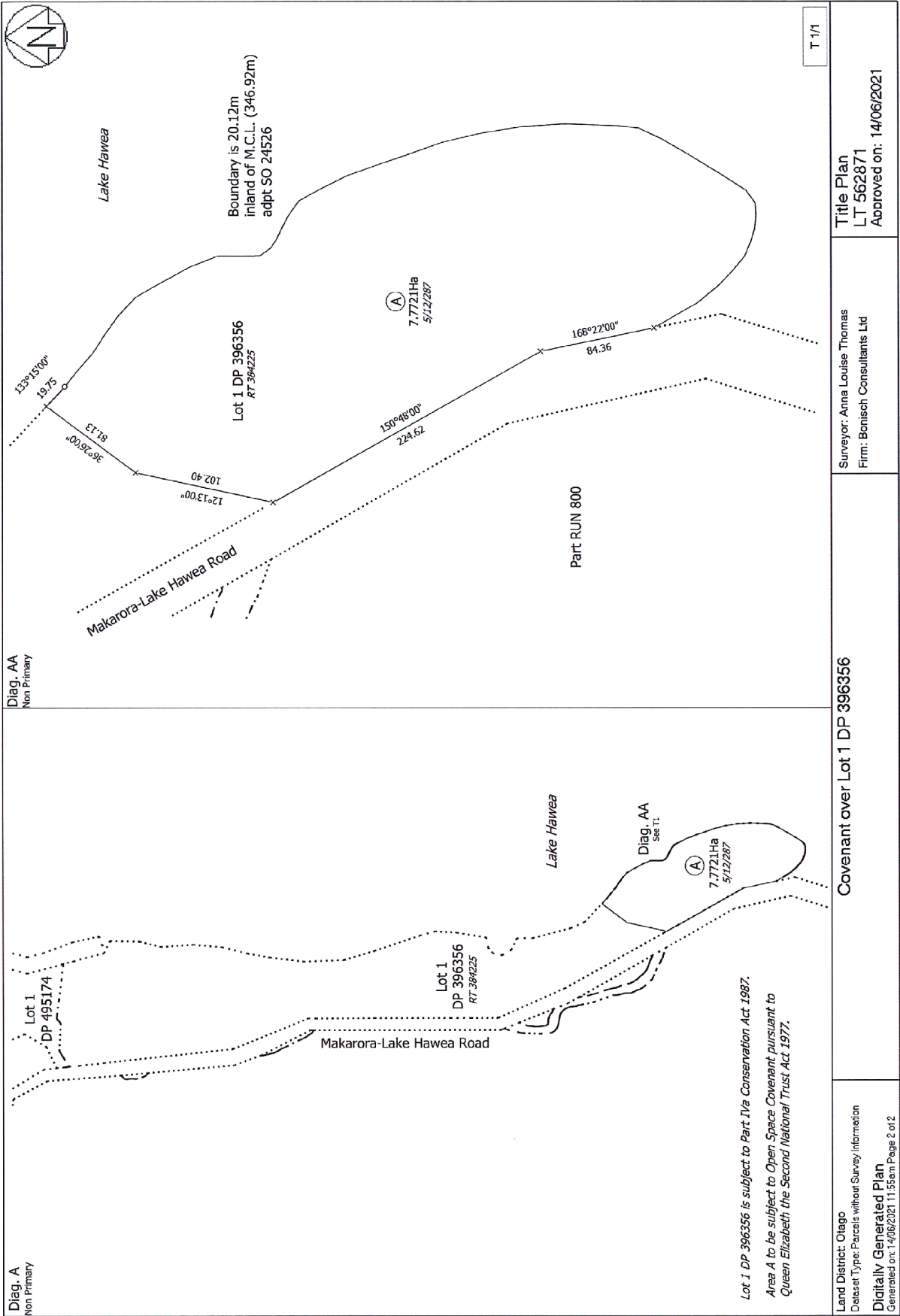
Covenant no. 5-12-287

Schedule 2—Land

Estate: Fee Simple

Area: Area A being 7.7721 hectares DP 562871
(part Record of Title 384225)

Total area being 7.7721 hectares



Open space covenant

Covenant no. 5-12-287

Execution and date

Executed as a deed

Dated this 21st day of January 2021

Signed by Jeremy Hugh Burdon
as Covenantor



In the presence of

Witness (signed) DHM Gordon

Name (print) Diana Helen Margret Gordon

Occupation Retired

Address 70 Golf Course Rd
Wanaka

Signed by Lesley Noeline Burdon
as Covenantor



In the presence of

Witness (signed) DHM Gordon

Name (print) Diana Helen Margret Gordon

Occupation Retired

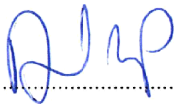
Address 70 Golf Course Rd
Wanaka

Open space covenant

Covenant no. 5-12-287

The common seal of Queen Elizabeth the Second National Trust
was affixed in the presence of:

Chief Executive



View Instrument Details



Instrument No	8308857.3
Status	Registered
Date & Time Lodged	05 November 2009 12:34
Lodged By	Ingram, Noeline Hazel
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
-----------------------------	---------------

384225	Otago
384226	Otago

Annexure Schedule: Contains 2 Pages.

Signature

Signed by George Latham Berry as Territorial Authority Representative on 30/09/2009 05:34 PM

*** End of Report ***

IN THE MATTER of Section 221 of the Resource Management Act 1991.

AND

IN THE MATTER of resource consent RM060751 granted by the Queenstown
Lakes District Council to subdivide Section 11 SO 376544

CONSENT NOTICE

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS
21 REECE CRESCENT
WANAKA

BACKGROUND

- A. Glen Dene Limited has applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Certificate of Title 385894
- B. Council has granted consent to the proposed subdivision subject to certain conditions that are required to be complied with on a continuing basis by the owner of the land being those conditions specified in the Operative Part hereof.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the title of the following allotment:

- (a) Lot 1 DP 396356 CT 384225
(b) Lot 2 DP 396356 CT 384226

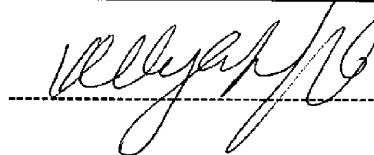
CONDITIONS

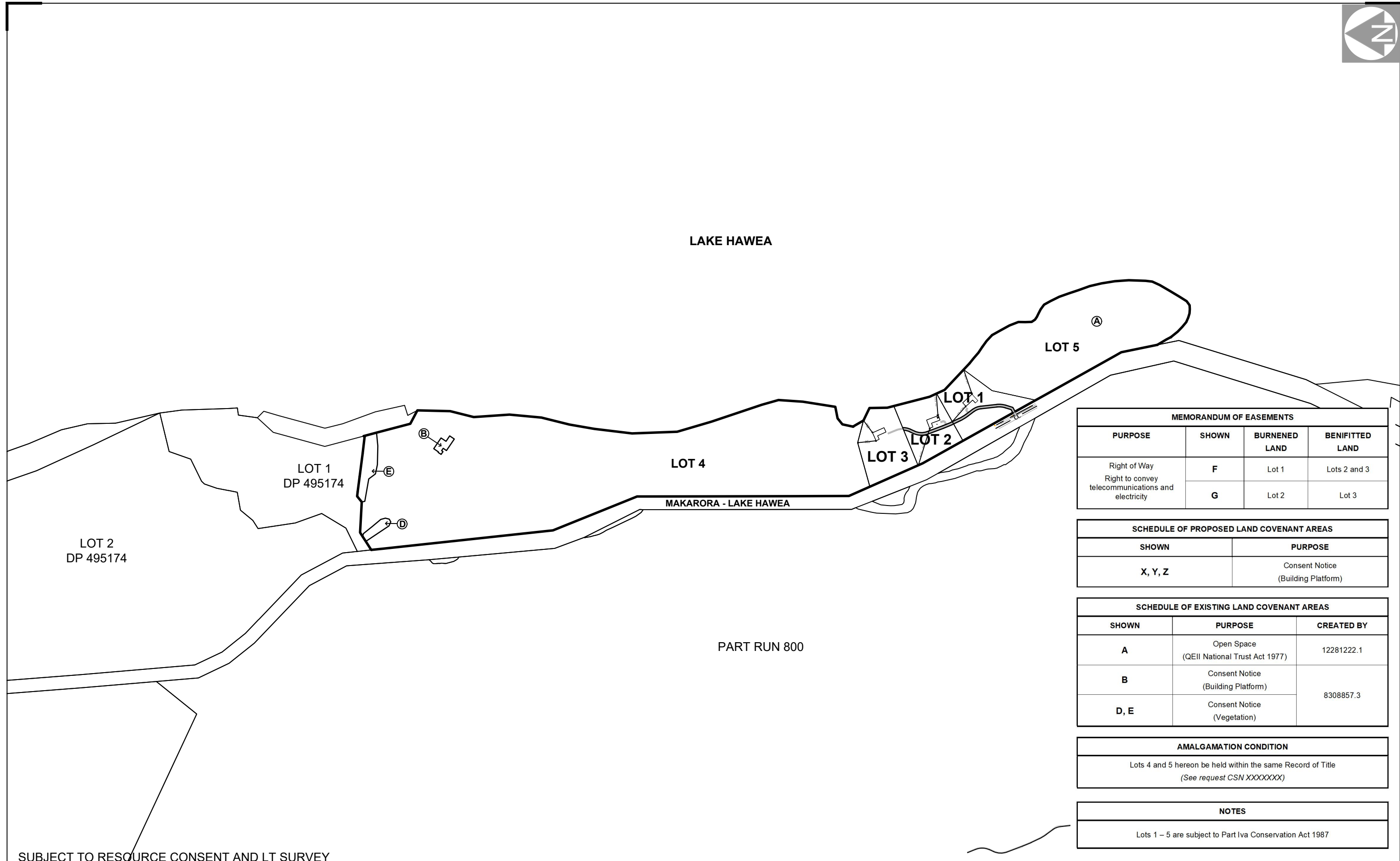
- a) Any future building or structure contained within the approved residential platforms shall not exceed the height of the existing dwellings as certified by a qualified surveyor in accordance with condition 3 of resource consent RM060751.
- b) Vegetation contained within the Vegetation Areas marked on the approved plans shall be retained to provide screening of the building platforms from the State Highway and the foreshore and surface of Lake Hawea. If any tree within the Vegetation Areas should die or be removed it shall be replaced by an appropriate non-wilding species of plant that provides an equivalent of greater degree of screening potential.
- c) Services were not assessed at the time of subdivision. At the time any development is proposed on any lot or any changes to existing dwellings are proposed, the owners for the time being shall be required to provide proof that the developments can be serviced in accordance with Council standards applicable at the time.

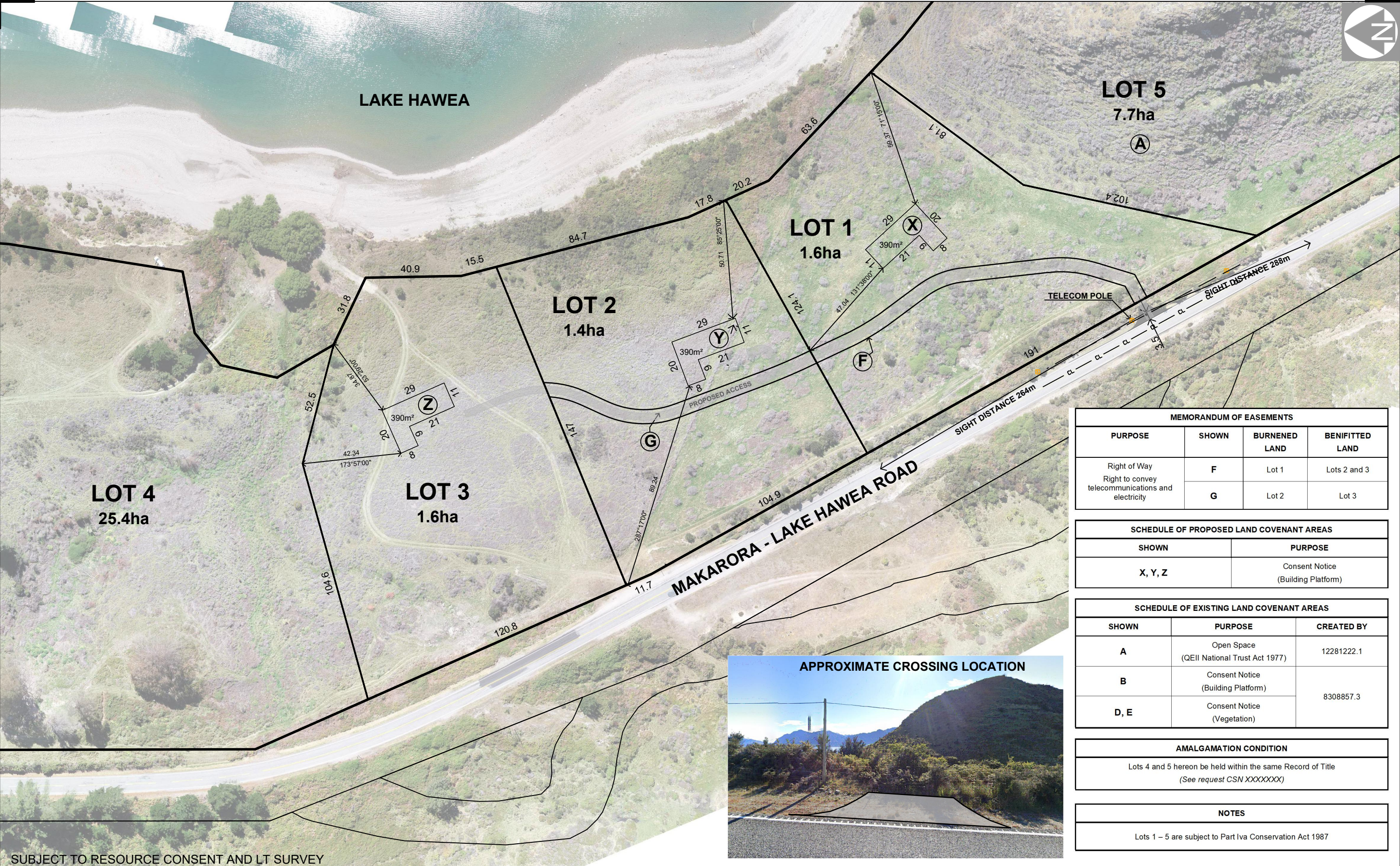
Dated this 13th day of December 2007

SIGNED for and on behalf of the QUEENSTOWN LAKES DISTRICT COUNCIL
by its

Principal Administrative Officer



[illegible]



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURNED LAND	BENEFITTED LAND
Right of Way Right to convey telecommunications and electricity	F	Lot 1	Lots 2 and 3
	G	Lot 2	Lot 3

SCHEDULE OF PROPOSED LAND COVENANT AREAS	
SHOWN	PURPOSE
X, Y, Z	Consent Notice (Building Platform)

SCHEDULE OF EXISTING LAND COVENANT AREAS		
SHOWN	PURPOSE	CREATED BY
A	Open Space (QEII National Trust Act 1977)	12281222.1
B	Consent Notice (Building Platform)	8308857.3
D, E	Consent Notice (Vegetation)	

AMALGAMATION CONDITION
Lots 4 and 5 hereon be held within the same Record of Title (See request CSN XXXXXXXX)

NOTES
Lots 1 – 5 are subject to Part Iva Conservation Act 1987

SUBJECT TO RESOURCE CONSENT AND LT SURVEY

Rev.	Date	Revision Details	By
A	22.07.22	CROSSING POINT AMENDED	HK
B	15.08.22	CROSSING POINT AMENDED	HK
C	05.09.22	LOT BOUNDARIES AMENDED	HK
D	24.03.25	BPs & ACCESS AMDED TO BAXTER DESIGN	HK

**Clark Fortune McDonald & Associates**
Licensed Cadastral Surveyors - Land Development - Planning Consultants
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

**LOTS 1 - 5 BEING A PROPOSED SUBDIVISION OF
LOT 1 DP 396356
THE DENE, HAWEA**

Client	J BURDON	Surveyed	-	Date	-	Job No.	14803	Drawing No.	03
		Drawn	HK	Date	29.03.22	Scale	1:750 @ A1 1:1500 @ A3	Sheet	002
Notes:	All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.					Checked	CH	Date	-
						Datum & Level	LINDIS PEAK 2000	Rev.	0

S:\JOBS\14800\14803\acad\14803_03_REV D_Subdivision Scheme Plan.dwg Plotted: 15.07.2026

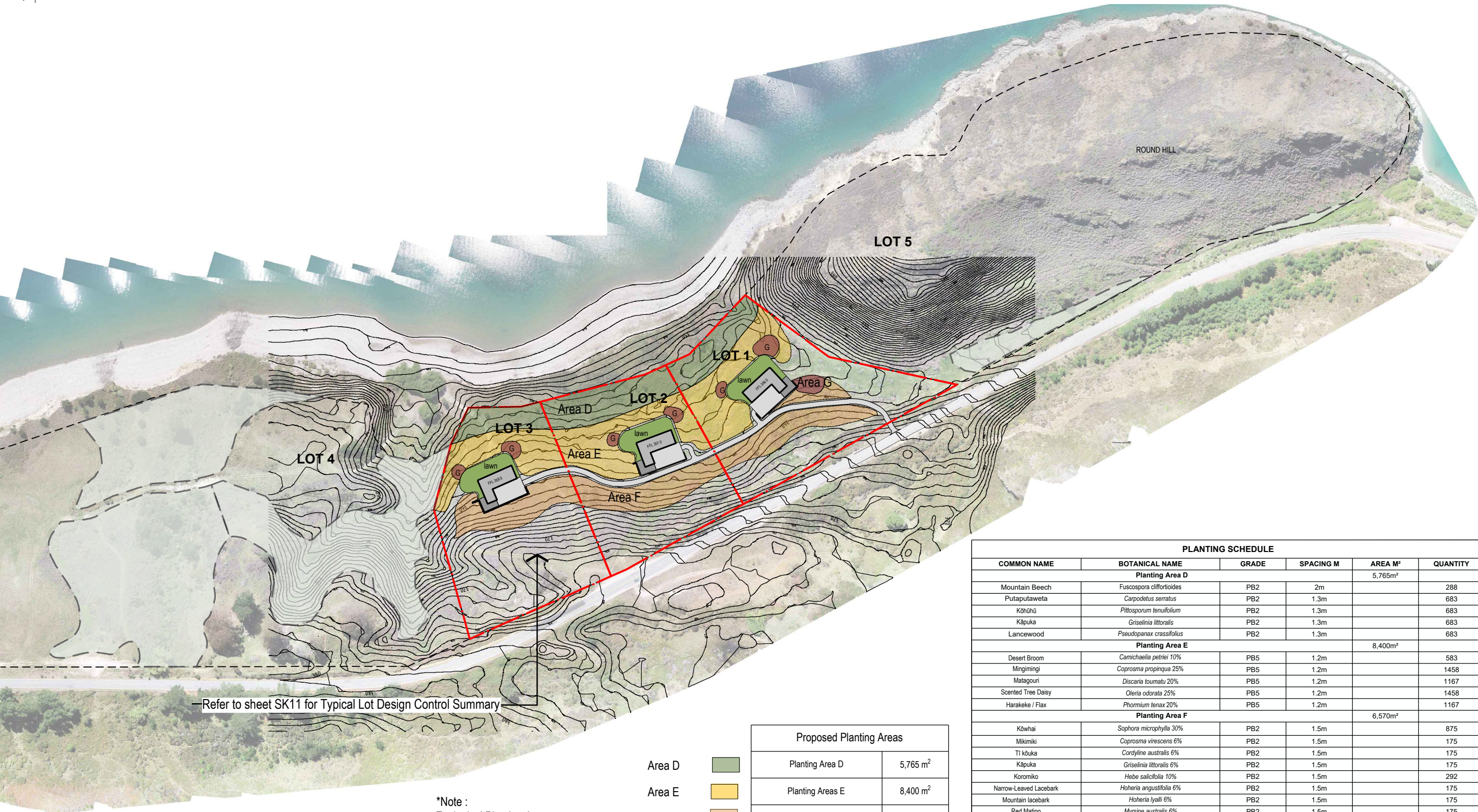
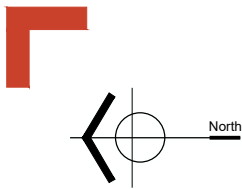


THE DENE

HAWEA
BURDON

REFERENCE 4550 : 19 MAY 2026





NOTE: All details of the vegetation treatment of areas A to F and Round Hill are set out in the Biodiversity Solutions Ltd Report "Ecological Assessment -The Dene - Lake Hawea" dated 25 November 2022

*Note :
Ecological Planting Areas
(refer to ecologist David
Norton's Plans)

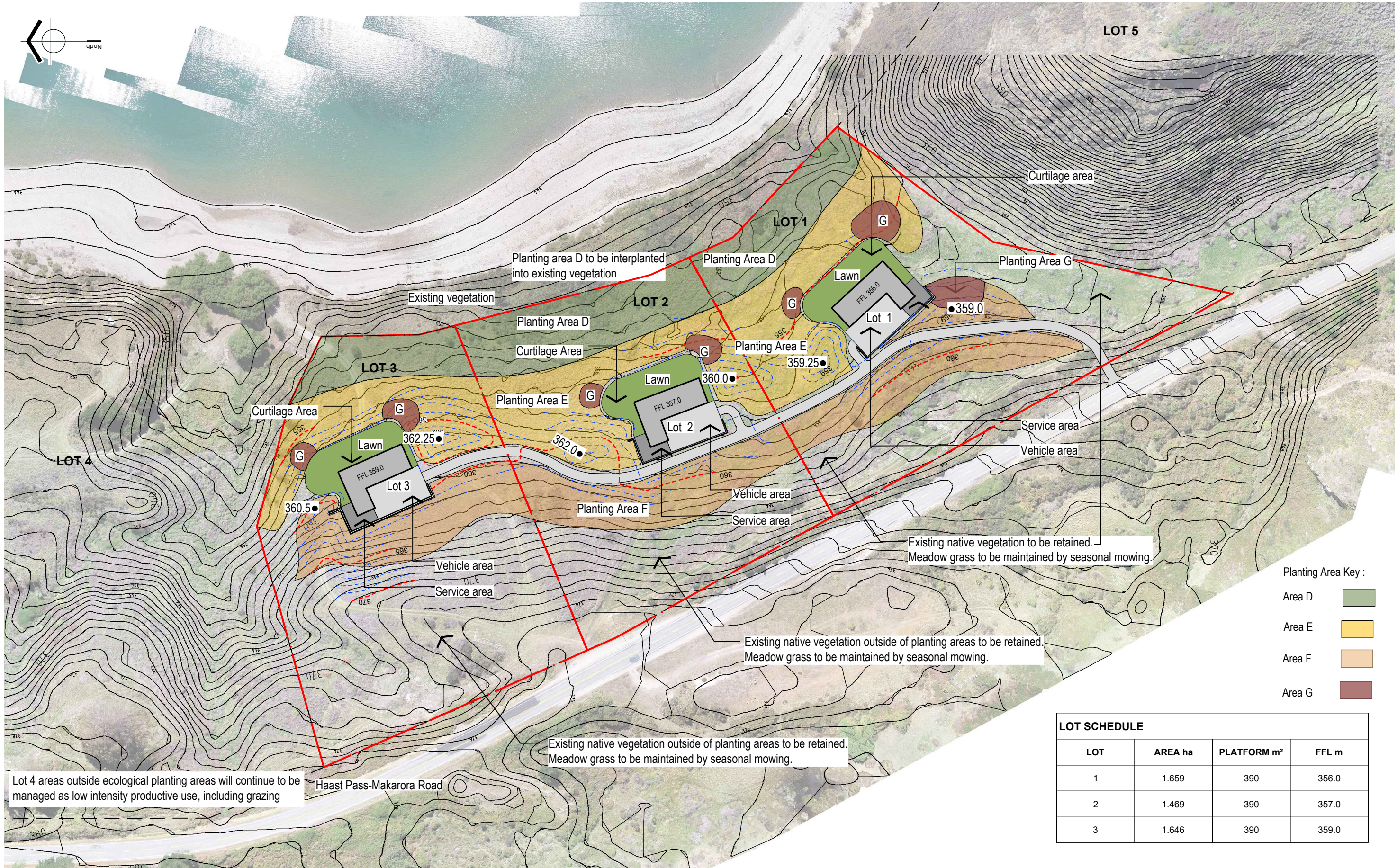


Area D
Area E
Area F
Area G



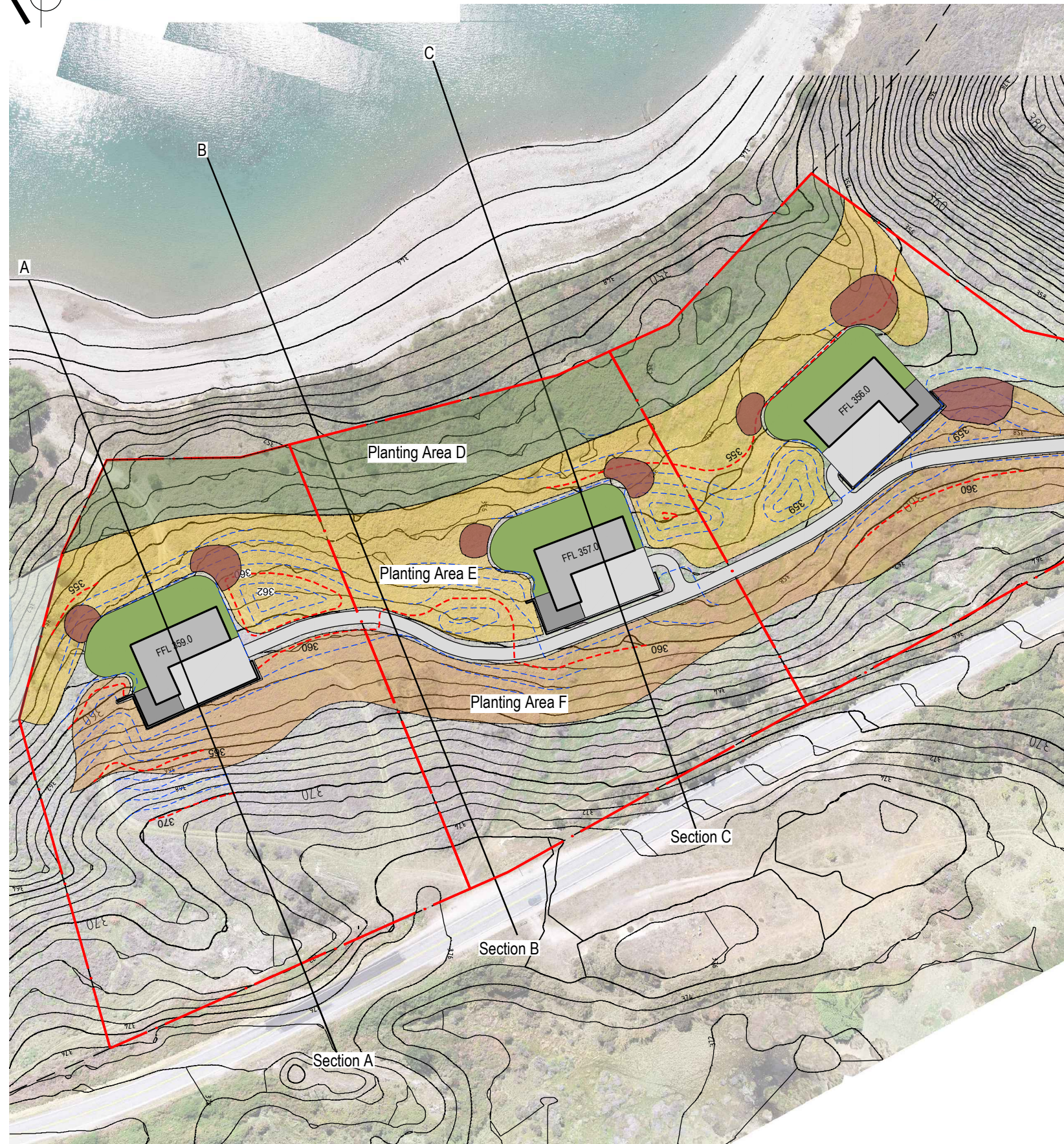
Proposed Planting Areas	
Planting Area D	5,765 m ²
Planting Areas E	8,400 m ²
Planting Areas F	6,570m ²
Planting Areas G	1,056 m ²
TOTAL	21,791 m ²

PLANTING SCHEDULE					
COMMON NAME	BOTANICAL NAME	GRADE	SPACING M	AREA M ²	QUANTITY
Planting Area D				5,765m ²	
Mountain Beech	Fuscospora cliffortioides	PB2	2m		288
Putaputaweta	Carpodetus serratus	PB2	1.3m		683
Kōhūhū	Pittosporum tenuifolium	PB2	1.3m		683
Kāpuka	Griselinia littoralis	PB2	1.3m		683
Lancewood	Pseudopanax crassifolius	PB2	1.3m		683
Planting Area E				8,400m ²	
Desert Broom	Camichaelia petriei 10%	PB5	1.2m		583
Mingimingi	Coprosma propinqua 25%	PB5	1.2m		1458
Matagouri	Discaria toumatu 20%	PB5	1.2m		1167
Scented Tree Daisy	Oleria odorata 25%	PB5	1.2m		1458
Harakeke / Flax	Phormium tenax 20%	PB5	1.2m		1167
Planting Area F				6,570m ²	
Kōwhai	Sophora microphylla 30%	PB2	1.5m		875
Mikimiki	Coprosma virescens 6%	PB2	1.5m		175
Ti kōuka	Cordyline australis 6%	PB2	1.5m		175
Kāpuka	Griselinia littoralis 6%	PB2	1.5m		175
Koromiko	Hebe salicifolia 10%	PB2	1.5m		292
Narrow-Leaved Lacebark	Hoheria angustifolia 6%	PB2	1.5m		175
Mountain lacebark	Hoheria lyallii 6%	PB2	1.5m		175
Red Matipo	Myrsine australis 6%	PB2	1.5m		175
Tree daisy	Oleria lineata 6%	PB2	1.5m		175
Kōhūhū	Pittosporum tenuifolium 6%	PB2	1.5m		175
Manatu	Plagianthus regius 6%	PB2	1.5m		175
Fierce Lancewood	Pseudopanax ferox 6%	PB2	1.5m		175
Planting Area F				1,056m ²	
Mountain Beech	Fuscospora cliffortioides	PB2	1.5m		470



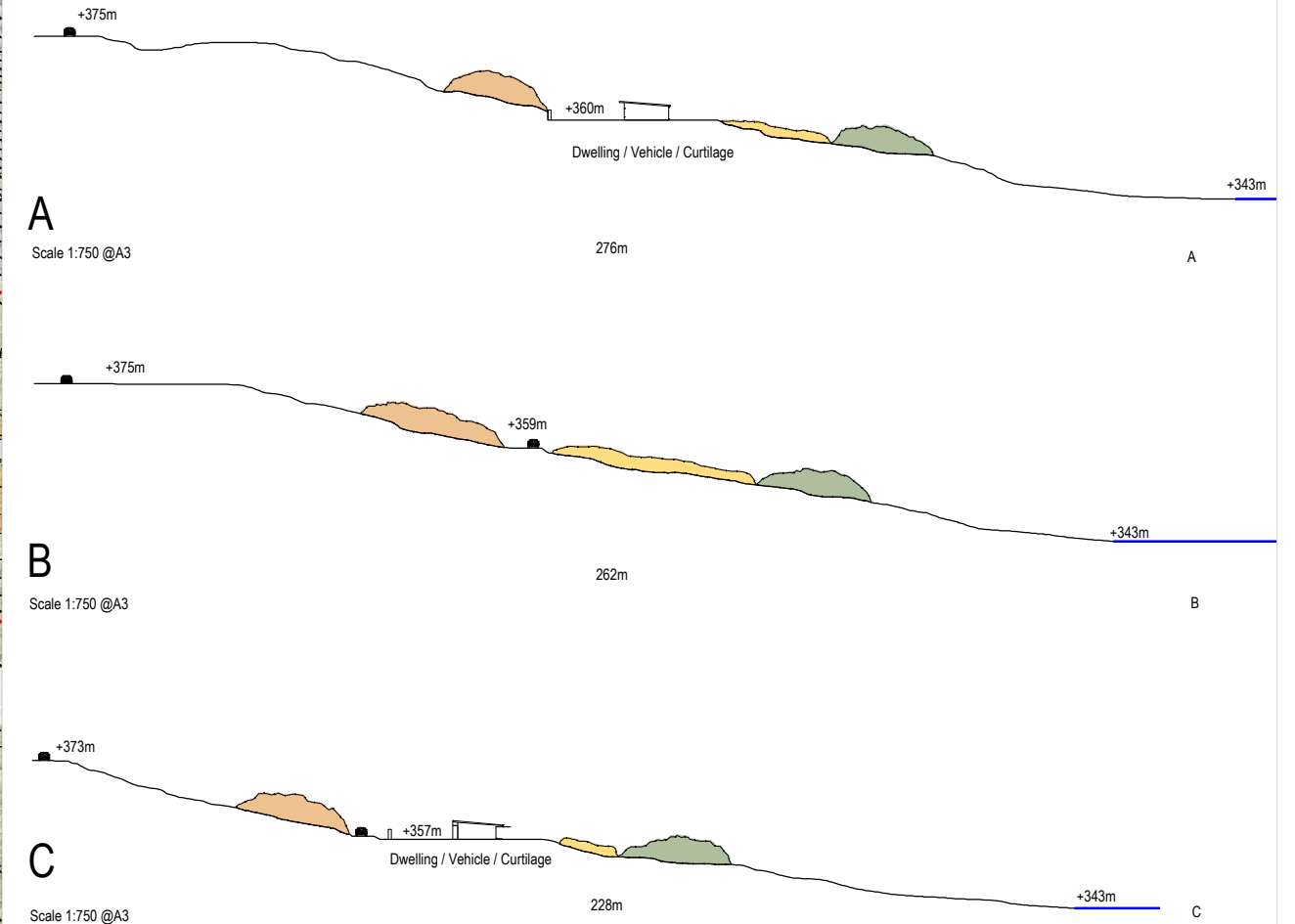
- Planting Area Key :
- Area D
 - Area E
 - Area F
 - Area G

LOT SCHEDULE			
LOT	AREA ha	PLATFORM m²	FFL m
1	1.659	390	356.0
2	1.469	390	357.0
3	1.646	390	359.0



Sections showing retained lake views from the Haast Pass-Makarora road above dwellings alongside proposed planting

- Proposed planting F
- Proposed planting E
- Proposed planting D



* Proposed planting acts as a backdrop to soften and blend the dwellings into the landscape from the lake view. There is no planting that obscures existing public road views out across the lake



View to lake from Haast Pass-Makarora Road at Section B