

APPLICATION AS NOTIFIED

NZDL Trustee Limited

(RM200608)

**Submissions Close
12 February 2021**

FORM 12

File Number RM200608

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:

NZDL Trustee Limited

What is proposed:

An application for a Land Use consent to construct 11 units in the form of airstream caravans and undertake 365 nights per year of short term Visitor Accommodation for a maximum of thirty six (36) guests with associated landscaping, services and a second access to the site. This is in addition to an existing unit on site consented for a maximum of eight (8) guests for 365 nights per year of short term Visitor Accommodation.

Access is proposed from Orchard Road.

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

18 Orchard Road, Wanaka

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

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

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM200608 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Francesca McAdam, who may be contacted by phone at 03 450 0444 or email at Francesca.mcadam@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:

12 February 2021

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/application-forms-and-fees#other_forms

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

NZDL Limited
C/- Nicola Scott
Wanaka Resource Management Ltd
nicolascott@xtra.co.nz
17 Old Racecourse Road, Albert Town, Wanaka

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 14 January 2021

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



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*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:

*Phone Numbers: Day

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:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:

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:

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:

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

District Plan Zone(s):



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

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



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

☐

Land use consent

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

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

☐

BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:



APPLICATION 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

➔ <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>.

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

☐

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

☐

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

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



OTHER CONSENTS // CONTINUED

☐

I have included a Preliminary Site Investigation undertaken by a 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

Are any additional consent(s) required that have been applied for separately?

☐ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

☐

Yes

☐

N/A



INFORMATION REQUIRED TO BE SUBMITTED //

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

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

☐

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

☐

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

☐

A site plan at a convenient scale.

☐

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

☐

An Assessment of Effects (AEE).

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



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



PRIVACY INFORMATION

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



FEES INFORMATION

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

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



FEES INFORMATION // CONTINUED

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

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

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

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](#) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

☐

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZNZ22)

☐

Cheque payable to Queenstown Lakes District Council attached

☐

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

*Reference

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

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

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

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 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.

☐

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

Firm/Company

Dated

**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;

Information provided within the Form above

- (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).

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



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:

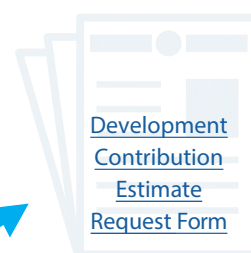
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas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

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

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

LAND USE CONSENT APPLICATION VISITOR ACCOMMODATION DEVELOPMENT NZDL TRUSTEE LTD

18 ORCHARD ROAD, WANAKA
AUGUST 2020



NICOLA SCOTT
WANAKA RESOURCE MANAGEMENT LTD

Ph (03) 443 6110
Cell 027 443 6114
nicolascott@xtra.co.nz

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1.0 Introduction

This application is for land use consent to undertake visitor accommodation (VA) activities from on-site caravans at 18 Orchard Road, Wanaka.

2.0 The Land

2.1 Location and Legal Description

The land is located at 18 Orchard Road, Wanaka. The site is located on the southern side of the intersection between Orchard Road and Cardrona Valley Road.

The site is 1.1946ha in area. The land is legally described as Lot 1 DP 23843, comprised in Record of Title OT16A/66.

2.2 Topography and Land Use

The site is generally flat land, with a low embankment in approximately the centre of the site. A dwelling, with attached garaging, is located in the south east corner. The site is aesthetically landscaped, with private gardens and hedging on the eastern half of the lot. The western side of the lot is in pasture grass with pine shelterbelts, and other scattered trees. A detailed site description is provided in the accompanying Landscape Architect's assessment (Appendix D).

The site is surrounded by a variety of uses, comprising rural living on similar size allotments to the south and west. To the north, across Orchard Road, there are two businesses in the restaurant trade, and various mixed-use residential/accommodation properties. Oakridge Resort (visitor accommodation) is located across the intersection to the north west.

2.3 Consent History

The site was created via subdivision consent RM930494, and the existing house constructed in 1994. A garage extension was approved via RM010789.

RM990500 – an application was made to subdivide the site into two parcels, however consent was refused.

More recently, RM200123 was issued to undertake Visitor Accommodation from the existing residential unit for up to 365 nights per calendar year, for up to 8 guests.

3.0 The Proposal

3.1 Visitor Accommodation

It is proposed to establish a caravan-themed visitor accommodation development on the western half of the property. Architectural Design & Site Plans (Appendix B) have been prepared by Tab Architectural Design.

Eleven permanent caravans are proposed to be located on the site, with each caravan having a wooden deck and single carpark. A Manager will live on the site within one of the caravans. The caravans are an imported Starship model (see attached brochure - Appendix C). The caravans range in height from 2.375m – 2.880m. A shade canopy can be extended out from the side of each caravan. The caravans are manufactured in a silver finish however, it is proposed that the caravans will be painted in a recessive colour appropriate to the Rural zone. A condition of consent is proposed to ensure that exterior surfaces are coloured in shades of greys, greens or browns with a light reflectance value (LRV) not greater than 20%.



Figure 1: Indicative Layout with wooden deck



Figure 2: Caravan with extended shade canopy

	No. of units	No. of guests per unit	Total No. of guests	Floor Area of caravan (m ²)
Starship No.1	1	6	6	20.1
Starship No.2	2	6	12	18.6
Starship No.3	3	4 (one includes the Manager's unit)	8	13.9
Starship No.4	2	3	6	10.2
Starship No.5	3	2 (one includes the reception/shop)	4	8.1
Total			36	143.7

The proposed VA will be for a maximum 36 guests at one time. VA use is proposed for up to 365 days per year. It is not proposed to have a minimum stay of any particular number of nights.

A centralised common area will comprise barbecues/fires, seating, children's play area, and spa pools. This is a concept idea and the final design will be confirmed at a later date. A condition of consent could be included which ensures Council controls final design approval.

The existing house on the property will continue to operate separately under the approved VA consent RM200123 for 8 guests.

3.2 Services

A separate Infrastructure & Services Report (Appendix E) provides full details of the proposed site servicing, however a summary is provided here.

The current water supply to the site is via an existing bore, established in 1993 when the subject site was created and the dwelling was constructed. The bore is located just to the east, on the adjoining Lot 3 DP509888. This bore services the existing house and is shared with two other properties.

It is proposed to construct a separate on-site bore for water supply for the new VA development. Advice has been sought from Washingtons Exploration Ltd.

Fire-fighting water supply will be provided via on-site tanks and a separate fire coupling will be located within the internal driveway.

Electricity will be extended underground to service the caravans. Aurora has confirmed supply availability. There is no intention to install landline telecommunications, and rather the cellular network will be utilised.

Stormwater disposal will be via on-site soakpits.

It is proposed to make a new connection to the Council foul sewer main in Orchard Road for wastewater disposal.

3.3 Parking & Access

The site has an existing entrance and formed driveway toward the eastern boundary, which will continue to service the existing house.

There is a second formed entrance in a roughly central location along the northern boundary. This is to be closed, and a new entrance formed further to the west. The new access is to be located opposite Mountain View Drive (private road) and will be formed as a cross intersection. The new access will include Stop controls and road widening similar to Mountain View Drive opposite. Further details are provided in the Infrastructure & Services Report (Appendix E) and the Traffic Assessment (Access), prepared by Bartlett Consulting (Appendix F).

The main on site access road into the caravan park is 6m wide and 2 lane to allow for vehicles to pass each other with ease, this will still approximately follow the existing track down into the site. The clockwise internal circulation access past the caravans is a one-way system. Internal roads will be a gravel formation.

There is parking provided for each caravan, and further parks for the reception area, being 13 parks in total. Parking for an occasional bus is provided to the west of the internal circulation, either on the grass or on a gravel pad. It is not proposed to encourage coaches or buses to the site as the scale of accommodation doesn't provide for this level of guest numbers.

3.4 Hours of Operation

The proposed hours of operation are 24 hours and 7 days per week. Guests will be encouraged to check in before 8pm and check out from 10am.

3.5 Management

A Manager's caravan is provided. It is envisaged that the visitor accommodation activity will be managed by this party, and that they will reside on site.

It is expected that a condition of consent will require a Visitor Accommodation Plan (including noise management controls) to be prepared and certified by Council prior to occupation of the units. An Assessment of Environmental Noise Effects has been prepared by Acoustic Engineering Services (Appendix G). This assessment of the proposed activity addresses on-going management and noise levels.

3.6 Landscaping

A landscape plan and written assessment has been prepared by Michelle Snodgrass, Landscape Architect (Appendix D).

3.7 Signage & Outdoor Lighting

Proposed signage (other than signage related to traffic movement within the site) is to comprise a single sign of 2m² maximum area, located in the north west corner of the site, as indicated on the site plan. The sign will not be illuminated.

Outside lighting will be sufficient to maintain safe outdoor areas. A condition of consent is proposed in the Landscape Architect's report to control and reduce visibility of lighting.

3.8 Earthworks

The proposed development is contained on the lower ground level within the site, defined by an existing earth bank. This negates the need for large scale earthworks. The land is generally flat and earthworks will be well within permitted activity levels.

Earthworks to prepare the site for building construction involve excavation of approximately 60m³ of soil, and 30m³ of fill. Therefore, a total proposed earthworks volume for cut to fill of 90m³. The cut and fill maximum heights are proposed at 0.5m.

4.0 Natural Hazards

The site is noted on the Council's natural hazards GIS database as being potentially subject to liquefaction category LIC 1 – nil to low risk. Therefore, no further assessment is made in this regard.

5.0 National Environmental Standard (NES) for Contaminants in Soil

The subject site was created as part of a subdivision in 1993, with a dwelling constructed at a similar time. The land has therefore been used for rural living for 25 years. Prior to this time it is likely that low intensity farming/productive land use was occurring.

Otago Regional Council have provided confirmation that the subject site does not appear on their database of properties where information is held regarding current or past land-uses that have the potential to contaminate land (Appendix H).

Therefore, it is expected the subject site is not a HAIL site, and the NES does not apply. No information has been found to indicate that past uses have contaminated the soil on this site to a level which poses a risk to human health.

6.0 District Plan Provisions

6.1 Operative District Plan (ODP)

The site is zoned Rural General in the Operative District Plan. The proposal requires resource consent for the following:

Section 5 – Rural Areas

- A **discretionary** activity consent pursuant to Rule 5.3.3.3(iii) for Visitor Accommodation.

6.2 Proposed District Plan (Stage 1 and 2)

The subject site is zoned Rural in the Proposed District Plan (PDP). The proposal requires resource consent for the following:

Rules that are treated as operative under s86F:

Chapter 21 – Rural

- A **discretionary** activity consent pursuant to Rule 21.4.11 for the construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks; and

-
- A **discretionary (restricted)** activity consent pursuant to Rule 21.5.1 for a breach of the standard for an internal boundary setback (minimum required 15m). The water tanks are located between 1.8m – 3.3m from the southern boundary.

Chapter 29 - Transport

- A **restricted discretionary** activity consent pursuant to Rule 29.5.18 for the breach of minimum sight distance of 140m. The new vehicle crossing will have a sight distance to the west of 75m; and
- A **restricted discretionary** activity consent pursuant to Rule 29.5.22 for the breach of distance of vehicle crossings from intersections. The new vehicle crossing is located opposite Mountain View Drive, where normally a 60m separation is required.

Chapter 36 - Noise

- A **non-complying** activity consent pursuant to Rule 36.5.1 related to noise emissions. The noise limits may be exceeded as follows:
 - ‘night-time’ noise limits (between 0700 and 0800 hours only) by up to 5dB at three properties opposite the site on Orchard Road due to vehicles driving; and
 - ‘day-time’ noise limits by up to 1dB at two properties opposite the site on Orchard Road due to heavy vehicles driving (a rubbish truck less than once per week); and
 - ‘night-time’ noise limits (between 0700 and 0800 hours, or between 2000 and 2200 hours) by up to 2dB at two properties opposite the site on Orchard Road due to noise from people talking.

Rules that have legal effect but are not yet treated as operative under s86F due to appeals are:

Chapter 21 – Rural

- A **discretionary** activity consent pursuant to Rule 21.4.19 for Visitor Accommodation.

6.3 Proposed District Plan (Stage 3)

There are no matters in the PDP Stage 3 that are relevant to this application.

7.0 Effects on Persons

The site is surrounded by a combination of rural lifestyle blocks, residential, commercial and visitor accommodation uses. It is considered that the general area of the surrounding environment is not typical of a standard rural environment, being more of a mixed landscape character.

To the north, across Orchard Road, there are two businesses in the restaurant trade, and mixed-use residential/accommodation properties, including the 21 units of Heritage Village (RM020560).

Oakridge Resort (also visitor accommodation) is located across the road intersection to the north west.



Figure 3: Surrounding land uses in vicinity of subject site (VA = Visitor Accommodation)

The closest nearby dwellings are at 13 and 11 Orchard Road (also visitor accommodation RM041157). They are separated from the subject site by Orchard Road, with the closest proposed caravan to be located approximately 65m from 11 Orchard Road's dwelling. Dwellings (or residential building platforms) to the south east are separated from the proposed caravan development by approximately 130-160m.

Landscape Architect, Michelle Snodgrass, has prepared a Landscape Assessment, which includes a visual effects assessment. This report discusses in detail the likely effects on visual amenity for surrounding private properties, with effects ranging in degree from nil, to slight and moderate. From 11 and 13 Orchard Road Ms Snodgrass notes that the proposal will not obstruct views to the

wider landscape. The report concludes that the location of the proposed caravans in the flatter, and lower part of the site combined with the additional tree planting and recessive colours of the caravans will give them a low degree of visibility from public roads and private properties adjacent to the site. The caravans are also of a low height which further assists with lack of visibility.

The VA can be effectively managed in order that potential adverse noise or amenity effects can be avoided or mitigated. A Noise Management Plan is proposed, and a live-in Manager will be available to ensure guests keep noise to a minimum. The maintenance of the character and amenity of the neighbourhood would be addressed by restrictions on use of outdoor areas (will not be permitted between 10.00pm and 7.00am). Small potential exceedances of the District Plan noise limits are considered to be acceptable, given proposed management and anticipated consent conditions. An objective of the proposed Noise Management Plan is to provide measures to actively discourage vehicles entering or exiting the site between 2200 and 0700 hours so as to not disturb other guests and surrounding neighbours. Based on the report and expert opinion of Acoustic Engineer, Ms Satory, it is considered that the effects of noise emissions will be minimal, and not unreasonable. Further detail is provided in Sections 8.3.2 and 8.5 below.

Parking for the development will be contained within the site boundaries. The proposed access is unlikely to adversely affect the safety of road users from adjoining properties, based on the proposed intersection design. The existing access to the western side of the subject site is to be moved further away from 11 Orchard Road.

The proposed water tanks are to be located within the internal boundary setback on the southern boundary. The tanks will be positioned within the range of 90m – 130m from the building platforms at 3 and 5 Little Orchard Way. They will be screened by existing vegetation on the subject site, such that they will not be dominant in these private views. It is not considered that the proposed tanks will adversely affect the privacy, outlook and amenity from the two southern adjoining properties.

Overall, it is considered that any adverse effects on persons from this VA development and activity will be less than minor.

8.0 Assessment of Environmental Effects

8.1 Permitted Baseline

All buildings in the Rural General Zone (including roading or landscaping associated with any building) require resource consent. Permitted activities in the Rural General zone are restricted to activities such as farming, planting, fencing and earthworks, within specific standards. Therefore, assessment against the permitted baseline is not relevant to this application.

8.2 Existing & Receiving Environment

The attached Landscape Assessment, prepared by Landscape Architect Michelle Snodgrass, provides detailed descriptions of surrounding land uses and the existing environment. The existing environment of the subject site includes the single story dwelling with associated tree and shrub planting, water tank and small garden shed. Approval has been given for visitor accommodation for up to 8 guests for 365 days per year in the dwelling. The site is surrounded by a combination of rural lifestyle blocks, residential, commercial and visitor accommodation uses. The general area of the surrounding environment is of a mixed landscape character.

The existing and receiving environment are considered relevant to the application in that the site has an existing VA activity, and is surrounded in the wider landscape by a mixture of zoning and land uses, with some being of a similar nature.

8.3 Actual and Potential Effects

The following actual and potential effects have been given consideration in assessing this proposal:

- Landscape, Character & Amenity
- Rural Amenities & Noise
- Services
- Transport & Access.

8.3.1 Landscape, Character & Amenity

A Landscape Assessment has been prepared by Landscape Architect Michelle Snodgrass. This report describes the landscape character and includes a visual effects assessment. The report describes the site as being, by default, part of the visual amenity landscape (VAL) of the Orchard Road Triangle development (off Little Orchard Way). Although it is noted, in Ms Snodgrass's opinion, the character of the site is not strongly VAL (being more domestic and suburban than Arcadian and pastoral). The landscape classification within the PDP is Rural Character Landscape. Accordingly, Ms Snodgrass has considered the assessment matters in Section 5.4.2.2 of the ODP and 21.21 of the PDP.

Ms Snodgrass's conclusion is as follows:

"To summarise, the site has a domestic and residential character more coherent with existing residential and commercial development on the northern side of Orchard Road than the rural lifestyle development on the western side of Cardrona Valley Road and within the 'Orchard Road' development south of the site and past the southern boundary of 5 Little Orchard Way.

The existing tree and shrub planting and existing house already largely contain the flatter part of the site which is below the elevation of Orchard Road and Cardrona Valley Road at the entrance. As such the site does not allow views across open paddocks to the wider rural lifestyle landscape but does allow views over the site to the wider mountain ranges. Proposed mitigation planting will further enclose the site and add to the existing character

of the surrounding landscape which has a moderate to high level of tree planting particularly to the west of the site. The tree planting, and proposal, will fit into the existing landscape character.

The location of the proposed caravans in the flatter, and lower part of the site combined with the additional tree planting and recessive colours of the caravans will give them a low degree of visibility from public roads and private properties adjacent to the site. Views of the site are already limited to short stretches of road because of topography, tree planting and development in the surrounding area. The tree planting will add to the visual amenity already established on the site and by screening the proposal will have a slight effect on visual amenity.

In my opinion the site and surrounding landscape can absorb the proposed caravans park without having a detrimental effect on the surrounding landscape.”

I concur with Ms Snodgrass’s assessment.

Ms Snodgrass discusses the landscape effects with reference to the sites current use and character. In addition to comments above, she notes that visitor accommodation is characteristic of the surrounding landscape, and the site has an existing VA consent for the house. The proposed caravan development is very small scale and the colours of the caravans will be appropriately recessive. The height of the caravans is very low (under 3m) in comparison to the zone limit for building height. Outside lighting will be sufficient to maintain safe outdoor areas. A condition of consent is proposed in the Landscape Architect’s report to control and reduce visibility of lighting. The report states that the magnitude of landscape effect will be low, and the proposed tree planting will be characteristic of the surrounding landscape.

8.3.2 Rural Amenities and Noise

The proposed water tanks are to be located within the internal boundary setback on the southern boundary. The tanks will be screened by existing vegetation on the subject site, such that they will not be dominant in private views, nor adversely affect rural amenity and landscape character.

An Assessment of Environmental Noise Effects has been prepared by Ms Rewa Satory of Acoustic Engineering Services. The report addresses on-going management and noise levels, with the conclusions being:

“We have reviewed the noise emissions which may be associated with the operation of the proposed caravan accommodation at 18 Orchard Road in Wanaka.

Based on a review of the WHO, NZS 6802 and other relevant guidelines, where noise levels comply with the District Plan noise limits, we expect the noise effects will be minimal. We also consider that if the noise levels are below 50 dB LAeq at any residential boundary or notional boundary of a dwelling in a rural area between 0700 and 2200 hours on any day, noise effects would be acceptable. In addition, a small exceedance (1 – 2 dB) of the 50 dB LAeq daytime limit may be acceptable for occasional activity.

Our analysis indicates that noise from light vehicles and guests talking on site is expected to be below 50 dB LAeq at all neighbouring boundaries between 0700 and 2200 hours and below the District Plan night-time limit of 40 dB LAeq at all relevant boundaries between 2200 and 0700 hours and therefore we expect effects will be minimal.

Given the separation between parking areas and neighbouring properties, we expect that noise events such as door slams, engine starts and the like will comply with the District Plan maximum night-time noise limit of 70 dB LAFmax at all relevant boundaries.

Rubbish or recycling removal is expected occasionally (less than once per week) between 0800 and 2200 hours. A single rubbish collection would be expected to generate 2 heavy vehicle movements and noise would be 50 dB LAeq or below at all boundaries except 11 Orchard Road and 74 Cardrona Valley Road (Florence's Foodstore) where a noise level of 51 dB LAeq may be expected. As a difference of 1 dB is inaudible and onsite rubbish/recycling collection is expected to occur only occasionally we expect effects will be minimal.

The occasional coach may visit the site between 0800 and 2200 hours and full compliance is expected with the District Plan noise limits at all neighbouring properties.

In order to ensure the effects of the noise emissions will be minimal, and that the noise will not be unreasonable, the following mitigation measures have been considered:

- A Noise Management Plan will be prepared for the site*
- A live-in manager will reside in Caravan 2*
- The rules and signage will advise that there is to be no noise between 2200 and 0700 hours. The NMP will provide measures to actively discourage vehicles entering or exiting the site between 2200 and 0700 hours so as to not disturb other guests and surrounding neighbours.*
- All caravans are set back a minimum of 20 metres from any road and 15 metres from all internal boundaries."*

Further detail is discussed in relation to noise effects under the VA Effects in Section 8.5 below.

8.3.3 Services

The proposal is able to be appropriately serviced with no detrimental effects on the surrounding environment. The electricity provider has confirmed that a suitable connection is available. Water, wastewater and stormwater services can be provided within appropriate consent conditions.

The proposed development can be serviced with only minimal upgrades required to Council's infrastructure (road widening and sealing). The extent of adverse effects arising from the proposal in terms of service provisions are considered to be less than minor in nature.

8.3.4 Transport & Access

The Traffic Assessment (Access), prepared by Bartlett Consulting, addresses transport effects from the proposed breaches of District Plan rules for the minimum sight distance from vehicle access, and distance of vehicle crossings from intersections.

Mr Bartlett states that the new proposed access will have good visibility of approaching vehicles from Mountain View Drive (opposite) and vehicles from each direction on Orchard Road. An appropriate access layout with Mountain View Drive opposite will be created by forming a cross intersection including Stop controls, and seal widening.

The proposed access location has restricted sight distance to the west (towards Cardrona Valley Road). This is due to the location of the intersection where approaching vehicles will be turning from Cardrona Valley Road. Given the intersection layout it is possible that some vehicles such as left turning vehicles (from Wanaka) could be travelling at less than 40km/hr. As these vehicles will be approaching at a slower speed the extent of sight distance required is reduced. Mr Bartlett advises that the available sight distance from the proposed access location is 75m suggesting that the proposed access location will have sufficient sight distance and will be appropriate for the proposed on-site activity.

Mr Bartlett considers that the proposed access intersection shown on the development drawings is appropriate and any adverse transport effects will be minimised to a point which is acceptable.

The site has sufficient area to readily accommodate parking and vehicle manoeuvring for the development.

8.3.5 Summary

Based on the report and expert opinion of Ms Snodgrass in regard to landscape and visual amenity it is considered that the proposed activity can be absorbed within the site and landscape without compromising the existing character of the surrounding landscape. Appropriate mitigation in the form of small scale of buildings, design controls, and existing plus proposed vegetation screening ensure the development will be discretely contained within the lower part of the site.

Based on the report and expert opinion of Ms Satory in regard to environmental noise effects, it is considered that the effects of noise emissions will be minimal. The mitigation measures of a Noise Management Plan (including rules and signage), a live-in Manager, and caravan locations away from boundaries can be ensured via consent condition.

The site can be adequately serviced and the effects from access provision are able to be mitigated with appropriate design. The proposed access is supported by expert opinion from Mr Bartlett, Traffic Engineer.

Overall, the proposed development will not result in adverse environmental effects that are more than minor.

8.4 Visitor Accommodation Assessment Matters

The ODP Assessment Matters 5.4.2.3(xiii) for Visitor Accommodation are stated as follows:

- (a) Any adverse effects of the proposed visitor accommodation in terms of:*
 - (i) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density rural environment.*
 - (ii) Loss of privacy and remoteness.*
 - (iii) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road.*
 - (iv) Pedestrian safety in the vicinity of the activity.*
 - (v) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.*
- (b) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.*
- (c) Any potential adverse effects of the activity on the quality of ground and/or surface waters.*

The PDP Rule 21.4.19 for Visitor Accommodation does not list matters of discretion, nor assessment matters. However, the following matters (as per Rule 21.9.5 for Residential Visitor Accommodation) provide a suitable guideline for assessment.

- (a) The scale of the activity, including the number of guests per night and the number of guest nights the activity operates in a 12 month period;*
- (b) The management of noise, rubbish and outdoor activities;*
- (c) The compliance of the residential unit with the Building Code as at the date of the consent;*
- (d) Health and safety provisions in relation to guests;*
- (e) Guest management and complaints procedures;*
- (f) The keeping of records of RVA use, and availability of records for Council inspection; and*
- (g) Monitoring requirements, including imposition of an annual monitoring charge.*

Accordingly, the above matters of the ODP and PDP have been given consideration in the following assessment.

8.5 Visitor Accommodation Effects

Location, Nature & Scale of Activities

The site is surrounded by a combination of rural lifestyle blocks, residential, commercial and visitor accommodation uses. The general area of the surrounding environment is of a mixed landscape character. The location and appearance of building, access and landscaping has been assessed within the Landscape Assessment, by Michelle Snodgrass, and addressed under Section 8.3.1 above. In Ms Snodgrass's opinion the site and surrounding landscape can absorb the proposed caravans without having a detrimental effect on the surrounding landscape.

The VA can be effectively managed in order that potential adverse noise or amenity effects can be avoided or mitigated. A Noise Management Plan is proposed, and a live-in Manager will be available to ensure guests keep noise to a minimum. The maintenance of the character and amenity of the neighbourhood would be addressed by restrictions on use of outdoor areas (will not be permitted between 10.00pm and 7.00am). Based on the report and expert opinion of Acoustic Engineer, Ms Satory, it is considered that the effects of noise emissions will be minimal, and not unreasonable (see further discussion below).

A common area for barbecues, spa pools, etc is to be located centrally on the site and at a substantial distance from any neighbouring dwelling. Proposed and existing landscaping on the subject site provides privacy and screening for both the site guests and nearby properties. Further, restrictions on outdoor area use will be in place, and the site managed to mitigate or avoid adverse effects.

Given the distances to neighbouring dwellings and residential building platforms, plus the landscaping, it is not considered that nearby residents will experience a loss of privacy or sense of remoteness from the proposed VA activities on the site.

Parking/Traffic

Mr Bartlett, Traffic Engineer, considers that the proposed access intersection shown on the development drawings is appropriate and any adverse transport effects will be minimised to a point which is acceptable. The site has sufficient area to readily accommodate parking and vehicle manoeuvring for the development. The existing environment of Orchard Road in the vicinity of the site has a low level of pedestrian activity. There are no footpaths, but there are wide grass road reserves. There will be opposing Stop controls at the new access intersection. Overall, the proposal is unlikely to create adverse effects on the safety and efficiency of the roading network.

There will be increased traffic generation to and from the site due to the activity. Ms Rewa Satory of Acoustic Engineering Services (AES) has assessed potential noise effects from light vehicles, occasional heavy vehicles, door slams, engine starts and the like. Ms Satory's conclusions are that effects will be minimal. Small potential exceedances of the District Plan noise limits are considered to be acceptable, given proposed management and anticipated compliance with consent conditions. An objective of the proposed Noise Management Plan is to provide measures to

actively discourage vehicles entering or exiting the site between 2200 and 0700 hours so as to not disturb other guests and surrounding neighbours.

Lighting from vehicles will be largely filtered by existing and proposed landscaping, with the internal circulation area contained on the lower part of the site. Further, the nearest neighbouring dwellings are at a distance of approximately 65m.

Noise, Rubbish & Hours of Operation

It is not considered that the proposed accommodation use on the subject site will adversely affect the use of adjoining or nearby sites, provided an appropriate Noise Management Plan is followed. This will include limiting the hours of use of outdoor areas, and instructions regarding rubbish and recycling. This will ensure rural amenity is maintained at the level anticipated by consent approval.

Small potential exceedances of the District Plan noise limits are considered to be acceptable, given proposed management and anticipated consent conditions. The AES acoustic assessment states the following:

“2.6 Discussion regarding acceptable noise levels

Based on the above, we observe that the PDP and ODP limits are in line with current best practice in terms of the standards referenced, and metrics used and in general, where noise levels comply with the District Plan noise limits we would expect the noise effects to be minimal.

However, when compared to the WHO and NZS 6802:2008 guidelines, the overall hours of the night-time period are longer, and the limits are more stringent. Therefore, based on the national and international guidance discussed above, we would consider noise levels of up to 50 dB LAeq to also be acceptable when received at neighbouring residential properties or notional boundaries of rural dwellings between 0700 and 0800 hours, and between 2000 and 2200 hours. We also note that a difference of 1 – 2 dB is inaudible, and therefore we consider a small exceedance of the daytime District Plan limit between 0800 and 2000 hours may also be acceptable for noise that occurs only occasionally.”

The site is serviced via Council rubbish collection services. However additional removal of rubbish or recycling is expected occasionally. The Acoustic Assessment discusses effects of heavy vehicle movements with potential for a slight (1dB) lack of compliance at two nearby properties. Ms Satory concludes that as a difference of 1 dB is inaudible and onsite rubbish/recycling collection is expected to occur only occasionally, effects are expected to be minimal.

Groundwater Quality

There are no anticipated adverse effects on groundwater quality. The applicant is decommissioning the existing on-site wastewater system and sewerage will be disposed of via Council reticulation. This eliminates any potential risk of groundwater contamination.

Building Code Compliance

Building consent will be obtained for the caravans and connections to services as required.

Health & Safety Provisions

The property will be protected by smoke alarms, which will be a Building Consent requirement, and it will be the Manager's responsibility to ensure these are in working order. Any other relevant health and safety matters, including emergency services details, can be included as instructions in on-site compendiums. Accordingly, in terms of health and safety provisions, no adverse effects on the environment are anticipated.

Guest Management & Complaints

It is not considered that the proposed accommodation use on the subject site will adversely affect the use of adjoining or nearby sites, provided the appropriate management plan is followed. A live-in Manager will ensure that guests adhere to rules and reduce the likelihood of complaints.

VA Records & Monitoring

The consent holder intends to keep records of the VA use and maintain these in a register which is available for Council inspection, as per the anticipated standard consent conditions for VA. It is understood by the applicant that Council monitoring may incur an annual monitoring charge.

Overall, the potential adverse effects on the environment from this proposed VA activity are considered to be no more than minor.

9.0 Section 104 Assessment

9.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 8 of this report.

9.2 Objectives and Policies of District Plan (s104(1)(b)(vi))

9.2.1 Operative District Plan

Due to some of the PDP provisions remaining under appeal, the relevant objectives and policies still requiring assessment in the ODP are contained within *Part 4 (District Wide)*, *Part 5 (Rural Areas)* and *Part 14 (Transport)*.

Part 4 – District Wide

The key issues in Section 4 for this proposal are those concerned with landscape and visual amenity under section 4.2.5. These policies and objectives seek to avoid inappropriate development in areas highly visible from public places and visible from public roads, to mitigate adverse effects through planting, and allow development in areas with the ability to absorb change.

Based on Ms Snodgrass's advice, and the assessment provided in Part 8.3 above, it is considered that the proposed development does meet the objectives and policies of Part 4. The proposal will have limited visibility from public roads, varying from nil to low. The location of the caravans in the lower part of the site, design controls, low height, and additional tree planting allow for the development to be absorbed in the surrounding landscape. The character and visual coherence of the landscape is maintained.

Part 5 – Rural Areas

The Objectives and associated policies deemed most relevant to this proposal are:

Objective 1 – Character and Landscape Value

Objective 2 – Life Supporting Capacity of Soils

Objective 3 – Rural Amenity

These objectives and policies seek to provide protection of the character and landscape value of rural areas, with adverse effects being controlled, and encouraging rural productive activity. Adverse effects on rural amenity are to be avoided, remedied or mitigated.

The proposed developments potential effects on the character and landscape value of the rural area are discussed above under Part 4 – District Wide objectives and policies. Ms Snodgrass's report notes that the nature of the visitor accommodation will not degrade the quality of character of the surrounding RCL as the site reads as being part of the suburban/urban edge at the intersection of Orchard Road, Cardona Valley Road and Studholme Road rather than the lifestyle landscape south of 5 Orchard Road. The site is also largely enclosed by existing trees and the proposal will be further screened by additional tree planting.

It is not considered that the site has potential value for rural productive activities given its size and location at the suburban edge of development. Therefore, the proposed visitor accommodation is unlikely to adversely affect the life supporting capacity of the District's soils.

The caravans are to be adequately setback from neighbouring boundaries and will not compromise the ability to undertake activities on neighbouring land. With appropriate management of the visitor accommodation (including a live-in Manager and restrictions on use of outdoor areas) it will ensure maintenance of the existing character and amenity of the local environment. It is not anticipated that the proposal will compromise rural amenity values and privacy, given the distance to neighbouring dwellings, combined with existing and proposed landscaping.

The application is considered to be consistent with the Objectives and Policies of Part 5.

Part 14 (Transport)

The Objectives and associated policies deemed most relevant to this proposal are:

Objective 1 – Efficiency

Objective 2 - Safety and Accessibility

Objective 3 – Environmental Effects of Transportation

Objective 5 – Parking and Loading

The proposed development is considered to be consistent with the relevant objectives and policies of Part 14. Traffic Engineer, Mr Bartlett, considers that the proposed access intersection is appropriate and any adverse transport effects will be minimised to a point which is acceptable. The site has sufficient area to readily accommodate off-road parking and vehicle manoeuvring for the development. Parking areas are to be located and landscaped in a manner which will mitigate adverse visual effects on neighbours, including outlook and privacy. The existing environment of Orchard Road in the vicinity of the site has a low level of pedestrian activity. There are no footpaths, but there are wide grass road reserves.

Minor breaches of transport rules will have minimal effects on the safety and operation of the adjacent local road network.

Overall the application is considered to be consistent with the Objectives and Policies of the Operative District Plan.

9.2.2 Proposed District Plan – Stage 1 and 2

In terms of the PDP, the application has been assessed in relation to the Policies and Objectives contained within *Chapter 3 (Strategic Direction)*, *Chapter 6 (Landscapes & Rural Character)*, *Chapter 21 (Rural)*, *Chapter 29 (Transport)* and *Chapter 36 (Noise)*.

Chapter 3 (Strategic Direction) & Chapter 6 (Landscapes & Rural Character)

The purpose of Chapter 6 is to provide greater detail as to how the landscape will be managed in order to implement the strategic objectives and policies in Chapter 3. The site is classified as Rural Character Landscape (RCL) and in accordance with Policy 6.3.1, objectives 3.2.5.1, 3.2.5.2, 3.3.29 and 3.3.31 are noted as relevant, however the latter relate to Outstanding Natural Landscape (ONL) or Outstanding Natural Features (ONF).

Ms Snodgrass's report has detailed analysis of the assessment matters for RCL in terms of Chapter 21.21 of the PDP. She notes those assessment matters have been derived from Policies 3.3.32, 6.3.10 and 6.3.19 to 6.3.29 inclusive. Accordingly, Ms Snodgrass's opinions are relevant to this section as follows:

“The site is not adjacent to an ONL or ONF.

The proposal is not visually prominent as it is contained into a shallow depression and largely screened or softened by existing and proposed tree planting.

Proposed tree planting will reduce the visual amenity of narrow views into the site. As the site is small and generally enclosed by planting those views provide little visual amenity of value. The proposed tree planting will not affect the wider visual amenity of views across open paddocks, or of amenity tree planting or of the surrounding mountain ranges.

As described previously in this report the landscape character of the site is more domestic and residential than pastoral and Arcadian. The caravans are located in the flat area of the site down slope and away from the roads as is the existing house which is where they will have the least impact on landscape character.”

This development is suitable in this location of the Rural Character Landscape and is considered to be consistent with the objectives and policies of Chapters 3 and 6.

Chapter 21 (Rural)

The Objectives and associated policies deemed most relevant to this proposal are:

21.2.1 Objective – A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

21.2.1.3 Policy - 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.

21.2.1.5 Policy - Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or views of the night sky.

21.2.1.15 Policy - Ensure traffic from new commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.

21.2.2 Objective - The life supporting capacity of soils is sustained.

21.2.9 Objective - Provision for diversification of farming and other rural activities that protect landscape and natural resource values and maintains the character of rural landscapes.

21.2.9.3 Policy - Provide for the establishment of activities such as tourism, commercial recreation or visitor accommodation located within farms where these enable landscape values and indigenous biodiversity to be sustained in the longer term.

Chapter 21’s zone purpose indicates that subdivision and development is only appropriate where it will not degrade landscape quality or character, or diminish rural amenity values. The chapter seeks to ensure that built form is suitably setback from boundaries to mitigate effects. The policies of Part 21, among other things, aim to ensure landscape values are sustained in the longer term, while providing for the establishment of activities such as tourism, commercial recreation or visitor accommodation where appropriate. The PDP seeks to 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.

The proposed development does not degrade the qualities, character and values of the RCL, with location in the flatter, lower part of the site and mitigation measures of design control, low building height, and vegetation screening. The proposal maintains natural character and visual amenity values being situated where the character of the landscape has the potential to absorb change.

The proposed caravans are to be adequately setback from neighbouring boundaries. Water tanks located within the internal boundary setback will be screened by existing vegetation to protect privacy, outlook and amenity from adjoining properties.

Outside lighting will be sufficient to maintain safe outdoor areas. A condition of consent is proposed in the Landscape Architect's report to control and reduce visibility of lighting.

Potential traffic effects in relation to additional generation, noise and safety have been assessed, with effects considered to be minimal. Access design, location of parking, site management and distances to neighbouring dwellings all provide mitigation in order that rural amenity is not diminished.

The proposal is unlikely to adversely affect the life supporting capacity of the District's soils given the small nature of the site.

Appropriate mitigation measures, namely on-site management of activities, seek to ensure the amenity values of the existing environment are maintained. Reverse sensitivity, in relation to rural activities, is an unlikely outcome of the proposal given that the site is situated in an area of existing mixed residential, commercial and VA uses, rather than being typical of a productive rural environment.

This proposal is of a scale and character that is compatible within the surrounding context and maintains rural living character and amenity values. As such, the proposed activity is in accordance with the PDP's objectives and policies in Chapter 21.

Chapter 29 (Transport)

In Section 29 the most relevant objective (and its associated policies) is:

29.2.2 Objective - Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:

- *providing a safe and efficient transport network;*
- *compact urban growth;*
- *economic development;*
- *facilitating an increase in walking and cycling and the use of public transport; and*
- *achieving the level of residential amenity and quality of urban design anticipated in the zone.*

The assessment has generally been covered already in previous sections, with Traffic Engineer, Mr Bartlett, satisfied that the proposed access intersection is appropriate and any adverse transport effects will be minimised to a point which is acceptable. Minor breaches of transport rules will have minimal effects on the safety and operation of the adjacent local road network. The existing environment of Orchard Road in the vicinity of the site has a low level of pedestrian activity. There are no footpaths, but there are wide grass road reserves.

Parking and manoeuvring areas are to be located so as they are predominantly central to the site, and combined with landscaping, the design mitigates adverse effects on the amenity of the zone and adjoining sites.

The proposed activity is considered to be in accordance with the PDP's objectives and policies in Chapter 29.

Chapter 36 (Noise)

36.2.1 Objective - The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.

36.2.1.1 Policy - Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.

36.2.1.2 Policy - Avoid, remedy or mitigate adverse noise reverse sensitivity effects.

Based on the report and expert opinion of Ms Satory in regard to environmental noise effects, it is considered that the effects of noise emissions will be minimal. The mitigation measures of a Noise Management Plan (including rules and signage), a live-in Manager, and caravan locations away from boundaries can be ensured via consent condition.

Overall the application is considered to be consistent with the Objectives and Policies of the Proposed District Plan.

9.2.3 Proposed District Plan – Stage 3

Stage 3 of the PDP does not contain any objectives or policies of particular relevance to this application.

9.2.4 Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment are the same under both the ODP and PDP, no weighting assessment has been made.

9.3 Particular Restrictions for Non-Complying Activities (S104(D))

The assessment in Section 8 above indicates that the first threshold test for a non-complying activity can be met. The application is not considered to create any actual or potential adverse effects which are more than minor.

With respect to the second threshold test under Section 104D it is considered that the proposal is not contrary to the relevant policies and objectives of the District Plan.

9.4 Part 2 of the RMA

The proposal will promote the purpose and principles of the Act. The development will result in sustainable management of natural and physical resources, whilst avoiding, remedying or mitigating adverse effects on the environment.

The adverse effects of the proposed development will be appropriately mitigated such that they are no more than minor, and will not degrade the Rural Character Landscape. The site is in a location which can absorb the development, being more domestic and suburban in nature than Arcadian and pastoral. Therefore, it is considered that the proposal represents the sustainable management of the District's natural and physical resources.

10.0 Conclusion

This application is to undertake visitor accommodation activities from on-site caravans at 18 Orchard Road, Wanaka.

Visitor accommodation is characteristic of the surrounding landscape, and the site has an existing VA consent for the house. Ms Snodgrass's opinion is that the character of the rural zoned site is more domestic and suburban than Arcadian and pastoral. It is considered that the proposed activity can be absorbed within the site and landscape without compromising the existing character of the surrounding landscape. Appropriate mitigation in the form of small scale of buildings, design controls, and existing plus proposed vegetation screening ensure the development will be discretely contained within the lower part of the site.

It is considered that the effects of noise emissions will be minimal, and not unreasonable. The mitigation measures include a Noise Management Plan (including rules and signage), a live-in Manager, and caravan locations away from boundaries. The maintenance of the character and amenity of the neighbourhood would be addressed, among other things, by restrictions on use of outdoor areas.

The site can be adequately serviced and the effects from access provision are able to be mitigated with appropriate design.

Overall, the potential adverse effects on the environment from this proposed VA activity are considered to be no more than minor.



Nicola Scott
Wanaka Resource Management Ltd

LIST OF ATTACHMENTS:

Appendix A: Record of Title

Appendix B: Architectural Design & Site Plans

Appendix C: 2020 Starship Brochure

Appendix D: Landscape Assessment Report & Plan, Michelle Snodgrass Landscape Architect

Appendix E: Infrastructure & Services Report

Appendix F: Traffic Assessment (Access), Bartlett Consulting

Appendix G: Assessment of Environmental Noise Effects, Acoustic Engineering Services

Appendix H: ORC Contaminated Soils Letter



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




R.W. Muir
Registrar-General
of Land

Identifier **OT16A/66**
Land Registration District **Otago**
Date Issued 22 July 1994

Prior References
OT13B/129

Estate Fee Simple
Area 1.1946 hectares more or less
Legal Description Lot 1 Deposited Plan 23843
Registered Owners
NZDL Trustee Limited

Interests

860815.5 Easement Certificate specifying the following easements - 22.7.1994 at 9.15 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Draw water	Lot 1 Deposited Plan 21122 - CT OT16A/68	A DP 23843	Lot 1 Deposited Plan 23843 - herein	Section 243 (a) Resource Management Act 1991
Convey electricity	Lot 1 Deposited Plan 21122 - CT OT16A/68	A DP 23843	Lot 1 Deposited Plan 23843 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 1 Deposited Plan 21122 - CT OT16A/68	a-b DP 23843	Lot 1 Deposited Plan 23843 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 1 Deposited Plan 23843 - herein	b-c-d DP 23843	Lot 2 Deposited Plan 23843 - CT OT16A/67	Section 243 (a) Resource Management Act 1991

MEMORANDUM OF EASEMENTS

Purpose	Dominant Tenement	Servient Tenement
Right to pass	LOTS 1 & 2	Pt Lot DP21122
Right to convey water	LOT 1	Pt Lot DP21122
Right to convey water	LOT 2	Pt Lot DP21122
Right to convey water	LOT 1	Pt Lot DP21122
Right to convey water	LOT 2	Pt Lot DP21122

Note: Line easements may not reflect as built services

LOT 1
1.1946 ha

LOT 2
1.1298 ha

ORCHARD ROAD

CARDRONA VALLEY ROAD

LEGAL

Pt LOT 1 DP 21122

APPROVALS

REGISTERED OWNERS
P. D. GORDON
J. H. GORDON

Approved pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of the Resource Management Act 1991 have been met and that the proposed subdivision is in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

The Common Seal of the Queenstown-Lakes District Council is affixed hereto in the presence of:

[Signature]
MAYOR

[Signature]
GENERAL MANAGER

NEW CT ALLOCATION

LOT	CT
LOT 1	CT 16A/66
LOT 2	CT 16A/67
Balance	CT 16A/68

Total Area 2324.41 ha

Comprised in CT 13B/129

1. NEL THOMAS, MC DONALD
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 224(c) of the Survey Act 1972. I hereby certify that the survey has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof, that the survey is correct and that the survey has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at QUEENSTOWN this 19th day of July 1994

[Signature]
Field Book P
Reference Plans P
Examined *[Signature]* Correct

Approved as to Survey *[Signature]*

10/15/94 *[Signature]* Chief Surveyor

Deposited this 29th day of July 1994

[Signature] District and Registrar

DP 23843

Received 8/3/94

10 539 Approved Land Use

LAND DISTRICT OTAGO

SURVEY BLK. & DIST. III LOWER WANAKA

NZMS 261 SHIT F 40 RECORD MAP No. 7-3

LOTS 1 and 2 BEING A SUBDIVISION OF LOT 1 DP 21122

Scale 1:1250

Date JULY 1993

TERRITORIAL AUTHORITY QUEENSTOWN LAKES DISTRICT

CLARK FORTUNE McDONALD & ASSOCIATES

Surveyed by

Scale 1:1250

Date JULY 1993

WA ROBERTSON, DIRECTOR GENERAL, SURVEY OF GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



STARSHIP

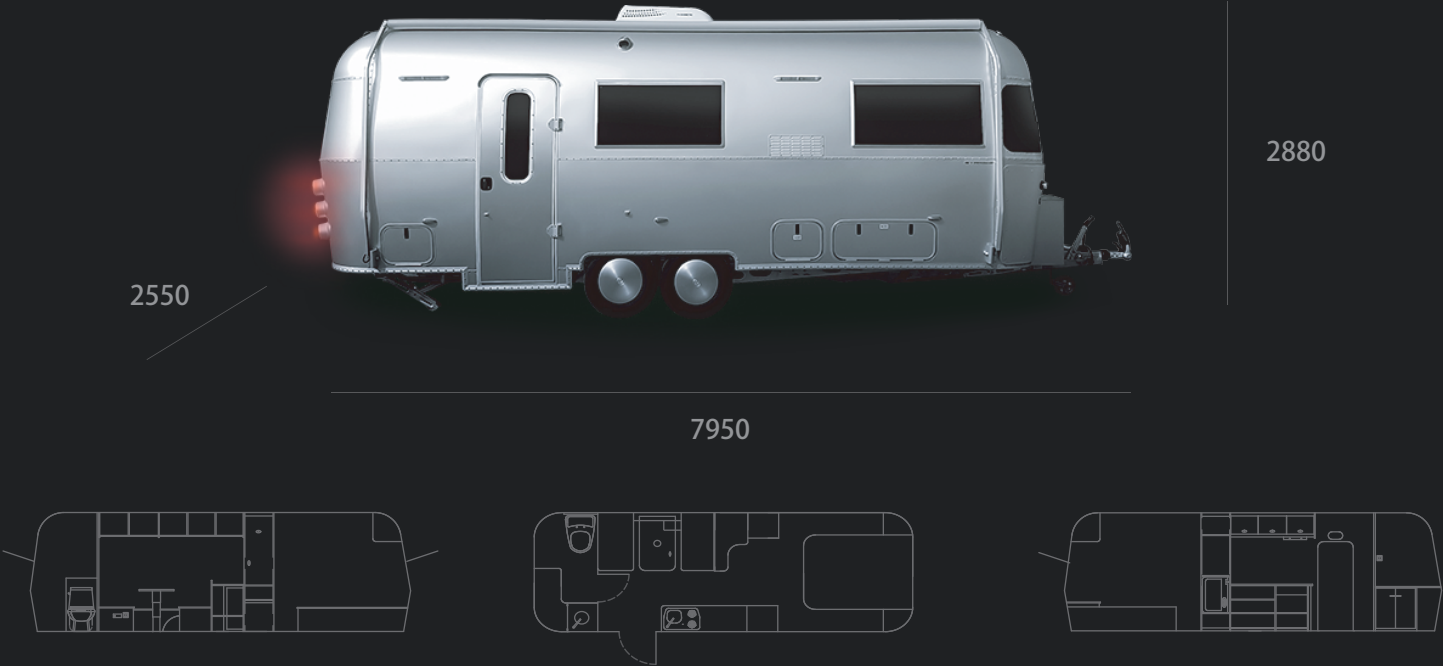


Big Camper



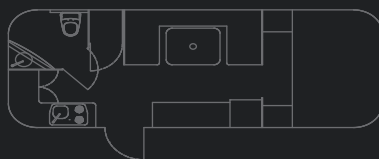
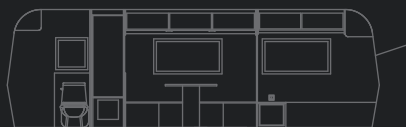
Water Tank	240L
Waste Water Tank	150L
Number of Occupation	4-6

Starship No.1



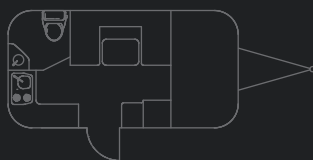
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Waste Water Tank	100L
Number of Occupation	4-6

Starship No.2



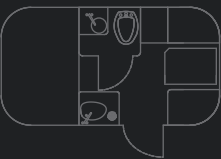
Water Tank	120L
Waste Water Tank	100L
Number of Occupation	4-6

Starship No.3



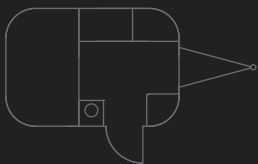
Water Tank	100L
Waste Water Tank	80L
Number of Occupation	4

Starship No.4



Water Tank	80L
Waste Water Tank	40L
Number of Occupation	3-4

Starship No.5



Water Tank	60L
Waste Water Tank	40L
Number of Occupation	2-3

18 ORCHARD ROAD, WANAKA
LAND USE CONSENT FOR VISITOR
ACCOMMODATION
LANDSCAPE ASSESSMENT REPORT



Michelle Snodgrass
LANDSCAPE ARCHITECT

0275 777 909 | michelle@msla.co.nz
7 Ferry Lane, Central Otago 9383

Landscape Assessment Report

1.0 Introduction

This report has been prepared for NZDL Trustee Ltd of 18 Orchard Road, Wanaka. The purpose of the report is to determine the landscape and visual effects of a visitor accommodation development with accompanying landscaping against the relevant assessment matters in the Operative and Proposed QLDC District Plan.

The site of the visitor accommodation and associated works is within the Rural General Zone (RG) of the Operative District Plan, and the Rural Zone of the Proposed District Plan. NZDL Trustee Ltd is applying for a Discretionary Consent.

Architectural plans have been prepared by Tab Architectural Design and are attached to the consent application prepared by Nicola Scott Wanaka Resource Management Ltd.

Attached to this report, in the appendix, are:

- Attachment A: a definition of the degrees of magnitude/visual amenity used in the assessment section;
- Attachment B: a definition of the Determination of magnitude of landscape effects used in the assessment section ;
- Attachment C: proposed design controls.
- Attachment D: a proposed landscape plan
- Attachment E: Photos from the roads in the vicinity of the site.

The site has an existing consent (RM200123) which was re-issued on the 7th April 2020 to undertake visitor accommodation for up to 8 guests for 365 days per calendar year.

2.0 The Proposal

The proposal is one land use consent to achieve the following:

- Visitor accommodation comprising eleven on - site Starship caravans.
- The caravans will vary in capacity and number as follows:
 - Starship 1 (x 1) with a floor area of 20.1sqm and sleeps 4-6 people.
 - Starship 2 (x 2) with a floor area of 18.6 sqm and sleeps 4-6 people.
 - Starship 3 (x 3) with a floor area of 13.9 sqm and sleeps 4 people.
 - Starship 4 (x 2) with a floor area of 10.2 sqm and sleeps 3-4 people.

- Starship 5 (x 3) with a floor area of 8.1sqm and sleeps 2-3 people.
- One Starship 5 will be the reception and shop caravan and one Starship 3 is the manager's onsite accommodation.
- Each caravan will have a small deck for outdoor seating, and an adjoining hard surface area to park a single car.
- The Starship caravans vary in height from 2.375m (Starship 5) to 2.880m (Starship 1).
- All caravans will be painted in shades of greys, greens or browns with an LRV not greater than 20%.
- Access onto the site will be formed to the west of an existing gravel entry off Orchard Road to form a loop in the centre of the site from which all caravans are accessed.
- A carpark for 3 cars is proposed on the western side of the reception caravan.
- The area in the centre of the loop access road will include a children's play area, and a common area with spa pools and BBQ's or outdoor fires, that may be developed in the future.
- Tree planting is proposed at various points on the site to screen the caravans from Orchard Road and Cardrona Valley Road.
- Three water tanks with a total capacity of 45,000L are proposed on the southern boundary adjacent to the gate in the fence into the area around the existing house. An additional 45,000L water tank is proposed in the southeast corner of the site, adjacent to the existing water tank and approximately 1.8m from the southern boundary.
- The majority of the existing trees on the site are proposed to be retained with the exception of two Liquidambar, an Acer, an Alder and a Douglas fir.
- An area of existing garden planting comprising trees and shrubs is proposed to be protected for screening purposes.
- A rubbish bin collection area within a screening structure
- A single bollard style exterior light to each caravan site.

3.0 Site and context description

The site is a rough rectangle, 1.1946ha in area located at the corner of Orchard Road and Cardrona Valley Road in the northwestern most corner of the Orchard Road triangle. The site is part of the triangle defined by Orchard Road, Cardrona Valley Road and Riverbank Road.

The topography of the site is generally flat from the southern boundary to the centre of the site then rises up a low embankment to Orchard Road and the intersection with Cardrona Valley Road. The site has been divided into a western half and an eastern half by a wire fence down the centre of the site. Tree and shrub planting along the eastern side of the fence has emphasized the separation.

The eastern half of the site contains an existing single story house in the south eastern corner and is accessed via a driveway in the north eastern corner of the site. The house is constructed of red and grey brick with a gabled rusty red coloured iron roof. Garden planting is located around the house and on either side of the driveway and includes ornamental species such as junipers, olives, and flowering shrubs. Loosely spaced exotic deciduous and evergreen tree planting is also on the embankment on the northern edge of the site, and down the fence line on the western side of the house until approximately a point level with the house. From this point to the southern end of the fence evergreen Viburnum shrubs have been planted and shaped to form a hedge approximately 1.5m high. The Viburnum shrubs continue along the southern boundary and part way up the eastern boundary of the site. A gate at the southern end of the fence connects the area of the house and the small paddock where the proposal is located. A water tank for the house is located in the south eastern corner and a small garden shed where the dividing fence meets the southern boundary.

The western half of the site is the location of the proposed caravan park. The embankment on the northern side of the site is slightly higher than on the eastern side of the site and rises further towards the intersection with Cardrona Valley Road. A roughly formed gravel driveway accesses the western half of the site from approximately the northern end of the dividing fence then curves to the west and runs along the top of the embankment before curving to the east and running down the embankment to the flat portion of the site. Fourteen large Douglas fir trees sit just inside the southern boundary and thirteen more sit inside and along the western boundary. A further twelve Douglas fir trees follow the southern edge of the gravel driveway until it drops down onto the flat of the site. The north western corner of the site where the ground is at the same elevation as the intersection of Orchard Road and Cardrona Valley Road includes a large Douglas Fir on the corner and scattered exotic conifer trees, a silver birch, two cabbage trees, an Acer species, Scarlet Oaks, and two Ash trees. The eastern toe of the embankment has been planted with two apples and a prunus tree and three Liquidambar. An Acer and an alder are located on the eastern boundary. The site also contains a small galvanized shed tucked under the Douglas fir trees on the western boundary of the site.

The site has a domestic character due to the site being split in two with planting and fencing. The eastern half containing the existing house, driveway and garden planting has a strong domestic character. The eastern half of the site has the appearance of an undeveloped low density residential lot. The site has stronger visual and character links with the residential sections at 11 and 13 Orchard Road and the visitor accommodation at the intersection of Orchard Road and Cardrona Valley Road than the rural lifestyle development to the south and east.

The wider landscape is a mixture of zoning, land use and appearance. Lot sizes within the vicinity of the intersection vary from parcels of land a similar size to the subject site to considerably smaller lots. Land on the northern side of Orchard Road, from Cardrona Valley Road to the approximately the eastern boundary of the site is a mixture of low density residential development, visitor accommodation and hospitality development. The Heritage Villas development at 7 Orchard Road is mixed use residential and visitor accommodation over 21 units. The properties directly opposite the site are visitor accommodation (11 Orchard Road), residential (13 Orchard Road) and commercial – 3

Orchard Road (Florence's Food Store and Café). The land to the east and on the northern side of Orchard Road, past 13 Orchard Road is open farmland and then lifestyle blocks approximately half way along Orchard Road to Riverbank Road. The residential and commercial development opposite the site includes houses and garden shrub and tree planting that softens views from the surrounding roads, and has an established domestic and suburban character.

The land on the southern side of Orchard Road, and surrounding the subject site on the southern and eastern sides is the lifestyle development 'Orchard Road' which is entered from Little Orchard Way, east of the site. This development was granted consent in 2013 and comprises seventeen residential lots and one balance lot. The Orchard Road development consolidated the land south of Orchard Road as a rural lifestyle Arcadian and pastoral character landscape. Three of the lots are adjacent to the site and the centre of those three lots includes a recently constructed house. The western and southern side of 5 Little Orchard Way which is adjacent to the southern boundary of the subject site includes a high mound on the western and southern boundaries with conifer trees planted on top of the mound. Little Orchard Way is a private road.

The landscape at the corner of Cardrona Valley Road and the southern side of Studholme Road is largely lifestyle blocks with houses and well established exotic evergreen and deciduous tree planting in loose groups that on some lots extend from the house to the road boundaries. Views are limited of the houses and outbuildings. This area has a stronger Arcadian character due houses set within the varied tree planting, and the small paddocks.

The landscape at the intersection of the northern side of Studholme Road and Cardrona Valley Road is a mixture of Visitor Accommodation in multi-story buildings and low density residential development further along Studholme Road. This area generally has a suburban type character.

In summary the context of the site is mixed with varying scales of development and land use and a resultant mixed landscape character. The site sits at the intersection of the various characters and displays elements that most strongly link it to the domestic and suburban character of the properties directly opposite on Orchard Road.

4.0 Landscape classification and character

The site is zoned Rural General under the ODP. *Appendix 8B Map 1: Landscape categorization in the Wanaka Area* does not show a landscape classification for the site, only that it is outside of the ONL/DW. The site itself does not have a landscape classification determined in an Environment Court Case. The Orchard Road development was assessed as having a visual amenity landscape character. At 1.1946ha the site is too small to be considered a landscape unit with a separate landscape character. By default it is part of the visual amenity landscape of the Orchard Road triangle although in my opinion the character of the site is not strongly VAL. Its character is more domestic and suburban than Arcadian and pastoral due to its small size, the existing house and gardenesque planting of the eastern half of the site.

The site is zoned Rural Character Landscape under the PDP.

5.0 Visual Amenity

Visual amenity means the overall pleasantness of views observers enjoy of their surroundings. It is connected to the landscape character in that the pleasantness of a view is reliant on cohesive elements that make up the landscape character. As described previously the site has in my opinion a domestic and suburban landscape character with some Arcadian elements of the wider landscape – namely the tree planting on the western half of the site which is more rural in that it includes the Douglas fir shelterbelts. The eastern side of the site has a strongly domestic and suburban character due to the house, driveway and amenity planting which is more mixed and more like the planting seen at 11 and 13 Orchard Road. The visual amenity provided by the site to external viewers comes from the tree planting which is cohesive with the landscape character in the vicinity of the site.

The visual amenity of the wider area is mixed and due to the underlying zoning that meets at the intersection of Orchard Road, Cardrona Valley Road and Studholme Road is not cohesive. There is an element of pleasantness in the extensive tree planting and small open paddocks in the rural zoned land, and within the residential and commercial land on the northern side of Orchard Road. The lack of cohesion due to the mixed zoning degrades the visual amenity of the vicinity. Further out, the cohesive and contiguous character of the Criffel mountain range and Mt Alpha provide a dramatic, natural and open landscape character. The visual amenity in the vicinity of the site, and including the site is ordinary due to the mixed land use of the surrounding landscape and the domestic and suburban like character of the site.

6.0 Visibility baseline

Views of the site are restricted to sections of Orchard Road and Cardrona Valley Road and the intersection of Studholme Road and Cardrona Valley Road. Existing tree planting and buildings on these three roads, and the existing trees and house on the site restricts views into the western side of the site which is the location of the caravans. Existing residential and visitor development at the intersection of Orchard Road, Studholme Road and Cardrona Valley Road is within the same view shaft as that of the site.

Public locations where the dwelling location is generally and partially visible from:

- Orchard Road from the intersection with Little Orchard Way to Cardrona Valley Road , a distance of approximately 343m;

- Cardrona Valley Road from approximately the entranceway to 116 Cardrona Valley Road to the intersection with Studholme Road and Orchard Road, a distance of approximately 240m;
- The intersection of Studholme Road and Cardrona Valley Road.
- The intersection of Mountain View Drive and Orchard Road.

Private locations where the proposal is generally and partially visible from:

- Little Orchard Way from the intersection with Orchard Road to the southern boundary of 5 Little Orchard Way.
- 5 Little Orchard Way
- 3 Little Orchard Way
- 1 Little orchard Way
- 11 Orchard Road
- 13 Orchard Road

The degree of visibility of the above viewing locations will be discussed further in the next section of this report. Visibility of the centre of the western half of the site is restricted by the existing Douglas fir trees on the northern, western and southern boundaries of the site, the existing house and existing garden planting on the eastern, northern and southern side of the house.

7.0 The visual effects of the proposal

An assessment of visual effects deals with the effects of change and development on the views available to people, and their visual amenity. The visual amenity effect is the difference between the landscape character of the current site, and the changes to the character from the proposed development. This visibility assessment is an estimate of effects.

For each viewpoint, the current visibility of the site, the current visual amenity, the visibility of the caravan park and associated works, and the effect on visual amenity of the caravan park will be described. The degree of visibility and effect will be described and assessed at 5 years from the implementation of the screening planting.

The degree of visibility is described as:

- Nil
- Low
- Moderate
- High

The effect on visual amenity is assessed as per the '*Definition of Magnitude*' in Attachment A of the report and is described as:

- None
- Negligible
- Slight
- Moderate
- Substantial
- Severe

Mitigation planting is proposed to screen the caravans. Ornamental species have been proposed to screen the caravans are estimated to fully screen these elements in 5 years, however this estimate is the 'worse case scenario'. The proposed height of the trees at time of planting is 1.5m and the tallest caravan is 2.88m and it is likely the caravans will be screened sooner than 5 years from planting.

PUBLIC LOCATIONS

Orchard Road

Existing visibility of site

When travelling west towards the intersection with Cardrona Valley Road the existing house, ornamental planting on the eastern side of the house, the Douglas fir trees on the perimeter of the site and the eastern end of the embankment slope are visible from approximately the intersection with Little Orchard Way until the existing driveway into the house on site. When passing the site between the existing driveway and the dividing fence the site is screened by the existing evergreen hedge and evergreen tree planting on the northern boundary and the difference in height between the level of the road and the level of the flat part of the site. From the dividing fence travelling towards the intersection with Cardrona Valley Road then northern edge of the site, the gravel driveway, the trees on the northern edge of the site, and the Douglas fir trees along the gravel driveway are visible. A viewer can also obtain views of the flat area of the site between the Douglas fir trees.

The degree of visibility is low to moderate when travelling west.

When travelling east from the intersection with Cardrona Valley Road a viewer obtains views of the north western corner of the site and glimpse views between the trees of the flat area of the site. At approximately the proposed entrance to the site a viewer can see into the flat area of the site between the Douglas fir trees on the edge of the existing gravel driveway, until the dividing fence when the site is screened by an evergreen hedge and evergreen tree planting on the northern boundary of the site. From this point onwards the location of the proposal is behind the viewer.

The degree of visibility is low when travelling east.

Existing visual amenity

The existing visual amenity of the site as experienced from Orchard Road is the view of the tree planting on the boundaries and within the garden surrounding the house. The visual amenity of wider views from Orchard Road are the small areas of paddocks, mature tree planting on both sides of the road that tends to soften views of houses and buildings and give the area maturity, and the backdrop of mountains.

Visibility of the proposal

A casual observer may see very small glimpses of parts of caravans between gaps in trees. The effect of the proposed bollard lighting and any lighting on the structure of the caravans is unlikely to increase visibility at night.

The degree of visibility will be nil to low.

Effect on visual amenity

More tree planting on the western side of the house and on the escarpment of the western part of the site will add another layer of vegetation and further restrict views into the western half of the site. Small glimpses of the caravans will have a small effect on visual amenity by adding more structures to the view. The top of the new driveway will be the most visible element but will not be unexpected as the site appears to be an undeveloped residential section and there is already an informal gravel driveway in place. As the caravans will be largely screened the change to the view will be more from the additional tree planting.

The magnitude of effect on visual amenity will be slight for the caravans and moderate for the top of the driveway as a viewer passes the site.

Cardrona Valley Road

Existing visibility of site

From the intersection with Orchard Road the north west corner of the site and Douglas fir trees on the western boundary and southern side of the gravel driveway are visible. There is a narrow view shaft between the end of the conifers on the driveway and a silver birch into the flatter area of the site, and again between the driveway and Douglas firs on the western boundary. Another small view shaft occurs in the south western corner of the site in a gap between the western and southern row of Douglas firs.

The degree of visibility is low.

Existing visual amenity

The existing visual amenity from Cardrona Valley Road when travelling north is the view of deciduous and evergreen trees on either side of the road with those on the western side generally set back from the road boundary which tend to screen or soften views of houses and buildings, with a distant backdrop of mountains. As an observer approaches the intersection the view is degraded first by buildings on the northern side of Studholme Road and then the built up character of the urban extent

of Wanaka. The site contributes to the visual amenity via the existing trees which add to the treed visual amenity of the wider view and screen views into the site.

When travelling south the visual amenity changes from the urban edge with clearly visible buildings to views of trees, small paddocks on the western side of the road and the distant mountains. The visual amenity at the intersection is mixed with tree planting on the eastern side of the road providing a pleasant element.

Visibility of the proposal

A casual observer may obtain very small glimpse views of the caravans and slightly wider views of the driveway from the intersection of Orchard Road and Cardrona Valley Road until the Douglas firs on the western boundary. The existing trees and proposed mitigation planting will largely screen the caravans, common area and driveway. The effect of the proposed bollard lighting and any lighting on the structure of the caravans is unlikely to increase visibility at night.

The degree of visibility will be nil to low.

Effect on visual amenity

There will be a small change to the visual amenity due to the increase in tree planting on the site and in particular on the western side. The additional tree planting will add to the visual amenity by increasing the number of trees to a small degree and by screening views of the site and the existing house and gardens.

The magnitude of effect on visual amenity will be slight.

Cardona Valley Road/Studholme Road/Orchard Road intersection

Existing visibility of site

At the intersection the north western corner, the deciduous trees, and the Douglas firs on the northern and western boundaries, and a small section of the southern boundary Douglas firs are visible.

The degree of visibility is moderate to low as the centre of the western side of the site and the existing house and gardens are also not visible.

Existing visual amenity

The existing visual amenity experienced from the intersection is mixed – an observer is coming to an urban edge with a reasonably dense level of buildings, a residential element with houses and tree and garden planting and a lifestyle element of small paddocks and tree planting. The tree planting add positively to the visual amenity as it provides seasonal colour and largely screens buildings. The denser built pattern degrades the visual amenity as it is very visible and detracts from wider cohesive views of trees and mountains.

Visibility of the proposal

The top section of the driveway will be visible from the intersection. The caravans, common area and water tanks will not be visible due to the screening provided by the existing Douglas firs and proposed

tree planting. The effect of the proposed bollard lighting and any lighting on the structure of the caravans is unlikely to increase visibility at night.

The degree of visibility will be low.

Effect on visual amenity

There will be a small negative effect on visual amenity at the intersection from the top of the driveway. The additional tree planting will add positively to the visual amenity.

PRIVATE LOCATIONS

Little Orchard Way

Existing visibility of site

The eastern side of the site including the house, tree and shrub planting on the northern and eastern side of the house, the existing water tank, a small part of the flat area and slope on the western side of the site area visible from Little Orchard Way from the intersection with Orchard Road until adjacent to a conifer hedgerow on the southern boundary of 5 Little Orchard Way, a distance of approximately 196m. The view shaft from Little Orchard Way is reduced at approximately 3 Little Orchard Way when the Douglas fir trees on the southern boundary of the site begin to screen the western side of the site and the house.

The degree of visibility of the site is moderate to nil from Little Orchard Way.

Existing visual amenity

The visual amenity from Little Orchard Way once past 5 Little orchard Way is provided by the small open paddocks either side of the road, tree planting at nodes around the existing houses and building platforms and broader mountain views. The first section of Little Orchard Way has a more domestic amenity as the houses and gardens at 3 Little Orchard Way, 46 Orchard Road and 2 Little Orchard Way are closer to the road. The site provides a domestic mid-ground amenity behind the properties on the western side of Little Orchard Way of the house, gardens and trees.

Visibility of the proposal

Very small glimpses of caravans will be available between the existing tree and shrub planting on the eastern side of the dividing fence, and between the proposed trees from the intersection between the northern boundary and the house until approximately 3 Little Orchard Way. Given the colours of the caravans are dark green, grey or brown and their low height they are unlikely to be particularly noticeable.

The degree of visibility will be low reducing to nil at approximately 3 Little Orchard Way.

Effect on visual amenity

There will be a small effect on the visual amenity from an increase in tree planting behind the existing house and gardens as viewed from Little Orchard Way.

5 and 1 Little Orchard Way are currently not developed. A house had been constructed at 3 Little Orchard Way. The visual effects from all three properties will be considered together.

Existing visibility of site

The eastern side of the site including the existing house, parts of the driveway, water tank and existing tree and shrub planting is visible from 1 and 3 Little Orchard Way. The flatter western part of the site and part of the slope is visible as glimpse views between the existing trees and shrubs on the eastern side of the dividing fence and northern side of the house, and through the gate at the back of the house. The Douglas fir trees on the western and southern boundaries largely screen views of the flatter area of the western side of the site.

The degree of visibility of the western part of the site is low, and the eastern part of the site is moderate to high.

Part of the roof of the house and trees on the southern boundary behind the house are currently visible from 5 Little Orchard Way. The western part of the site is screened from 5 Little Orchard Way by the existing Douglas firs on the western half of the southern boundary of the site.

The degree of visibility of the western part of the site is currently nil to low, and the eastern part of the site is low.

Existing visual amenity

I estimate that the visual amenity provided by the site is the house and gardens and tree planting which soften views of the house and screen the remainder of the site, but still allow views of the mountain ranges in the distance. The site does not provide views across open space.

Visibility of the proposal

An observer at 1 and 3 Little Orchard Way is likely to see very small glimpses of caravans in the south east corner between existing and proposed trees. The remainder of the proposal is likely to be screened by existing and proposed trees, and the house. A viewer may also obtain a glimpse view of the easternmost proposed water tank. The effect of the proposed bollard lighting and any lighting on the structure of the caravans is unlikely to increase visibility at night.

The degree of visibility will be low to nil from 1 and 3 Little Orchard Way.

From 5 Little Orchard Way, a viewer may obtain a small glimpse view of a part of 2-3 caravans, and potentially a future piece of playground equipment in the common area if it is taller than the proposed tree planting. The remainder of the proposal will be screened by the existing Douglas firs on the southern boundary of the site and shrub and tree planting on the eastern part of the site. The effect of the proposed bollard lighting and any lighting on the structure of the caravans is unlikely to increase visibility at night.

The degree of visibility is low to nil.

Effect on visual amenity

The effect on visual amenity will be a small increase in increase in tree planting behind the house.
The views of the distant mountain ranges will not be affected.

The effect on visual amenity will be slight.

11 Orchard Road

I note that I have not viewed the site from the above address and have estimated effects.

Existing visibility of site

11 Orchard Road has a tall, approx. 2m high, evergreen hedge on the road boundary punctuated by the driveway. Views are available from the driveway. The western side of the site is visible, including the trees between the road boundary and the top of the slope and the top of the existing gravel track. The flatter area of the western side of the site is visible between the trunks of the Douglas fir trees at ground level. The existing house is partially visible between gaps in the trees and shrubs on the northern side of the site.

The degree of visibility of the site is moderate to high.

Existing visual amenity

I estimate that the visual amenity comes from wider views of the distant mountain ranges and tree planting on the site and surrounds which either softens or screens views of houses and buildings. The visual amenity provided by the site is the tree planting that softens views of the existing house.

Visibility of the proposal

An observer at the driveway of 11 Orchard Road is likely to obtain small glimpse views of the caravans between the bare trunks at ground level of the proposed and existing trees. The top of the driveway from where it reaches the upper slope will also be visible. The proposed tree planting on the upper slope is likely to be visible between the existing Douglas firs. The effect of the proposed bollard lighting and any lighting on the structure of the caravans is unlikely to increase visibility at night.

The degree of visibility will be low for the caravans and moderate to high for the top of the driveway.

Effect on visual amenity

There will be a negative effect on visual amenity provided by the site due to potential glimpse views of the caravans and the top section of the driveway. However, the proposed tree planting will largely screen views of the caravans, lower part of the driveway and common area. Further, the proposal will not obstruct views to the wider landscape including the mountains or treed areas to the west and south of the site.

The effect on visual amenity will be slight to moderate due to proximity.

13 Orchard Road

I note that I have not viewed the site from the above address and have estimated effects.

Existing visibility of site

13 Orchard Road has evergreen shrub planting along the road boundary approximately 1.5m in height. The driveway into 13 Orchard Way is roughly opposite the site's driveway, and due to the evergreen planting is likely the point where views are obtained of the site. From this viewing point the house, driveway, lawn in front of the house, and tree and shrub planting on the road boundary, is visible. A small area of the flat part of the western side of the site is also visible. The top of the existing gravel track where it exits onto Orchard Road is also visible.

The degree of visibility is moderate to high with the road boundary planting being high.

Existing visual amenity

I estimate that the existing visual amenity is the same as that from 11 Orchard Road.

Visibility of the proposal

From the driveway of 13 Orchard Road where it meets Orchard Road a viewer is likely to see small glimpse views of the tops of the eastern caravans. The existing and proposed tree planting will screen the majority of the proposal and western half of the site.

The degree of visibility will be low of the caravans and outdoor area and high for the existing tree planting on the northern side of the site and the top of the driveway.

Effect on visual amenity

I estimate that the effect on visual amenity will be the same as that from 11 Orchard Road.

8.0 The landscape effects of the proposed consent

The level of magnitude of landscape effect will be described as:

- Negligible
- Low
- Medium
- High

The definition of the above level of magnitude is described under Attachment B.

Landscape effects are those effects on the landscape as a resource, namely its landscape character and the components that make up that character, rather than visual issues. I have considered these effects with reference to the sites current use and character.

As described in Sections 3.0 and 4.0 the site's character is a domestic and residential character rather than a pastoral and Arcadian character. The existing house, amenity tree and shrub planting and very small scale of the paddock in the western half of the site has a character more in keeping with the northern side of Orchard Road.

The change to the character is the introduction of a small caravan park, additional tree planting and a new driveway down into the center of the site. Tree planting is characteristic of the surrounding landscape. Visitor accommodation is also characteristic of the surrounding landscape as seen in the development on the corner of Studholme Road and Cardrona Valley Road, and at the corner of Orchard Road and Cardrona Valley Road. The site also has an existing visitor accommodation consent for the house for 8 guests for 365 days of the year.

There are no other sites within the surrounding landscape that are used for a caravan park or similar camping type facility, although there are other forms of visitor accommodation. Camping grounds within the Upper Clutha are not characteristic of one particular zone or landscape setting as follows (surrounding zoning, and in some cases the campground's zoning under the ODP):

- Mt Aspiring Holiday Park – Rural Lifestyle Zone
- Wanaka Top 10 – Rural Residential Zone
- Wanaka Lakeview Holiday Park - Low Density Residential
- Albert town Camp Ground – Rural General zone (ONL)
- Lake Outlet Holiday Park – Rural General Zone (ONL)

The proposed caravan park is very small scale with static caravans rather than a facility that provides rentable spaces for touring caravans. The colours of the caravans are conditioned to be within the acceptable colour range for the RLC in the PDP and will be appropriately coloured. The caravans are also very low in height.

The magnitude of landscape effect will be low. The proposed tree planting will be characteristic of the surrounding landscape. There will be a loss of the small paddock of the site. The caravans will be an alteration to the existing domestic character of the site, but visitor accommodation is not uncharacteristic within the receiving environment.

9.0 Assessment matters under Section 5.4.2.2 of the Operative D.P

The site is within a Visual Amenity Landscape as discussed in Section 4.0 of this report. The effects of the proposal are to be assessed under the following VAL assessment matters under the QLDC Operative District Plan. I note that some of the assessment matters are irrelevant to the proposal as no subdivision is proposed.

Effects on natural and pastoral character

(i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and to the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;

The site is not adjacent to any ONL or ONF.

(ii) whether and extent to which the scale and nature of the development will compromise the natural or Arcadian pastoral character of the surrounding Visual Amenity Landscape;

The scale of the caravan park is small, and the nature of the development is visitor accommodation although not in the form of buildings. The surrounding VAL which is the 'Orchard Road' development will not be compromised by the proposal. The site is already largely enclosed and does not have a character like that of the VAL of the 'Orchard Road' development, nor does it add to the Arcadian or pastoral character due to that enclosure.

(iii) Whether the development will degrade any natural or Arcadian pastoral character of the landscape by causing over-domestication of the landscape;

The site already has a domestic character that is visually and characteristically more like development on the northern side of Orchard Road. It will not cause over-domestication of the landscape as it will not affect the Arcadian pastoral character of the VAL to the south and east because it does not read as being part of that rural, idealised character.

(iv) whether any adverse effects identified in (i)-(iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent (including covenants, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;

The proposal is not a subdivision, and any adverse effects from the caravan park can be mitigated by the proposed tree planting, protection of existing trees, and the colours of the caravans which all form part of the proposed design controls.

Visibility of development

(i) the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian and other means of access; and

The visibility of the proposal has been described in Section 7.0 of this report and it will not be highly visible as viewed from any public place.

(ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or Arcadian pastoral landscapes;

The proposal will not be visually prominent. It is located within a low, flat point on the site, and will be well screened, and the caravans are very low in height – a maximum of 2.88m. The site does not

contribute to private or public views of natural or Arcadian landscapes as it is neither natural nor Arcadian.

(iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;

New tree planting is proposed to screen the proposal. Existing planting already restricts views of the topography of the site and there are no cultural plantings on the site nor will the proposed planting obstruct wider views of the natural topography of the distant mountain ranges.

(iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;

The site is partially enclosed by the existing trees on site and the embankment on the northern boundary and north western corner of the site. The caravans, common area and loop driveway are contained within the low, flat part of the site.

(v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;

No building platforms are proposed and none of the caravans will break any skylines, ridges, hills or prominent slopes.

(vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the natural topography;

The proposed driveway works with the natural topography of the embankment as it runs along the top of the embankment then curves down to the flat. It will require minimal earthworks to achieve the required grade.

(vii) any proposed new boundaries and the potential for planting and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;

No new boundaries or fences are proposed as the proposal is not a subdivision. Planting has been proposed loosely along the dividing fence. The dividing fence and existing tree and shrub planting along that fence has already created an arbitrary line on the site and is part of the site's character.

(viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;

No new boundaries are proposed as the proposal is not a subdivision.

(ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development.

The proposal doesn't constitute sprawl. The site is not the last small lot on either Cardona Valley Road or Orchard Road before broad open and undeveloped farmland. Established rural lifestyle development continues well past the site on Cardona Valley Road and Orchard Road.

Form and density of development

(i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;

As described in Section 7.0 of this report the degree of visibility of the caravans has been assessed as not highly visible from either Cardona Valley Road or Orchard Road.

(ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services, and open space (i.e. Open space held in one title whether jointly or otherwise);

All caravans are accessed from the same loop road. The small area of open space on the slope and around the outside of the caravans is not being subdivided and will remain part of the site.

(iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or Arcadian pastoral state;

The site does not contain any areas in a natural or Arcadian pastoral state. The site has a domestic, residential type character. The caravans nonetheless have been located within the flatter hollow in the centre of the western part of the site where they are able to be absorbed.

(iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas;

The proposal is not a subdivision and does not include houses.

(v) if a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:

- a) within a 500 metre radius of the centre of the building platform, whether or not:*

- b) subdivision and/or development is contemplated on those sites;*
- c) the relevant land is within the applicant's ownership; and*
- d) within a 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council - must be taken into account*

No residential building platforms are proposed.

(vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because of the adverse cumulative effects would be unacceptably large.

The proposal is not a subdivision. No houses are proposed.

Cumulative effects of development on the landscape

(i) the assessment matters detailed in (a) to (d) above;

(ii) the nature and extent of existing development within the vicinity or locality;

Existing development within the vicinity of the site is mixed and includes rural lifestyle development, visitor accommodation, commercial development and residential development. The site is located at the current urban edge of Wanaka.

(iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity's ability to absorb further change;

The ability of the R.G zoned land outside of the site to absorb more development is dependent on the nature and scale of potential future development. The proposed caravan park will not push the landscape to a threshold as it is contained by existing vegetation, topography and the existing house on the site. In my opinion it already has a domestic character but that character does not go beyond the site boundaries in the R.G zone.

(iv) whether further development as proposed will visually compromise the existing natural and Arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;

The caravan park will not visually compromise any Arcadian pastoral character of the wider landscape as the only element it contributes to that character are the trees. More tree planting is proposed which will further enclose the site and add to the Arcadian character.

(v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;

As described previously the site is contained by the embankment on the northern boundary and north west corner and by the embankments outside of the site on the eastern side of Cardona Valley Road and the southern boundary of 5 Little Orchard Way.

(vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;

The caravan park does not require curb and channel or street lighting.

(vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).

Subdivision of the site is not proposed.

Rural Amenities

(i) the proposed development maintains adequate and appropriate visual access to open space and views across Arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;

An observer does not currently obtain views across the site to pastoral Arcadian landscapes because of the tree planting on site and on adjacent properties to the south. Views of the distant mountain ranges will not be affected as the proposed tree species will grow no higher than the trees already on the site.

(ii) the proposed development comprises the ability to undertake agricultural activities on surrounding land;

The proposal will not prevent agricultural activities being undertaken on surrounding land.

(iii) the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb and channelling, particularly in relation to public road frontages;

No curb and channelling or street lighting is proposed.

(iv) landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.

No fencing is proposed and the entranceway is a gravel driveway where it fronts Orchard Road which is a rural material usually used for entranceways.

(v) buildings and building platforms are set back from property boundaries to avoid, remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties.

No buildings or building platforms are proposed. The caravans have been set back off the Orchard Road and Cadrona Valley Road boundaries as per the rules of the ODP.

10.0 Assessment matters under Section 21.21 of the Proposed D.P

Rural Character Landscape (RCL)

The assessment matters below have been derived from Policies 3.3.32, 6.3.10 and 6.3.19 to 6.3.29 inclusive. Applications shall be considered with regard to the following assessment matters because in the Rural Character Landscapes the applicable activities are unsuitable in many locations.

Existing vegetation that:

a. was either planted after, or, self-seeded and less than 1 metre in height at 28 September 2002; and,

b. obstructs or substantially interferes with views of the proposed development from roads or other public places, shall not be considered as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and as part of the permitted baseline

The existing Douglas firs on the western boundary and adjacent to the existing gravel driveway appear to have been planted and of a substantial size before 28th September 2002. The Douglas firs on the southern boundary were also likely planted before 2002 and may have been around 1m in height or possibly taller. (Fig. 1)

The Douglas fir trees do substantially screen the site from Cardrona Valley Road and a section of Orchard road and as can be seen from Figure 1 have done so for some time. Douglas fir trees as

shelterbelts are located on the eastern side of Cardrona Valley Road from the intersection with Orchard Road to approximately Hillend Station Road, and on Orchard Road between 13 Orchard Road and Lot 999 DP 535926, as well as on properties on the western side of Cardrona Valley Road. While undesirable due to their presence as a wilding seed source, Douglas fir trees are characteristic of the area and of the current and former farming character of the wider landscape.



Figure 1: Google earth image from 2005 showing existing Douglas fir trees on site.

Effects on landscape quality and character:

The following shall be taken into account:

a. where the site is adjacent to an Outstanding Natural Feature or Landscape, whether and the extent to which the proposed development will adversely affect the quality and character of the adjacent Outstanding Natural Feature or Landscape;

The site is not adjacent to an ONF or ONL.

b. whether and the extent to which the scale and nature of the proposed development will degrade the quality and character of the surrounding Rural Character Landscape;

As described previously in this report the character of the surrounding RCL is largely a rural lifestyle one with no areas that are genuine rural farming units. The character, particularly as seen in the

'Orchard Road' development includes amenity tree planting, large architecturally designed houses, and entrance features to each node of houses.

The quality of the RCL within the area is ordinary – it has a distinguishable landscape structure of flat land and lifestyle block use divided into various sized paddocks by shelterbelt planting. It is not rare within the district.

The scale of the proposal is small, although this is largely determined by the site. The nature of the visitor accommodation will not degrade the quality of character of the surrounding RCL as the site reads as being part of the suburban/urban edge at the intersection of Orchard Road, Cardona Valley Road and Studholme Road rather than the lifestyle landscape south of 5 Orchard Road. The site is also largely enclosed by existing trees and the proposal will be further screened by additional tree planting.

c. whether the design and any landscaping would be compatible with or would enhance the quality and character of the Rural Character Landscape.

The proposed tree planting is compatible with the RCL. Evergreen trees for screening and wind protection are common in the wider area.

Effects on visual amenity:

Whether the development will result in a loss of the visual amenity of the Rural Character Landscape, having regard to whether and the extent to which:

a. the visual prominence of the proposed development from any public places will reduce the visual amenity of the Rural Character Landscape. In the case of proposed development which is visible from unformed legal roads, regard shall be had to the frequency and intensity of the present use and, the practicalities and likelihood of potential use of these unformed legal roads as access;

The proposal is not visually prominent as it is contained into a shallow depression and largely screened or softened by existing and proposed tree planting. The Caravans are low in height and will be below the adjacent road levels.

b. the proposed development is likely to be visually prominent such that it detracts from private views;

The site is not visually prominent as it sits within a shallow depression below the level of both Orchard Road and Cardrona Valley Road. Private property at 11 and 13 Orchard Road is higher in elevation than the site and will look over the top of the caravans to wider landscape views. The caravans will

not be prominent in private views from houses on 1, 3 and 5 Little Orchard Way as views of the site are generally already screened from these properties by existing trees, and because of the low height of the caravans – 2.88m at the highest. Further tree planting as proposed will reduce any potential views.

c.any screening or other mitigation by any proposed method such as earthworks and/or new planting will detract from or obstruct views of the Rural Character Landscape from both public and private locations;

Views across the RCL of both the site and adjacent properties are already obstructed by the existing trees on the northern, western and southern boundaries, the existing house and existing garden planting. The proposed new planting will reduce views into the site from the existing gaps in the trees on the northern and western boundaries but will have no effect on views beyond the site.

d.the proposed development is enclosed by any confining elements of topography and/or vegetation and the ability of these elements to reduce visibility from public and private locations;

As described in Section 6 of this report visibility into the site is restricted by existing trees, the topography of the site, the existing house and garden planting.

e.any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will reduce visual amenity, with particular regard to elements which are inconsistent with the existing natural topography and patterns;

No new boundaries or lighting are proposed. Earthworks are required for the driveway into the site and will be minimal as the proposed driveway uses part of the existing driveway alignment.

Proposed tree planting will reduce the visual amenity of narrow views into the site. As the site is small and generally enclosed by planting those views provide little visual amenity of value. The proposed tree planting will not affect the wider visual amenity of views across open paddocks, or of amenity tree planting or of the surrounding mountain ranges.

f.boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape or landscape units.

No new boundaries are proposed.

Design and density of development:

In considering the appropriateness of the design and density of the proposed development, whether and to what extent:

a.opportunity has been taken to aggregate built development to utilise common access ways including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);

The caravans have been located within the centre of the western part of the site utilising the same driveway. There are no pedestrian linkages or services and what shared open space there is, is very small.

b.there is merit in clustering the proposed building(s) or building platform(s) having regard to the overall density and intensity of the proposed development and whether this would exceed the ability of the landscape to absorb change;

There are no proposed buildings or building platforms.

c.development, including access, is located within the parts of the site where they will be least visible from public and private locations;

The driveway is located partially where an existing informal gravel driveway descends the short slope down into the site. The proposed driveway where it intersects with Orchard Road will be slightly more visible from Cardrona Valley Road as it will be closer to the intersection, wider than the existing, and formed. Existing and proposed tree planting will reduce visibility where it descends the slope.

As described previously the caravans will be located in the lowest part of the site, where they will be the least visible from public and private places. The low height of the caravans and proposed tree planting will aid in the low degree of visibility.

d.development, including access, is located in the parts of the site where they will have the least impact on landscape character.

As described previously in this report the landscape character of the site is more domestic and residential than pastoral and Arcadian. The caravans are located in the flat area of the site down slope and away from the roads as is the existing house which is where they will have the least impact on landscape character.

Tangata Whenua, biodiversity and geological values:

a.whether and to what extent the proposed development will degrade Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or

features and, the positive effects any proposed or existing protection or regeneration of these values or features will have.

The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

I am not aware of any Tangata Whenua values for the site. The site does not contain any indigenous, naturalised vegetation or geological or geomorphological features.

Cumulative effects of development on the landscape:

Taking into account whether and to what extent any existing, consented or permitted development (including unimplemented but existing resource consent or zoning) has degraded landscape quality, character, and visual amenity values. The Council shall be satisfied;

a.the proposed development will not further degrade landscape quality, character and visual amenity values, with particular regard to situations that would result in a loss of valued quality, character and openness due to the prevalence of residential or non-farming activity within the Rural Landscape.

The receiving landscape of this part of the Orchard Road triangle, and intersection of Orchard Road/Cardrona Valley Road and Studholme Road with the Rural Landscape has a varied quality landscape character. Openness is varied and views across paddocks are not long and of a true farming scale due to the lack of authentic farm building and farm structures such as sheep yards. Views across the site are very short and very small scale and of a residential scale. The site does not contribute to openness due to enclosure by existing trees and gardens which shortens views across the site.

The proposal will add to the level of development in the area but given its location at the intersection and already moderate level of screening it will not have a significant effect on openness or character of the wider RCL where those characteristics exist.

b.where in the case resource consent may be granted to the proposed development but it represents a threshold to which the landscape could absorb any further development, whether any further cumulative adverse effects would be avoided by way of imposing a covenant, consent notice or other legal instrument that maintains open space.

No protection of open space has been proposed. There is very little open space on the western side of the site outside of the caravans apart from the small corner adjacent to the intersection of Orchard Road and Cardrona Valley Road. The corner contributes more to a general set back from the

intersection as on the other properties at the intersection than open space that contributes to rural character.

Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL)

In the case of a proposed residential activity or specific development, whether a specific building design, rather than nominating a building platform, helps demonstrate whether the proposed development is appropriate. Other than where the proposed development is a subdivision and/or residential activity, whether the proposed development, including any buildings and the activity itself, are consistent with rural activities or the rural resource and would maintain or enhance the quality and character of the landscape.

In considering whether there are any positive effects in relation to the proposed development, or remedying or mitigating the continuing adverse effects of past subdivision or development, the Council shall take the following matters into account:

a. whether the proposed subdivision or development provides an opportunity to protect the landscape from further development and may include open space covenants or esplanade reserves;

No open space covenants or esplanade reserves are proposed. The open spaces of the site are insignificant and do not contribute to the landscape character in any meaningful way.

b. whether the proposed subdivision or development would enhance the character of the landscape, or protects and enhances indigenous biodiversity values, in particular the habitat of any threatened species, or land environment identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status;

The development is not a subdivision and there are no biodiversity values on the site.

c. any positive effects including environmental compensation, easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas;

The site is not adjacent to any lakes, rivers or conservation areas to access from the site.

d. any opportunities to retire marginal farming land and revert it to indigenous vegetation;

The site is not farmed and is too small to farm.

e. where adverse effects cannot be avoided, mitigated or remedied, the merits of any compensation;

No compensation is proposed.

f. whether the proposed development assists in retaining the land use in low intensity farming where that activity maintains the valued landscape character.

The site is not farmed and is too small to farm.

11.0 Conclusion

To summarise the site has a domestic and residential character more coherent with existing residential and commercial development on the northern side of Orchard Road than the rural lifestyle development on the western side of Cardrona Valley Road and within the 'Orchard Road' development south of the site and past the southern boundary of 5 Little Orchard Way.

The existing tree and shrub planting and existing house already largely contain the flatter part of the site which is below the elevation of Orchard Road and Cardrona Valley Road at the entrance. As such the site does not allow views across open paddocks to the wider rural lifestyle landscape but does allow views over the site to the wider mountain ranges. Proposed mitigation planting will further enclose the site and add to the existing character of the surrounding landscape which has a moderate to high level of tree planting particularly to the west of the site. The tree planting, and proposal, will fit into the existing landscape character.

The location of the proposed caravans in the flatter, and lower part of the site combined with the additional tree planting, recessive colours of the caravans and their low height will give them a low degree of visibility from public roads and private properties adjacent to the site. Views of the site are already limited to short stretches of road because of topography, tree planting and development in the surrounding area. The tree planting will add to the visual amenity already established on the site and by screening the proposal will have a slight effect on visual amenity.

In my opinion the site and surrounding landscape can absorb the proposed caravan park without having a detrimental effect on the surrounding landscape.

ATTACHMENT A: DEFINITION OF THE DEGREES OF MAGNITUDE/VISUAL AMENITY

ATTACHMENT B: DEFINITION OF MAGNITUDE OF LANDSCAPE EFFECTS

ATTACHMENT C: PROPOSED DESIGN CONTROLS

Caravan Controls:

1. All caravans will be painted in shades of greys, greens or browns with an LRV not greater than 20%.
2. All exterior bollard lighting associated with the caravans shall be no higher than 1.0 metres above finished ground level and shall be capped, filtered or pointed downwards so as to reduce visibility from any point off-site of light sources and to minimise visibility of lit areas.

Site controls

1. No fencing shall be permitted (including boundary fencing) other than fences of a traditional farming type (but not deer fencing), and shall follow natural contours with the exception of the central common area.
2. No exterior lighting shall be permitted outside of the proposed bollard lighting and lighting that is part of the caravan structure, in accordance with Condition 2 above.
3. No entrance structures shall be permitted.
4. All proposed trees shall be irrigated, staked and rabbit sleeved to protect from rabbit damage. Any trees that die, are rabbit damaged or become diseased shall be replaced with the same species at a height of 1.5m minimum and planted within the next growing season.
5. Any future children's play structures within the site shall be no higher than 4.0m from ground level.
6. No other structures within the proposed spa pool/common area/kids play area to be higher than 4.0m from ground level.
7. All water tanks shall be coloured Olive Green.
8. All QLDC supplied rubbish bins shall be collectively stored with a structure no more than 1.5m high that screens them from the surrounding roads.

9. The balance of the site outside of the loop road, and decks associated with the caravans shall be grassed and mown.
10. A final planting plan with tree species, grades and locations shall be prepared for approval by QLDC before tree planting commences. All trees shall meet the tree descriptions including height and number as per plan *'18 Orchard Road 08042020 Concept CP1b 31st August 2020 Scale 1:750 @ A3 Sheet 1 of 2'*.
11. A plan for the proposed spa pool/common area/kids play area shall be prepared for approval by QLDC before construction of this area.

ATTACHMENT D: PROPOSED LANDSCAPE PLAN

ATTACHMENT E: PHOTOS FROM ROADS IN THE VICINITY OF THE SITE

Examples of threshold criteria used by practitioners

Example 1 Based on criteria of Terence O'Rourke plc

Definition of magnitude/Degrees of effects on visual amenity

The following is based on six classifications of the degree of impact.

None No part of the development, or work or activity associated with it, is discernible.

Negligible Only a very small part of the proposals is discernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have very little effect on the scene.

Slight The proposals constitute only a minor component of the wider view, which might be missed by the casual observer or receptor. Awareness of the proposals would not have a marked effect on the overall quality of the scene.

Moderate The proposals may form a visible and recognisable new element within the overall scene and may be readily noticed by the observer or receptor.

Substantial The proposals form a significant and immediately apparent part of the scene that affects and changes its overall character.

Severe The proposals become the dominant feature of the scene to which other elements become subordinate and they significantly affect and change its character.

It should be noted that these definitions can apply to either existing or proposed situations and that impacts need not necessarily be detrimental. For example, a proposed prominent group of trees might have a 'substantial' impact, but the effect on the landscape and views would be beneficial.

ATTACHMENT B: DETERMINATION OF LANDSCAPE EFFECT

One of the problems with the above is that it implies all change to be adverse, or, if not expressly adverse, unwelcome. The alternative below suggests a form of words that seeks to be neutral thus avoiding any implicit judgement as to the acceptability or otherwise of change.

Determination of magnitude Option 2

Magnitude	Typical criteria
<i>High</i>	Total loss of or major alteration to key elements/ features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.
<i>Medium</i>	Partial loss of or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
<i>Low</i>	Minor loss of or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
<i>Negligible</i>	Very minor loss or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that are not uncharacteristic with the surrounding landscape – approximating the 'no change' situation.



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LANDSCAPE ARCHITECT

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Document Set ID: 6729883
Version: 1, Version Date: 12/01/2021

ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD : PHOTO POINTS



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PHOTOGRAPHS TAKEN ON THE 4TH JUNE 2020 WITH A DIGITAL CAMERA
EQUIVALENT OF A FIXED FOCAL LENGTH 50MM LENS. THIS IMAGE IS
COMPOSED OF 2 PHOTOS

ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 1 OF 10



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18 ORCHARD ROAD
PHOTO 2 OF 10



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18 ORCHARD ROAD
PHOTO 3 OF 10



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ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 4 OF 10



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ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 5 OF 10



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ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 6 OF 10



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ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 7 OF 10



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PHOTOGRAPHS TAKEN ON THE 4TH JUNE 2020 WITH A DIGITAL CAMERA
EQUIVALENT OF A FIXED FOCAL LENGTH 50MM LENS. THIS IMAGE IS
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ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 8 OF 10



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PHOTOGRAPHS TAKEN ON THE 7TH JULY 2020 WITH A DIGITAL CAMERA
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ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 9 OF 10



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Document Set ID: 6729883
Version: 1, Version Date: 12/01/2021

PHOTOGRAPHS TAKEN ON THE 7TH JULY 2020 WITH A DIGITAL CAMERA
EQUIVALENT OF A FIXED FOCAL LENGTH 50MM LENS. THIS IMAGE IS
COMPOSED OF 2 PHOTOS

ATTACHMENT E: VIEWPOINTS

18 ORCHARD ROAD
PHOTO 10 OF 10

**INFRASTRUCTURE & SERVICES REPORT
VISITOR ACCOMMODATION DEVELOPMENT
NZDL TRUSTEE LTD
18 ORCHARD ROAD, WANAKA**

NICOLA SCOTT
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1.0 Introduction

This report discusses servicing options for the proposed visitor accommodation (VA) activities from on-site caravans at 18 Orchard Road, Wanaka.

The site is located on the southern side of the intersection between Orchard Road and Cardrona Valley Road. The site is generally flat land, with a low embankment in approximately the centre of the site. A dwelling, with attached garaging, is located in the south east corner.

The site is 1.1946ha in area. The land is legally described as Lot 1 DP 23843, comprised in Record of Title OT16A/66.

2.0 The Proposal

It is proposed to establish a caravan-themed visitor accommodation development on the western half of the property.

Eleven permanent caravans are proposed to be located on the site, with each caravan having a wooden deck and single carpark.

The proposed VA will be for a maximum 36 guests at one time, with 1-2 staff members.

The existing house on the property will continue to operate separately under the approved VA consent RM200123 for 8 guests.

3.0 Water Supply

3.1 Domestic/Irrigation Water Supply

The current water supply to the site is via an existing bore, established in 1993 when the subject site was created and the dwelling was constructed. The bore is located just to the east, on the adjoining Lot 3 DP509888. This bore services the existing house and is shared with two other properties.

Provision of a new connection to Council's water reticulation is not feasible due to the location of the closest water main. There is no water main along the frontage of the site on Orchard Road, nor Cardrona Valley Road.

It is proposed to construct a separate on-site bore for water supply for the new VA development. Advice and costings have been sought from Washingtons Exploration Ltd, as attached.

Correspondence from the Otago Regional Council (email attached) advises that the taking of water from a new bore for the application purposes is a permitted activity – up to 25,000 litres per day.

Water quality tests and the original bore log from the existing bore are provided as attached (for reference). Based on these results, and consultation with Washingtons Exploration Ltd, it is anticipated that a new bore will provide a sufficient water supply for the site development.

3.2 Fire-fighting Water Supply

Consultation with Fire & Emergency NZ (FENZ) has been undertaken in regards to water supply for fire-fighting purposes (email attached). Existing fire hydrants in the vicinity of the subject site are not located within the required 135m hose run limits.

Fire-fighting water supply will be provided via new on-site tanks located along the southern boundary. A separate fire service coupling, connected by pipe to the tanks, will be located within the internal driveway, which will act as the required hardstand. Refer to Site & Drainage Plan, Sheet A01.

There is one existing water tank servicing the existing dwelling. A second tank will be installed adjacent to this, to increase the available water supply. A compliant hardstand and/or fire coupling will be provided.

The design of the water infrastructure will need to meet the requirements of the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

4.0 Wastewater

An existing on-site wastewater disposal system services the dwelling. This is to be decommissioned, and a new connection made to the Council foul sewer main (63mm pressure line) in Orchard Road. A second new connection is proposed for the caravan VA development.

Consultation with QLDC (refer email attached – Richard Powell) confirms that there is sufficient capacity within the Council owned gravity main within Cardrona Valley Road where the current 63mm pressure line discharges.

Further, Ecoflow have provided analysis (attached) to determine that there is sufficient capacity to connect two duplex pump systems to the 63mm pressure line.

Storage chambers/tanks will be located near to the existing septic tank at the rear of the site and then pumped out to Orchard Road. A gravity feed from the caravans to the chambers is anticipated.

At this stage, separate systems are proposed for both the existing dwelling and the new VA caravan development. However, if detailed design and analysis (pending consent approval) determines this option to be cost-prohibitive, then the option for a single system and connection may be preferred. It is anticipated this could be covered by consent condition, for further investigation at QLDC's Engineering Acceptance stage.

5.0 Stormwater

Stormwater disposal will be via on-site soakpits. It is expected that further design detail will be covered by the Building Consent process.

6.0 Electricity & Telecommunications

Electricity will be extended underground to service the caravans. Aurora has confirmed supply availability.

There is no intention to install landline telecommunications, and rather the cellular network will be utilised.

7.0 Parking & Access

7.1 Vehicle Access & Internal Roading

The site has frontage to both Orchard Road and Cardrona Valley Road. There is no existing property access from Cardrona Valley Road, nor is any proposed. The speed limit along Orchard Road, at the site, is 70km/hr.

The site has an existing entrance and formed driveway toward the eastern boundary, which will continue to service the existing house.

There is a second formed entrance in a roughly central location along the northern boundary. This is to be closed, and a new entrance formed further to the west. The new access is to be located opposite Mountain View Drive (private road) and will be formed as a cross intersection. The new access will include Stop controls and road widening similar to Mountain View Drive opposite. The vehicle crossing, within the local road reserve, including road widening will be sealed. Refer to Site & Drainage Plan, Sheet A01.

Further details are provided in the Traffic Assessment (Access), prepared by Bartlett Consulting, and appended to the resource consent application. The Access Assessment addresses transport effects from the proposed breaches of District Plan rules for the minimum sight distance from vehicle access, and distance of vehicle crossings from intersections.

The main on site access road into the caravan park is 5.5m wide (with 0.5m shoulder) and 2 lane to allow for vehicles to pass each other with ease. This will approximately follow the existing track down into the site.

The clockwise internal circulation access past the caravans is a one-way system. The formation will comprise a 2.5m movement lane with a 0.5m shoulder, and maximum gradient 1:6. Keep Left and No Entry signs are to be provided, as per the site plan. Internal roads will be a gravel formation.

7.2 Parking Provision

One carpark is provided adjacent to each caravan, and three further parks for the reception area, being 13 parks in total. One mobility park is provided at the reception area. Parking for an occasional bus is provided to the west of the internal circulation, either on the grass or on a gravel pad. It is not proposed to encourage coaches or buses to the site as the scale of accommodation doesn't provide for this level of guest numbers.

The site has sufficient area to readily accommodate parking and vehicle manoeuvring for the development.

Jason Bartlett, Traffic Engineer, considers that the proposed access intersection shown on the development drawings is appropriate and any adverse transport effects will be minimised to a point which is acceptable.

8.0 Conclusion

The proposed development can be serviced appropriately, with only minimal upgrades required to Council's infrastructure (road widening and sealing).

Attachments:

Original Bore log
Water quality test
Washington's email
ORC email
FENZ email
QLDC email (Richard Powell)
Ecoflow email & attachments
Aurora Letter

OTAGO REGIONAL COUNCIL
Private Bag
DUNEDIN

BORE LOG FORM

Well owner Peter Gordon
Address Cadizna, R.O. Wanaka
Locality Cadizna valley
Map sheet
Grid reference S124 953095
Drilling firm McNeill Drilling Co.
Driller Mike Simmons
Drill method Rotary
Job start 20.9.93
Job finish 22.9.93

Office use only:

Well No.....
Management unit.....
Formation.....
Catchment No.....
Water Right No.
Bore Permit No. 194/93337
Reduced level.....
Date received:

Strata			Aquifer details				
Depth from surface		Colour	Description of material passed through	Depth from surface		Static water level	Yield
Top	Bottom			Top	Bottom		
0-000	18.700		Sandy Silty Gravel.	21.300	33.000	20.400	
18.700	21.300		Very Silty Gravel.				
21.300	31.600		Small Sandy Gravel.				
31.600	32.200	Brown	Silt				
32.200	33.000		Sandy Gravel.				

Courtney Browne
17 Kinross Street
CHRISTCHURCH 8042
Attention: Courtney Browne

Analytical Report

Report Number: 20/36077
Issue: 1
20 July 2020

Sample	Site	Map Ref.	Date Sampled	Date Received	Order No.
20/36077-01	Domestic Water Supply Report		08/07/2020 11:00	09/07/2020 12:55	0
Notes: Nicola Scott: NZDL Trustee Ltd, 18 Orchard Rd, Wanaka - Bore supply					
Test	Result	Units	Comments	Test Date	Signatory
0001 pH	7.5		Passes GV of 7.0 to 8.5	10/07/2020	Jennifer Mont KTP
0052 Alkalinity - Total	41	g CaCO ₃ /m ³	Not a NZDWS test	10/07/2020	Jennifer Mont KTP
0055 Conductivity at 25°C	10.6	mS/m	Not a NZDWS test	10/07/2020	Jennifer Mont KTP
0084 Turbidity	0.44	NTU	Below GV of 2.5	10/07/2020	Gordon McArthur KTP
0199 Acidity to pH 8.3	5	g CaCO ₃ /m ³	Not a NZDWS test	10/07/2020	Gordon McArthur KTP
0677 Colour	0.2	TCU	Below GV of 10	11/07/2020	Gordon McArthur KTP
0701 Fluoride	0.059	g/m ³	See Notes Below	17/07/2020	Shanel Kumar KTP
0702 Chloride	0.917	g/m ³	Below GV of 250	17/07/2020	Shanel Kumar KTP
0704 Bromide	< 0.005	g/m ³	Not a NZDWS test	17/07/2020	Shanel Kumar KTP
0705 Nitrate Nitrogen	0.365	g/m ³	Passes MAV Limit of 11.3	17/07/2020	Shanel Kumar KTP
0707 Sulphate	3.97	g/m ³	Below GV of 250	17/07/2020	Shanel Kumar KTP
0753 Bicarbonate Alkalinity - calculated from test code 0052	51	g HCO ₃ /m ³	Not a NZDWS test	10/07/2020	Jennifer Mont KTP
0754 Carbonate Alkalinity	< 1	g CO ₃ /m ³	Not a NZDWS test	10/07/2020	Jennifer Mont KTP
1602 Arsenic - Acid Soluble	< 0.005	g/m ³	Passes MAV Limit of 0.01	09/07/2020	Shanel Kumar KTP
1610 Calcium - Acid Soluble	15.7	g/m ³	See Total Hardness	09/07/2020	Shanel Kumar KTP
1619 Iron - Acid Soluble	0.019	g/m ³	Below GV of 0.2	09/07/2020	Shanel Kumar KTP
1622 Magnesium - Acid Soluble	1.93	g/m ³	See Total Hardness	09/07/2020	Shanel Kumar KTP
1623 Manganese - Acid Soluble	< 0.005	g/m ³	Passes MAV and below GV of 0.04	09/07/2020	Shanel Kumar KTP
1642 Total Hardness	47	g CaCO ₃ /m ³	Below Moderate Hardness Level of 100	09/07/2020	Shanel Kumar KTP
2088 Dissolved Reactive Phosphorus	0.008	g/m ³	Not a NZDWS test	15/07/2020	Athena Cao KTP
M0403 Total Coliforms	< 1	MPN/100ml	See Notes Below	09/07/2020	Maria Norris KTP
M0404 E. coli	< 1	MPN/100mL	Passes MAV Limit of 0	09/07/2020	Maria Norris KTP
P1859 Sample Filtration	Completed			10/07/2020	Robyn Madge .
Z9602B Overall Compliance	NZDWS		See Notes Below	09/07/2020	

Comments:

Sampled by customer using ELS approved containers.

Comments on Individual Test Results (comments are outside of the Laboratory's scope of accreditation)

pH for sample 20/36077-01

pH measures how acidic or basic the water sample is. Waters with low pH can be corrosive and those with a high pH can promote scale formation in pipes and hot water cylinders. The guideline value for pH in the NZ Drinking Water Standards is 7.0 to 8.5 so the pH of this sample complies with this value.

Alkalinity - Total for sample 20/36077-01

Alkalinity is a measure of a waters ability to neutralise acid and is not listed in the NZ Drinking Water Standards. It is included here as a general water quality parameter and can be used as part of the Saturation Index calculation.

Conductivity at 25°C for sample 20/36077-01

Conductivity is not listed in the NZ Drinking Water Standards and is an indicator of how many ions are dissolved in the water such as chloride, sulphate and iron. The result is used to calculate the Total Dissolved Solids content of a sample.

Turbidity for sample 20/36077-01

Turbidity in water is caused by the presence of fine suspended matter such as clay, silt, and other particles. The result for this sample passes the NZ Drinking



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85 Port Road, Seaview
Lower Hutt 5045
Phone: (04) 576-5016

Rolleston
43 Detroit Drive
Rolleston 7675
Phone: (03) 343-5227

Dunedin
16 Lorne Street
South Dunedin 9012
Phone: (03) 972-7963

Water Standards limit of 2.5 NTU.

Acidity to pH 8.3 for sample 20/36077-01

Acidity is a measure of a water's ability to neutralise alkali and is not listed in the NZ Drinking Water Standards. It is included here as a general water quality parameter.

Colour for sample 20/36077-01

Colour in water may result from the presence of iron, manganese, organic matter, and industrial wastes and is calculated from the absorbance at 270 test. The NZ Drinking Water Standards lists a Guideline Value of 10 TCU, above which the water can appear strongly coloured. The level of colour in this sample is below the limit.

Fluoride for sample 20/36077-01

Non-fluoridated supplies can have naturally occurring fluoride levels ranging from zero to 0.5 g/m³. The Ministry of Health recommends that the concentration of fluoride in fluoridated drinking-water supplies be between 0.7 and 1.0 g/m³ and lists a Maximum Allowable Value of 1.5 g/m³. The level of fluoride in this sample complies with this limit.

Chloride for sample 20/36077-01

Chloride is usually present in water sources as sodium chloride - or salt. The NZ Drinking Water Standards lists a Guideline Value of 250 g/m³, above which the water can taste salty and cause corrosion. The level of chloride in this sample is below the limit.

Bromide for sample 20/36077-01

Bromide ions occur naturally in surface water and groundwater and can increase due to saltwater intrusion or pollution. Bromide is introduced into New Zealand surface waters usually by wind blown seaspray. This test is not included in the NZ Drinking Water Standards and is included here because it can form harmful bromate if the water is treated with ozone.

Nitrate Nitrogen for sample 20/36077-01

Nitrate-Nitrogen is introduced to water supplies through fertiliser run-off, the breakdown of organic matter, and from septic tanks and effluent ponds. The NZ Drinking Water Standards lists a Maximum Allowable Value of 11.3 g/m³. The level of nitrate-nitrogen in this sample complies with this limit.

Sulphate for sample 20/36077-01

Sulphate is present in some New Zealand soils and can cause taste problems at high levels. The NZ Drinking Water Standards lists a Guideline Value of 250 g/m³, above which the water can taste bad and smell of sulphur. The level of sulphate in this sample is below the limit.

Bicarbonate Alkalinity - calculated from test code 0052 for sample 20/36077-01

Alkalinity to 4.5 is a measure of a water's ability to neutralise acid and is not listed in the NZ Drinking Water Standards. It is included here as a general water quality parameter.

Carbonate Alkalinity for sample 20/36077-01

Alkalinity to 8.3 is a measure of a water's ability to neutralise acid and is not listed in the NZ Drinking Water Standards. It is included here as a general water quality parameter.

Arsenic - Acid Soluble for sample 20/36077-01

Arsenic is found in some soils around New Zealand and this can lead to elevated arsenic levels in some bore waters. The NZ Drinking Water Standards lists a Maximum Allowable Value of 0.01 g/m³. The level of arsenic in this sample complies with this limit.

Iron - Acid Soluble for sample 20/36077-01

Iron is an essential element and is very common in NZ water. The NZ Drinking Water Standards lists a Guideline Value of 0.2 g/m³. The level of iron in this sample is below the limit.

Manganese - Acid Soluble for sample 20/36077-01

Manganese is introduced to water supplies through the weathering of rocks and is common in NZ. The NZ Drinking Water Standards lists a Guideline Value of 0.04 g/m³ and a Maximum Allowable Value of 0.4 g/m³. The level of manganese in this sample is below both limits.

Total Hardness for sample 20/36077-01

Hardness is derived from the calcium and magnesium content of the water and indicates the likelihood of scale formation inside pipes and kettles. The level of hardness in this sample indicates a soft to moderate water.

Dissolved Reactive Phosphorus for sample 20/36077-01

Phosphate is an inorganic chemical that is present in water due to the weathering of rocks or from fertiliser. This test is not included in the NZ Drinking Water Standards and is included here as a general water quality parameter.

Total Coliforms for sample 20/36077-01

Total Coliforms is not listed in the NZ Drinking Water Standards but is included here as a general microbiological water quality parameter. Results of <1 are the equivalent to zero and indicate a good water supply. A result of 1 or more indicates the water may be contaminated with the type of organic matter found in roof gutters and at the bottom of water-tanks.



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Page 2 of 3
Report Number: 20/36077-1 ELS

20 July 2020 20:03:57

E. coli for sample 20/36077-01

E.coli is found in the lower intestine of warm-blooded animals and its presence in a water sample indicates faecal contamination. The NZ Drinking Water Standards states that no E.coli should be present in drinking water. The result of this sample complies with this requirement.

Overall Compliance for sample 20/36077-01

All results are measured against the NZ Drinking Water Standards (NZDWS) Guideline Value (GV) and/or Maximum Allowable Value (MAV). Results flagged as above or below a GV do not indicate a health risk, but may require treatment to remedy. Results that exceed a MAV are highlighted in the 'Comments on Individual Test Results' section in red text indicating the water may not be safe to drink. If all comments are shown in black text then the water can be considered to pass the NZ Drinking Water Standards - limited to the tests we have performed - and can be considered safe to drink. E.coli must be included in this report as a passed result in order to claim that the water is safe to drink.

Test Methodology:

Test	Methodology	Detection Limit
pH	Dedicated pH meter following APHA Online Edition Method 4500 H.	0.1
Alkalinity - Total	APHA Online Edition Method 2320 B	1 g CaCO ₃ /m ³
Conductivity at 25°C	APHA Online Edition Method 2510 B.	0.1 mS/m
Turbidity	Turbidity Meter following APHA Online Edition Method 2130 B.	0.01 NTU
Acidity to pH 8.3	APHA Online Edition Method 2310 B. This test is also known as Free CO ₂ .	1 g CaCO ₃ /m ³
Colour	Calculated from Absorbance @ 270nm.	0.1 TCU
Fluoride	Ion Chromatography following APHA 4110B.	0.005 g/m ³
Chloride	Ion Chromatography following APHA 4110B.	0.005 g/m ³
Bromide	Ion Chromatography following APHA 4110B.	0.005 g/m ³
Nitrate Nitrogen	Ion Chromatography following APHA 4110B.	0.002 g/m ³
Sulphate	Ion Chromatography following APHA 4110B.	0.005 g/m ³
Bicarbonate Alkalinity - calculated from test code 0052	APHA Online Edition Method 2320 B.	1 g HCO ₃ /m ³
Carbonate Alkalinity	APHA Online Edition Method 2320 B. Calculated from Bicarbonate Alkalinity	1 g CO ₃ /m ³
Arsenic - Acid Soluble	ICP-OES following APHA Online Edition Method 3120 B (modified)	0.005 g/m ³
Calcium - Acid Soluble	ICP-OES following APHA Online Edition Method 3120 B (modified).	0.05 g/m ³
Iron - Acid Soluble	ICP-OES following APHA Online Edition Method 3120 B (modified).	0.005 g/m ³
Magnesium - Acid Soluble	ICP-OES following APHA Online Edition Method 3120 B (modified).	0.01 g/m ³
Manganese - Acid Soluble	ICP-OES following APHA Online Edition Method 3120 B (modified).	0.005 g/m ³
Total Hardness	ICP-OES following APHA Online Edition Method 3120 B (modified).	1 g CaCO ₃ /m ³
Dissolved Reactive Phosphorus	Flow Injection Autoanalyser following APHA Online Edition Method 4500-P G.	0.005 g/m ³
Total Coliforms	APHA 9223B:Online Edition by Colilert Quantitray	1 MPN/100ml
E. coli	APHA 9223B:Online Edition by Colilert Quantitray	1 MPN/100mL
Sample Filtration	Sample filtered through 0.45 micron filter following APHA Online Edition Method 3030B.	n/a
Overall Compliance	Compliance is measured against the New Zealand Drinking Water Standards for New Zealand 2005 (Revised 2018).	n/a

Unless otherwise stated, all tests are performed in Wellington.

The laboratory is not responsible for the information provided by the customer which can affect the validity of the results.

"<" means that no analyte was found in the sample at the level of detection shown. Detection limits are based on a clean matrix and may vary according to individual sample.

g/m³ is the equivalent to mg/L and ppm.

Samples will be retained for a period of time, in suitable conditions appropriate to the analyses requested.

This laboratory is accredited by International Accreditation New Zealand and its reports are recognised in all countries affiliated to the International Laboratory Accreditation Co-operation Mutual Recognition Arrangement (ILAC-MRA). The tests reported have been performed in accordance with our terms of accreditation, with the exception of tests marked "not an accredited test", which are outside the scope of this laboratory's accreditation.

This report may not be reproduced except in full without the written approval of this laboratory.



Report Released By
Rob Deacon



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Page 3 of 3
Report Number: 20/36077-1 ELS

20 July 2020 20:03:57

Subject: RE: 18 Orchard Road, Wanaka
From: Kevin <kevin@washingtons.co.nz>
Date: 5/03/2020, 11:01 am
To: Nicola Scott <nicolascott@xtra.co.nz>

Hi Nicola,

I can't find any info on that bore, but around that area looks like around 30 metres deep.

Cost for new bore would be as below

Establishment \$1,000

Cost of drilling 30 metres \$6,750.00

Associated Costs everything else we do including consent and water test

\$3,950.00

Total Cost \$11,700.00

Any questions please let me know

Regards

Kevin

Kevin Muir
Sales Manager
Washingtons Exploration Limited
Now incorporating McNeill Drilling Limited

Mobile: +64 27 397 0709
www.washingtons.co.nz

20 Wallacetown-Lorneville Hwy
Invercargill 9874



Subject: Ground Water Take

From: Karen Bagnall <karen.bagnall@orc.govt.nz>

Date: 21/02/2020, 12:07 pm

To: Nicola Scott <nicolascott@xtra.co.nz>

Hi Nicola – further to our telephone conversation yesterday afternoon. As discussed water can be taken from a bore and used for domestic purposes without consent as long as the take is no more than 25,000 litres per day and the take does not have an adverse effect on the environment – as per rule 12.2.2.1 of the Regional Plan: Water (RPW). During our conversation we discussed the fact that the prospective take would be for a number of caravans which would make up part of a commercial enterprise as such rule 12.2.2.2 of the RPW would apply – see below.

12.2.2.2 Except as provided for by Rules 12.2.1.1 to 12.2.2.1, the taking and use of groundwater is a **permitted** activity, providing:

- (a) No lawful take of water is adversely affected as a result of the taking; and
- (b) The water is not taken from any aquifer identified in Schedule 2C; and
- (c) The water is not taken from within 100 metres of any wetland, lake or river; and
- (d) *[Repealed – 1 March 2012]*
- (e) *[Repealed – 1 March 2012]*
- (f) The take is for a volume no greater than 50,000 litres per day, at any landholding, from the following aquifers:
 - (i) Lower Waitaki Plains Groundwater Protection Zone A (as identified on Maps C15 and C16); and
 - (ii) Inch Clutha Gravel (as identified on Maps C26 and C27); and
- (g) Except as provided by Condition (f) above, the take is for a volume no greater than 25,000 litres per day, at any landholding, elsewhere in Otago; and
- (h) No back-flow of any contaminated water occurs to the aquifer; and
- (i) The taking of groundwater is not suspended.

The Otago Regional Council may, by public notice, suspend the taking of water under this rule if the taking of water, under a resource consent has had to cease in accordance with Rule 12.2.3.5, for the aquifer from which the taking of water under this rule is occurring.

With regard to how Council establishes water use – as discussed generally an average household would use approximately 1000 litres per day during the winter months and 3000 litres per day during the summer therefore an average use of 2000 litres a day would be a suitable number to use when calculating takes for 'domestic' use.

https://www.orc.govt.nz/media/5854/regional-plan_water-for-otago_v2.pdf

Unfortunately the file for 93332 is held off site and I can find no information held electronically – I have requested the file and will forward information once I have received the file.

Please do not hesitate to contact me should you have any further questions.

Regards



Karen Bagnall

SENIOR CONSENTS SUPPORT OFFICER

P 0800 474 082

karen.bagnall@orc.govt.nz

www.orc.govt.nz

Important notice

This email contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this email or attachments. If you have received this in error, please notify us immediately by return email or telephone (03 474-0827) and delete this email. The Otago Regional Council accepts no responsibility for changes made to this email or to any attachments following the original transmission from its offices. Thank you.

Subject: RE: 18 Orchard Road, Wanaka - visitor accommodation (caravans) proposal

From: "Smalls, John" <John.Smalls@fireandemergency.nz>

Date: 28/07/2020, 1:39 pm

To: Nicola Scott <nicolascott@xtra.co.nz>

Hi Nikki,

I have checked the site and confirm there are no hydrants that I can find anywhere in the vicinity of this site. Therefore tanked water meeting the requirements of NZS4509:2008 will be the most appropriate solution for firefighting water. Each unit/ caravan can be considered its own 'fire cell' however potential fire spread should be considered.

The drawing in our communications titles 18 Orchard Rd Plans indicates 3 water tanks specifically for the site and a further two tanks at the dwelling next door. This is an appropriate amount of water for each location. However the tanks may not be located in areas suitable to meet the recommendations of NZS4509:2008. It is preferable to have access without having to drive past the building that is burning. In any case a hardstand and access is required for a firefighting appliance. With all points being no closer than 6m to any building or fire hazard. Some suitable options could be as follows-

1. Move the tanks to an area at the front of the property making access easier for responding fire fighters.
2. Leave the tanks where they are and extend a pipe with an appropriate coupling from the tanks to an area accessible to firefighters at the front of the properties.
3. Leave the tanks and attach a coupling in the area they are situated in now. It is possible we can utilise a portable pump to be sited for firefighting however this is very time consuming and would mean a vastly reduced firefighting capacity in an emergency. It is also unlikely to meet our recommendations if the tanks are not already in-stu. I.e. they are not installed and could be moved prior to building (as is my understanding now).
4. FENZ is willing to listen to any other solution that meets the recommendations of NZS4509:2008 that you may proffer.

I hope this helps with your decision making and resource consent application.

Thank you for contacting FENZ with your project. If I can be of further assistance please don't hesitate to contact me. Details below.

Regards

John Smalls

Fire Risk Management Officer

Central/North Otago Area
Five Mile, Building 1
34 Grant Road, Frankton 9300

PO Box 2360, Wakatipu, Queenstown 9349



M: 027 223 4901

P: 03 441 4550

john.smalls@fireandemergency.nz

www.fireandemergency.nz

Subject: RE: Re: Wastewater main, 18 Orchard Road
From: Richard Powell <richard.powell@qldc.govt.nz>
Date: 15/06/2020, 1:54 pm
To: Nicola Scott <nicolascott@xtra.co.nz>

Hi Nicola,

I can confirm that there is sufficient capacity within the Council owned gravity main within Cardrona Valley Road where the current 63mm pressure line discharges, as far as connecting to the 63mm pressure line some analysis will need to be done to see if this has capacity, based on the DUEs already connected, proposed further DUEs, length of pipe, change in elevation and type of pumps used ect.

If you get this done and include in your application that should satisfy the wastewater servicing feasibility requirements.

Let me know if you need anything further.

Richard

From: Nicola Scott <nicolascott@xtra.co.nz>
Sent: Thursday, 4 June 2020 2:33 PM
To: Richard Powell <richard.powell@qldc.govt.nz>
Subject: Fwd: Re: Wastewater main, 18 Orchard Road

Hi Richard

Following on from our phone call a couple of weeks ago, I'm just checking to see if you have time for a quick confirmation email (as you'd mentioned) regarding the below sewer line discussions. I just need something to submit along with our resource consent application. Hopefully the attached engineering approval provides enough information on the infrastructure, but if you need anything else please let me know and I can talk to C. Hughes & Associates who supervised this work/design.

Kind Regards

NICOLA SCOTT
WANAKA RESOURCE MANAGEMENT LTD

PLANNING - RESOURCE CONSENTS - LAND DEVELOPMENT

Phone: 03 443 6110 or 027 443 6114

Email: nicolascott@xtra.co.nz

----- Forwarded Message -----

Subject: Re: Wastewater main, 18 Orchard Road
Date: Tue, 12 May 2020 15:28:27 +1200
From: Nicola Scott <nicolascott@xtra.co.nz>
To: Richard Powell <richard.powell@qldc.govt.nz>

Hi Richard

Thanks for the conversation earlier. That took me a while on eDocs but I did find the engineering approval for the subdivision along Little Orchard Way for which the sewerage infrastructure was installed. See attached.

It appears to be a 63mm pipe (low pressure line). I did also find the as-built plans for the same infrastructure but couldn't see any pipe sizing on that, just the schematic plans. I can forward those too though if you wish.

As discussed, please could you advise if the existing capacity in the Council sewer main is sufficient to connect the 40 person visitor accommodation proposal. There is an existing resource consent for the house on the site (8 person visitor accommodation) which also requires the owner to connect that house to the Council main and decommission the on-site wastewater system.

Kind Regards

NICOLA SCOTT
WANAKA RESOURCE MANAGEMENT LTD

PLANNING - RESOURCE CONSENTS - LAND DEVELOPMENT

Phone: 03 443 6110 or 027 443 6114

Email: nicolascott@xtra.co.nz

Subject: RE: Wastewater main, 18 Orchard Road, Wanaka

From: Loren Madden | Ecoflow <loren@ecoflow.co.nz>

Date: 22/06/2020, 6:51 pm

To: Nicola Scott <nicolascott@xtra.co.nz>

Hi Nicola

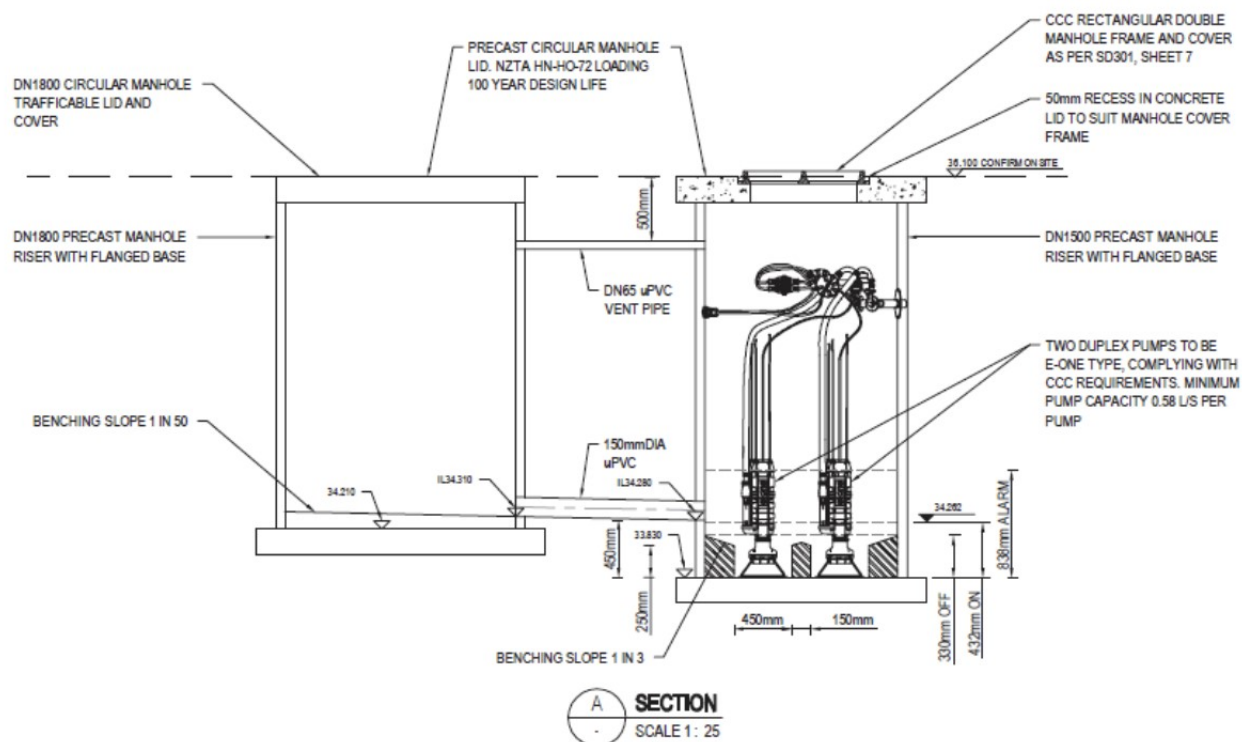
See the attached which include:

- Original layout done in 2015 by C Hughes
- Updated preliminary hydraulic and retention calculations adding 4 pump in Zone 3 – which is the line along Orchard Rd – therefore indicating the line has capacity for two duplex pump systems.

For your project site I have assumes we would have two Ecoflow – E/One Duplex pump system.

The system for main house would be our standard PE tank – 1300L - budget estimate \$14K

The system for campers will need to in a large chamber to meet the emergency storage volume ~8 m3. This becomes more of a challenge – as you need to install a large concrete manhole – e.g. 1800mm dia and then to get the 8 m3 you will have to add and additional overflow chamber next to this manhole (see image below). – So this could be easily \$25-35K – to get final pricing we would need to do more details of the ground conditions. Ecoflow only supply the E/One pumps system component and you would need to get a local contractor to price up the supply and install of the manhole to get the 8m3 of storage.



So as mentioned before, Ecoflow only supplies preliminary analysis and you will need to get a local civil engineer to do a more detailed design and analysis (which we can assist). You still need to add the cost of making connections onto the DN63 in the berm. Our current supply price boundary kits is \$535 +GST.

Let me know what question you have re my email.

Regards

Loren

Loren Madden | Business Development Manager

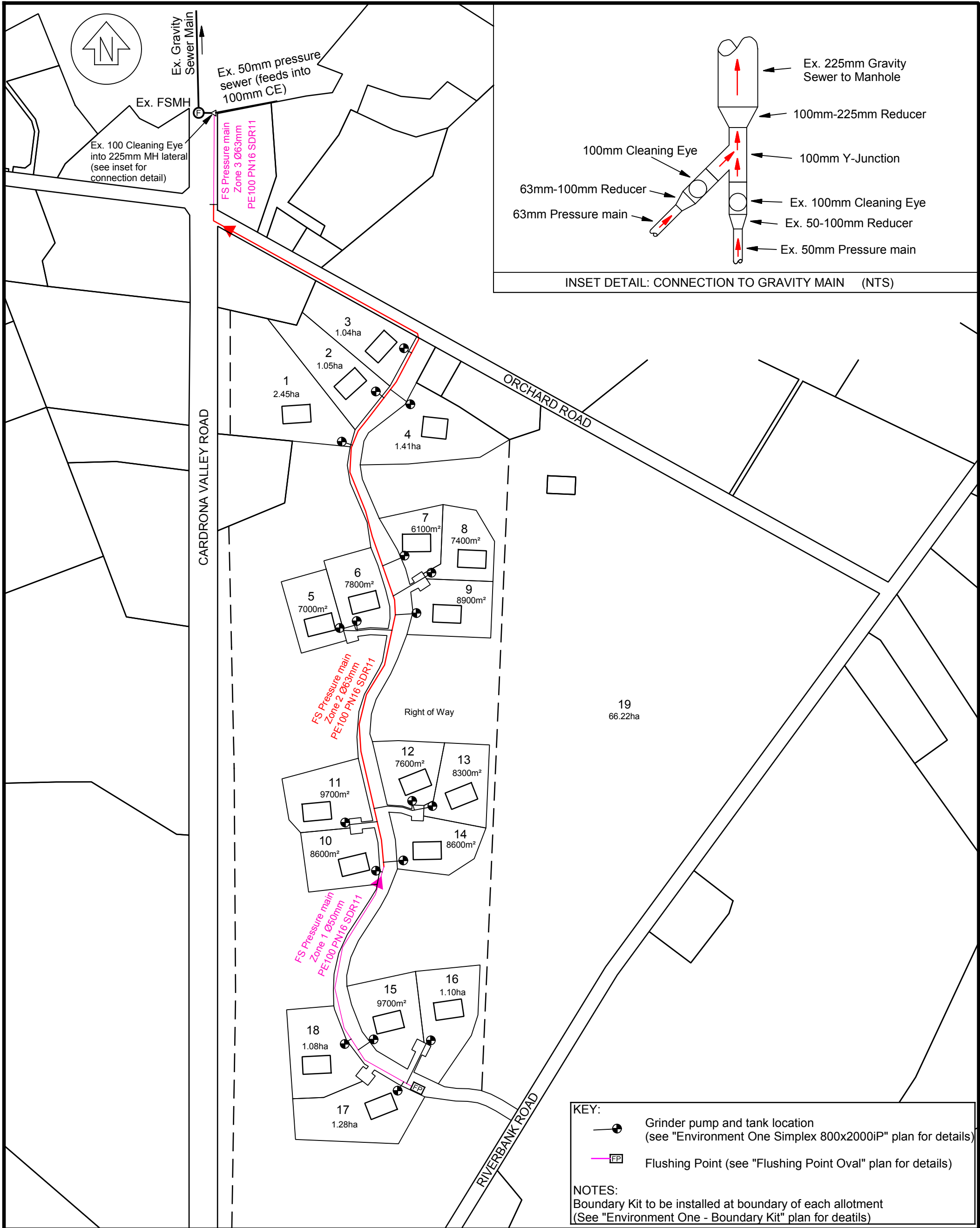
ecoflow

2/15 Anchorage Road, South Hornby, Christchurch 8042

PO Box 300 249, Albany, Auckland 0752

p: +64 3 349 2506 m: +64 27 284 1119

www.ecoflow.co.nz



Pressure Foul Sewer
Orchard Road Holdings Ltd, Wanaka
(Designed by Ecoflow Ltd)

C. HUGHES & ASSOCIATES LTD Surveying and Resource Management • Central Otago			ISSUE	AMMENDMENTS	DATE	Scale:	Job No:
WANAKA			A			1: 5000	5191
CROMWELL			B				
Level 3, 80 Ardmore Street			C			Datum:	Plan No:
P.O. Box 599			D			MSL	W807
03 443 5052			E				Drawn: JDL
www.chasurveyors.co.nz							Date: JAN 2014

PRELIMINARY PRESSURE SEWER - PIPE SIZING AND BRANCH ANALYSIS

Prepared By:

Orchard Road - Wanaka

Ecoflow

With Extra Lots

June 22, 2020

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Liters/Day per Pump	Max Flow Per Pump (lps)	Max Sim Ops	Max Flow (LPS)	Pipe Size (mm)	Max Velocity (MPS)	Length of Main this Zone	Friction Loss Factor (m/100m)	Friction Loss This Zone	Accum Fric Loss (meters)	Max Main Elevation	Minimum Pump Elevation	Static Head (meters)	Total Dynamic Head (m)
This spreadsheet was calculated using pipe diameters for: SDR11PE100										Friction loss calculations were based on a Constant for inside roughness "C" of: 140							
1.00	2.00	4	4	720	.42	3	1.26	50.00	1.00	380.00	3.14	11.93	38.50	338.00	333.00	5.00	43.50
2.00	3.00	14	18	720	.46	4	1.80	63.00	0.88	1,180.00	1.87	22.09	26.57	338.00	330.00	8.00	34.57
3.00	3.00	4	22	720	.73	5	2.51	63.00	1.23	130.00	3.45	4.48	4.48	338.00	335.00	3.00	7.48

PRELIMINARY PRESSURE SEWER - ACCUMULATED RETENTION TIME (HR)

Prepared By:
Ecoflow

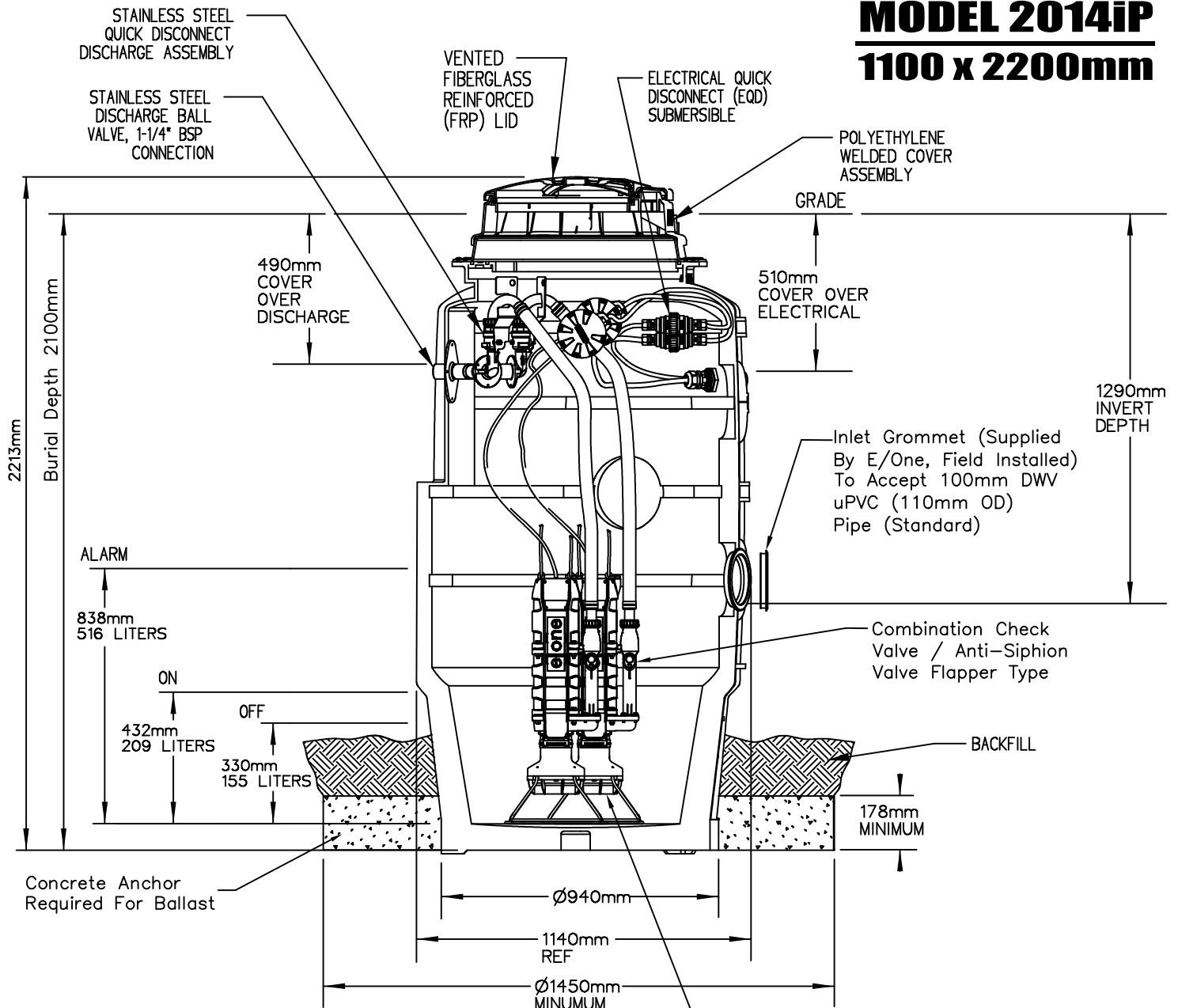
Orchard Road - Wanaka
With Extra Lots

June 22, 2020

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Pipe Size (mm)	Liters per 100 lineal meters	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for: SDR11PE100							Liters per Day per Dwelling		720	
1.00	2.00	4	50.00	125.66	380.00	477.52	2,880	6.03	3.98	8.85
2.00	3.00	18	63.00	204.28	1,180.00	2,410.53	12,960	5.38	4.46	4.87
3.00	3.00	22	63.00	204.28	130.00	265.57	15,840	59.65	0.40	0.40

MODEL 2014iP

1100 x 2200mm



SPECIFICATIONS 2014iP - 1100 x 2200

BASIN	Diameter (mm)	Height (mm)	Weight (kg)	Total Capacity (l)	Capacity Above Alarm (l)	Ballast (m3)	Inlet Pipe Size (mm)
	1100	2200	132	1337	821	SEE DWG	100

PUMP	Pump(s)	Dimensions (mm)	Weight (kg)	Nominal Pump Rate @ 0m TDH (lps)	Nominal Pump Rate @ 20m TDH (lps)	Nominal Pump Rate @ 42m TDH (lps)	Discharge Size (mm)	ELECTRICAL	Voltage (VAC)	Phase	Cycle (Hz)	Supply Cable (m)	Alarm Panel
	Duplex (2)	330 X 800	47	.75	.63	.47	32		240	Single	50	As Specified	Duplex (1)

"Extreme" Semi-Positive Displacement Grinder Pumps. Direct Driven By 0.75kW Submersible Motors

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Sewer Made Simple

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Document Set ID: 6581143

Version: 1, Version Date: 04/08/2020

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Hornby, Christchurch
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Environment One
Duplex 1100 x 2200mm

e one
SEWER SYSTEMS

AURORA ENERGY LIMITED

PO Box 5140, Dunedin 9058

PH 0800 22 00 05

WEB www.auroraenergy.co.nz



20 April 2020

Nicola Scott
Wanaka Resource Management Ltd
Sent via email only: nicolascott@xtra.co.nz

Dear Nicola,

**ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED CARAVAN ACCOMMODATION DEVELOPMENT.
18 ORCHARD ROAD, WANAKA. LOT 1 DP23843.**

Thank you for your inquiry outlining the above proposed development.

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

Disclaimer

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

Next Steps

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

Yours sincerely

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

Niel Frear

CUSTOMER INITIATED WORKS MANAGER

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

26 May 2020

NZDL Trustee Limited

C/- Nicola Scott
By email

Dear Nicola,

Visitor Accommodation, Orchard Road, Wanaka **Access Assessment**

The purpose of this letter is to assess the vehicular access for a proposed visitor accommodation at 18 Orchard Road.

1 Background

The site, 18 Orchard Road, is a large rural lot containing a single residential building. It is located at the intersection of Cardrona Valley Road and Orchard Road with two existing accesses from Orchard Road. The site is shown in Figure 1 below.

Figure 1 – Site Location, image from QLDC Webmaps



The existing residential dwelling has recently been granted consent to operate as visitor accommodation (RM200123). This occupies the eastern portion of the site and utilises an existing access, from Orchard Road, adjacent to the eastern boundary. A second access, from Orchard Road, serves the western area of the site adjacent to Cardrona Valley Road.

The site is zoned as Rural General under the QLDC Operative District Plan, this will be amended as the Rural Zone under the QLDC Proposed District Plan. The Proposed District Plan retains the Rural Zone for land to east, land to the west will be zoned Rural Lifestyle.

Land located to the north, on the opposite side of Orchard Road, is zoned Rural General under the Operative District Plan and will be rezoned as Lower Density Suburban Residential under the Proposed District Plan. This land (and on-site activity) is generally accessed via Mountain View Drive.

Orchard Road is a local road within the District's road hierarchy under the Operative District Plan. Under the Proposed District Plan this road has been designated as an urban collector road. The last traffic count for Orchard Road was undertaken in 2018 suggests the road has a traffic flow of 772 vehicles per day (vpd). At the site the current 2019 estimate is 263vpd whereas further to the east the Orchard Road has a traffic flow estimate of 1073vpd. This suggests a 2020 traffic flow for Orchard Road of less than 1200vpd at the site.

At the site Orchard Road has a speed limit 70km/hr. As a generally straight semi-rural road approaching the intersection with Cardrona Valley Road it is anticipated that the operating speed will be less than the speed limit.

The site is opposite Mountain View Drive which is a private road serving a number of commercial and residential sites. It is likely that Mountain View Drive will have a traffic generation of greater than 200vpd based on the activities served. Mountain View Drive as considered as a high volume access. It is understood that the intersection of Mountain View Drive with Orchard Road has been designed to meet current Austroads guidance.

The site is also located adjacent to Cardrona Valley Road which is an urban arterial road under the Proposed District Plan. There is no property access from Cardrona Valley Road.

2 Proposed Development

It is proposed to establish visitor accommodation at the site by using a number of caravans to create self-contained visitor accommodation units. The site will include a total of 11 caravans being used as: a reception, a manager's residence and 9 visitor accommodation units. These are to be located on the western portion of the site, nearest Cardrona Valley Road.

It is proposed to create a new access to serve this development, the new access is to be located opposite Mountain View Drive (private road) and will be formed as a cross intersection. The new access will include Stop controls and road widening similar to Mountain View Drive opposite. The new access/intersection will be separated from the intersection of Orchard Road with Cardrona Valley Road by approximately 80m.

The new on-site development, consisting of a single residential dwelling and 9 visitor accommodation units, would have a design traffic generation of less than 40vpd¹. This traffic generation is considered when identifying the most appropriate type of rural property access under the Proposed District Plan (refer 29.5.16) which suggests a Diagram 9 type access design. This access design is similar to the Austroads designed Mountain View Drive intersection with Orchard Road.

The on-site access is provided as a 2 lane width (6m total carriageway width) and will be unsealed. The vehicle crossing, within the local road reserve (Orchard Road), including road widening will be sealed.

It is noted that the proposed development is in addition to the existing dwelling which will remain. The existing dwelling utilises a separate (existing) access from Orchard Road and can operate independently as visitor accommodation (consented under RM200123).

¹ Based on NZTA Trips and parking related to land use, Table 7.4 Summary of design trip rates and parking demand in NZ in 2010; suburban dwelling – 10.9vpd/unit (x1) & motel accommodation 3.0vpd/occ.unit (x9).

3 District Plan Requirements

3.1 QLDC Operative District Plan

The Operative District Plan provides a number of site standards to manage access from the local road network, these are provided in the Transport section, specifically Section 14.2.4.2 Access.

A review of the development drawings has identified the following breaches against the access site standards of the Operative District Plan:

- 14.2.4.2 iv Minimum Sight Distances from Vehicle Access – the available sight distance to the west of the proposed vehicle crossing (opposite Mountain View Drive) is limited to approximately 75m as a result of the intersection of Orchard Road with Cardrona Valley Road. 140m sight distance is required for the 70km/hr speed limit.
- 14.2.4.2 vi Distance of Vehicle Crossings from Intersections – The proposed new intersection is located directly opposite Mountain View Drive. 25m minimum separation is required.

Any potential transport effects of these site standard breaches are discussed in the following Section.

3.2 QLDC Proposed District Plan

The Proposed District Plan Transport chapter, specifically Access (Sections 29.5.14 to 29.5.24) provides a number of site standards to manage property access.

A review of the development drawings has identified the following breaches against the access site standards of the Proposed District Plan:

- 29.5.18 Minimum Sight Distances from Vehicle Access on all roads other than State Highways – the available sight distance to the west of the proposed vehicle crossing (opposite Mountain View Drive) is limited to approximately 75m as a result of the intersection of Orchard Road with Cardrona Valley Road. 140m sight distance is required for the 70km/hr speed limit.
- 29.5.22 Distance of Vehicle Crossings from Intersections – The proposed new intersection is located directly opposite Mountain View Drive. 60m minimum separation is required.

Any potential transport effects of these site standard breaches are discussed in the following Section.

4 Transport Effects

It is proposed to create a new access from Orchard Road to serve the on-site development of 9 visitor accommodation units and a manager's residence. The new access is to be located directly opposite Mountain View Drive. This location breaches the District Plan site standards as there is no separation from the nearest intersection (Mountain View Drive with Orchard Road).

The new access will have good visibility of approaching vehicles from Mountain View Drive (opposite) and vehicles from each direction on Orchard Road. To create an appropriate access layout with Mountain View Drive opposite it is proposed to construct the access to form a cross intersection including provision of a Stop control to meet the requirements of the Traffic Control Devices Rule. This is the legal instrument and requires that any intersection with more than three approaches must have intersection controls. To provide additional space around the intersection the vehicle crossing is to be formed as per the Proposed District Plan, Schedule 29.2 Diagram 9 – Access Design. The seal widening required by this access

diagram is similar to the Austroads design provided for Mountain View Drive. When combined with the existing seal widening already undertaken very little additional seal will be required.

The proposed access location has restricted sight distance to the west (towards Cardrona Valley Road). This is due to the location of the intersection where approaching vehicles will be turning from Cardrona Valley Road. Given the intersection layout it is possible that some vehicles such as left turning vehicles (from Wanaka) could be travelling at say 30km/hr, or for this assessment less than 40km/hr. As these vehicles will be approaching at a slower speed the extent of sight distance required is reduced. For instance, a vehicle travelling at 40km/hr the required visibility sight distance required is:

- Based on NZTA Guidelines for visibility at driveways (RTS 6) for a low volume access (less than 200vpd) from a collector road – 35m².
- Based on Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections for a full intersection the minimum Safe Intersection Sight Distance (SISD) is 67m using a reaction time of 1.5 seconds³.

The available sight distance from the proposed access location is 75m suggesting that the proposed access location will have sufficient sight distance and will be appropriate for the proposed on-site activity.

5 Summary

It is proposed to establish a small self-contained visitor accommodation activity at 18 Orchard Road. This activity will include 9 visitor accommodation units and a manager's residence.

This activity is to be served from a new access to be located opposite Mountain View Drive and utilise the seal widening provided at this existing intersection. The proposed access will add additional seal widening to create an appropriate access design and will form a cross intersection with opposing stop controls. The proposed intersection location and layout is provided on the development drawings.

I consider that the proposed access intersection shown on the development drawings is appropriate and any adverse transport i will be minimised to a point which is acceptable.

Should you require any further information please contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Jason Bartlett", with a large, stylized flourish.

Jason Bartlett
CEng MICE, MEngNZ
Traffic Engineer

² Refer NZTA Guidelines for visibility at driveways (RTS 6), Table 1: Sight distances.

³ Refer Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, Section 3.2.2, Table 3.2: Safe intersection sight distance (SISD).



Report Number: AC20110 - 02 - R3

Caravan Accommodation, Wanaka

Assessment of Environmental Noise Effects

Prepared for:
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1.0 BACKGROUND

Acoustic Engineering Services (AES) have been engaged by NZDL Trading Trust Ltd (the Applicant) to provide acoustic engineering advice in relation to an application for Resource Consent for a visitor accommodation facility at 18 Orchard Road in Wanaka. The facility will comprise of a number of onsite caravans which would be available to rent. The Applicant requires an assessment of the environmental noise emitted by this activity, with regard to section 104 (1) of the Resource Management Act (RMA), which requires the actual and potential effects of the activity on the environment to be considered.

Our analysis is based on correspondence to day including the following documents:

- Resource Consent architectural plans titled *Orchard Road Development, Wanaka*, as prepared by TAB Architectural Design, and dated the 17th of May 2020
- 2020 Starship caravan catalogue

1.1 Site and surrounding area

The site is located at 18 Orchard Road in Wanaka with legal description Lot 1 DP 23843. The site and those surrounding (except diagonally across the road to the northwest) are zoned Rural General under the Operative District Plan. The site to the northwest is zoned Rural Lifestyle and is in the Visitor Accommodation Sub-Zone.

Under the Proposed District Plan the site and those to the east and south are zoned Rural, to the west is Rural Lifestyle zoned property. The site to the northwest is in the Visitor Accommodation Sub-Zone and the proposed zoning is Large Lot Residential A. Directly to the north the properties are zoned Lower Density Sub-urban Residential in the Proposed District Plan.

The site and surrounding area are shown in figure 1.1 below.

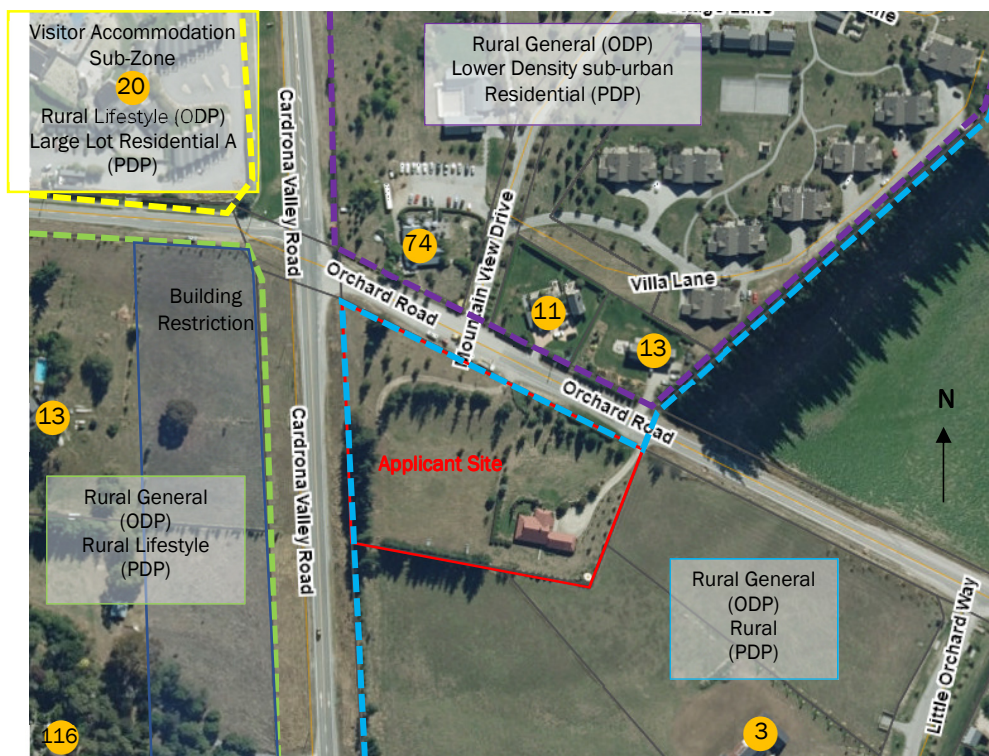


Figure 1.1 – The site and surrounding area

The site has an existing Resource Consent (RM200123) granted on the 16th of March 2020, for visitor accommodation for up to 8 guests in the house located on the eastern portion of the site.

1.2 Proposal

The proposal is to landscape the western portion of the site with a driveway to provide accommodation in retro styled caravans located on the site. There will be a total of 11 caravans with one serving as a reception and shop and another as the manager's residence. The caravans will sleep 2 – 6 people and provide for a combined maximum of 40 guests. Each caravan will have an outdoor deck with table and a single car-parking space adjacent to the deck. The caravans will be arranged around a central communal area with BBQ's, a kids play area, and three spa pools. There are four additional carparks located near the western boundary.

The proposed layout is shown in figure 1.2 below.

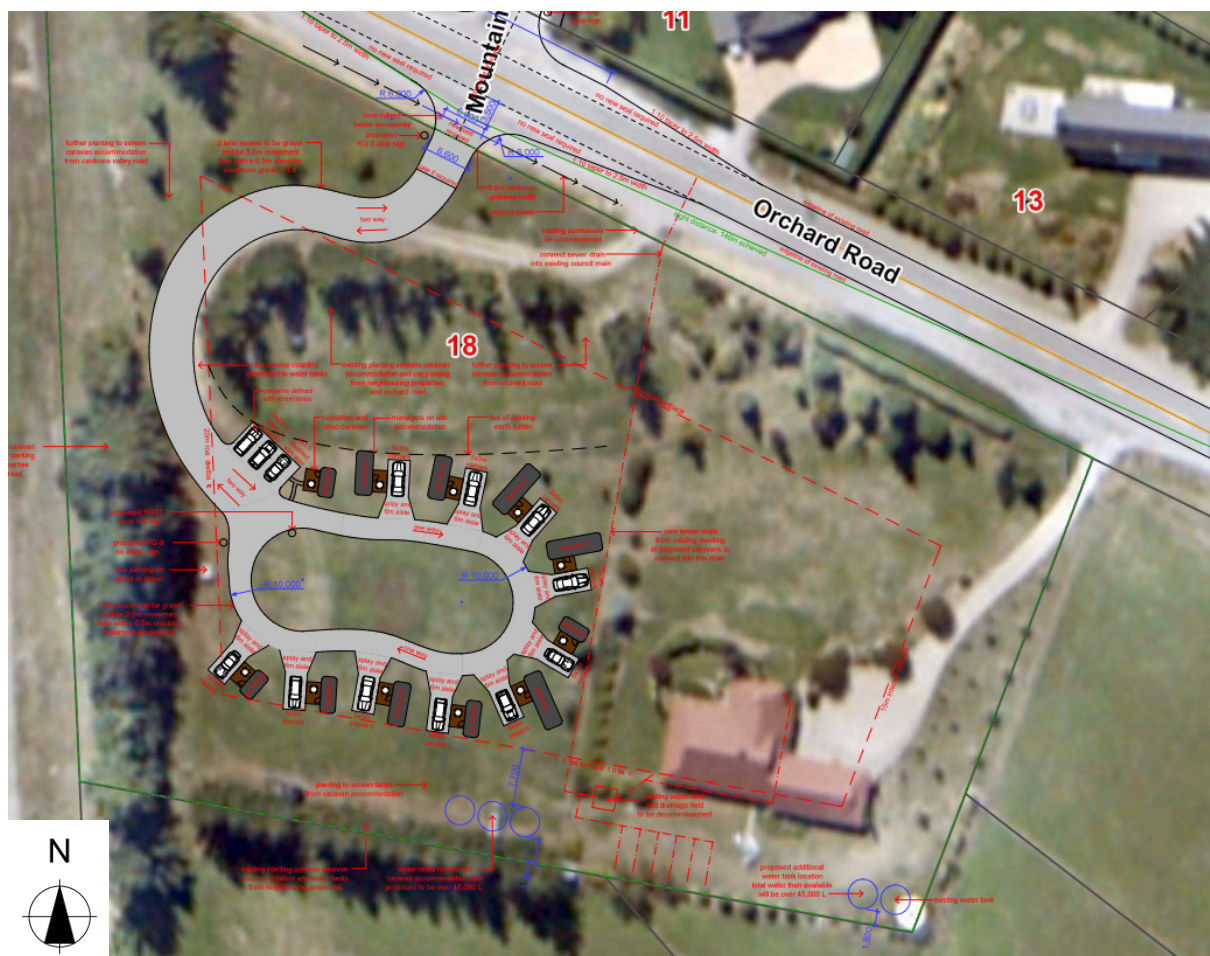


Figure 1.2 – Proposed layout

1.3 Acoustic mitigation

The Applicant has proposed the following physical and managerial measures to limit noise levels on site:

- A Noise Management Plan will be prepared for the site.

- A live-in manager will reside in Caravan 2.
- The rules and signage will advise that there is to be no noise between 2200 and 0700 hours, so as to not disturb other guests and surrounding neighbours.
- All caravans are set back a minimum of 20 metres from any road and 15 metres from all internal boundaries.

2.0 ACOUSTIC CRITERIA

The Resource Management Act requires consideration of the significance of any adverse effects associated with the proposal. Guidance as to the significance of any adverse noise effects may be obtained from several sources.

2.1 Queenstown Lakes District Plan

The Queenstown Lakes District Plan is currently under review and therefore both the Operative District Plan and the Proposed District Plan must be considered.

2.1.1 Operative District Plan noise standards

As stated above, under the Operative District Plan the site is located within a Rural General zone, with the surrounding sites zoned Rural General and therefore the Queenstown Lakes District Plan *Volume 1 Operative District Plan: Section 5 – Rural Areas (Rural General and Ski Area sub zone): 5.3.5.2 Zone Standards: v Noise*, rule applies as follows:

- (a) *Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within the notional boundary of any residential unit, other than residential units on the same site as the activity:*

(i)	daytime	(0800 to 2000 hours)	50 dB $L_{Aeq(15\ min)}$
(ii)	night-time	(2000 to 0800 hours)	40 dB $L_{Aeq(15\ min)}$
(iii)	night-time	(2000 to 0800 hours)	70 dB L_{AFmax}

The noise limits that apply in the Rural Lifestyle Zone are found in Queenstown Lakes District Plan *Volume 1 Operative District Plan: Section 8 – Rural Living Areas - Rules: 8.2.4.2. Zone Standards: iii Noise*, and are the same limits given above except that they apply at the site boundary.

2.1.2 Proposed District Plan (Decisions Version) noise standards

Under the Proposed District Plan the site is located in a Rural Zone in the proposed District Plan, with the surrounding sites zoned Rural, Rural Lifestyle, Large Lot Residential A (in the Visitor Accommodation Sub-Zone) and Lower Density Sub-urban Residential.

Therefore, as outlined in Queenstown Lakes District Plan, *District Plan Review – Proposed District Plan, Proposed District Plan – Decision Version, Chapter 36 Noise, 36.5 Rules – Standards, Table 2: General Standards*, the following noise limits apply:

- At any point within the notional boundary of a residential unit in the Rural zone:

0800 to 2000 hours	50 dB $L_{Aeq(15\ min)}$
2000 to 0800 hours	40 dB $L_{Aeq(15\ min)}$
	75 dB L_{AFmax}

- At any point within the boundary of a property in the Rural Lifestyle, Lower Density Sub-urban Residential and Large Lot Residential A zones:

0800 to 2000 hours	50 dB $L_{Aeq(15\ min)}$
2000 to 0800 hours	40 dB $L_{Aeq(15\ min)}$

We note that compared to the operative District Plan, the L_{AFmax} noise limit has been increased from 70 to 75 dB L_{AFmax} in the Rural Zone, with no L_{AFmax} noise limit in Rural Lifestyle, Lower Density Sub-urban Residential and Large Lot Residential A in the proposed District Plan; however the noise is now assessed at the boundary as opposed to the notional boundary in these zones.

2.2 Predicted noise levels due to traffic on Cardrona Valley Road

Expected existing noise levels due to traffic on Cardrona Valley Road have been calculated using the CoRTN model to estimate the expected worst-case noise levels at the site. Average Annual Daily Traffic (AADT) data was sourced from www.trafficcounts.co.nz using data from the QLDC. The site is approximately 100 metres north of the traffic volume measuring point, which had an AADT of 3236 vehicles, including 6 % heavy vehicles in 2012.

For vehicles travelling at 70 km/hr, noise levels received at the façade of the Oakridge Resort at 20 Studholme Road would be expected to be in the order of 54 dB $L_{Aeq(24\ hour)}$ and at the façade of Florence's Foodstore at 74 Cardrona Valley Road in the order of 52 dB $L_{Aeq(24\ hour)}$. These are 24-hour average levels and therefore noise received at peak times would be higher and in the quiet hours of the night the noise levels will be lower. However, this analysis confirms that elevated noise levels would be expected at peak times due to traffic on Cardrona Valley Road.

2.3 New Zealand Standard 6802

NZS 6802:2008 *Acoustics – Environmental noise* outlines a guideline daytime limit of 55 dB $L_{Aeq(15\ min)}$ and a night-time noise limit of 45 dB $L_{Aeq(15\ min)}$ for “the reasonable protection of health and amenity associated with the use of land for residential purposes”. The Standard also recommends a night-time L_{max} noise limit of 75 dB L_{AFmax} to prevent sleep disturbance.

For town centres and mixed use areas NZS 6802:2008 offers a guideline day and night-time limit of 60 dB L_{Aeq} for non-residential receivers.

The standard also describes how a -3 dB adjustment may be applied to sound received for less than 50 % of the daytime period, and a -5 dB adjustment may be applied to sound received for less than 30 % of the daytime period.

NZS 6802:2008 describes the application of a penalty for noise containing Special Audible Characteristics (SAC). In cases where SAC are confirmed to be present, the adjustment is +5 dB.

The Standard explicitly states that an L_{max} noise limit should be set where sleep protection is required, the Standard recommends the site boundary or notional boundary of dwellings as the appropriate assessment location.

2.4 World Health Organisation

*Guidelines for Community Noise*¹, a document produced by the World Health Organisation (WHO) based on extensive international research recommends a guideline limit of 55 dB $L_{Aeq(16\ hours)}$ to ensure few people are seriously annoyed in residential situations. A guideline limit of 50 dB $L_{Aeq(16\ hours)}$ is recommended to prevent moderate annoyance.

¹ Edited by Berglund, B *et al.* *Guidelines for community noise*. World Health Organization 1999.

A guideline night-time limit of 45 dB L_{Aeq} and 60 dB L_{AFmax} is recommended to allow occupants to sleep with windows open. The document also offers a guideline limit of 30 dB L_{Aeq} within bedrooms to avoid sleep disturbance.

For commercial and shopping areas the WHO recommends a guideline limit of 70 dB L_{Aeq} (24 hour).

This document recommends the assessment of noise at the façade of dwellings and other noise sensitive locations.

2.5 Other District Plan noise limits

We are familiar with existing noise rules for many other District Plans throughout New Zealand, and consider these to provide some context.

In particular, the specified hours for the daytime and night-time varies considerably between districts with some also providing an 'evening' period. However, the period between 0700 and 2200 hours on any day of the week is most commonly used to define daytime, and 2200 hours to 0700 hours for night-time.

Therefore, the Queenstown Lakes ODP and PDP noise rules for all zones are more restrictive in terms of the hours assigned to the day, whereas most District Plans, NZS 6802 and the WHO anticipate or provide for at least 15 hours of daytime, where the more lenient noise limits apply.

2.6 Discussion regarding acceptable noise levels

Based on the above, we observe that the PDP and ODP limits are in line with current best practice in terms of the standards referenced, and metrics used and in general, where noise levels comply with the District Plan noise limits we would expect the noise effects to be minimal.

However, when compared to the WHO and NZS 6802:2008 guidelines, the overall hours of the night-time period are longer, and the limits are more stringent. Therefore, based on the national and international guidance discussed above, we would consider noise levels of up to 50 dB L_{Aeq} to also be acceptable when received at neighbouring residential properties or notional boundaries of rural dwellings between 0700 and 0800 hours, and between 2000 and 2200 hours. We also note that a difference of 1 – 2 dB is inaudible, and therefore we consider a small exceedance of the daytime District Plan limit between 0800 and 2000 hours may also be acceptable for noise that occurs only occasionally.

3.0 NOISE GENERATED BY THE ACTIVITY

As outlined above, the site has an existing Resource Consent for the house on the site to be used for visitor accommodation for up to 8 people. For our assessment, we have considered the cumulative noise from both this existing activity, and the proposed new activity on the site.

Potential noise sources associated with the operation of the caravan accommodation and existing visitor accommodation are expected to be:

- Noise from light and heavy vehicles manoeuvring on the site, and;
- Noise associated with guests at the site in the outdoor areas and outside their respective caravans

Noise from traffic on the site has been considered separately to guest noise, as periods of peak transportation and peak guest activity on site are not expected to coincide.

SoundPLAN computational modelling based on *ISO 9613 Acoustics – Attenuation of sound outdoors – Part 2: General method of calculation* has been used to calculate the propagation of noise from the site, taking into account the topography of the area, worst-case downwind conditions, and sound power levels for each of the noise sources.

3.1 Noise from light vehicles associated with the site

Based on our experience this type of activity the majority of vehicles will be private cars or SUV's. There are parking spaces for 13 light vehicles on site, 9 for guests, one manager carpark and 3 visitor parks.

3.1.1 Light vehicles manoeuvring on site 0700 to 2200 hours

As a worst-case assumption, we have considered a scenario during the daytime period, where 5 guest vehicles (approximately half the 9 guest vehicles) and 2 vehicles from the visitor accommodation leave the site in a 15-minute period. We have based our analysis on a light-vehicle travelling at 10 km/h on the gravel driveway having a sound power of 95 dB L_{WA} , based on measurements of light-vehicles travelling on roads and including a 5 dB adjustment for noise from the gravel driveway.

Based on our experience, this peak scenario would most likely occur in the morning when guests leave this site for the day. We have allowed for a 5 dB reduction for noise present less than 30 % of the daytime period in line with NZS 6802:2008. The noise levels expected at each of the neighbouring properties are shown in table 3.1 below.

Table 3.1 – Predicted daytime noise levels from vehicle movements

Location	ODP			PDP		
	Zone	Assessment location	Predicted noise level dB L _{Aeq} (15 min)	Zone	Assessment location	Predicted noise level dB L _{Aeq} (15 min)
74 Cardrona Valley Road (Florence's Foodstore)	Rural General	Notional	39	Lower Density Sub-urban Residential	Boundary	40
11 Orchard Road	Rural General	Notional	40	Lower Density Sub-urban Residential	Boundary	40
13 Orchard Road	Rural General	Notional	35	Lower Density Sub-urban Residential	Boundary	36
1 Little Orchard Way	Rural General	Notional	27	Rural	Notional	27
3 Little Orchard Way	Rural General	Notional	27	Rural	Notional	27
5 Little Orchard Way	Rural General	Notional	28	Rural	Notional	28
116 Cardrona Valley Road	Rural General	Notional	26	Rural Lifestyle	Boundary	32
13 Studholme Road	Rural General	Notional	28	Rural Lifestyle	Boundary	35
20 Studholme Road (Oakridge Resort)	Rural Lifestyle	Boundary	29	Large Lot Residential A	Boundary	29

This analysis confirms that the expected noise level at the boundary and notional boundary of all neighbouring properties and dwellings is less than 50 dB L_{Aeq} and therefore we expect effects to be minimal.

With regard to compliance with the District Plan, we expect that it would be possible for the peak traffic to occur between 0700 and 0800 hours, particularly in the winter as guests leave to go skiing. As this is within the night-time period defined by the Queenstown Lakes District Plan a duration adjustment cannot be applied and resultant noise levels (where the removal of the duration adjustment results in an exceedance of the ODP or PDP limits) are shown in table 3.2 below.

Table 3.2 – Noise levels due to vehicles driving between 0700 and 0800 hours

Location	ODP			PDP		
	Zone	Assessment location	Predicted noise level dB LAeq (15 min)	Zone	Assessment location	Predicted noise level dB LAeq (15 min)
74 Cardrona Valley Road (Florence's Foodstore)	Rural General	Notional	44	Lower Density Sub-urban Residential	Boundary	45
11 Orchard Road	Rural General	Notional	45	Lower Density Sub-urban Residential	Boundary	45
13 Orchard Road	Rural General	Notional	40	Lower Density Sub-urban Residential	Boundary	41

Based on this analysis, the ODP and PDP noise limits may be exceeded by up to 5 dB between 0700 and 0800 hours at the three properties opposite the site on Orchard Road. As stated above, we expect that the effects of any noise received after 0700 hours that is less than 50 dB LAeq would be minimal.

3.1.2 Light vehicles manoeuvring on site 2200 to 0700 hours

Whilst guests are advised to arrive before 2200 hours and depart after 0700 hours, we expect that from time to time a vehicle may unexpectedly arrive on site late or leave early in the morning. Based on a single light vehicle arriving or departing from either the caravan or visitor accommodation driveway between 2200 and 0700 hours, noise at the relevant neighbouring properties would be as shown in table 3.3 below.

Table 3.3 – Noise levels due to vehicles driving between 2200 and 0700 hours

Location	ODP			PDP		
	Zone	Assessment location	Predicted noise level dB LAeq (15 min)	Zone	Assessment location	Predicted noise level dB LAeq (15 min)
74 Cardrona Valley Road (Florence's Foodstore)	Rural General	Notional	39	Lower Density Sub-urban Residential	Boundary	40
11 Orchard Road	Rural General	Notional	40	Lower Density Sub-urban Residential	Boundary	40
13 Orchard Road	Rural General	Notional	36	Lower Density Sub-urban Residential	Boundary	36
1 Little Orchard Way (building platform)	Rural General	Notional	27	Rural	Notional	27
3 Little Orchard Way	Rural General	Notional	27	Rural	Notional	27
5 Little Orchard Way (building platform)	Rural General	Notional	28	Rural	Notional	28
116 Cardrona Valley Road	Rural General	Notional	26	Rural Lifestyle	Boundary	32
13 Studholme Road	Rural General	Notional	28	Rural Lifestyle	Boundary	35
20 Studholme Road (Oakridge Resort)	Rural Lifestyle	Boundary	29	Large Lot Residential A	Boundary	29

Based on the above, the noise level at the boundary of all neighbouring properties is expected to be 40 dB LAeq or less. This noise level would not be expected to cause sleep disturbance. We therefore expect that there will be a minimal adverse effect. Noise from vehicles using the site between 2200 and 0700 hours is also therefore expected to comply with the ODP and PDP night-time noise limit of 40 dB LAeq at all relevant boundaries.

3.1.3 Lmax noise levels between 2000 and 0800 hours

Given the separation between parking areas and residential boundaries, we expect that impulsive noise events such as door slams, engine starts and the like will comply with the District Plan maximum night-time noise limit of 70 dB LAfmax at all adjoining properties.

3.2 Noise from heavy vehicles

Heavy vehicles using the site may include small coaches or rubbish trucks. Rubbish is collected on the roadside every week; however, we understand that supplemental rubbish and/or recycling removal may be required from time to time. Similarly due to the scale of the site coaches are not expected to visit the site regularly; nevertheless from time to time groups staying at the site may utilise coach services. We understand that any coaches or rubbish removal vehicles would visit the site in the daytime between 0800 and 2000 hours only. We have based our analysis on two vehicle movements (one in and one out) in a 15-

minute period and for a worst case scenario a large rubbish truck with a sound power of 108 dB L_{WA} moving at 10 km/h on site. Allowing for a 5 dB reduction for noise present less than 30 % of the daytime period, we expect the following noise levels as listed in table 3.4 below at the nearest boundaries.

Table 3.4 – Predicted daytime noise levels from vehicle movements

Location	ODP			PDP		
	Zone	Assessment location	Predicted noise level dB $L_{Aeq}(15 \text{ min})$	Zone	Assessment location	Predicted noise level dB $L_{Aeq}(15 \text{ min})$
74 Cardrona Valley Road (Florence's Foodstore)	Rural General	Notional	49	Lower Density Sub-urban Residential	Boundary	51
11 Orchard Road	Rural General	Notional	51	Lower Density Sub-urban Residential	Boundary	51
13 Orchard Road	Rural General	Notional	44	Lower Density Sub-urban Residential	Boundary	46
1 Little Orchard Way (building platform)	Rural General	Notional	36	Rural	Notional	36
3 Little Orchard Way	Rural General	Notional	36	Rural	Notional	36
5 Little Orchard Way (building platform)	Rural General	Notional	37	Rural	Notional	37
116 Cardrona Valley Road	Rural General	Notional	36	Rural Lifestyle	Boundary	43
13 Studholme Road	Rural General	Notional	39	Rural Lifestyle	Boundary	45
20 Studholme Road (Oakridge Resort)	Rural Lifestyle	Boundary	43	Large Lot Residential A	Boundary	43

This analysis confirms that the expected noise levels are 50 dB L_{Aeq} or below at all relevant boundaries except for the boundaries with 11 Orchard Road and 74 Cardrona Valley Road (Florence's Foodstore) where the noise level may be 51 dB L_{Aeq} . As this noise is expected to be present only occasionally (less than once per week) and a difference of 1 dB is inaudible we expect the effects to be minimal. Full compliance is therefore expected with the daytime ODP and PDP limits except for this 1 dB exceedance at 11 Orchard Road and 74 Cardrona Valley Road; however, as stated above we expect the effects to be minimal.

We note that coaches are expected to have a sound power in the order of 100 dB L_{WA} and therefore noise levels 8 dB lower than those listed in table 3.4 above are expected at neighbouring sites. Full compliance is therefore expected with the daytime ODP and PDP limits due to a coach picking up or dropping off passengers.

3.3 Noise from people talking on-site

Expected noise levels due to visitors conversing on site have been calculated based on the American National Standards Institute Standard ANSI S3.5 – 1997 *Methods of calculation of the Speech Intelligibility*

Index, which contains information on the typical speech levels for both male and female speakers. Based on average values, for a normal voice effort, the sound power of a speaker may be deduced to be 71 dB L_{WA} , and the sound power of a raised voice effort may be deduced to be 78 dB L_{WA} .

3.3.1 Noise from people talking between 0700 and 2200 hours

We have assessed noise from people talking on the site based on a worst-case scenario where the accommodation is fully occupied with 48 people staying on site (40 guests in the caravans and 8 people in the house) and all guests are socialising on the decks outside their own caravans and on the patio of the house with half are speaking in raised voices. We expect this to occur only occasionally, such as on a warm summers evening.

Based on the above, the expected worst-case noise levels are shown in table 3.5 below.

Table 3.5 – Predicted noise levels from people speaking in raised voices on the site

Location	ODP			PDP		
	Zone	Assessment location	Predicted noise level dB L_{Aeq} (15 min)	Zone	Assessment location	Predicted noise level dB L_{Aeq} (15 min)
74 Cardrona Valley Road (Florence's Foodstore)	Rural General	Notional	39	Lower Density Sub-urban Residential	Boundary	40
11 Orchard Road	Rural General	Notional	42	Lower Density Sub-urban Residential	Boundary	42
13 Orchard Road	Rural General	Notional	41	Lower Density Sub-urban Residential	Boundary	42
1 Little Orchard Way (building platform)	Rural General	Notional	32	Rural	Notional	32
3 Little Orchard Way	Rural General	Notional	32	Rural	Notional	32
5 Little Orchard Way (building platform)	Rural General	Notional	35	Rural	Notional	35
116 Cardrona Valley Road	Rural General	Notional	32	Rural Lifestyle	Boundary	39
13 Studholme Road	Rural General	Notional	33	Rural Lifestyle	Boundary	39
20 Studholme Road (Oakridge Resort)	Rural Lifestyle	Boundary	32	Large Lot Residential A	Boundary	32

We note that if all 40 caravan guests were in the central communal area, noise levels at 13 Studholme Road is expected to be 1 dB higher but noise at dwellings on Orchard Road would be lower than those predicted above. We note that the above levels do not include a duration adjustment and therefore the levels listed are conservative.

Based on the above noise from people talking outside is expected to be below 50 dB L_{Aeq} at all relevant boundaries and therefore we expect effects to be minimal.

With regard to compliance with the District Plan, we observe that the predicted noise levels comply with the District Plan daytime limits, as well as the 'night-time' limits which apply between 0700 and 0800 hours, and between 2000 and 2200 hours at all neighbouring boundaries with the exception of at 11 and 13 Orchard Road where the noise level is expected to be up to 42 dB L_{Aeq} at the site boundaries (which is also the Notional Boundary for 11 Orchard Road). Noise may exceed the ODP and PDP limit by 2 dB between 0700 and 0800 hours, or between 2000 and 2200 hours.

We expect this scenario to only ever potentially occur on warm summer's evenings, and not to ever realistically occur between 0700 and 0800 hours. As above, we expect the effects of this noise to be minimal.

3.3.2 Noise from people talking between 2200 and 0700 hours

The caravan accommodation rules state that guests must be quiet between 2200 and 0700 hours. However, there is the possibility that a small number of people may talk outdoors during this time. However, we expect that any conversation during this time would be in normal voices and therefore we would expect full-compliance with the ODP and PDP noise limits at all relevant boundaries.

3.4 Other noise sources

With regard to other noise from guests such as music noise we expect that this would be best managed through appropriate site management controls to limit anti-social behaviour.

In order to provide assurance that noise levels are acceptable, we recommend that a Noise Management Plan is adopted for the site. This would describe the best practicable options for minimising noise from and would include the following:

- Any music to be played at background levels
- No activity on site between 2200 and 0700 hours

4.0 CONSTRUCTION NOISE

Noise generated by activities associated with construction of the caravan decks, communal area, civil works and landscaping has the potential to adversely affect adjoining properties, especially if carried out during the early morning or evening hours.

The Queenstown Lakes ODP and PDP specifically exclude construction activities from the noise standards. ODP Rule 5.3.5.2.v.(c) *Rural Areas – Rules, Rural General and Ski Area Sub-Zone – Rules, Standards, Zone Standards, Noise* and PDP Section 36 *Noise, Rule 36.5.12 Construction Noise* state that construction activities shall be assessed in accordance and comply with NZS 6803:1999 *Acoustics - Construction Noise*. The PDP specifies that construction noise must comply with the upper limits in Tables 2 and 3 of goes on to say that construction sound must be managed in accordance with NZS 6803.

We therefore recommend that the Applicant adopts best practice procedures to reduce the likelihood of annoyance, nuisance and adverse health effects to people in the vicinity of construction work, and that these activities are planned and managed in accordance with NZ 6803:1999 *Acoustics – Construction Noise*, and that construction is undertaken to ensure noise does not exceed the sound levels specified in Table 2 of the Standard.

5.0 NOISE MANAGEMENT PLAN

As described above, we consider that operational and management strategies could be adopted by the Applicant to control and further reduce noise emissions from the activity. Therefore, we recommend the Applicant establishes a Noise Management Plan outlining the measures which will be employed to ensure that noise impacts on neighbouring properties are minimised as far as practicable.

The Noise Management Plan would be expected to address:

- The purpose of the NMP and the requirement for the manager to be made familiar with the Plan.
- Requirements for the regular review and update of the NMP.
- Description of the acoustic criteria which apply at the site, highlighting the additional sensitivity of the residential properties/activity located in the vicinity of the site.
- Discussion of each of the noise generating activities associated with the site, and best practice for minimising each source, which is likely to include the following:
 - Installing signage reminding guests that the facility is located in near proximity to residential activities, and discouraging them from engaging in anti-social/noisy behaviour.
 - Ensure any guest portable music systems are limited to a background level. A background level such that raised voices above a normal voice effort are not required at 1 metre from any outdoor speaker.
- Management and staff procedures including:
 - Ensure all rubbish and recycling collections are made between 0800 and 2000 hours only. This includes glass recycling, which should only be emptied during the daytime period.
 - Protocol for checking in guests, to ensure they are aware of the noise sensitive nature of nearby properties and including advice to keep noise to a minimum between 2200 and 0700 hours.
 - Booking confirmation procedures to advise guests to arrive before 2200 hours.
 - Advise staff when arriving and leaving the site to have consideration to neighbours, especially during the night time period.
- Details of complaints procedures and the need for and responsibilities of a Noise Liaison Officer for the community.

6.0 CONCLUSIONS

We have reviewed the noise emissions which may be associated with the operation of the proposed caravan accommodation at 18 Orchard Road in Wanaka.

Based on a review of the WHO, NZS 6802 and other relevant guidelines, where noise levels comply with the District Plan noise limits, we expect the noise effects will be minimal. We also consider that if the noise levels are below 50 dB L_{Aeq} at any residential boundary or notional boundary of a dwelling in a rural area between 0700 and 2200 hours on any day, noise effects would be acceptable. In addition, a small exceedance (1 – 2 dB) of the 50 dB L_{Aeq} daytime limit may be acceptable for occasional activity.

Our analysis indicates that noise from light vehicles and guests talking on site is expected to be below 50 dB L_{Aeq} at all neighbouring boundaries between 0700 and 2200 hours and below the District Plan night-time limit of 40 dB L_{Aeq} at all relevant boundaries between 2200 and 0700 hours and therefore we expect effects will be minimal.

Given the separation between parking areas and neighbouring properties, we expect that noise events such as door slams, engine starts and the like will comply with the District Plan maximum night-time noise limit of 70 dB L_{Amax} at all relevant boundaries.

Rubbish or recycling removal is expected occasionally (less than once per week) between 0800 and 2200 hours. A single rubbish collection would be expected to generate 2 heavy vehicle movements and noise would be 50 dB L_{Aeq} or below at all boundaries except 11 Orchard Road and 74 Cardrona Valley Road (Florence's Foodstore) where a noise level of 51 dB L_{Aeq} may be expected. As a difference of 1 dB is inaudible and onsite rubbish/recycling collection is expected to occur only occasionally we expect effects will be minimal.

The occasional coach may visit the site between 0800 and 2200 hours and full compliance is expected with the District Plan noise limits at all neighbouring properties.

In order to ensure the effects of the noise emissions will be minimal, and that the noise will not be unreasonable, the following mitigation measures have been considered:

- A Noise Management Plan will be prepared for the site
- A live-in manager will reside in Caravan 2
- The rules and signage will advise that there is to be no noise between 2200 and 0700 hours. The NMP will provide measures to actively discourage vehicles entering or exiting the site between 2200 and 0700 hours so as to not disturb other guests and surrounding neighbours.
- All caravans are set back a minimum of 20 metres from any road and 15 metres from all internal boundaries.

17 July 2020

Dear Nicola Scott,

Thank you for your enquiry regarding information that the Otago Regional Council may hold regarding potential soil contamination at the properties indicated below:

Address	Valuation Number / Legal Description
18 Orchard Road, Wanaka	29061/1503 Lot 1 DP 23843

The Otago Regional Council maintains a database of properties where information is held regarding current or past land-uses that have the potential to contaminated land. Land-uses that have the potential to contaminate land are outlined in the [Ministry for the Environment's Hazardous Activities and Industries List \(HAIL\)](#).

Where investigation has been completed, results have been compared to relevant soil guideline values. The database is continually under development, and should not be regarded as a complete record of all properties in Otago. The absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database. You may also wish to examine the property file at the relevant City or District Council to check if there is any evidence that activities occurring on the HAIL have taken place.

I can confirm that:

The above land does not currently appear on the database.

If your enquiry relates to a rural property, please note that many current and past activities undertaken on farms may not be listed on the database, as they can be more difficult to identify. Activities such as use, storage, formulation, and disposal of pesticides, offal pits, landfills, animal dips, and fuel tanks have the potential to contaminated land.

Similarly, the long-term use of lead-based paints on buildings can, in some cases, cause soil contamination. The use of lead-based paint is generally not recorded on the database.

Please feel free to contact me if you have any other enquires, or you would like to discuss the matter further,

Regards,

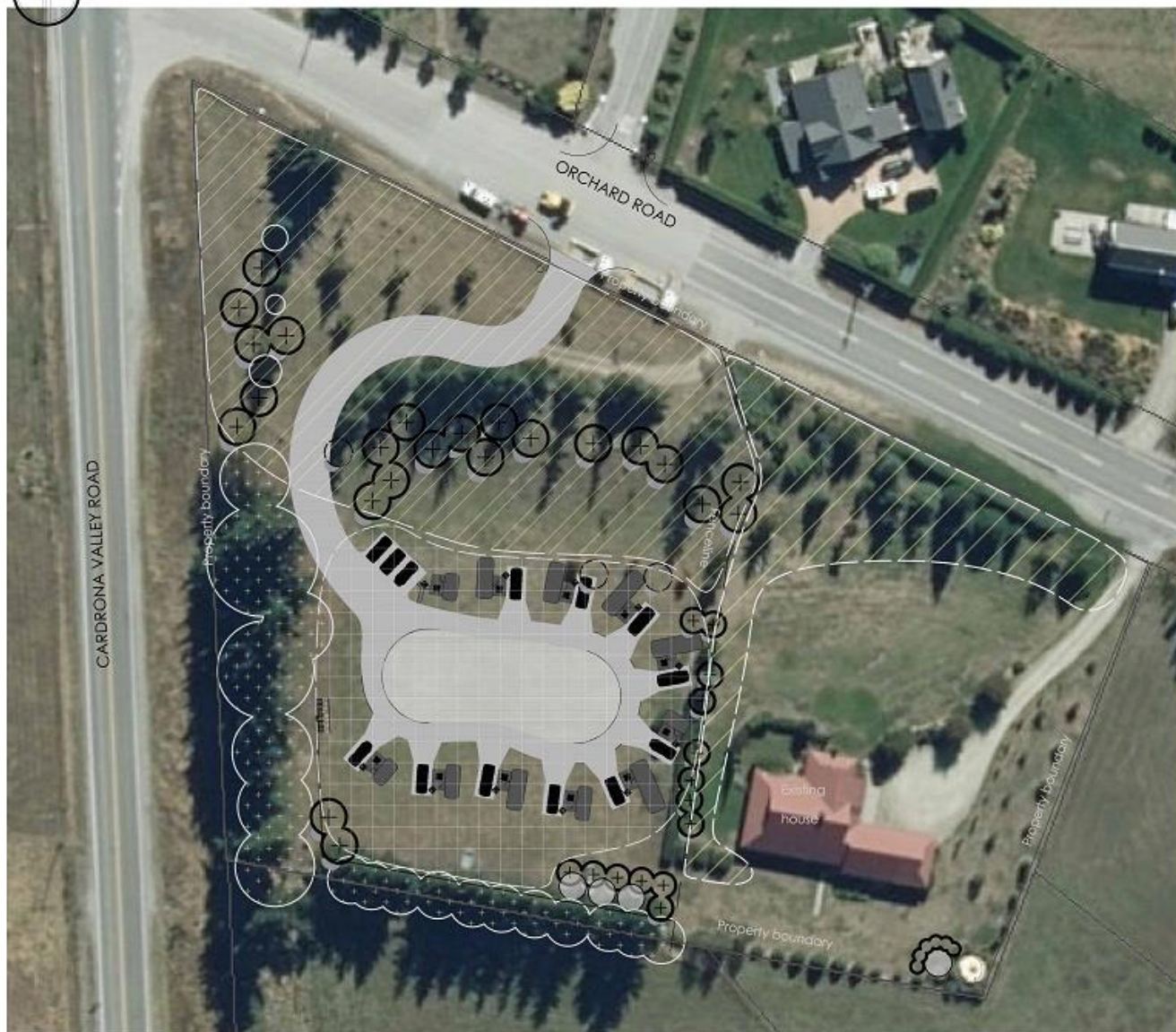


Jessie Callaghan
Environmental Officer

The enclosed/attached information is derived from the Otago Regional contaminated land register and is being disclosed to you pursuant to the Local Government Official Information and Meetings Act 1987. This information reflects the Otago Regional Council's current understanding of this site, which is based solely on the information obtained by the Council and held on record. It is disclosed only as a copy of those records and is not intended to provide a full, complete or entirely accurate assessment of the site. Accordingly, the Otago Regional Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information. Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

HAIL Status	
Verified HAIL	Information has been provided confirming, more likely than not, that an activity or industry described in the HAIL is being or has been undertaken on the site.
Unverified HAIL	Information has been provided that suggests an activity or industry described in the HAIL is or has been undertaken on the site; however, this information has not been verified.
Verified non-HAIL – more likely than not	It has been established, more likely than not, that an activity or industry described in the HAIL has not been undertaken on the site at the time of listing.

Contamination Status	
Contaminated for <Context>	The site has been investigated and results demonstrate that there are hazardous substances in or on the land at the site that have, or are reasonably likely to have significant adverse effects on the environment. <Context> refers to the current or proposed site use and/or on/off-site ecological receptors.
Managed for <Context>	The site has been investigated and results demonstrate that there are hazardous substances present at the site that have the potential to pose risks to human health or the environment. However, those risks are considered managed for <context> because <ul style="list-style-type: none"> - The nature of the use of the site prevents human and/or ecological exposure to the hazard; and/or - The land has been altered in some way and/or restrictions have been placed on the way it used to prevent human and/or ecological exposure to the hazard.
Acceptable for <Context>	The site has been investigated and results demonstrate that there are hazardous substances present at the site, but assessment indicates that any adverse effects or risks to human health are considered to be so low as to be acceptable for <context>.
At or Below Background Concentrations	The site has been investigated or remediated. The investigation or post-remediation validation results confirm that there are no hazardous substances above local background concentrations. Local background concentrations are those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterize the site.
Partially investigated	The site has been partially investigated. Investigations have been conducted that – <ul style="list-style-type: none"> - Demonstrate there are hazardous substances present; however, there is insufficient information to quantify any adverse effects or risks to human health or the environment; or, - Do not adequately verify the presence or absence of contamination associated with all HAIL activities that have been undertaken on the site.
Not Investigated	The soils at the site have not been subject to investigation. Contamination may have occurred but should not be assumed to have occurred.
New Information	New information has been received. This information is currently being assessed prior to assigning a site status.



Existing trees and shrubs to be retained unless dead or diseased. Any trees or shrubs removed are to be replaced with the same species and at a height of 1.5m at time of planting.



Open Space Protection Area to be maintained as grass meadow, with no buildings, structures, any additional planting of trees and shrubs beyond that shown and no fencing except for post and wire boundary fencing no more than 1.4m high.



Existing Douglas fir when removed to be replaced with evergreen species (see Sheet 3 for details)



New evergreen tree planting (see Sheet 3 for details).



Caravan Park curtilage area to contain all parked vehicles, lawns, temporary storage of materials and structures, amenity gardens, external lighting, play equipment and any future replacement planting along this boundary



Proposed spa pool/common area/kids play area



Trees to be removed



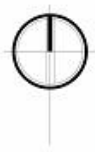
Michelle Snodgrass
LANDSCAPE ARCHITECT

0275 777 909 | michelle@msla.co.nz
7 Ferry Lane, Central Otago 9383

18 ORCHARD ROAD

08042020 CONCEPT PLAN CP1E 3RD NOVEMBER 2020 SCALE 1: 750 @ A3

SHEET 1 OF 4



Proposed exterior bollard lights maximum height of 1.0m with light source capped to direct light spill downwards



Rubbish bin storage area to form part of acoustic fence 2.0m high x 5.3m long x 2.0m wide to accommodate 6 bins



Proposed water tanks to be coloured Olive Green



Acoustic fence to 2.0m high to also provide a buffer from lighting and activity within the caravan site to rural neighbours to the south.



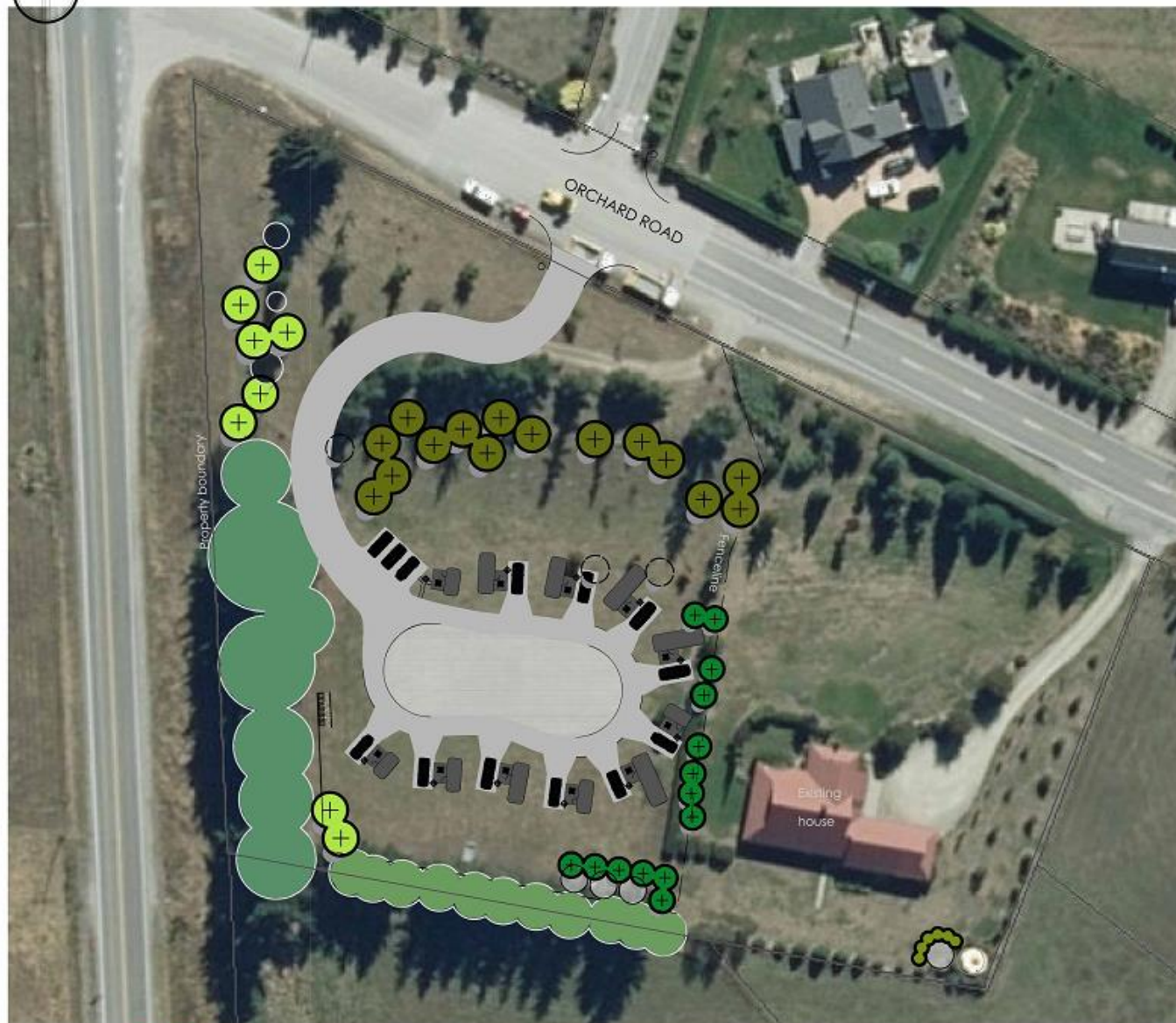
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18 ORCHARD ROAD

08042020 CONCEPT PLAN CP1E 3RD NOVEMBER 2020 SCALE 1: 250 @ A3

SHEET 2 OF 4



Fuscospora cliffortioides x 15 trees planted at a grade of 1.8m high with a calliper of 50mm.



Cedrus deodara x 13 trees planted at a grade of 1.8m high with a calliper of no less than 50mm.



Fast growing evergreen tree species with a minimum mature height of 7m. Trees 1.5m high at time of planting x 8 trees.



Existing Douglas fir trees that are removed in the future to be replaced with *Cupressus x leylandii* 'Leighton's Green' at 3.5m centres in alignment and form of *Leylandii cupressus* shelterbelt on neighbouring road frontage to the south.



Existing Douglas fir trees that are removed in the future to be replaced with *Cedrus deodara* x 14. Trees to be planted at 1.8m high grade with a calliper of no less than 50mm.



Existing tree and hedge planting around existing water tank to be retained. New tree planting of *Pittosporum tenuifolium* x 6 at 10L pot grade.



Michelle Snodgrass
LANDSCAPE ARCHITECT

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08042020 CONCEPT PLAN CP1E 3RD NOVEMBER 2020 SCALE 1: 750 @ A3

SHEET 3 OF 4

File Ref: AC20110 – 03 – R3

**Caravan Visitor Accommodation, 18 Orchard Road, Wanaka,
Noise Management Plan template**

15 October 2020

1.0 INTRODUCTION

This Noise Management Plan (NMP) provides methodologies which will ensure that the noise associated with the operation of the visitor accommodation facilities at 18 Orchard Road, in Wanaka, does not exceed a reasonable level and that community goodwill is maintained.

It fulfils the requirement of Condition [] of the granted Resource Consent (RM200608, granted on the []), as follows:

- Condition []: []

(complete or delete section above as relevant)

The NMP relates to the control of noise from guests using both indoor and outdoor areas, the communal area, and noise from vehicles on the site.

The purpose of the NMP is to identify and set out the practices and procedures for noise mitigation and management to be implemented to ensure that noise does not unreasonably disturb neighbours.

This will be achieved by:

- Developing and implementing strategies as set out in this NMP
- Monitoring and reporting on the effectiveness of the mitigation measures implemented in the NMP
- Identifying and implementing alternative/new mitigation measures wherever necessary on an annual basis to ensure the continued effectiveness and promote continuous improvement

The management and staff of the visitor accommodation facilities should be made familiar with the procedures set out in this NMP, and should be required to abide by these procedures to ensure that noise does not unreasonably disturb neighbours.

2.0 DESCRIPTION OF ACTIVITY

The site is located at 18 Orchard Road, in Wanaka, with legal description Lot 1 DP 23843, as shown in red in figure 2.1 below. The site and those surrounding are located in a Rural General Zone as defined in the Queenstown Lakes Operative District Plan (ODP), except for sites to the northwest which are located in a Rural Lifestyle Zone and Visitor Accommodation Sub Zone.

Under the Queenstown Lakes Proposed District Plan (PDP) the site and those to the east and south are located in a Rural Lifestyle Zone. The sites to the north are located in a Lower Density Sub-urban Residential

Zone, sites to the west are located in a Rural Lifestyle Zone, and sites to the Northwest are located in a Large Lot Residential Zone.



Figure 2.1 – The site and surrounding area

Eleven caravans are located on the site; one of which serves as a reception and shop, one of which is used as accommodation for a live-in manager, and nine of which are used for visitor accommodation.

There is a central communal area, including barbeque facilities, children's play area, and spa pools (common area to be confirmed). Each caravan has an outdoor living area and carpark, with an additional four carparks located outside the reception/shop caravan.

The maximum number of visitors on the site at any time is 36, with each caravan housing 2 – 6 guests.

There is an existing dwelling in the southeast section of the site which is consented for use as visitor accommodation for one group of up to eight guests (RM200123, granted on the 16th of March 2020).

3.0 NOISE GENERATING ACTIVITIES

The following noise generating activities are expected on the site.

3.1 Noise from guests using outdoor areas

There is potential for noise disturbance arising from guests using the outdoor areas associated with their individual caravans, and guests using the communal outdoor facilities. This may be minimised as follows:

- Guests shall be made aware of the noise sensitive nature of the surrounding sites by way of appropriately worded notices. Guests using outdoor areas shall be discouraged from engaging in activities which generate excessive noise levels, such as shouting or loud singing. Guests who engage in such behaviour shall be requested to keep noise to a reasonable level within the outdoor areas, or move indoors.

- Use of outdoor areas is not permitted between 2200 and 0700 hours
- No outdoor speakers are to be installed.
- Guests will be advised that noise from portable speakers must be limited to background levels, such that voices are not required to be raised above a normal voice effort to be heard at 1 metre from any portable speaker.

3.2 Noise from vehicles manoeuvring on site

There is potential for noise disturbance arising from vehicles associated with the activity manoeuvring on site. This may be minimised as follows:

- Ensuring that car parks are only used by paid guests and staff.
- Guests will be advised at the time of booking that only one vehicle per caravan site is allowed.
- Vehicles will be advised by appropriate signage to travel at 10 km/h while on site.
- Guests will be requested to not arrive to or leave from the site between 2200 and 0700 hours.
- Discouragements of vehicles idling on the site for extended periods of time.
- Any coaches must only arrive to and depart from the site between 0800 and 2000 hours.
- Rubbish and/or recycling trucks must only arrive to and depart from the site between 0800 and 2000 hours.

4.0 MANAGEMENT PROCEDURES

A person employed by the visitor accommodation facility shall be appointed as a Noise Liaison Officer, who may also be the on-site manager. This person will be responsible for implementation of the Noise Management Plan, and ensuring that the mitigation strategies outlined in the Plan are adopted by all staff and visitors.

The Noise Liaison Officer will also have the following responsibilities:

- Ensure all management and staff personnel are aware of the instructions contained in the Noise Management Plan and of their responsibilities to control noise emitted from the premises.
- Discouragement of vehicles idling on site for extended periods of time.
- Develop and maintain check-in procedures to ensure all guests are made aware that they have an obligation to minimise noise emissions during their stay, including during use of communal facilities.
- Ensuring that all rules relating to noise are included in the rules of use for the accommodation facility, and that these are made available in writing to guests upon arrival.
- Reviewing and updating the Noise Management Plan annually, or as required.

The Noise Liaison Officer(s) for this site shall be (update as applicable):

Name of first person:
Address of first person:
Email address of first person:
Contact phone number of first person;

Name of second person:
Address of second person:
Email address of second person:
Contact phone number of second person:

5.0 COMMUNICATION, COMPLAINTS, REPORTING, AND REVIEW PROCEDURES

It is essential that consideration is given to those likely to be affected by noise from activities conducted as part of the visitor accommodation activity. The value of maintaining community goodwill should be emphasised at both management and worker levels. Periodically the issue of community goodwill should be raised at staff meetings, and the benefits of maintaining a good relationship with the community examined, along with the consequences of a deteriorating community relationship.

Neighbours of the visitor accommodation facility should be given contact telephone numbers that they can use if they have any concerns regarding noise.

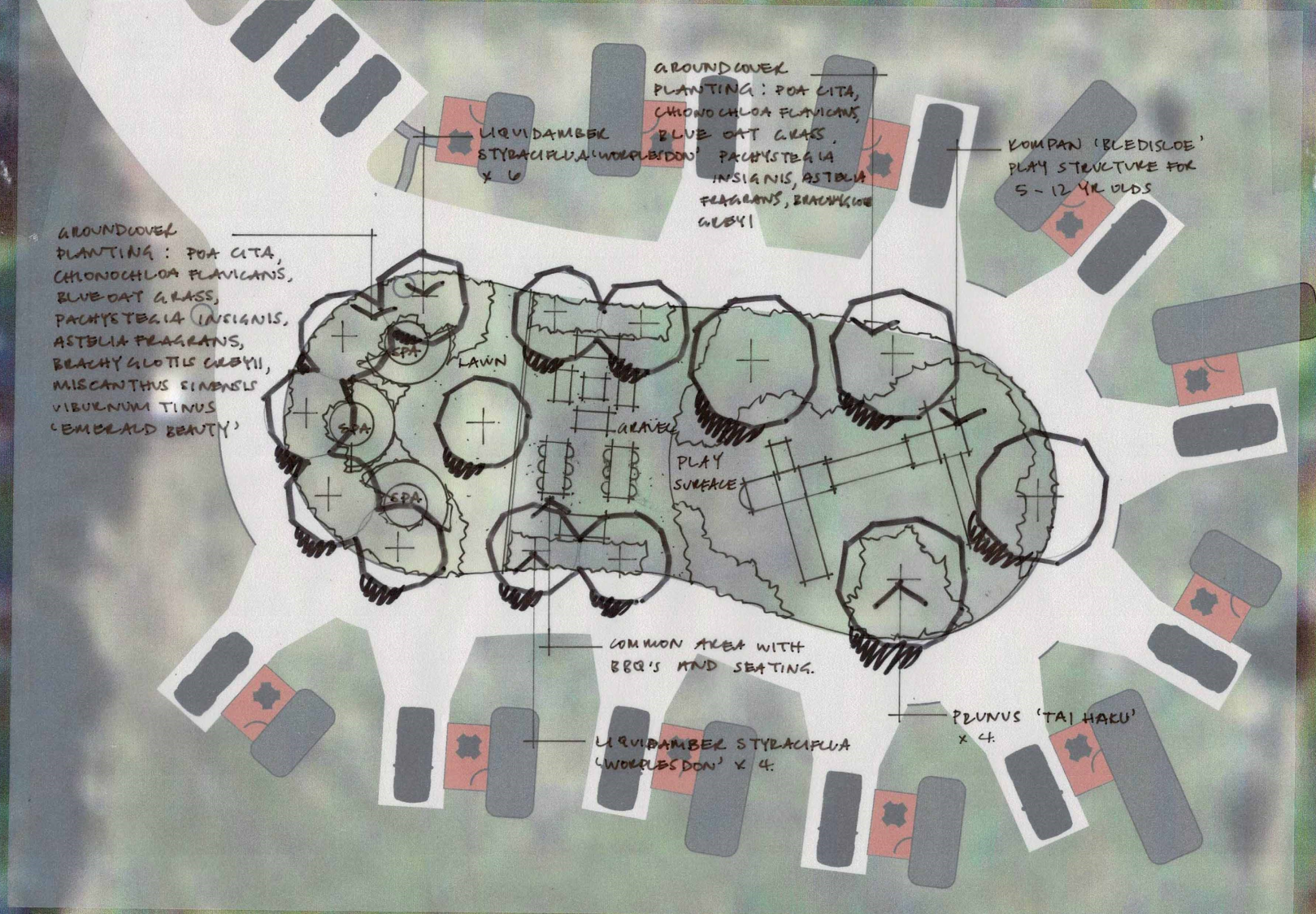
Any complaints received shall be logged by staff and appropriate action shall be taken. The date and time of the complaint, the name, address, and phone number of the complainant and details of the nature of the complaint shall be recorded in a Complaints Register, together with details of the action taken in resolving the issue.

It will be the responsibility of the Noise Liaison Officer for investigating complaints and providing feedback to complainants in an appropriate timeframe. The Complaints Register shall be made available to any Council Officer at all reasonable times upon request.

The Noise Management Plan is a living document, and may be amended, changed or reviewed as required such that best practices are adopted, to ensure the purposes and objectives of the Noise Management Plan are continually being met.

COMPLAINTS REGISTER TEMPLATE

Date, time, and duration of incident	Contact details for the complainant and location of the complaint	Possible cause of the incident	Corrective action undertaken, including timing of corrective action	Date and details of response given to complainant, or if no response, why?



Concept Plan only
- subject to final design and landscaping

DRAFT

18 ORCHARD ROAD