

Mike Kelly for Lake McKay Station - Summary of Evidence - 01 June 2017
Upper Clutha Mapping - Hearing Stream 12

1. My name is Mike Kelly and I am a Senior Resource Management Planner with Opus International Consultants. I have been engaged by Lake McKay Station Ltd (LMS) to make submissions on their behalf on the Proposed District Plan. I am the author of the following submissions, numbers 439, 482, 483, and 484 and this summary statement addresses each of these submissions.
2. Submission 439 - SNAs on Lake McKay Station. Our initial submission raised 4 issues on SNAs as follows:
 - a. Requested Adjustment of the boundaries for several SNAs,
 - b. The cost of pest control and rates remission
 - c. Concern with the QLDC consultation process for SNAs
 - d. Threatened Environments Classification and opposition to Rule 33.5.3
3. Colin has addressed the issue of cost and lack of consultation. Our opposition to Rule 33.5.2 and the use of the Threatened Environment Classification Maps was discussed in Hearing Stream 2, May 2016 and the wording in the rules was subsequently clarified. The issue that is being addressed in Stream 12 is on the SNA boundaries which I will comment further on.
4. The requested amendment to the boundaries of the SNAs is to allow corridors for existing farm roads. Initially we requested sections of the proposed SNAs to be left out of the SNAs, predominantly this was land on either side of the existing farm roads, but also in the case of the SNA E30A (Dead Horse Creek) the land in the middle section of the SNA was sparse on kanuka and had potential for development to grazing pasture.
5. The reason for requesting corridors for roads is that any upgrade to the roads that was more than maintenance would require resource consents and the services of an ecologist to support the application. This is costly and time consuming, for the land owner.
6. We have taken note from Mr Davis's rebuttal evidence that the Rules of the underlying Rural Zone for land within a "Threatened Environment Classification (TEC)" area would be the same and also require consent for any clearance of indigenous vegetation of greater than 50m². However from my interpretation of Rule 33.5.3, if the area of the site is greater than 10ha, then up to 500m² of clearance is allowed as a permitted activity in the Rural zone within a TEC area as opposed to only 50m² within an SNA.
7. We are also aware of the recent decision from the High Court in the case Royal Forest and Bird Vs Christchurch City Council, 3 May 2017, NZHC 865; which found that "the significance of an area of indigenous vegetation is determined firstly by its ecological values" and "the relevance of land use practices is limited to the next step where Council determines appropriate ways to manage the site".

8. It is not clear how the interpretation of this decision may be applied to the LMS request for the farm roads to be excluded from the proposed SNAs. Firstly what was the purpose of the 4 stage consultation process as set out by the Environment Court and advised to land owners by letter (see Appendix 1A) at the start of the process. Were land owners allowed to request changes to boundaries during the consultation phase? As noted by Colin, in the case of LMS, only the first 2 stages of consultation were carried out before the PDP was notified, and from his point of view the 2 later stages of consultation are being carried out as part of this process.
9. Secondly, there is a precedent for farm roads to be left out of an SNA in the Tin Hut Creek SNA E30B_1-4 (see attached in Appendix 1B). The corridors between areas 1 & 2 and areas 2 & 3 are the location of existing farm roads. So given this precedent we don't see any reason why corridors for existing farm roads cannot be excluded from the other proposed SNAs.
10. In summary, our submission 439 is amended to the following:
 - 10.1. E30A the Dead Horse Creek
 - a. Accept the revised boundary line on the eastern side of the SNA as proposed by Mr Davis in Appendix 1 of his evidence dated 17th March 2017.
 - b. Request that the boundary of the SNA is amended to allow for 20m wide corridors for the existing farm roads that cross through the north and south sections of the SNA.
 - 10.2. E30B – The Tin Hut Creek
 - a. Withdraw the request to exclude the areas E30B2 and E30B 3 on the basis that there are existing corridors through the SNA for the two farm roads that connect the Tin Hut terrace and Luggate Creek flats.
 - 10.3. E30D – Luggate Creek Gorge
 - a. Request that the boundary of the SNA is amended to include a 20m wide corridor for the existing farm road as shown in submission 439.

This road is the main thorough fare between the hill country to the south of Luggate Creek and the farm woolshed and yards area near Atkins Road. The hill slope is steep and currently the switch backs are very tight to negotiate in a 4wD vehicle. This section of road is the first one on the list for future development.
 - 10.4. E30F – Alice Burn

Request that the boundary of the SNA is amended to include a 20m wide corridor for the existing farm road as shown in submission 439.
 - 10.5. E18G - Winestock

Request that the boundary of the SNA is amended to include a 20m wide corridor for the existing farm road as shown in submission 439.

Submission 483 – Atkins Rd Rural Residential Zone

11. Our initial submission 483 was to rezone an area of 17 hectares from Rural zone to Rural Residential. The land is on the west side of Luggate town and is accessed by Atkins Rd. The 17 ha area included 9 ha of land for Rural Residential zone development and two zones of building restrictions being the terrace riser on the west side of the site and the flats to the south of the site beside Luggate Creek. (See Appendix 2, Plan 2A).
12. In order to simplify this submission the area has been amended to just the 9 hectares proposed as RRZ (see Appendix 2 Plan 2B). The proposed building restriction area to the west of the site will remain as LMS land in the rural zone. The proposed building restriction area to the south, beside Luggate Creek, will be offered to QLDC as Recreation Reserve land and maybe covered by a designation for this land use as a separate arrangement.
13. The 9 hectares is on two terraces and could be developed into 20 Lots of 4000m² with 1 hectare available for access roads and reserves.
14. In the Council S42A Report 17 March 2017 – Group 3 Rural – Mr Barr - recommends that Residential development should be restricted to the higher terrace which reduces the development area to 4.5ha and the number of RR sections to 10 (see Appendix 2 Plan 2B) . Mr Barrs evidence states that Rural Residential development on the north side of Atkins Rd, on the lower level terrace next to the existing farm managers house, would be inappropriate and give rise to “sprawl effects”. Also that he considers that a residential zone should have a natural boundary and that Atkins Road provides the natural boundary. Mr Barr states that he is relying on the evidence of Ms Mellsop. However in her Report, Ms Mellsop did not express any concerns with the rural residential development on the low or higher terraces at the end of Atkins Rd.
15. Ms Mellsops report (S42A Res 17 March 2017) states:

“In my view, the Atkins Road Rural Residential zone sought by LMS's submission #483 on the western edge of Luggate township could be absorbed within the landscape without significantly degrading the character of the township or surrounding rural environment or diminishing visual amenity values. The development would occur at the end of Atkins Road on the same terrace as existing rural residential development to the east, or on a higher terrace that is not highly visible from either Luggate township or SH6.”
16. Hence we question Mr Barrs concern for development on the lower terrace and request that this advice is reviewed. From LMS point of view if only the higher terrace is allowed to be developed to Rural Residential then the area on the lower terrace will become redundant as it will be segregated from the rest of the farming area.
17. Services - The Council Report - Infrastructure - by U Glasner - 20 March 2017) opposed the RRZ on the basis that there is no available capacity in the Luggate town water supply scheme and no capacity in the Luggate wastewater network. However there is a water supply on LMS that is sufficient to supply the proposed RRZ and the Opus Engineering report has identified that the zone is suitable for wastewater disposal to septic tank and onsite soakage field. Hence the RRZ area can be developed without requiring connection to the existing Luggate services.
18. In regard to access, the Council S42A Report on Transport by W Banks – 20 March 2017, described that access via Atkins Rd would be acceptable if the road is widened to 2 lanes and that this could be undertaken at the time of subdivision. NZTA have given approval in principle for the use of the Atkins Rd/SH6 intersection for the proposed RRZ.

19. It is envisaged that development in the proposed RRZ would be controlled by the provisions (site and zone standards) as proposed in Chapter 22 of the PDP. No site specific provisions would be required. Conditions for the establishment of a water supply and on site waste water treatment and disposal would be prescribed at the time of application for a subdivision consent within the RRZ.

Submission 484 - Rural Lifestyle Zones

Area 1

20. Proposed RLZ Area 1 is a 100 ha area located alongside the Luggate Gorge SNA (E30D) and surrounding two smaller SNAs (E30E 1 & 2). The theme for this RLZ is for the creation of discrete lots located amongst the rocky tors and indigenous vegetation. The zone will be restricted to 20 lots of 1 to 2 hectares with allocated building platforms (see plan in Appendix 3). The number of Lots is limited to the ability of the topography to absorb the development on the Lots. The remnant lot would be owned by a body corporate of the small Lot owners and could be farmed and/or managed for enhancing ecological values.
21. As noted, by Colin the mid run area (Area 1) has no available water for irrigation and therefore has limited potential for development of more intensive farming. A feasible option then is a rural lifestyle development.
22. The Mid run area is shielded by topography from the Valley floor and limited discrete development is feasible without being visible from the wider Upper Clutha Valley. The Council S42A Report on Landscape – H Mellsop – 20 March 2017 - comments on Area 1 as follows; “While there is potential to locate access roads and built development within Area 1 so that it is not visible from the basin below, the Rural Lifestyle Zone would not ensure this outcome”.
23. The Council S42A report Group 3 Rural – Craig Barr 17 March 2017 - states that the development would be better promoted by resource consent, with conditions of consent for controlling the built form and managing the indigenous vegetation. However we note that the Rural zone has policy that is not in favour of rural residential development and we envisage that obtaining a consent for a residential subdivision would be difficult in the Rural zone under the PDP, particularly if the land is rated as ONL. A Rural Lifestyle zone with appropriate provisions would be more enabling and should be able to maintain visual amenity values.
24. We envisage the RL zone will have specific provisions in Chapter 27 and Chapter 22 of the PDP similar to the provisions recently included in the PDP for Wyuna Station Rural Lifestyle zone.
25. The specific provisions recommended will limit the number of allotments and require that the subdivision design, location of building platforms and associated mitigation measures would ensure that the built form and associated activities are not visible from any public places in the Upper Clutha Valley (see Appendix 4).

26. Ecology – The Council S42A Report – Ecology – Glenn Davis 17 March 2017 - noted that areas 1 and 4 contained ecological values (indigenous vegetation) and that Rural lifestyle Activity could be achieved with a minor effect on the ecology of the site. However Mr Davis advised that “a detailed application setting out the required area of vegetation clearance and ecological enhancement/restoration activities would need to be provided to allow an accurate assessment of the ecological effects”. As noted earlier the theme for these Rural Lifestyle developments is to promote living in an environment where there is indigenous vegetation and iconic Otago landscapes. Hence the emphasis for the subdivision development will be to protect and enhance the remnant indigenous vegetation. We consider that an assessment of the ecological values of each site and the effects of the proposed development is appropriate at the time of subdivision and have included a provision in the recommended provisions for Chap 27 for this purpose.
27. Access - There are 3 options identified for access to Area 1. Two of the options are across neighbouring property and discussions for easements are underway. The Council S42A Report on Transport - W Banks – 20 March 2017 commented that the access options had high construction costs and high ongoing maintenance costs which is a concern for Council if the road is vested in the QLDC. We agree with this summary and any future development will have to consider the costs of maintaining a private road.

Area 3 - Proposed RLZ

28. Area 3 is a 6 hectares terrace on the south side of Luggate. A Rural Lifestyle zone would allow 3 Lots of average 2 hectares.
29. Services - The Council S42A Report - Infrastructure - by U Glasner - 20 March 2017) advised that a domestic water supply from Luggate town supply is feasible as the storage tanks for the town supply are located on the same terrace.
30. Waste water disposal would be by septic tank and ground is suitable for on-site disposal fields.
31. Access is via an existing gravel farm road. The Council S42A Roding Report opposed the development because access was a single lane road and not suitable. We disagree with this assessment. The traffic volume from 3 lots will be low volume and sections of the road can be widened to allow for passing bays which would be adequate for low volume traffic use. As only 3 Lots plus farm use the road would not need to transfer to Council management and would remain privately owned. The Council has an easement over the road for access to the water supply tanks.
32. There is no indigenous vegetation on the site. There is a stand of mature pines along the edge of the terrace that will be useful for screening development on the site.
33. The potential adverse effects for Area 3 are effects on landscape and visual amenity.
34. The Council S42A Report – Landscape - Ms Mellsop - noted that “limited development could be absorbed if it was not visible from the wider basin” and that “site specific controls would be required to ensure there was no degradation of the landscape values of the surrounding ONL and these would be difficult to define within the framework of Rural Lifestyle Zone ”.
35. We have recommended the following site specific controls for Area 3;
- building restriction areas on the terrace riser at the rear,
 - the location of building platforms to be at the rear of the terrace,
 - a building height restriction of 6m.

- a requirement for a landscape plan to achieve screening of built form on site (which could include retaining the trees on the front of the terrace until other plantings are established).

36. I consider that the site specific controls can be applied in a Rural Lifestyle zone and are recommended in the provisions to be included in Chapters 27 and 22 of the PDP (see appendix 4)

Area 4

37. Area 4 is 42 hectare area on two terrace levels and there is potential for 12 Lots. The terrace risers have remnant indigenous vegetation and each lot will include a section of the terrace riser that will require plans for the eradication of exotic plants, control of pest animals and enhancement of indigenous vegetation.
38. Services to be provided by developer and not by Council. Water supply is feasible from either a bore on the flats beside SH6 or from Dead Horse creek (existing water permit). Waste water disposal is by septic tank and the ground is suitable for on-site disposal field.
39. Access is by existing farm road and no new road across the terrace risers will be required.
40. The Council S42A Report – Transport - opposed access due to poor sight distance at the intersection with SH6. However this is not correct and the sight distance along SH6 comply with NZTA guidelines.
41. Area 4 is similar to Area 1 where there is no available water supply for irrigation and has areas of regenerating indigenous vegetation (predominantly on terrace risers). Hence the area has limited farming production capability but very good potential for RL development due to north facing land with fantastic views and close proximity to Luggate.
42. There is potential for environmental gains with regen indigenous vegetation areas being maintained and enhanced under RL small block ownership rather than cleared for farm grazing development.
43. Similar to areas 1 and 3, the main adverse effects are related to landscape and visual amenity effects. We believe the landscape effects can be minimised by the proposed controls on development as listed in the recommendations for provisions to be included in the PDP in Chap 27 and Chap 22 (see appendix 4).

Submission 482 - ONL

44. Submission 482 – ONL – In our response to the Council S42A reports we raised the issue of the lack of agreement on the location of the ONL boundary on Lake McKay Station. The fact that four Landscape architects have studied the landscape in this area and have presented four variations of the ONL boundary.
45. This is a concern for my client and from a planning perspective as the land that falls within an ONL has a future land use largely restricted to farming.

46. We considered enlisting another LA to analyse the landscapes and present a report to the Panel on behalf of Lake McKay Station. At the time it was difficult to find an LA in NZ who was available to do the work but also not conflicted from working for Council or for neighbouring land owners. Then on further consideration we realised that a report from another LA could have two outcomes; a new ONL line or one that agreed with one of the four proposed ONL boundaries, and neither outcome would solve the issue of where is the most appropriate location for an ONL.
47. Our view is that the ONL should only be assigned to the lands where there is full agreement from the landscape architects that the landscape qualifies as an ONL. From reading evidence from a number of LAs the landform that is widely accepted as ONL is the foothills of the Pisa Range. These are the steeper slopes that rise above the terraces and it is the boundary between these two landforms that we consider should be promoted as the ONL boundary. We have promoted this as the ONL boundary as above this contour the landscape is fairly unilaterally un-modified. Whereas below this contour much of the land is farm land and has been modified by farming practices.
48. I note here that I do not have the professional qualifications of a landscape architect and the experience to state what aspects of these two landscapes makes one an ONL and not another. But the point I am making here is that the boundary we are promoting as the ONL line is where, we have observed from the LA reports presented so far, no one disputes that the foot hills and mountains of the Pisa Range are ONL, whereas below the boundary of this landform are the terraced farmlands and there appears to be a range of LA opinions on whether this land form is ONL.
49. Our initial submission promoted the reasoning that an ONL boundary at about the 500m contour correlated with the ONL on the Pisa Range in the Central Otago District.
50. Since then I have seen the evidence presented to the Panel explaining that the ONL in the CO District at the boundary with QLDC is at the 500m contour line, not because this was the agreed boundary of the ONL, but because there were existing consents granted for Rural Residential developments and the ONL had to be shown on the plans to be outside of these RR areas, and that further south of the RR developments the ONL boundary is at a lower altitude.
51. While I accept these findings it is interesting to note that further south in the CO District, along the eastern flank of the Pisa range the ONL line generally aligns with the same landscape boundary that we have identified being the boundary between the foothills of the Pisa Range and the terraces modified by farming activity. In Appendix 6 there are plans showing the ONL on the Pisa Range in the CO District. The ONL fairly closely follows the boundary between these two landscapes. At Queensberry the boundary is along the 360m contour line and further south, on Mt Pisa Station it rises again to around the 500m contour.
52. The point to note here is not so much the altitude of the ONL but that it appears to be along the boundary of the farmed terrace land and the steeper foothills of the Pisa Range which in our view is an appropriate boundary for the ONL. as above this boundary the status of ONL is fairly unanimous and below this boundary the jury is still deliberating. It is our opinion that setting the boundary of the ONL at lower altitudes in the PDP (along the valley floor as is the case south of Luggate) is too restrictive on future land use of the terrace farm land.

Appendix 1:

- A: QLDC SNA Consultation letter
- B: Tin Hut Creek SNA E30B Aerial Plan
- C: Other SNAs with farm roads on LMS

10 November 2014

Lake McKay Station Ltd
 Colin Harvey
 Managing Director
 PO Box 36240
 Northcote
 Auckland
 0748

Ref: Group E Lake McKay
 Wineslock

Dear Sir

IDENTIFICATION OF SIGNIFICANT NATURAL AREAS IN THE QUEENSTOWN LAKES DISTRICT PLAN

Your property has been identified as potentially containing sites of significant indigenous vegetation and/or habitats of significant indigenous fauna, referred to collectively as significant natural areas.

An assessment of your property was undertaken and a copy of the report and an aerial photograph of the area identified as being potentially significant are attached.

In undertaking this process the Council has been following a four stage process set out by the Environment Court.

<i>Stage 1 – Initial Identification</i>	Desktop review
<i>Stage 2 – Consultation Process</i>	Initial consultation with landowners/stakeholders
<i>Stage 3 – Assessment</i>	Assessments of identified sites
<i>Stage 2 – Consultation Process Continued</i>	Discussion of results with landowners
<i>Stage 4 – Final Consideration</i>	Consideration of whether or not to adopt any area identified in Stage 3 as being significant into the District Plan

At the completion of the assessments, the process set out by the Environment Court requires the Council to:

- (a) Discuss the results of any assessment with the landowner and occupier and where necessary, appropriate methods of management or protection.
- (b) Make the outcomes of any ecological assessment part of the public record.

Your feedback will be considered as part of the assessment of potential significant natural areas for scheduling in the District Plan. In accordance with the required process, the assessments will be made part of the public record, which will likely be in February 2015 prior to notification of the proposed District Plan in May 2015.

We received feedback from you in July 2013 and if you have no additional comments the original feedback is still applicable.

The Council has a rates remission policy available for landowners where land with a rating unit is volunteered to protect a natural feature. A copy of the policy is attached for your information.

An alternative to the areas being scheduled in the District Plan is the protection of the land by a QE II open space covenant. More information is available on their web page (<http://www.openspace.org.nz/>). By partnering with the QE II Trust in the protection of natural values on your property, you may be eligible for a fencing contribution should the exclusion of stock be deemed desirable to protect and enhance the identified natural values.

To ensure your views are included as part of this assessment any feedback received would be appreciated within 30 working days of the date of this letter. Feedback can be on the form attached, or ideally, by email directly to craig.barr@qldc.govt.nz.

You will be advised when it is decided to notify the plan change and will be able to submit on this matter and the indigenous vegetation rules after the formal notification of the plan change

If you would like to discuss the reports you can contact our ecologist Glenn Davis on 03 409 8664 (glenn.davis@davisconsultinggroup.co.nz) or myself on 03 443 0121 or at the email address above.

Thank you for your cooperation and patience throughout this process

Yours sincerely

Craig Barr
Senior Planner

Name: _____

Date: _____

Property: _____

Please return by, 23 December 2014.

In terms of the sites on your property identified in the ecological reports as significant and suitable for inclusion in district plan are there any additional matters that you consider work for or against the inclusion of any of the site(s) In particular:

Do you disagree with the assessment of the sites identified on your property, and if so which sites?

1. Please advise whether you agree or disagree with the assessments of the significance of the sites identified on your land and state the reasons for this.

2. Your general views on this issue, including development costs or loss of development potential and the efficient use of land.

3. Alternative regulatory or non-regulatory methods which would ensure the identified values and their needs are recognised and protected

4. Any resources required to implement effective protection

Remissions to any qualifying organisation shall be on the basis of 100% reduction in rates and charges except that no remission will be granted on targeted rates/charges for water supply, sewerage disposal or refuse collection, or areas used for bars

The policy shall apply to the ratepayers who meet the relevant criteria as jointly approved by the Chairperson of the Finance and Corporate Committee and the Accounting Manager

B. Land Protected for Natural, Historic or Cultural Conservation Purposes

Objective

To preserve and promote natural resources and heritage, to encourage the protection of land for natural, historic or cultural purposes

Conditions and Criteria

Ratepayers with rating units which have some feature of cultural, natural or historic heritage which is voluntarily protected may qualify for remission of rates under this part of the Policy.

Land that is non-rateable under Section 8 of the Local Government (Rating) Act 2002 and is liable only for targeted rates covering water supply, sewerage disposal or refuse collection will not qualify for remission under this part of the Policy.

Application

Applications must be in writing and should be supported by documentary evidence of the protected status of the rating unit e.g. a copy of the Covenant or other legal mechanism. This may include areas of land protected under the District Plan as significant indigenous vegetation or heritage buildings classified as QLDC Category 1

In considering any application for remission of rates under this part of the policy the Council will consider the following criteria:

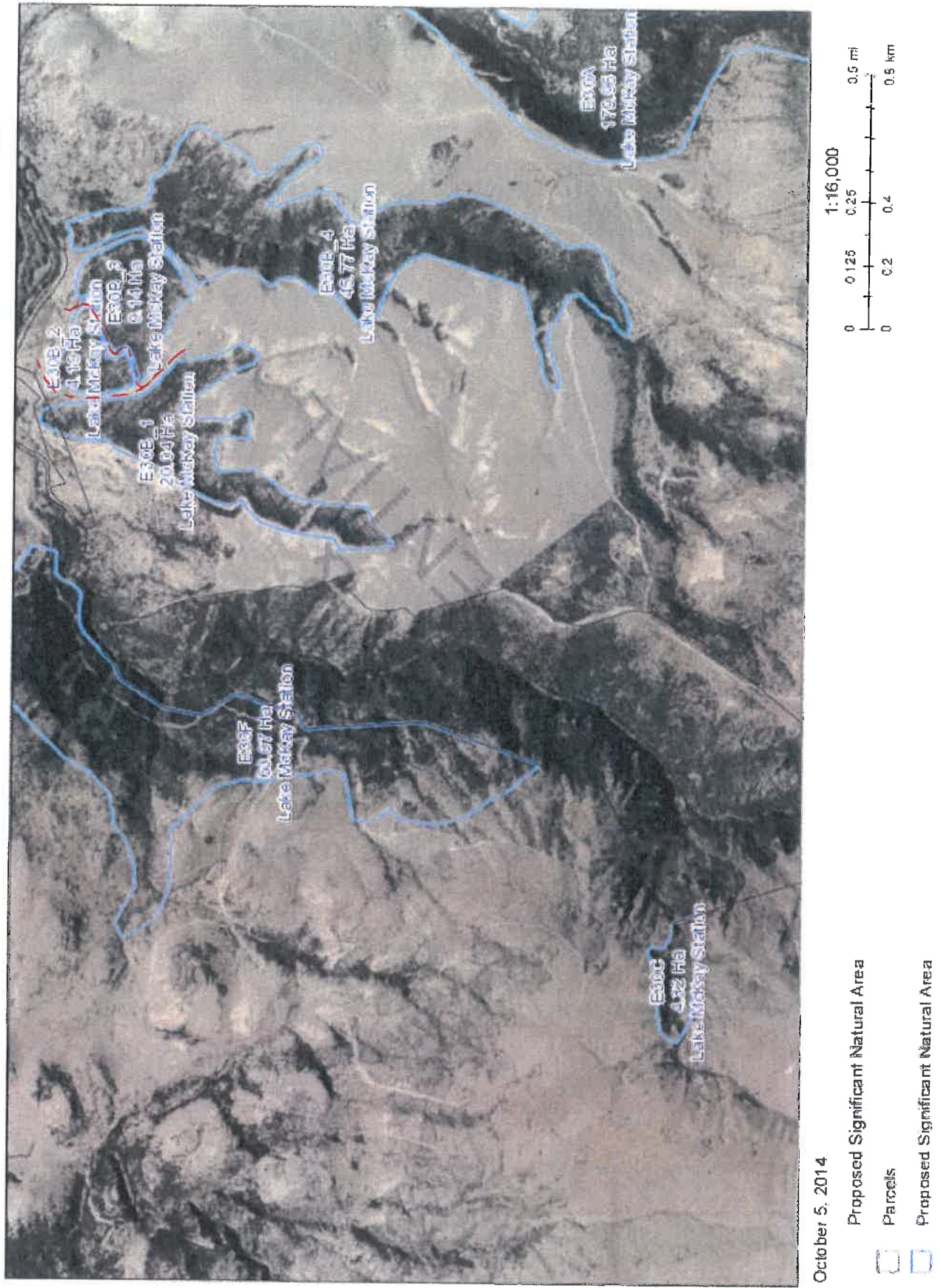
- The extent to which the preservation of natural, cultural and historic heritage will be promoted by granting remission of rates on the rating unit.
- The degree to which features of natural, cultural or historic heritage are present on the land.
- The degree to which features of natural, cultural or historic heritage inhibit the economic utilisation of the land.

The extent of any remission shall be determined by the Finance and Corporate Committee on a case by case basis

If an application is approved the Council will direct its valuation service provider to inspect the rating unit and prepare a valuation that will take into account any restrictions on the use that may be made of the land imposed by the protection mechanism. Ratepayers should note that the valuation service provider's decision is final as there are no statutory rights of objection or appeal for valuations of this nature

In granting remissions under this part of the Policy, the Council may specify certain conditions before remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted rates if the conditions are violated.

Figure 1: The area of potential significance - Tin Tin Hut Crk SNA B - E30B_1-4



PARCEL AND SHADER SHOWN ARE SUBJECT TO THE CURRENT PURPOSE.

Figure 1: The area of potential significance - Luggate Crk SNAD - E30D.

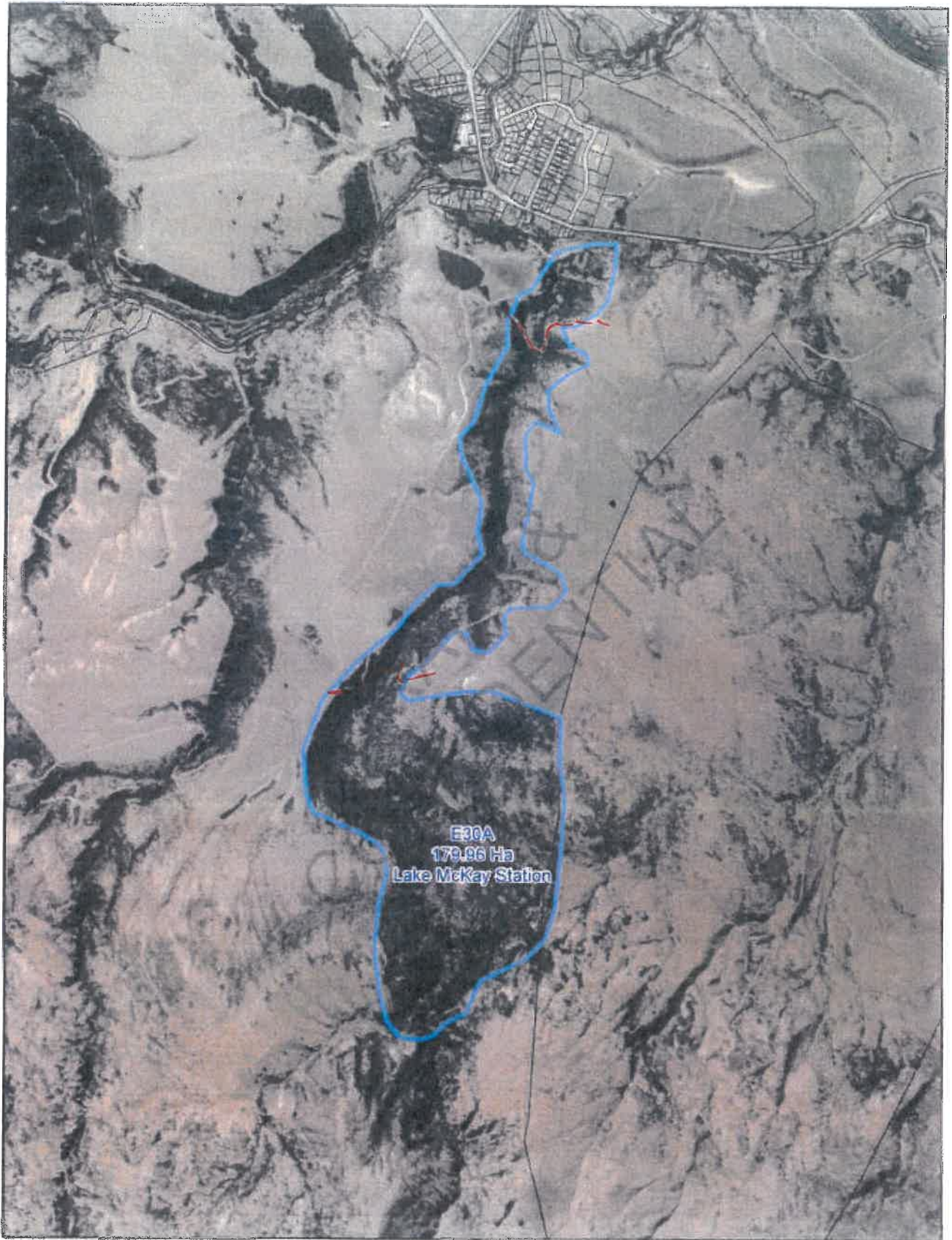


October 5, 2014

- Proposed Significant Natural Area
- Parcels
- Proposed Significant Natural Area

Please note the area shown is for informational purposes only.

Figure 1: The area of potential significance - Deadhorse Crk SNA A - E30A



Please note the area shown is indicative and only for discussion purposes

Legend



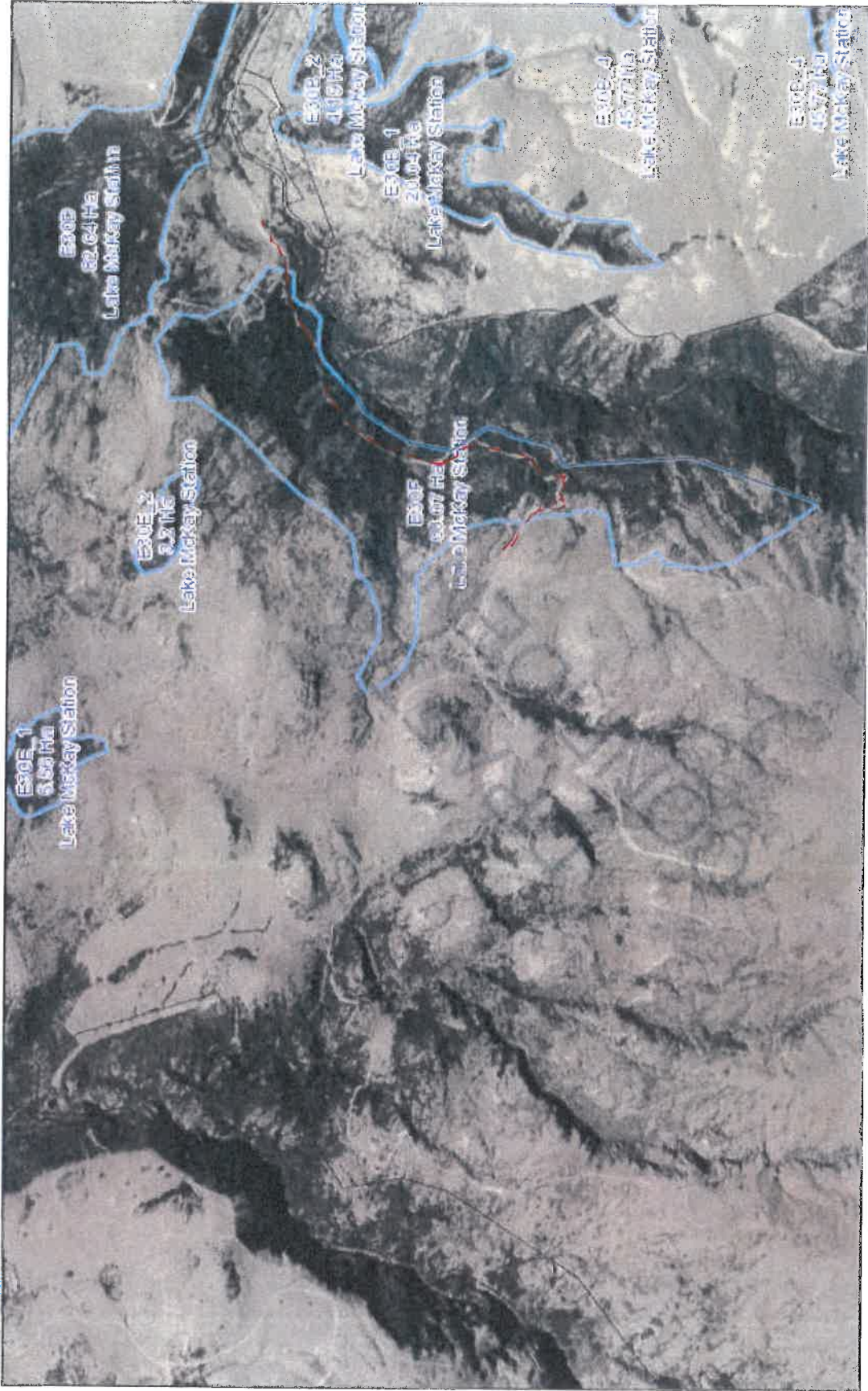
-  Proposed Significant Natural Area
-  Land Parcels



Figure 1: The area of potential significance - Alice Burn SNA F - E30F.



October 8, 2014

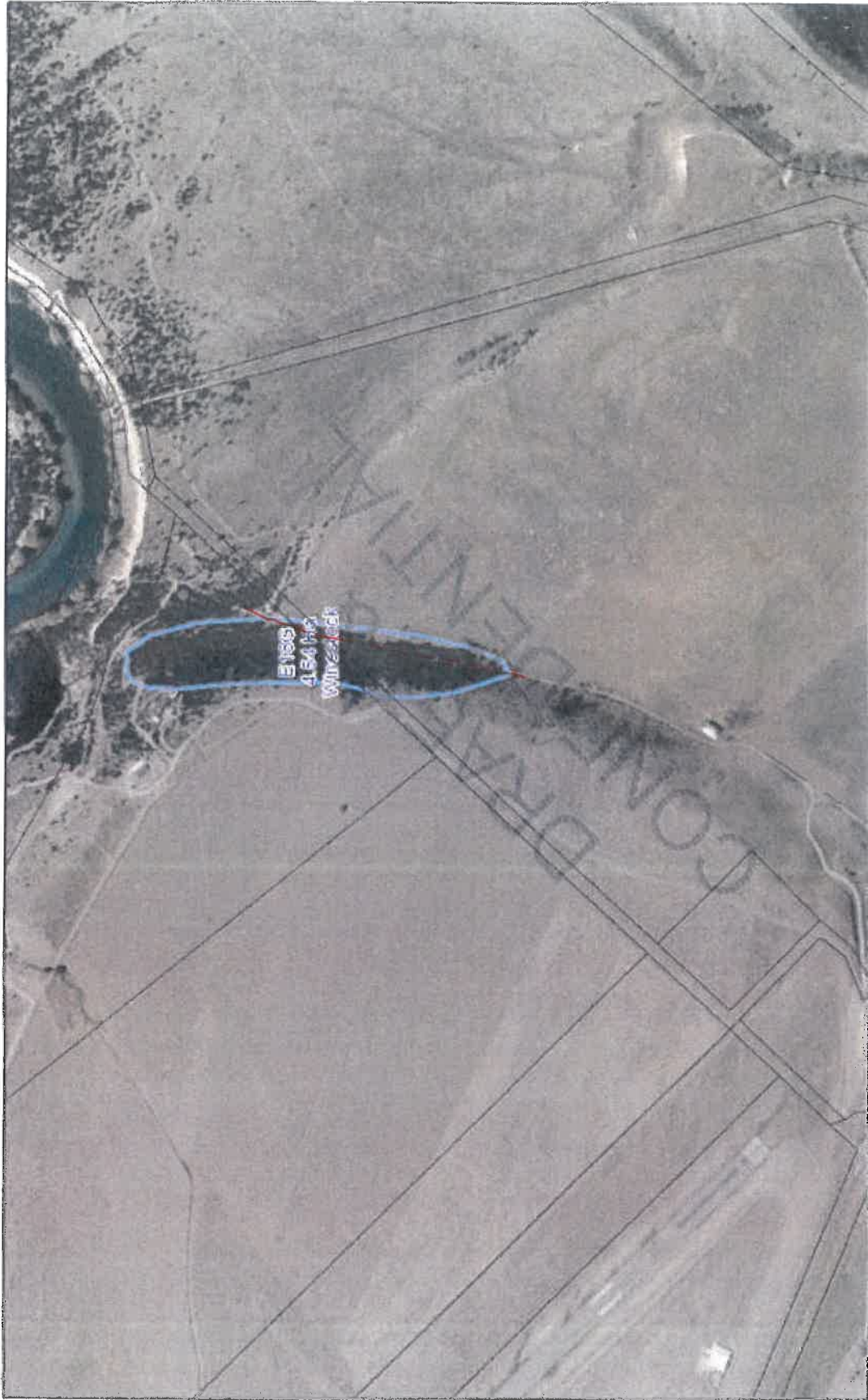
Proposed Significant Natural Area

Parcels

Proposed Significant Natural Area

BASED ON THE DATA PROVIDED BY THE CANADIAN LAND INFORMATION SYSTEM (CLIS) AND THE CANADIAN LAND INFORMATION SYSTEM (CLIS).

Figure 1: The area of potential significance - Winestock SNA G - E18G.



October 3, 2014

Proposed Significant Natural Area

Parcels

Proposed Significant Natural Area

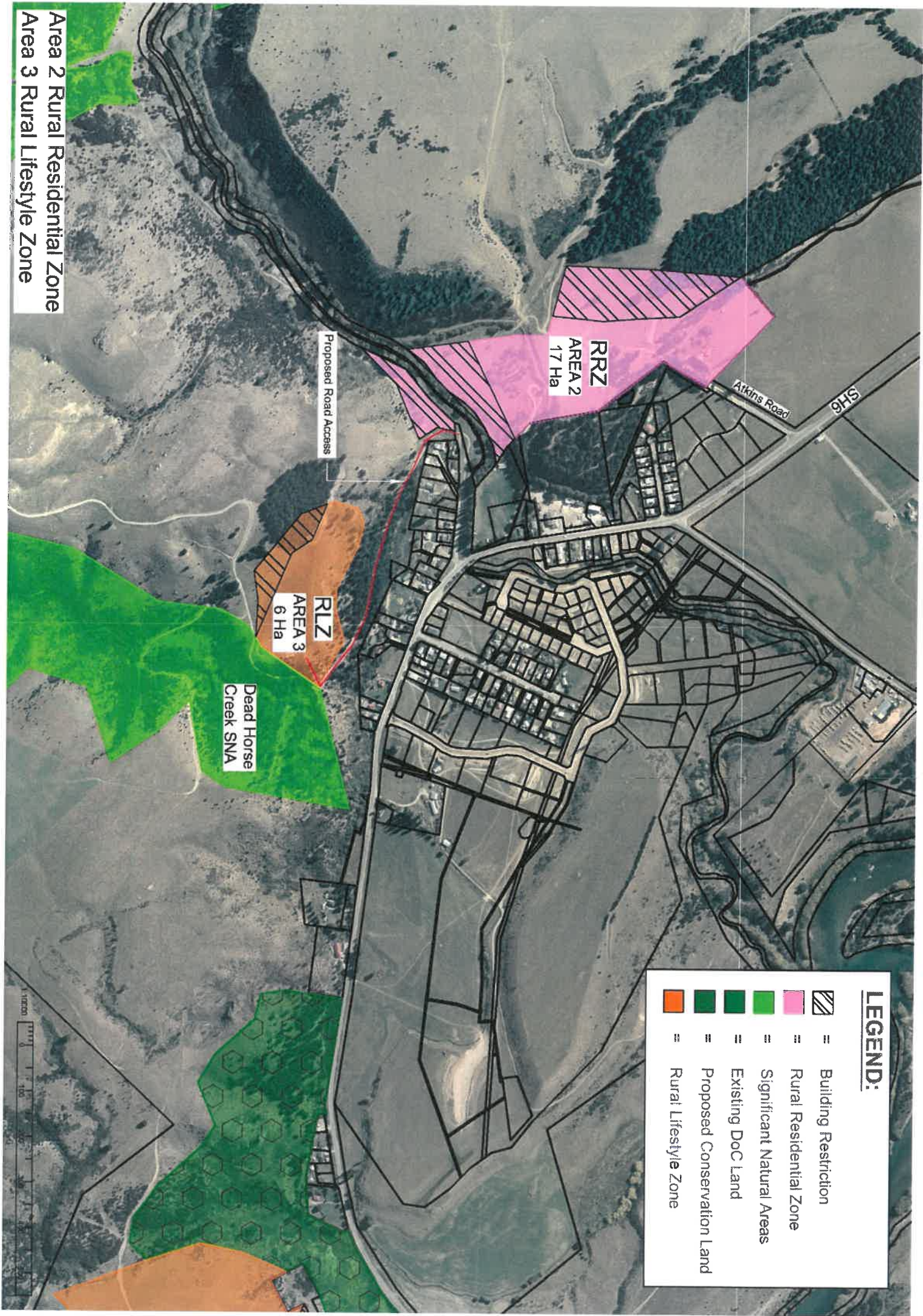
1:8,000
0 0.05 0.1 0.2 0.4 km

Please note that areas shown are indicative and only for illustrative purposes.

Appendix 2:

A: Atkins Rd RRZ Plan –Initial submission 483

B: Atkins Rd RRZ Amended Plan



Area 2 Rural Residential Zone
 Area 3 Rural Lifestyle Zone

Proposed Road Access

RRZ
 AREA 2
 17 Ha







Atkins Road

SH6

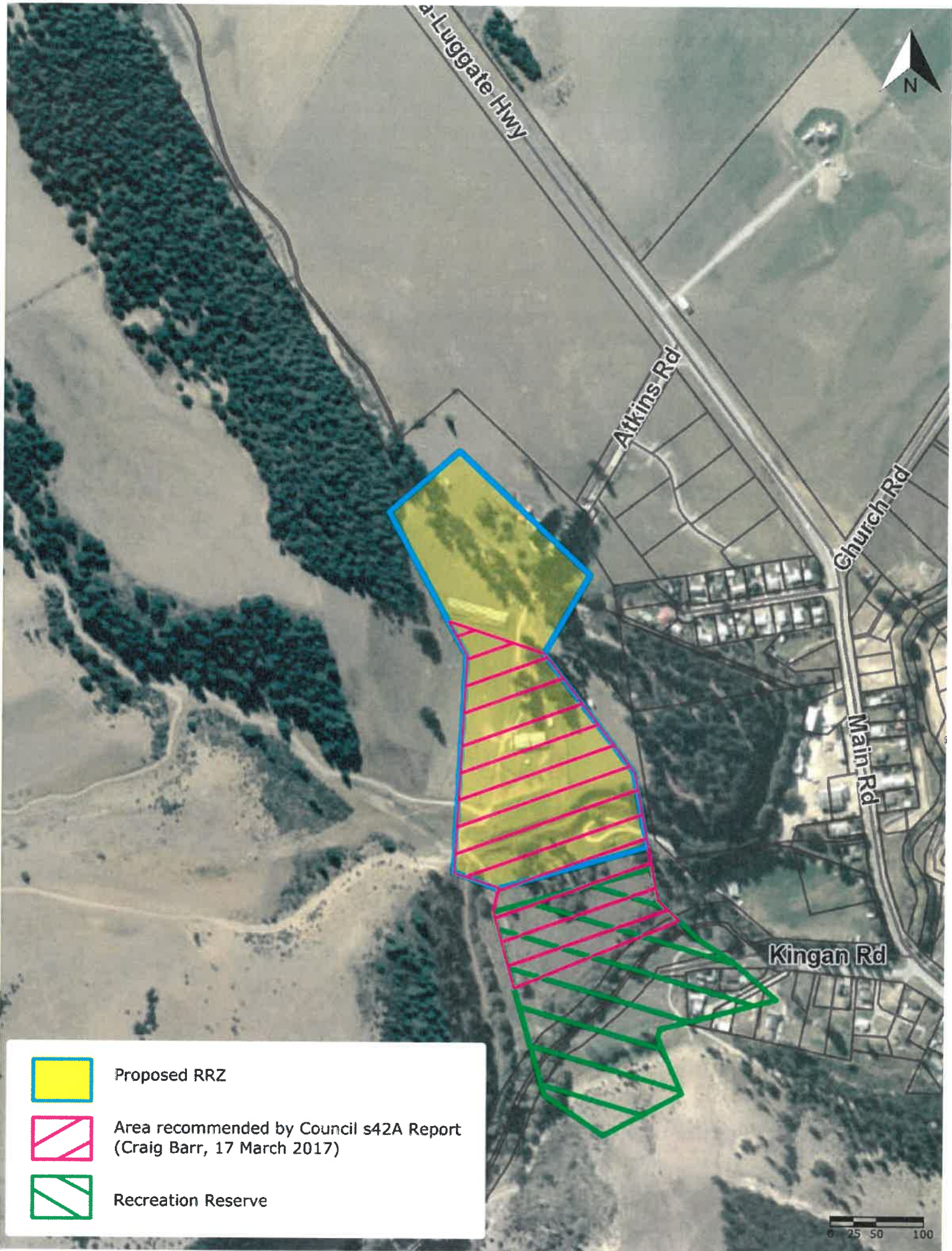
RLZ
 AREA 3
 6 Ha

Dead Horse
 Creek SNA

LEGEND:

-  = Building Restriction
-  = Rural Residential Zone
-  = Significant Natural Areas
-  = Existing Doc Land
-  = Proposed Conservation Land
-  = Rural Lifestyle Zone





Atkins Road Rural Residential Zone (RRZ) - Amended - March 2017

Lake McKay Station #483

Appendix 3: RLZ Area 1 – Proposed Layout of Allotments.



- NOTES:
- Contours from aerial survey (supplied by others)
 - Boundaries from Land Information NZ and are subject to survey
 - Contour interval is 1.0m



REV.	DATE	REVISION DETAILS	BY:
A	27-11-10	Initial release	BAM

TITLE:

**POTENTIAL HOUSE SITES
LAKE MCKAY STATION
WANAKA**

DATE: 30 Nov 2010

BY: Bruno McLeod

SCALE: 1:10,000

Original Plan AS

DRAWING & ISSUE No. 3217-1R-2A

AURUM

PO Box 2893
Wanaka 9300
Ph 03 442 3468
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Email admin@aurnz.co.nz

A professional and/or Aurn Survey/Consultants drawings and other data access to the internet is not permitted without the written consent of Aurn Survey/Consultants.
1. I warrant that the original hard copy version of this drawing is the only true and correct version.
2. Where the drawing or other data is for any purpose not intended to be used by Aurn Survey/Consultants.

Appendix 4 :

**Proposed provisions in Chapters 27 & 22 of the PDP for
Lake McKay Station Rural Lifestyle Zone**

Appendix 4

Recommended Provisions in Chapter 27 and Chapter 22 of the PDP for Lake McKay Station Rural Lifestyle Zones.

Chapter 27

27.7.X Objective – Lake McKay Station Rural Lifestyle Zones - To enable rural living development in a way that maintains the visual amenity values that are experienced from public places in the Upper Clutha Valley.

Policies

- 27.7.X.1 The subdivision design, identification of building platforms and associated mitigation methods shall ensure that built form and associated activities within the zone are reasonably inconspicuous when viewed from public places in the Upper Clutha Valley. Measures to achieve this shall include;
- Restricting the number of allotments in Area 1 to 20.
 - Restricting the number of allotments in Area 3 to 3.
 - Restricting the number of allotments in Area 4 to 12.
 - Prohibiting development over the sensitive areas of the zone via building restriction areas.
 - Appropriately locating buildings within the zone, including restrictions on future building bulk.
 - Using mounding and indigenous vegetation to assist with visual screening of development.
 - The maximum height of building shall be 6m above ground level prior to any subdivision development.
 - The subdivision in Areas 3 and 4 use the existing roads to the terrace areas and the subdivision design has regard to minimising the number of access roads to individual allotments.
 - The location and design of the access road to Area 1 avoids or mitigates adverse effects on the landscape and visual amenity values by not crossing skyline ridges and by following the natural form of the land to minimise earthworks, providing common driveways and by ensuring that appropriate landscape treatment or screening with indigenous vegetation is an integral component when constructing new access ways.
- 27.7.X.2 An application for subdivision in Area 1 shall include plans showing the area of any Indigenous vegetation clearance required for access roads and building platforms and show where possible avoidance of clearing indigenous vegetation and/or enhancement or restoration of indigenous vegetation.
- 27.7.X.3 Maintain and enhance the indigenous vegetation and ecosystems within the building restriction areas of the zone and to suitably and comprehensively maintain these areas into the future.
- Methods to remove or kill existing wilding exotic trees and weed species from the terrace escarpments of the zone area and to conduct this eradication annually;
 - Methods to exclude and/or suitably manage pests within the zone in order to foster growth of indigenous vegetation within the zone, on an ongoing basis;
 - A programme or list of maintenance work to be carried out on a year to year basis on order to bring about the goals set out above.
- 27.7.X.4 To recognise that Area 1 is within a ground penetration area of the Wanaka Airport Protection Conical and Inner horizontal surfaces and that at the time of subdivision design the location of any building and structures will need to include analysis for terrain shielding and obtain written approval from Queenstown Airport Corporation. The written approval will include an approval under Section 176 of the RMA(1991) for a change in land use.

Chapter 22.

Amend Section 22.3 – Other Provisions and Rules - 22.3.2 Clarification clause 22.3.2.10 as follows:

22.3.2.10 In addition to Tables 1 and 2, the following standards apply to the areas specified:

Table 3: Rural Lifestyle Deferred and Buffer Zones

Table 4: Rural Residential Zone at Forest Hill.

Table 5: Rural Residential Bob's Cove and Sub Zone.

Table 6: Ferry Hill Rural Residential Sub Zone.

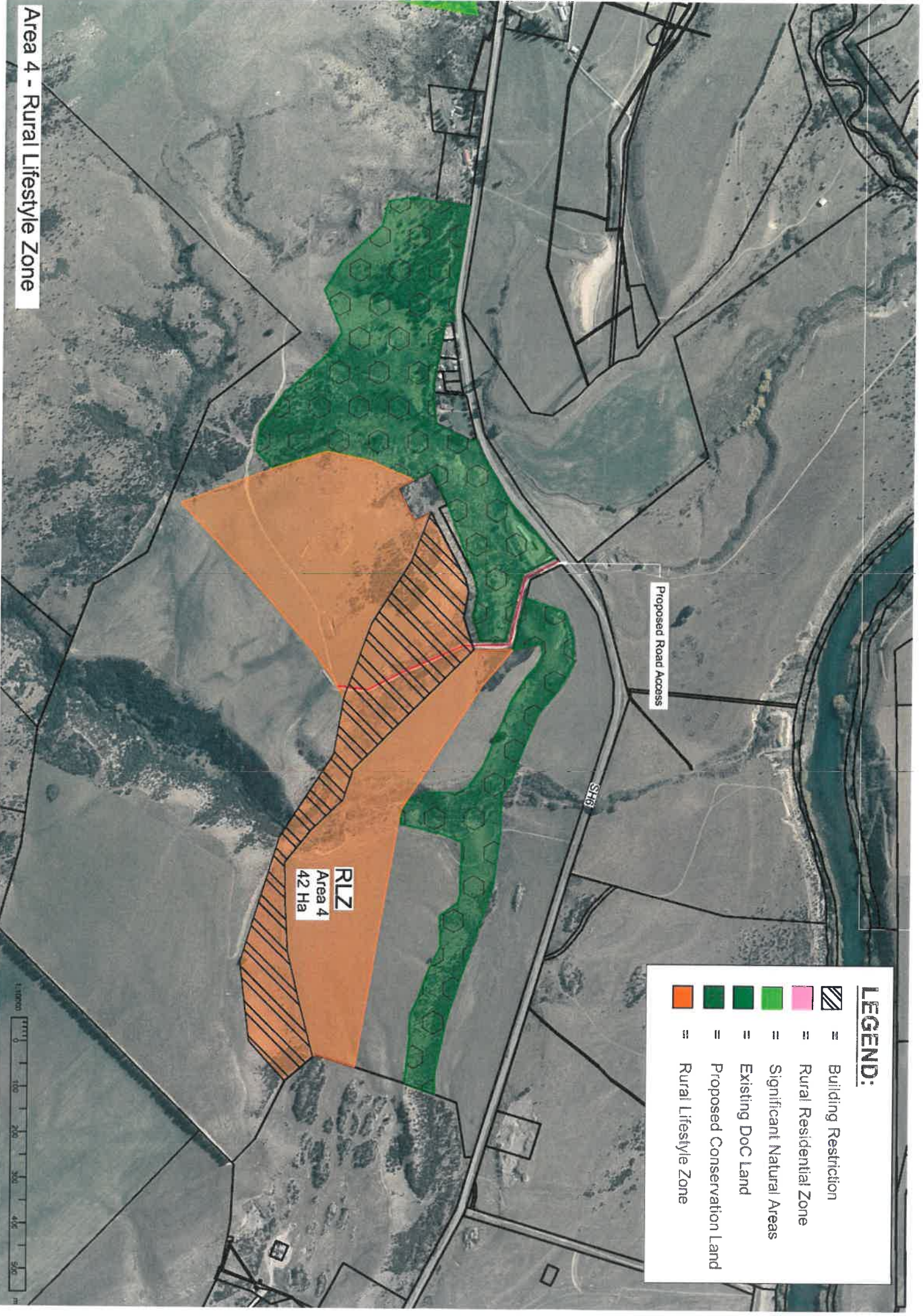
Table 7: Wyuna Station Rural Lifestyle Zone

Table X: Lake McKay Station Rural Lifestyle Zone

Insert a new Table X in Section 22.5 Rules - Standards

TABLE X	LAKE MCKAY STATION RURAL LIFESTYLE ZONE	NON-COMPLIANCE STATUS
22.5.x	Building Height The maximum height for any building is 6.0m.	NC
22.5.x.	Landscaping 22.5.x.x Any application for building consent shall be accompanied by a Landscape Plan that shows the species, location and density of planting. - the planting shall be predominantly indigenous species and shall provide screening for the built form on the site. 22.5.x.x The erection of solid o paling fences is not permitted.	D

Appendix 5: RLZ Area 4.



LEGEND:

-  = Building Restriction
-  = Rural Residential Zone
-  = Significant Natural Areas
-  = Existing DOC Land
-  = Proposed Conservation Land
-  = Rural Lifestyle Zone

Area 4 - Rural Lifestyle Zone

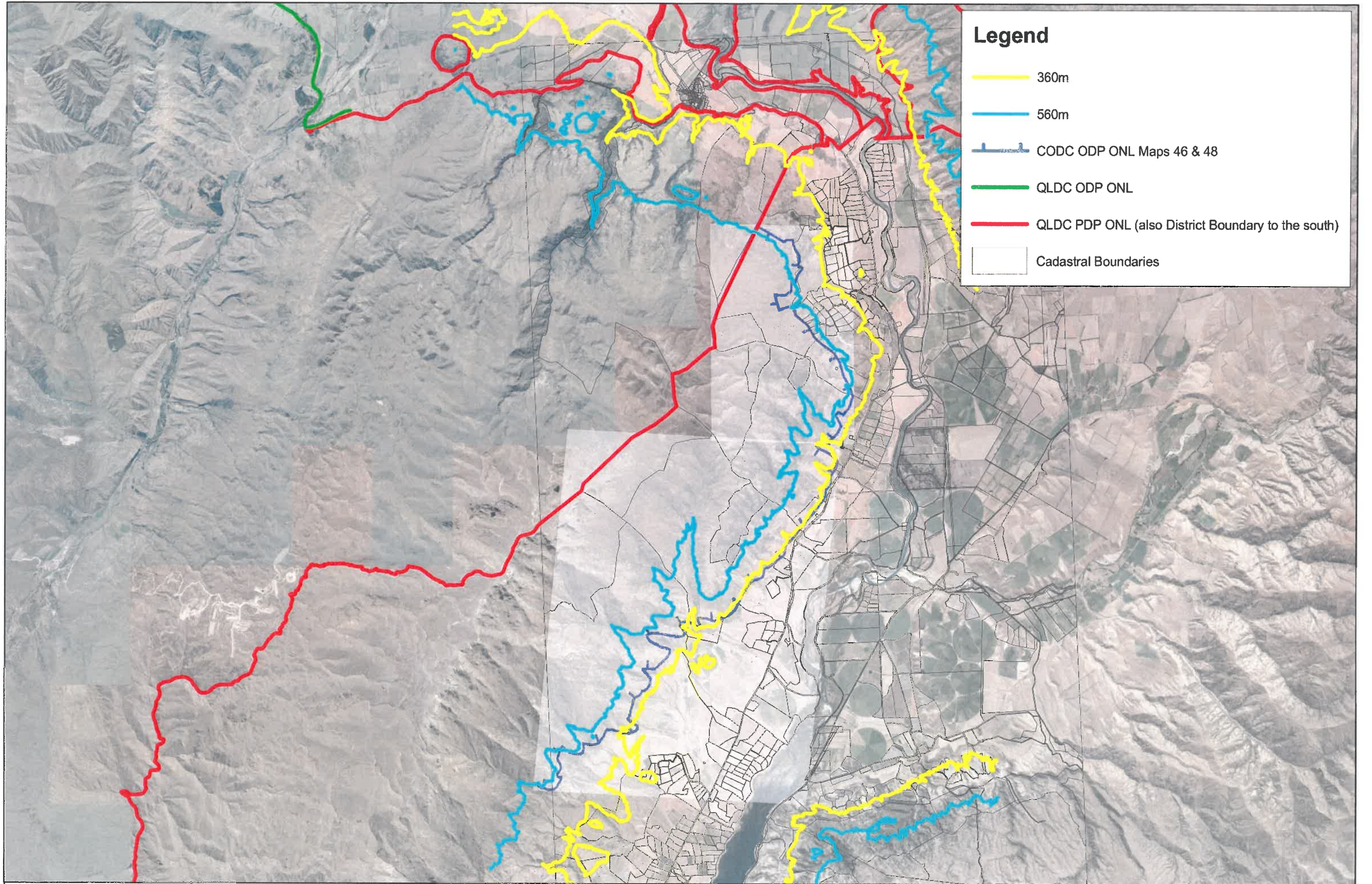
RLZ
Area 4
42 Ha

Proposed Road Access

SH3



Appendix 6 : CODC ONL Overlay Plans.



Legend

- 360m
- 560m
- CODC ODP ONL Maps 46 & 48
- QLDC ODP ONL
- QLDC PDP ONL (also District Boundary to the south)
- Cadastral Boundaries

**QLDC/CODC ONL and Contour Lines (overview)
Lake McKay Station #482**

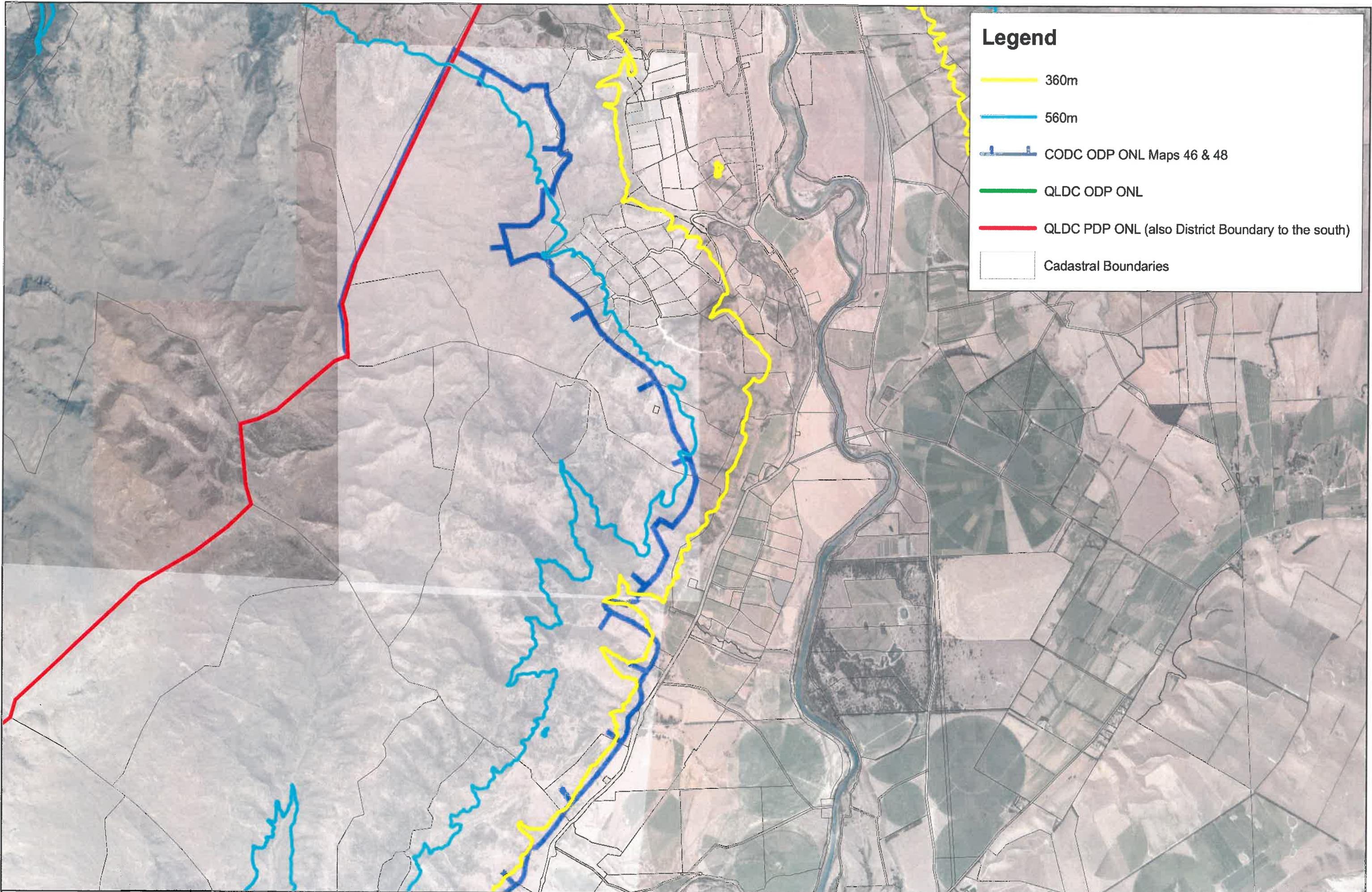


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Scale
0 0.5 1 Kilometers

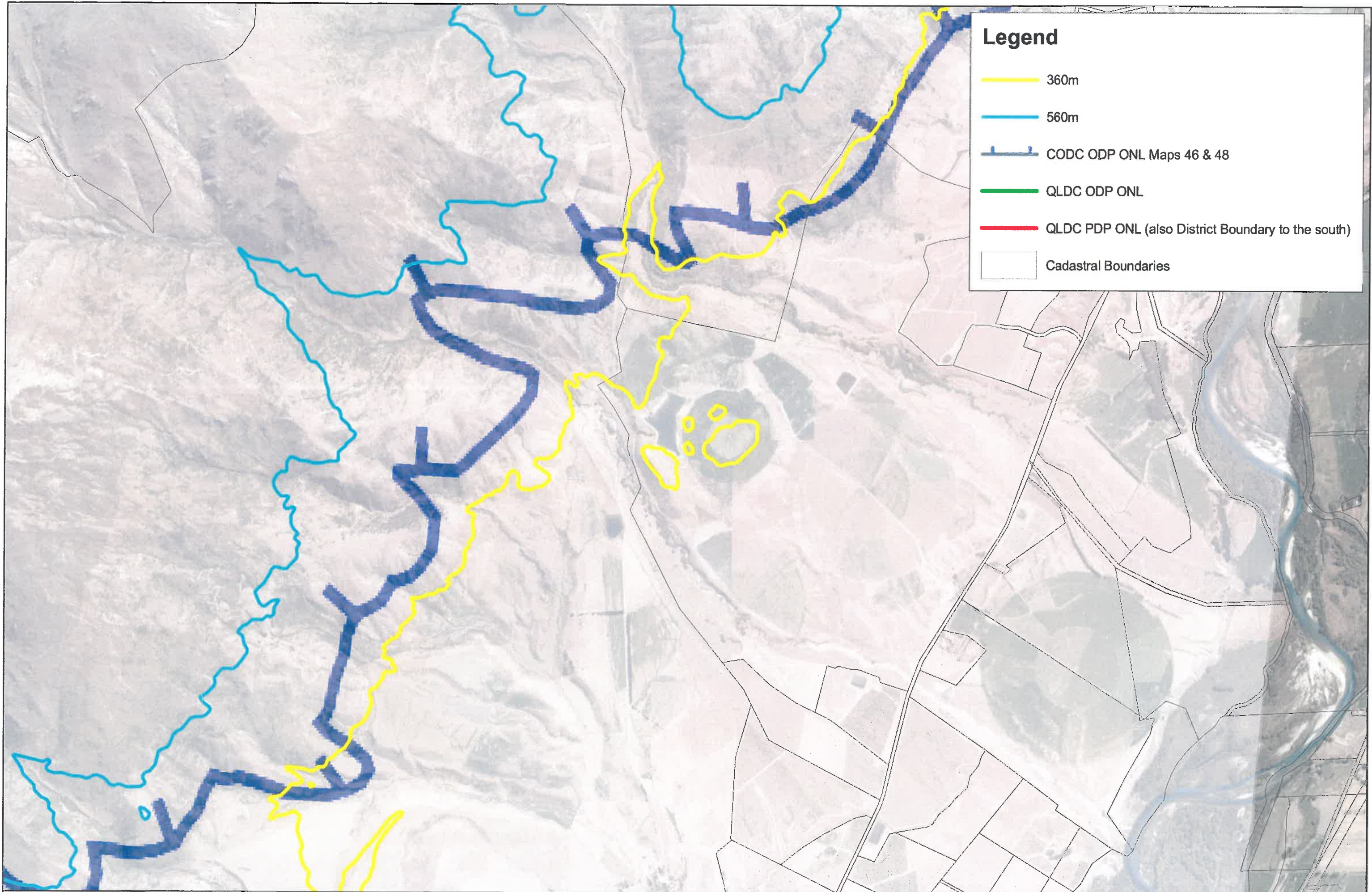
Project No: 6-NZ123.00-0853X
Date: 31/05/2017
Designed by: Mike Kelly & Lock Omasu



Legend

- 360m
- 560m
- CODC ODP ONL Maps 46 & 48
- QLDC ODP ONL
- QLDC PDP ONL (also District Boundary to the south)
- Cadastral Boundaries

**QLDC/CODC ONL and Contour Lines (Queenberry 1)
 Lake McKay Station #482**



Legend

- 360m
- 560m
- CODC ODP ONL Maps 46 & 48
- QLDC ODP ONL
- QLDC PDP ONL (also District Boundary to the south)
- Cadastral Boundaries

**QLDC/CODC ONL and Contour Lines (Pisa Station)
Lake McKay Station #482**



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