

APPLICATION AS NOTIFIED

**The Farien Trust
RM260926**

FORM 12

File Number RM260926

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:

The Farien Trust

What is proposed:

Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create seven lots and building platforms, with associated earthworks and transport non-compliances.

Application under Section 221 of the Resource Management Act 1991 (RMA) to cancel Consent Notice 11472919.2 in its entirety across the proposed Lots 2-7.

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

478 Cardrona Valley Road, Wānaka (Lot 1 Deposited Plan 533538 held in Record of Title 876977)

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

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

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM260926 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Jeff Fuller, who may be contacted by phone at +64 3 441 0499 or email at jeff.fuller@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:

9 November 2026

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

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

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

<https://www.qldc.govt.nz/services/resource-consents/apply-for-a-resource-consent/application-forms/>

You must serve a copy of your submission to the applicant (The Farien Trust; Rachel Farrant, Keith Ferguson, and Shaun O'Brien; rachel-shaun@xtra.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Joanne Skuse
jskuse@propertygroup.co.nz
The Property Group
PO Box 349,
Queenstown 9348

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Wendy Baker, Independent Commissioner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 9 October 2026

Address for Service for Consent Authority:

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

**Phone
Email
Website**

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



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

CHANGE OF CONSENT NOTICE CONDITIONS – SECTION 221

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	The Farien Trust
RM reference:	RM260926
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create seven lots and building platforms, with associated earthworks and transport non-compliances. Application under Section 221 of the Resource Management Act 1991 (RMA) to cancel Consent Notice 11472919.2 in its entirety across proposed Lots 2-7.
Location:	478 Cardrona Valley Road, Wānaka
Legal Description:	Lot 1 Deposited Plan 533538 held in Record of Title 876977
Zoning:	ODP: Rural General PDP: Rural
Designations /Protected Features:	PDP appeal (ENV-2024-CHC-057), Mount Alpha ONL (21.22.19), Priority Area Assessment Extent, Rural Zone Priority Area
Activity Status:	Discretionary
Decision Date	23 September 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **publicly notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Wendy Baker, Independent Commissioner, on 23 September 2026 under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to create seven allotments, with the existing residential unit to be retained on one lot, with minor changes to the building platform around the existing unit and new building platforms to be established on the six new vacant lots. Upgrades to the existing internal access within the site are proposed, as well as earthworks.

Concurrently, a variation to Consent Notice 11472919.2 is sought to preclude this from falling onto proposed Lots 2-7. Instead, new consent notices are proposed across these lots.

The applicant has provided a description of the proposal, the site and locality and the relevant site history in Section(s) 3-4 of the report entitled “*Application for Resource Consent – Rural Subdivision*”, prepared by Joanne Skuse of The Property Group, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report with the following additions:



Figure 1: Aerial image of site (outlined blue) and surrounding area.

Proposal

This application is for the subdivision of the subject site to create seven new lots, one of which accommodating an existing residential unit. The building platform existing on this lot is proposed to change partially, whilst entirely new building platforms are proposed on the remaining new lots. An upgrade to the internal access, which is to be shared by the lots, is also proposed, as is landscaping across the property. All lots will have access onto Cardona Valley Road, via the existing crossing. For reference the proposed lots and platforms are detailed in the below table.

- B. Provisions reviewed since 2007 referred to as the Operative District Plan (ODP) that apply in areas mapped in the ODP ePlan maps, which appear as white in the PDP ePlan maps.

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

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

Council notified its decisions on the Urban Intensification Variation (UIV) on the 20 February 2026. The appeals period closed on 9 April 2026. As such, the PDP now includes rules with legal effect not treated as operative, as well as new rules treated as operative and previous rules now inoperative (s.86F RMA).

2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General Zone in the ODP. There are no relevant rules under the ODP as these are treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to Section 86F.

2.2 PROPOSED DISTRICT PLAN

Subdivision

- A **restricted discretionary** activity pursuant to Rule 25.5.11 subdivision of land that results in creation of an additional lot within an identified wāhi tūpuna area outside of the urban environment. Council's discretion is restricted to the following matter:
 - a. Effects on Manawhenua values.
- A **discretionary** activity resource consent pursuant to Rule 25.5.12, for all subdivision, unless otherwise provided for, within the Rural Zone.
- A **restricted discretionary** activity pursuant to Rule 25.5.11 for earthworks over a contiguous area of land exceeding 2,500m² where the slope is 10° or greater. The total area of earthworks is the existing road corridor totalling 13,400m² where the slope is greater than 10 degrees. Council's discretion is restricted to the following matters.

25.7.1.1	Soil erosion, generation and run-off of sediment.
25.7.1.2	Landscape and visual amenity values.
25.7.1.3	Effects on infrastructure, adjacent sites and public roads.
25.7.1.4	Land stability.
25.7.1.5	Effects on water bodies, ecosystem services and biodiversity.
25.7.1.6	Cultural, heritage and archaeological sites.
25.7.1.7	Nuisance effects.
25.7.1.8	Natural Hazards.
25.7.1.9	Functional aspects and positive effects.
- A **restricted discretionary** activity pursuant to Rule 29.5.13, relating to access and road design. Road 1 will be upgraded to standard E1 as opposed to the required E2, for a road servicing more than 6 units. The road will not be sealed. The movement lane proposed is 2.5m in line with E1 classification, where E2 requires a width of 5.5m-5.7m. Council's discretion is restricted to the following matters:
 - a. Effects, including positive effects on the safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
 - b. The design of the access, including the width of the formed and legal width.
 - c. The on-going management and maintenance of the access.
 - d. Urban design outcomes, including any positive effects on urban design quality.

- e. The vesting of the access in Council.
 - f. Any positive effects on achieving planned intensification and compact urban form.
- A **restricted discretionary** activity pursuant to Rule 29.5.16, for the maximum gradient of the access. Sections of the road present a gradient of 1 in 5.3 where 1 in 6 is the maximum permitted.
 - a. Effects on the efficiency of land-use, safety and maintenance of the access and of the adjoining transport network, including any positive effects on the efficiency of land use.
 - b. Effects on congestion resulting from any inability of cars or certain types of cars to readily use the access.
 - c. Effects on the ability to provide adequate emergency vehicle access to the property/ properties.
 - d. Any positive effects on achieving planned intensification and compact urban form.

2.3 RESOURCE MANAGEMENT ACT 1991 (RMA)

- A **discretionary** activity resource consent pursuant to Section 221 of the RMA for the proposed changes to Consent Notice 11472919.2. Specifically, this consent notice is to be cancelled in its entirety across the newly created lots, although retained within the new Lot 1.

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

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

2.5 ACTIVITY STATUS SUMMARY

In this case, the application is considered to be:

- a **discretionary** activity under the PDP; and
- a **discretionary** activity under the RMA

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

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

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

Step 1 – Mandatory public notification

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

Public Notification is not required for a refusal by the applicant to provide further information or refusal to commissioning a report under section 92(1) or 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchanging recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Pursuant to Section 95A of the Resource Management Act 1991, the consent authority must publicly notify the application as the applicant has requested that the application be publicly notified.

4. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a publicly notified basis.

5. PUBLIC NOTIFICATION

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

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

5.1 PUBLIC NOTICE

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

5.2 SERVICE

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

- (2) *The consent authority must serve that notice on—*
 - (a) *every person who, in the opinion of the consent authority, is an affected person within the meaning of section [95B](#) in relation to the activity that is the subject of the application or review:*

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

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

N/A – the applicant is the landowner

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

Otago Regional Council

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

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

The iwi authorities to be served notice are as follows:

Kai Tahu Ki Otago:

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

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

Regional Conservator: Department of Conservation
Aurora Energy Limited
NZ Fire Service
Public Health South
Land Information New Zealand
Upper Clutha Environmental Society
Upper Clutha Tracks Trust
Wanaka Residents Association
Wanaka Chamber
Otago Goldfields Heritage Trust

All parties owning or occupying land immediately surrounding the site may have an interest in the proposal and therefore should be served unless they have provided written approval to the proposal. The relevant sites are listed below with parties who have provided written approval shown as strikethrough:

Person (Owner/occupier)	Address (Property ID)
Colin John Campbell and Cognac Apogee Legal Trustee Services Limited	446 Cardrona Valley Road
Hillend Station Residents Association Incorporated	Lot 50 DP 453060, Cardrona Valley Road
Jit Hillend Investment Limited	Lot 60 DP 510632, Lot 109 and 132 DP 453060, and Lot 224 DP 453060 Hillend Station Road
Molten Glee Ltd	386 Cardrona Valley Road
Katherine and Peter Schliebs	120 Highcountry Lane



Figure 2: Aerial image of site and properties identified in the above table to be served notice identified with green circles (Source: QLDC Property Maps, September 2025)

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

N/A

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

N/A

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

Heritage New Zealand Pouhere Taonga

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

N/A

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

N/A

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

N/A

6. DECISION: PUBLIC NOTIFICATION AND SERVICE

The application shall be notified in the Wanaka Sun and serviced on those persons identified in section 5.2 above.

Prepared by

Decision made by



Jeff Fuller
SENIOR PLANNER



Wendy Baker
INDEPENDENT COMMISSIONER

Report Dated: **23 September 2026**

7. APPENDICES

- | | |
|--------------------|----------------------|
| Appendix 1: | Applicant's AEE |
| Appendix 2: | Subdivision Plans |
| Appendix 3: | Landscape Assessment |
| Appendix 4: | Landscape Plans |

APPENDIX 1: APPLICANT'S AEE

18 August 2026
Our job no. 720216

Queenstown Lakes District Council
Attn: Planning Team

Attention: Planning Team Leader

To whom it may concern,

Application for Resource Consent – Rural Subdivision – 478 Cardrona Valley Road, Wānaka

Please find enclosed, a resource consent application on behalf of Rachel Farrant, Shaun O'Brien & Keith Ferguson, as Trustees of the Farien Trust, which relates to a property located at 478 Cardrona Valley Road, Wānaka.

It is proposed to undertake a seven-lot subdivision in the rural zone. A residential building platform is proposed on each allotment.

This application includes a Form 9, a detailed description of the proposal, along with an assessment of environmental effects and supporting appendices.

The Property Group Limited (TPG) is the agent for this application and should be the contact for any correspondence or telephone discussions.

We request that the application be publicly notified.

Please contact me should you have any questions regarding the application.

Yours sincerely,



Joanne Skuse

Principal Planner
027 498 1745
jskuse@propertygroup.co.nz

Form 9

Application for Resource Consent - Section 88, Resource Management Act 1991

To:	Queenstown Lakes District Council
Applicant:	Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees of the Farien Trust
Agent:	Jo Skuse The Property Group Limited (TPG) 027 498 1745 jskuse@propertygroup.co.nz
Address for service:	The Property Group Limited Level 1 IT House, 1 Umbers Street, Wānaka 9305 Attention: Jo Skuse
Invoice details:	Rachel Farrant and Shaun O'Brien
Site address:	478 Cardrona Valley Road, Wānaka
Legal description:	Lot 1 Deposited Plan 533538
Owner of site:	Rachel Farrant, Keith Ferguson and Shaun O'Brien
Consent for:	Subdivision consent to create seven allotments, each with an identified residential building platform, and to undertake associated earthworks and landscaping.
Enclosed:	Application and AEE Appendix A – Record of Title & Legal Instrument Appendix B1 – Subdivision Scheme Plan Appendix B2 – Landscape Plans Appendix B3 – Earthworks & Roding Plans Appendix C – Landscape Assessment & Attachments Appendix D – Infrastructure Assessment Report (& Attachments D1-D6) Appendix E – Geotechnical Assessment Appendix F – Environmental Management Plan
Signed:	 Jo Skuse Principal Planner
Date:	August 2026

Application for Resource Consent

Rural Subdivision

Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees
of the Farien Trust

August 2026



Contents

1	Introduction	3
2	Site description.....	3
3	Background.....	4
4	Proposal.....	4
5	Statutory Framework	8
5.1	National Environmental Standard for Assessing and Managing Contaminants in Soil to Project Human Health Regulations 2011 (NESCSCS).....	8
5.2	Operative Queenstown Lakes District Plan	8
5.3	Queenstown Lakes Proposed District Plan	8
5.4	Resource Management 1991	9
6	Assessment of Environmental Effects	10
6.1	Permitted Baseline.....	10
6.2	Existing Environment	10
6.3	Receiving Environment	10
6.4	Effects on the Environment Assessment.....	10
6.5	Effects on Persons Assessment.....	16
6.6	Effects Conclusion	16
8	Notification Assessment	16
8.1	Public Notification – Section 95A	16
8.2	Limited Notification – Section 95B.....	17
9	Statutory Assessment	17
9.1	Section 104 of the RMA	17
9.2	Section 106.....	25
9.3	Resource Management Act 1991 – Part 2 Assessment	25
10	Conclusion	26

1 Introduction

Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees of the Farien Trust apply for subdivision consent to create seven allotments, and land use consent for road formation, at 478 Cardrona Valley Road, each containing a defined residential building platform and supported by upgraded private access and associated servicing.

The site comprises approximately 26.9 hectares of terraced hill-country land formerly occupied by conifer plantation, now cleared and transitioning to indigenous regeneration. The proposal has been informed by detailed geotechnical, landscape, engineering, and environmental management assessments prepared by suitably qualified experts.

The site is located within the Rural Zone of the QLDC Proposed District Plan (PDP) and is also within an identified Outstanding Natural Landscape (ONL).

A Scheme Plan and Landscape Plans are provided at Appendix B.

2 Site description

478 Cardrona Valley Road contains an existing residential building platform and has a land area of 26.9 hectares.

The location of the subject site is shown in Figure 1 below.



Figure 1: Aerial image of the site (source: GRIP)

The subject site is comprised of one Record of Title as follows:

Record of Titles Details			
Identifier	Legal Description	Area	Owner
876977	Lot 1 Deposited Plan 533538	26.8973 hectares	Rachel Farrant, Keith Ferguson and Shaun O'Brien

There are also several easements registered on the Title. These will not be impacted by the subdivision.

Consent notice instrument 11472919.2 is registered on the Title. This consent notice was imposed by way of resource consent RM150552. It contains conditions pertaining to the existing platform on the site. The platform is located on Lot 1 of the proposed subdivision herein. All conditions pertaining to this existing platform will continue to apply.

The Record of Title and Legal Instruments are provided in Appendix A.

3 Background

The subject site was created by way of resource consent RM150552 which was granted on 5 August 2016.

Resource consent RM191076 was granted on 20 December 2019 and authorised the relocation of a dwelling to the site.

4 Proposal

It is proposed to undertake a seven-lot subdivision of the subject site as follows:

- Lot 1 being 14.97 hectares containing the existing building platform that was registered as part of RM150552. The platform location has been marginally shifted. All consent notice conditions that are part of 11472919.2 will continue to apply to this allotment.
- Lot 2 being 1.02 hectares containing a 500m² building platform and a maximum building height of 5.5 metres from existing ground level.
- Lot 3 being 1.01 hectares with a 500m² building platform and a maximum building height of 5.5 metres from existing ground level.
- Lot 4 being 3.01 hectares with a 1000m² building platform and a maximum height of 5.5 metres from existing ground level.
- Lot 5 being 2.01 hectares with a 1000m² building platform and a maximum height of 5.5 metres from existing ground level.
- Lot 6 being 2.41 hectares with a 1000m² building platform and a maximum height of 5.5 metres from existing ground level.

- Lot 7 being 2.45 hectares with a 875m² building platform and a maximum height of 4.5 metres from existing ground level.

Landscape

A Landscape Assessment Report has been prepared for the development by Patch and attached as **Appendix C**.

A comprehensive landscape strategy accompanies the subdivision, including:

- Building platforms subject to strict height controls and served by access aligned with the natural contours of the land;
 - Performance-based screen planting around Lots 4, 5, and 7 to reduce visibility from public viewpoints;
 - Extensive context restoration planting to integrate development into the wider Outstanding Natural Landscape, and
 - Landscape Management Areas, across large portions of Lot 1 and upper-slope lots to enhance indigenous vegetation and manage long-term ecological values. These measures collectively provide more than five hectares of indigenous planting and landscape management across the site.
- a. To mitigate potential landscape effects, a suite of conditions are volunteered with the application. Volunteered conditions are contained within **Appendix G**. Those relevant to landscape mitigation are summarised as follows: The requirement for a Landscape Management Plan (LMP) to be prepared for all areas identified as being a 'Landscape Management Area'. The LMP will have the primary objective for the long-term enhancement of natural character through passive regeneration of indigenous vegetation and the ongoing control of conifers and other woody weed species.
 - b. Screen planting for Lots 4, 5 and 7 is promoted to be a performance-based condition. Titles will be able to issue for these allotments but the construction of any residential units within the platforms will not be permitted until the screen planting achieves a height of not less than 3.5 metres and have a density of foliage sufficient to achieve a high degree of screening from public viewpoints to the north, including Riverbank Road, through all seasons. All screen planting will comprise of indigenous species only. Prior to the construction of any residential unit on these lots, the screen planting will need to be certified by a suitably qualified and experienced landscape architect and a report sent to Council confirming the screen planting achieves its purpose. This report will need to be certified by Council prior to construction commencing.
 - c. All context planting shown on the approved Structural Landscape Plan, including planting approved under earlier consents, shall be implemented progressively. All planting shall be maintained in perpetuity, with any dead or failed plants replaced to ensure the intended visual and landscape mitigation outcomes continue to be achieved.

- d. A maximum building height of 5.5 metres from existing ground level for all buildings on all lots except for Lot 7, with this height to be limited to 4.5 metres from existing ground level.
- e. The requirement for all buildings to be in the platform, and all associated residential activities to be located within the identified curtilage area.

Access

Access to all lots will be provided via the existing vehicle crossing and driveway, consented under RM150552, which traverses the site from Cardrona Valley Road. The access/right of way (ROW) follows natural contours and will be upgraded to QLDC E1 standard, with branching driveways to individual lots (Lot 3, 4 and 6) designed to minimise earthworks. The ROW will be retained as a private gravel formation and will have a movement lane of 2.5m with a 0.5m metal shoulder either side, giving a 3.5m total formed width, in accordance with the E1 standard. The upgrades involve minor earthworks to ease corners and gradient and the provision of passing bays.

Earthworks

A Geotechnical Assessment has been provided by Geoconsulting Ltd and is provided at **Appendix E**.

Earthworks are required for access upgrades and stormwater management.

The engineering drawings for 478 Cardrona Valley Road identify a total earthworks footprint of approximately 13,400m², comprising cut volumes of ~4,700m³ and fill volumes of ~800m³ across the site. These volumes reflect a landscape-led design that follows the existing driveway formation and avoids unnecessary reshaping of natural landforms.

Cut depths vary across the site depending on driveway gradients. The majority of cuts are less than 1.5m, with one isolated deeper cut up to 3.9m. Fill depths are generally modest, typically 0.3m - 1.0m, and are used primarily to smooth driveway transitions and achieve compliant gradients. No retaining walls are proposed; all earthworks are designed with naturalised batters that tie into the existing landform. Surplus cut and topsoil material will be re-spread across the proposed lots, used for any required overland flow deflection bunds and for landscaping.

The site contains shallow drainage features and ephemeral flow paths; diversion bunds are proposed above Lots 4- 7 to intercept overland flow and reduce soil mobilisation, consistent with geotechnical recommendations.

Environmental Management

The Environmental Management Plan (EMP) has been prepared for the development and attached as **Appendix F**.

Although earthworks are limited to forming and upgrading the existing access, as more than 1 hectare of area will be exposed at one time, it qualifies as requiring a high-risk EMP under the QLDC EMP Guidelines.

The EMP sets out a comprehensive framework to manage construction effects, particularly erosion, sedimentation, dust, and stormwater. Key components include:

- **Erosion and Sediment Controls:** Use of diversion bunds, silt fences, stabilised construction entrances, and staged earthworks to prevent sediment discharge. The EMP emphasises maintaining separation between disturbed areas and natural drainage lines.
- **Staging and Stabilisation:** Earthworks will be sequenced to limit exposed soil at any one time. Completed cuts and fills will be promptly stabilised using hydroseed, mulch, or gravelling.
- **Stormwater Management:** Temporary controls will direct clean water around work areas and ensure dirty water is captured and treated before discharge. Permanent stormwater features (swales, culverts, bunds) will be installed early to support construction-phase management.
- **Monitoring and Compliance:** The contractor must maintain site inspections, weather-based risk checks, and incident reporting. The EMP includes clear responsibilities for site managers and requirements for corrective action if controls are compromised.
- **Environmental Protection Measures:** Stockpiling protocols, spill response procedures, and vegetation protection zones ensure that construction activities avoid unnecessary environmental harm.

Servicing

An Infrastructure Assessment Report has been prepared for the development by Patersons and attached as **Appendix D**.

Stormwater management for the subdivision continues the regime established under RM150552, with the existing accessway and its stormwater network retained largely unchanged. Stormwater disposal relating to development in the future (soakage testing, impervious area design) is deferred to building consent, secured by consent notice.

There is no reticulated wastewater network in the area. All lots will use individual on-site wastewater systems. Specific design is deferred to building consent, secured by consent notice.

Water supply will be provided by the existing groundwater bore on Lot 1, authorised under ORC consent RM17.008.01. **Potable water storage, treatment and firefighting storage to SNZ PAS 4509:2008** will be secured via consent notice.

Aurora Energy has confirmed supply availability and Chorus has confirmed fibre availability.

5 Statutory Framework

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Project Human Health Regulations 2011 (NESCSCS)

The NESCSCS 2011 applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL).

The site is not identified on Otago Regional Council's Mapping Resource as being contaminated.

The Commissioner Decision for RM150552 states that:

The evidence has established that the subject property is not a HAIL site and, accordingly, the national environmental standard for assessing and managing contaminants in soil and to protect human health does not apply.

Since this time, no HAIL activities have taken place on the site.

Overall, it is assessed that that the proposal is permitted under the regulations of the NESCSCS.

5.2 Operative Queenstown Lakes District Plan

The subject site is within the Rural Zone within the QLDC Operative District Plan (ODP). All relevant rules within the ODP are now inoperative. No further consideration has to be given to the ODP.

5.3 Queenstown Lakes Proposed District Plan

The subject site is within the Rural Zone of the QLDC Proposed District Plan (PDP). The site is also within an Outstanding Natural Landscape (ONL) and within the Mount Alpha Landscape Priority Area. A very small portion of the site near the road is also subject to the Ōrau (Cardrona River) Wāhi Tūpuna. It is noted that Appeal ENV-2024-CHC-057 impacts the subject site. The activity requires consent for the following reasons:

- A **discretionary** resource consent pursuant to Rule 27.5.12 for any subdivision in the Rural Zone. In this instance, it is proposed to undertake a seven-lot subdivision.
- A **restricted discretionary** resource consent pursuant to Rule 27.5.11 for subdivision of land that results in the creation of an additional lot within an identified wāhi tupuna area outside of the urban environment where subdivision is a potential threat set out in Schedule 39.6. Council's discretion is restricted to effects on mana whenua values. The portion of the site that is subject to the identified wāhi tupuna are shown in Figure 2 below:
- A **restricted discretionary** activity pursuant to Rule 29.5.13 for access and road design. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018. Road 1 will be upgraded to

standard E1 as opposed to the required E2, for a road servicing more than 6 units. The road will not be sealed. The movement lane proposed is 2.5m in line with E1 classification, where E2 requires a width of 5.5m-+5.7m.

- A **restricted discretionary** activity pursuant to Rule 29.5.16 for maximum gradient for vehicle access. Short sections of the private accessway have a gradient of 1 in 5.3 when 1 in 6 maximum is required.
- A **restricted discretionary** activity pursuant to Rule 25.5.11 for earthworks over a contiguous area of land exceeding 2,500m² where the slope is 10° or greater. The total area of earthworks is the existing road corridor totalling 13,400m² given the length of the road, and the site is sloping.



Figure 2: Areas of the site that are an identified Wāhi Tūpuna

5.4 Resource Management 1991

An existing consent notice CONO 11472919.2 applies to the subject site. The Consent notice is proposed to remain insofar as it relates to proposed Lot 1.

The consent notice is not proposed to drop down onto the other proposed lots as these lots will be managed by site specific ongoing conditions, secured by way of new consent notices, as volunteered with this application

Resource consent pursuant to Section 221(3) of the RMA is therefore sought to partially cancel CONO 11472919.2 as it relates to proposed Lots 2-7.

6 Assessment of Environmental Effects

In accordance with section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

6.1 Permitted Baseline

In forming the opinion for the purposes of s95 and s104(1)(a), adverse effects on the environment can be disregarded if the Plan permits an activity with that effect.

In this case, all subdivision activities in the Rural Zone require resource consent. Therefore, there is no permitted baseline of relevance with regard to this application.

6.2 Existing Environment

The existing environment is comprised of one allotment that contains a residential building platform. There is a residential unit located in this location. The existing environment has been taken into consideration below.

6.3 Receiving Environment

The receiving environment is comprised of rural and rural residential activities. The receiving environment has been taken into consideration below.

6.4 Effects on the Environment Assessment

Landscape Effects

The site is within an identified ONL as well as being within the Mount Alpha Landscape Priority Area (PA).

Landscape Architect, Mr Steve Skelton, has undertaken a thorough review of the proposal – including site visits which have informed the most appropriate location for the proposed platforms. Based on Mr Skelton's expert advice, the location and total number of platforms have been carefully selected to ensure minimal potential adverse effects on the environment.

For initial context, the site was largely covered by conifers when obtained by the current owners purchasing the property. These have actively been removed from the site in recent months, resulting in immediate positive effects. The removal of conifers will have enduring positive landscape effects.

In total, six additional platforms are proposed for residential use (noting that there is one existing platform).

As identified in the PA, due to the PA's proximity to urban Wānaka and the farming or rural living land uses in the valley, the majority of the PA does not have a strong sense of remoteness. This is particularly true for the subject site, which is essentially located at the opening of the valley.

From the subject site, high levels of land modification are evident throughout the valley and the urban area of Wānaka is clearly visible. Mr Skelton described the location of the site as “near the point where more rural living and managed landscapes transition into the more open and expansive rural environment of the Cardrona Valley and Mt Alpha hillslopes”.

Wānaka, in general, is bounded by ONLs on multiple sides.

Assessment Matter 21.21.1 – ONFs and ONLs

Assessment matter 21.21.1.1 has been considered below.

21.21.1.1 – Landscape Values

The Mount Alpha Landscape Priority Area has high physical values, very high associative values, and very high perceptual values. For rural living, the PA notes that there is extremely limited or no landscape capacity on the mountain slopes and upper Alpha fan. The PA notes that there is very limited capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key ‘rural’ character; integrate landscape restoration and enhancement and enhance public access (where appropriate).

Mr Skelton describes the site as part of a legible terraced landform that reads as a coherent component of the ONL, with physical, perceptual, and associative values that are already shaped by historic land-use change. The removal of plantation conifers has opened the landform and created an opportunity for indigenous regeneration, which Mr Skelton identifies as a net enhancement of natural character. The subdivision layout responds directly to these values by locating building platforms within existing terraces and recesses, avoiding skylines and prominent spurs, and ensuring built form remains visually contained by landform.

Mr Skelton notes:

[T]he assessment concludes that the proposed subdivision will sit comfortably within the Outstanding Natural Landscape and Mount Alpha Priority Area context and within the landscape’s capacity for change. The subdivision layout, height and curtilage controls, and landscape management measures will ensure that development remains visually and spatially subordinate to the broader landform, that natural character and coherence are enhanced over time, and that cumulative effects remain low and, in some respects, positive. On this basis, and subject to the recommended conditions regarding building design, height, curtilage, planting, and ongoing landscape management, the proposal will maintain the integrity and key values of the Mount Alpha Outstanding Natural Landscape while enabling a limited and appropriately managed form of rural living development.

As the proposal is not on the upper slopes of Mount Alpha nor on the upper fan. The location of the subject site is at the very south of the PA and the development has been designed to ensure it will be reasonably difficult to see from key public viewpoints. This will be managed by way of ensuring certain platforms cannot be built on until landscaping reaches a certain level.

Landscape character effects are assessed as low to low–moderate by Mr Skelton, reflecting a shift from an open, degraded pastoral slope to a more naturalistic vegetated hillside where built form is subordinate to landform and vegetation. Cumulatively, the subdivision will continue an existing pattern of rural living on nearby slopes without increasing density beyond what is already evident and will contribute positively to natural character by replacing exotic conifers and pasture with indigenous planting and managed regeneration.

Overall, it is assessed that the proposal will maintain the landscape values of the ONL and effects in this regard are assessed to be no more than minor.

21.21.1.2 – Visibility

Currently, the site is quite visible due to the removal of the conifers. The proposal involves localised and controlled landform modification associated with building platforms and access, all of which are aligned with existing terraces and designed to avoid altering the overall landform structure.

The degree to which the subdivision is seen from the surrounding environment depends on factors such as viewing distance, elevation, and whether landform or vegetation interrupts sightlines. Mr Skelton's assessment concentrates on how the development will appear in the long term, acknowledging that the extensive planting and landscape management proposed will steadily reshape the way the site is perceived as indigenous vegetation establishes and matures.

The property is most apparent from Cardrona Valley Road, Riverbank Road, parts of the Cardrona River corridor, and a small number of dwellings to the north. The Patch Report illustrates these viewpoints and provides representative photographs in Attachment C of the Landscape Assessment Report. As the planting framework develops, comprising context planting, screen planting, and large Landscape Management Areas, the views from these locations will gradually shift toward a more naturalistic pattern of indigenous vegetation that aligns with the landform and reinforces the natural character values of the Mount Alpha Priority Area. This will increase visual coherence across the lower slopes and allow built form to sit more comfortably within a progressively restored landscape. As the wider context planting matures, the development will become further integrated into the landscape, leading to long-term visual effects assessed by Mr Skelton as low-moderate to low.

The proposed screen planting will consist of more than 3000 plants at 1.2 meter spacing, covering an area of 0.44 hectares. In addition to the screen planting, approximately 5.11 hectares of the development site will consist of 'context planting' consisting of approximately 12,775 indigenous plants at a spacing of 2 meters. This planting will be implemented over time – hence the proposed restriction on when a dwelling is able to be constructed in the platforms of Lots 4, 5 and 7.

Overall, it is assessed that the visibility of the proposal will have no more than minor effects on the environment.

21.21.1.3 – Design and density of development

The overall density of development is similar to existing and consented rural living patterns in the receiving environment. The lot sizes are generous which will ensure that the site will remain rural in nature. Urban densities have been avoided. Significant landscaping will ensure that no 'hard lines' are created which demarcate boundaries and all residential activities will be restricted to the identified curtilage areas. Outside of the curtilage areas, landscaping and general open space will prevail which will ensure that residential activities and domestic elements associated with residential activities remain secondary to the wider ONL.

Overall, it is assessed that the design and density of the development is appropriate and potential adverse effects in this regard will be no more than minor.

21.21.1.4 – Cumulative Effects

As noted in the landscape assessment, the proposal will result in substantial enhancement of natural character relative to the site's former condition. This ensures the proposal will not result in any cumulative erosion of landscape values and the proposal is able to sit within the natural character of the wider ONL and valley context. Mr Skelton concludes that the proposal will not generate adverse cumulative effects, noting that the development "will not cross a threshold of landscape capacity for change" and that cumulative effects are low and, in some respects, positive due to the removal of exotic vegetation and restoration of indigenous patterns.

Overall, potential adverse cumulative effects arising from the subdivision are assessed to be less than minor.

Conclusion – Landscape

Overall, it is assessed that the proposal can be absorbed into the landscape and with the mitigation measures proposed, potential adverse effects on landscape values and the wider ONL will be initially minor, reducing to less than minor as planting framework develops.

Access

The primary trunk road through the subdivision is already formed. This road (noting it is not a vested road, nor is the consent application herein seeking that this become a vested road) was upgraded as part of the 2015 consent. Further upgrades to this road will be required to accommodate the additional platforms, but it will predominantly comply with roading E1 standard. Patersons confirms that it will operate safely and effectively for the proposed seven-lot subdivision.

Under the QLDC Code of Practice, a subdivision creating more than six lots would ordinarily require an upgrade to E2 standard. Upgrading to achieve E2 would require significant additional earthworks, including deeper cuts, wider batters, and more extensive benching to achieve the increased carriageway width and formation standards. The Patersons report notes that Road 1 already follows natural contours and is supported by an established stormwater network of swales and culverts designed for the 1:100-year event. Altering this alignment to meet E2 geometry would require reshaping landform in a way that is inconsistent with the rural environment and would generate materially greater landscape disturbance, resulting in unnecessary adverse landscape effects.

Overall, access is feasible and effects on the environment in this regard are assessed to be less than minor.

Easements

All servicing arrangements for the subdivision will be secured through the appropriate easements. Patersons confirms that easements in gross will be provided for electricity and telecommunications, and that any private water reticulation extending from the existing bore will also be protected by easement as required. Each lot will have legal access via the existing right-of-way, with the shared right of way formalised through an easement benefiting all seven allotments. This ensures that every lot has legal access and that all necessary infrastructure can be installed, maintained, and operated in accordance with QLDC's Code of Practice and the recommendations of the engineering assessment.

Overall, effects on the environment in this regard are assessed to be nil.

Servicing

Onsite servicing will be required for all lots. The lots are sufficient in size to accommodate onsite stormwater and wastewater disposal.

It is noted that the site currently obtains water from a permitted water take, noting that the Otago Regional Council permits up to 25,000 litres per day. Council's standards require that each allotment be provided with 2100 litres per day. As such, the seven allotments create a total demand of 14,700 litres per day – much less than what is permitted. Water tanks will be located within the defined curtilage areas and each future lot owner will be responsible for ensuring sufficient provision for onsite firefighting.

Electricity connections will be provided to each allotment prior to 224c. While telecoms are also available, it is proposed that no condition be placed on the consent requiring a physical telecom connection. Wireless is available. If a physical telecoms connection is not made prior to 224c, it is proposed that a consent notice be registered on the Titles stating that no hardwire connection has been made and wireless is to be used.

Overall, servicing is deemed to be feasible and effects on the environment in this regard are assessed to be less than minor.

Geotechnical

Geoconsulting Ltd have undertaken a review of the plans. The report specifically addresses the mapped landslide area. The geotechnical report states:

Field mapping found no evidence for hummocky topography, fresh scarps, tension cracks or other evidence for ongoing activity. A widely accepted framework for hazard assessment considers landslide activity under three categories: active, dormant and relict. A relict classification is considered appropriate for this feature.

Based on the landslide feature being 'relict' and the fact that the platforms are outside the area, ensures that it is feasible from a geotechnical point of view to construct residential units within the proposed platform areas.

It is anticipated that, a geotechnical completion report specific to the building platforms and associated Schedule 2A certificate will need to accompany an application for s224c. Should any limitations or remedial actions be identified as part of this reporting, necessary works will be completed prior to s224c and/or any ongoing requirements will be placed as a consent notice on the relevant Titles.

Natural Hazards

Portions of the site are identified as being within areas of fine-grained soils susceptible to sliding. In addition, the NW Cardrona Fault (which is part of the Nevis-Cardrona Fault System) runs through the site.

Geoconsulting Ltd confirms that the site lies within a region influenced by several active and potentially active fault systems, but notes that the relevant local faulting has a recurrence interval measured in thousands of years, well beyond the design life of residential buildings. The report concludes that while the consequence of a major seismic event is high, the likelihood is sufficiently low that the hazard is acceptable for residential development. No building platforms are located within mapped fault rupture zones.

Slope instability was also assessed. A landslide feature shown on QLDC and ORC hazard maps was examined in detail through stereoscopic analysis of 1951 and 1958 aerial imagery and field mapping. Geoconsulting classifies this feature as relict, with no evidence of active movement such as fresh scarps, tension cracks, or hummocky ground. Reactivation is considered very unlikely, and would only plausibly occur during a significant coseismic event. Importantly, the building platforms for Lots 1, 2, and 3 lie outside the mapped landslide area. No other instability features were identified within the development footprint.

The primary surface-level hazard identified is gully erosion within the loess soils in areas previously cleared of forestry. Geoconsulting notes that root-raking during conifer removal has disturbed the loess, increasing susceptibility to rilling and gullying. This hazard is considered manageable, with recommended mitigation including revegetation and the installation of diversion bunds to intercept and redirect overland flow at the time building and foundation design is known.

The geotechnical assessment concludes that natural hazards do not preclude subdivision, and that all identified risks can be appropriately managed through standard engineering practice, revegetation, and site-specific investigations at building-consent stage.

Overall, effects relating to natural hazards are assessed to be no more than minor.

Cultural Effects

A very small portion of the site is identified as being within a wāhi tupuna. The subdivision will have no impact on these small areas. All physical works associated with the subdivision (i.e. roading and platforms) are located well away from the wāhi tupuna.

Subdivision is specifically listed as a potential threat to the wāhi tupuna. As shown in Figure 2 and detailed above, only a very small portion of the site is within the wāhi tupuna. The wāhi tūpuna in this instance specifically relates to the Cardrona River. The site is separated by Cardrona Valley Road and is not in the flow path of the river. As such, it is considered the

proposal will not negatively affect values associated with the river and adverse effects will be less than minor.

6.5 Effects on Persons Assessment

It is requested that the application be public notified. Regardless, the layout of the subdivision has had consideration to the potential effects on the owners and occupiers of adjacent properties and other sites.

The location of the platforms, along with landscaping, strict design controls and a single level maximum height, will ensure all built form is absorbed into the landscape which will mitigate potential effects on persons.

Overall, it is assessed that the potential effects on persons will be acceptable, noting all adjoining property owners/occupiers (and the wider public) will be able to submit on the application.

6.6 Effects Conclusion

Based on the above assessment, it is considered that all actual and potential effects associated with the proposal will be initially minor, reducing to less than minor as planting framework develops.

8 Notification Assessment

8.1 Public Notification – Section 95A

The matters to be considered by the consent authority when deciding whether or not to publicly notify an application are set out in Section 95A of the RMA. This comprises the following four-step process to determine whether to publicly notify an application.

Step 1 – Mandatory public notification in certain circumstances (sections 95A (2) and (3):

Mandatory public notification is required as the applicant does request public notification [s95A(3)(a)].

Step 2 – Preclusion to public notification:

Step 2 is not relevant. Public notification has been requested.

Step 3 - Public notification – rule/adverse effects:

Step 3 is not relevant. Public notification has been requested.

Step 4 – Special circumstances:

Step 4 is not relevant. Public notification has been requested.

8.2 Limited Notification – Section 95B

Public notification has been requested. Section 95B is not relevant. Council is able to directly notify any persons of the application it deems necessary in addition to wider general public notification.

9 Statutory Assessment

9.1 Section 104 of the RMA

Section 104

In considering an application for land use consent, the consent authority must have regard to Part 2 (Purposes and Principles) of the RMA, and to the matters to be considered as set out in section 104(1). Section 104(1) states that, subject to the provisions of Part 2, a consent authority must have regard to:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of –*
 - (i). *a national environmental standard:*
 - (ia). *a wastewater environmental performance standard:*
 - (ib). *a stormwater environmental performance standard:*
 - (ic). *an infrastructure design solution.*
 - (ii). *other regulations:*
 - (iii). *a national policy statement:*
 - (iv). *a New Zealand coastal policy statement:*
 - (v). *a regional policy statement or proposed regional policy statement:*
 - (vi). *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

In respect of section 104(1)(a), an assessment of the actual or potential effects has been included in Section 6 of this report. This assessment is also relevant to section 104(1)(a) and it is determined that the actual and potential effects of the proposal will be acceptable.

The following higher order planning documents specified at section 104(1)(b)(i) – (vi) of the Act are relevant to this proposal:

Queenstown Lakes Proposed District Plan

The following objectives and policies contained within chapters 6, 21, 27, 28 and 39 of the PDP. The relevant objectives and policies are assessed below.

Chapter 6 – Landscape Rural Character

Objective/Policy	Assessment
Policy 6.3.2.1 Avoid urban development and subdivision to urban densities in the rural zones.	The proposal does not introduce urban densities to the rural zone.
Policy 6.3.2.2 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.	Lights will be within platform and curtilage areas only.
Policy 6.3.2.6 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.	This policy is considered to be particularly important. In this instance, the subdivision will result in mass indigenous vegetation planting which over time, will transform the barren and degraded landscape which has had conifers and other woody pest species on it for several decades. The subdivision will encourage native revegetation in the area and provide suitable habitat for many animal species. In total, the proposal will result in more than 15,800 indigenous plants being established on the site. This is a significant number and it is anticipated that this will have a significant ecological benefit. In addition to the extensive indigenous planting proposed, the landscape assessment confirms that the revegetation programme will materially improve both ecological and landscape conditions on the site. The land has been subject to decades of conifer infestation and subsequent root-raking. The retirement of this degraded land from its former use and the proposed restorative planting aligns with the intent of the policy, which seeks regeneration where landscape and nature conservation values can be enhanced. The

	proposed Landscape Management Areas will establish long-term vegetative stability and create an environment that supports habitat development and ecology. Over time, this will result in an uplift in both biodiversity and natural character values,
Policy 6.3.2.7 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.	The proposal is able to be absorbed into the ONL. Screen planting on certain lots will need to reach at least 3.5m in height before buildings are able to be constructed in platforms to ensure that the ONL is not compromised with built form. In addition to the reliance on screen planting, the landscape assessment confirms that the subdivision layout itself has been deliberately shaped to ensure that the ONL's values are not compromised. Building platforms are positioned within existing terraces and landform recesses, avoiding skylines, spurs, and visually prominent slopes. Patch notes that development will be "visually contained by landform" and "reasonably difficult to see," meaning that even before planting matures, built form will sit within a naturally recessive envelope. Over time, the extensive indigenous planting and Landscape Management Areas will further reinforce this containment by restoring natural vegetation patterns across the lower slopes. This approach ensures that the proposal does not introduce built form that competes with, dominates, or erodes the landscape values of the Mount Alpha ONL, and instead results in a progressively more naturalistic and coherent landscape setting.
Policy 6.3.2.8 Encourage any landscaping to be ecologically viable and consistent with the established character of the area.	Landscaping is viable, and the applicants themselves have a nursery in the district. The character of the area will change in a positive manner from conifers and woody pest species, to primarily indigenous vegetation.

6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: a. landscape values are protected; and b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.	The key test here is whether the subdivision will be 'reasonably difficult to see from beyond the boundary of the site in question'. Built form will be visually subordinate to landform and as vegetation grows over time, development will become increasingly difficult to discern. To ensure that this key test is met, landscaping will be required to reach a certain height for Lots 4, 5, 6 and 7 prior to any building being allowed to be constructed in a platform. If buildings were constructed in these locations now, they would be visible. However, the requirement to ensure that planting is at a certain height ensures that this test is passed. It is noted that Lots 1, 2 and 3 will be contained by landform. The proposal will result in an open area of dryland pasture that has limited natural character transitioning to a vegetated hillside. This vegetation will ensure the development will be well screened by various viewpoints.
6.3.3.2 Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna. (SO 3.2.3, 3.2.3.1, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.7.1, and SP 3.3.17, 3.3.23, 3.3.30, 3.3.31, 3.3.43, 3.3.49, 3.3.50, Chapter 5).	The proposal will not adversely impact any cultural or historic elements. Further, the PA does not specify any specific geological features on the subject site that require special protection.
6.3.3.5 Maintain the open landscape character of Outstanding Natural Features	It is noted that the site has been covered by conifers and has only recently 'opened up' due to the clearance of these. The landscaping

and Outstanding Natural Landscapes where it is open at present	proposed, though extensive is located at a relatively topographical low level and will contribute positively to the overall ONL, noting the subject site is on the lower flanks of the ONL with the mid to higher flanks of the ONL remaining open in character. It is assessed that the proposal is consistent with the policies of chapter 6.
--	---

Chapter 21 – Rural Zone

Objective/Policy	Assessment
21.2.1 Objective - A range of land uses, including farming are enabled while: a. Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; b. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values; c. Maintaining or enhancing amenity values within the rural environment; and d. Maintaining or enhancing nature conservation values.	The proposal will protect the landscape values of the ONL. While the PA identifies limited rural living capacity, it is noted that the PA is a 'broad view' of the wider PA area. Individual sites have not been assessed as part of the PA. In this instance, a site specific landscape assessment has been undertaken. The location of the site at the southern extremity of the ONL ensures that with mitigation measures, the landscape values of the ONL will be protected.
Policy 21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities. Policy 21.2.1.5 Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.	All buildings will require with setbacks. Domestic lighting will be confined to the platform and curtilage areas as identified to ensure light spill out to the wider landscape is avoided.

Policy 21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	Extensive planting will be undertaken, which will replace the previous conifers that were located on the site. This is assessed as being a positive effect.
Policy 21.2.1.9 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	This will be dealt with at building consent for each stage.
Objective 21.2.2 The life supporting capacity of soils is sustained	The land does not have productive soils. As such, the proposal will not adversely impact the life supporting capacity of productive soils.

Subdivision Chapter

Objective/Policy	Assessment
27.2.1 Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	The subdivision will enable the creation of highly desirable rural living allotments. The proposal is consistent with this objective.
27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The site sits within an identified ONL, however currently contains little to no indigenous biodiversity values. The subdivision will result in positive biodiversity values through the planting of extensive indigenous vegetation.
Policy 27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection; b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against	There are no specific features on the site that require protecting. However, as detailed throughout the AEE, the proposal will have a positive result in landscape and vegetation by virtue of the extensive planting that is proposed. Compared to the previous situation, which was a site containing unkempt conifer trees, this is deemed to be a positive.

the development contribution to be paid for open space and recreation purposes.	
27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.	The internal private road will be upgraded and will service the allotments. Three water servicing will be provided on site. Wastewater and stormwater systems for the individual lots will be designed at building consent stage. The lots are large enough to accommodate these systems. Electricity connections will be made to each allotment prior to 224c. Telecoms are available, however wireless is also available. It is proposed that reticulated telecoms not be provided (as a condition of consent) and that a consent notice be placed on the titles informing future lot owners that

Natural Hazards Chapter

Objective/Policy	Assessment
28.3.1 B Objective - Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.	As detailed in the AEE, the site is subject to a slip as well as a fault line. There is no evidence of any recent slip activities taking place and platforms will be located outside of this area. With regard to the fault line, this has a long reoccurrence interval. Both hazards are unlikely to create issues in the next 100 years as the landslide is a relic, and the NW Cardrona Fault has an estimated recurrence of roughly 7,500 to 11,800 years.

Wāhi Tūpuna Chapter

Objective/Policy	Assessment
39.2.1 Objective Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.	A very small portion of the site is identified as being within a wāhi tupuna. The subdivision will have no impact on these small areas. All physical works associated with the subdivision (i.e. roading and platforms) are located well away from the wāhi tupuna.
Policy 39.2.1.2 Recognise that the effects of activities may require assessment in relation to <u>Manawhenua</u> values when that activity is listed as a potential threat within an	Subdivision is specifically listed as a potential threat to the wāhi tupuna. As shown in Figure 2 and detailed above, only a very small portion of the site is within the wāhi tupuna. The wāhi tūpuna in this instance specifically relates to the Cardrona River. The site is separated by Cardrona

identified wāhi tūpuna area, as set out in Schedule 39.6.

Valley Road and is not in the flow path of the river. As such, it is considered the proposal will not negatively affect values associated with the river.

Conclusion – QLDC PDP

Overall, it is assessed that the proposal is largely consistent with the objectives and policies of the QLDC PDP.

Proposed Otago Regional Policy Statement 2021

The proposed Regional Policy Statement contains objectives and policies that are broadly consistent with the QLDC PDP. NFL-O1 seeks to protect ONLs from inappropriate subdivision, use and development. The subject site is located within an ONL, however as identified throughout the report, the proposal is deemed to be appropriate and will result in positive effects due to the extensive planting and ongoing landscape management plan that is proposed.

NFL-P4 specifically promotes the restoration and values of outstanding and highly values natural features and landscapes. This has already proactively been occurring due to the conifers being removed. Indigenous planting will be undertaken in the event consent is granted which will further promote this outcome sought by the policy.

Overall, it is assessed that the proposal is consistent with the outcomes sought by the Otago Regional Policy Statement 2021.

National Policy Statement – Highly Productive Soils (NPS-HPL)

The NPS-HPL provides direction under the RMA to improve the way that highly productive land is managed. The site has Land Use Capability (LUC) 4 land. Therefore, the NPS-HPL is not relevant and no further consideration is given to this matter

National Policy Statement – Natural Hazards (NPS-NH)

As detailed in the above, the site is subject to a slip as well as a fault line. There is no evidence of any recent slip activities taking place and platforms will be located outside of this area. Clause 3.4 is clear that decisions are to be made with best available information. As the information provided shows the platforms will not be subject to the hazard, no specific risk matrix assessment is deemed necessary.

With regard to the fault line, this has a long reoccurrence interval roughly 7,500 to 11,800 years. Having specific regard to the risk matrix within the NPS, this is deemed to be a 'very rare' event (i.e. less than 0.02% likelihood chance of occurring). The consequence level would likely be major if the fault line were to rupture, which means the overall is medium. Clause 3.3(b) states that high or medium natural hazard risk is avoided or mitigated proportionate to the level of natural hazard risk. As the lowest likelihood level in the matrix is 5000 years but the faultline has a recurrence internal of between 7,500 to 11,800 years, it is assessed that the actual risk level is much lower and the actual risk level is most likely 'low' as opposed to medium.

Based on the above, it is assessed that the proposal is consistent with the objectives and policies of the NPS-NH and that granting the subdivision consent is appropriate.

9.2 Section 106

106 Consent authority may refuse subdivision consent in certain circumstance

- (1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that-
- (a) there is a significant risk from natural hazards; or
 - (b) [Repealed]
 - (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.
- (1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of-
- (a) the likelihood of natural hazards occurring (whether individually or in combination); and
 - (b) the material damage to land in respect of which the consent is sought, other land, or structures that would result in material damage of the kind referred to in paragraph (b).
- (2) Conditions under subsection (1) must be-
- (a) for the purposes of avoiding, remedying or mitigating the effects referred to in subsection (1); and
 - (b) of a type that could be imposed under section 108.

Legal Access

Each allotment will have adequate access.

Natural Hazards

Portions of the site are identified as being within areas of fine-grained soils susceptible to sliding. In addition, the NW Cardrona Fault (which is part of the Nevis-Cardrona Fault System) runs through the site. This has been assessed above. No significant or high risk natural hazard has been identified.

Conclusion

For the above reasons, it is considered that there are no grounds to refuse the subdivision consent application under section 106 of the RMA 1991.

9.3 Resource Management Act 1991 – Part 2 Assessment

In accordance with recent case law, decision makers no longer need to refer to matters under Part 2 of the RMA 1991 when considering resource consent applications. This includes sections 5 (Purpose), 6 (Matters of National Importance), 7 (Other Matters), and 8 (Treaty of Waitangi). Reliance on specific sections of Part 2 do not need to be considered unless the relevant district plan is invalid, has incomplete coverage or is uncertain.

The QLDC PDP is a valid planning document, has complete coverage over the proposed activities and anticipated effects, and is of sufficient certainty to not require a specific assessment against Part 2 matters in this instance.

10 Conclusion

The application is being made by Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees of the Farien Trust to undertake a seven lot subdivision at 478 Cardrona Valley Road.

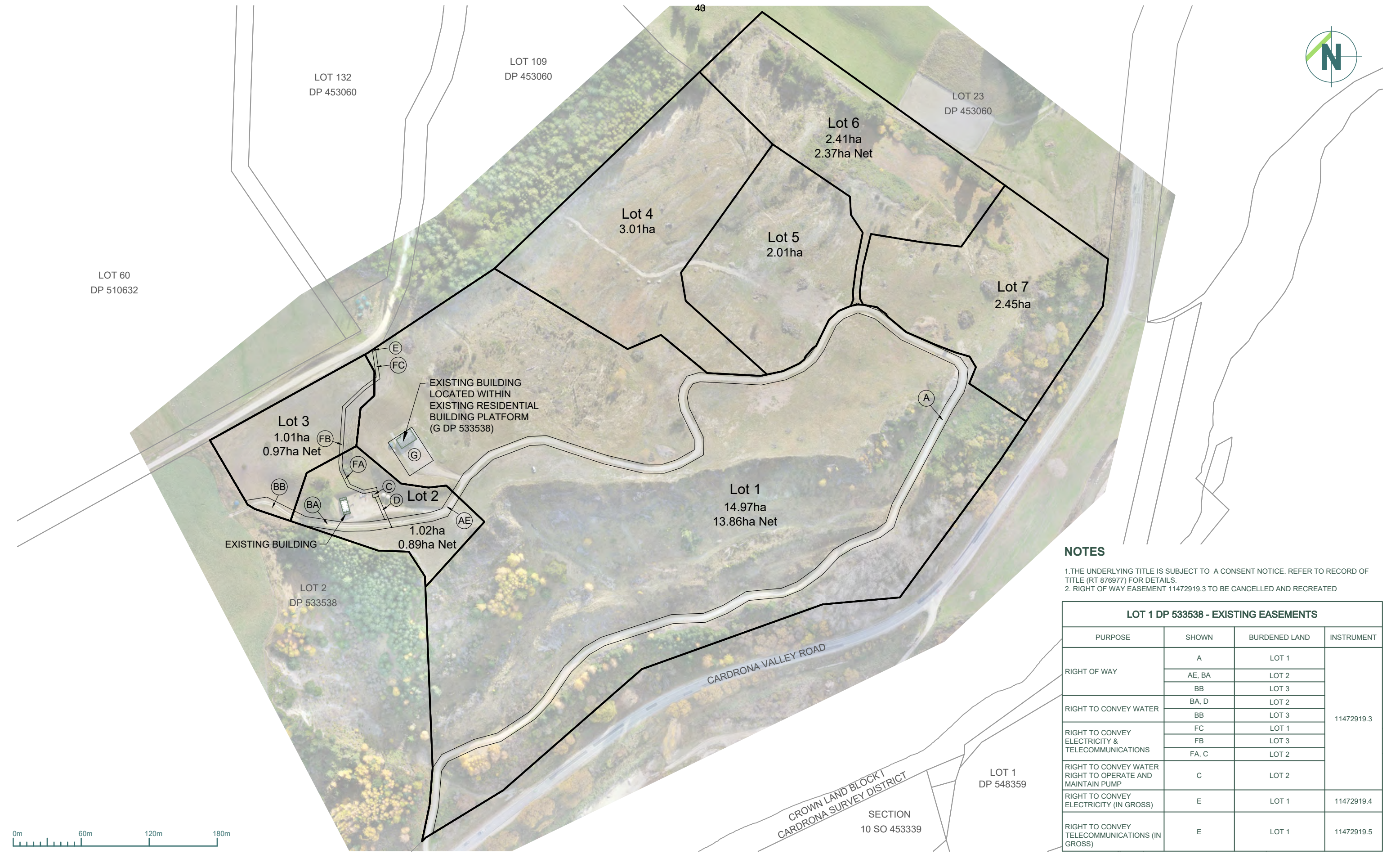
The preceding assessments conclude that the proposal will result initially in minor effects, reducing to less than minor as planting matures, on the environment and persons.

Public notification of the application is requested.

The proposal is assessed as being consistent with the relevant objectives and policies of the QLDC PDP and higher-order planning documents.

We look forward to working with you and your team further during this resource consent process.

APPENDIX 2: SUBDIVISION PLANS

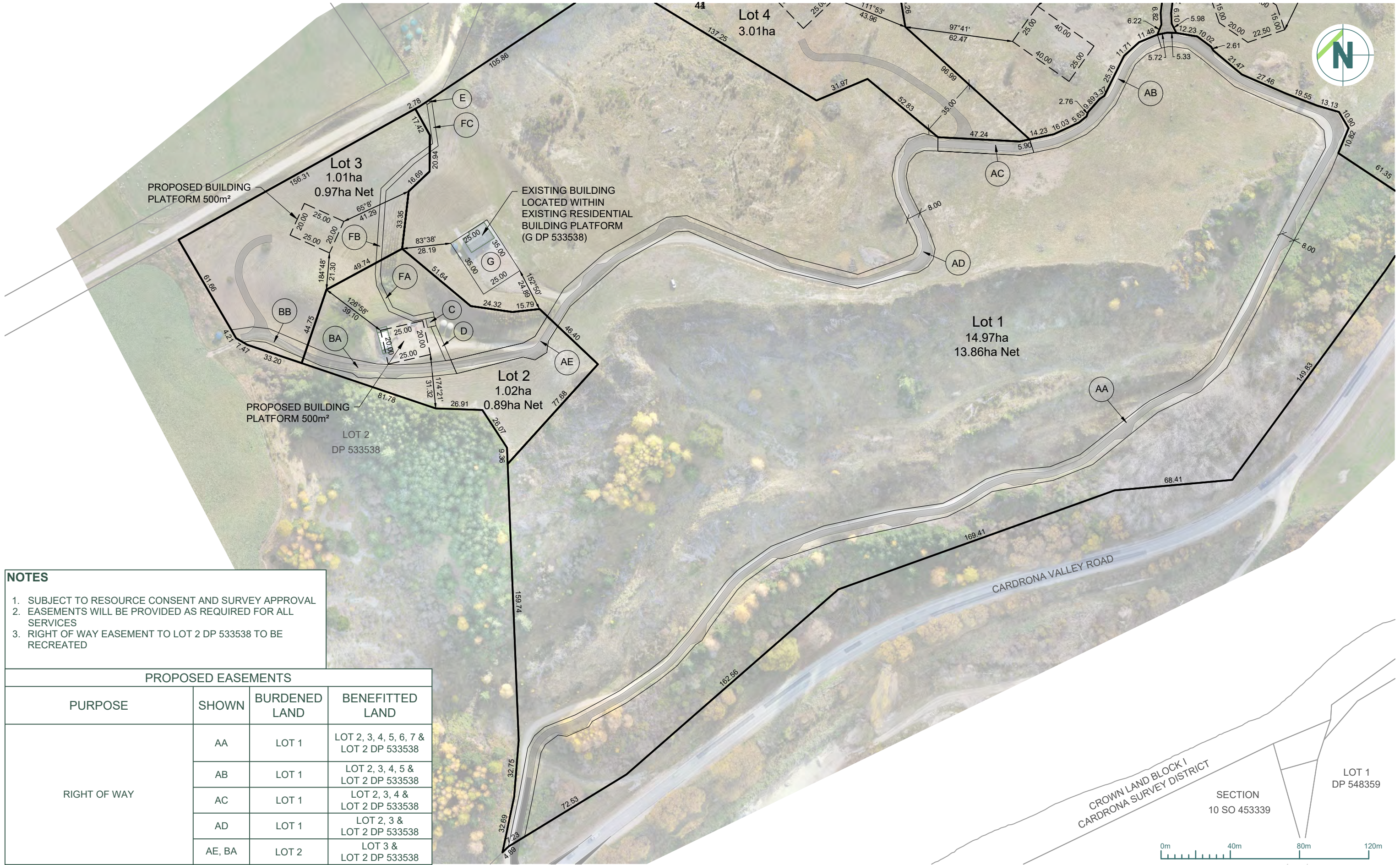


NOTES

1.THE UNDERLYING TITLE IS SUBJECT TO A CONSENT NOTICE. REFER TO RECORD OF TITLE (RT 876977) FOR DETAILS.

2. RIGHT OF WAY EASEMENT 11472919.3 TO BE CANCELLED AND RECREATED

LOT 1 DP 533538 - EXISTING EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	INSTRUMENT
RIGHT OF WAY	A	LOT 1	11472919.3
	AE, BA	LOT 2	
	BB	LOT 3	
RIGHT TO CONVEY WATER	BA, D	LOT 2	
	BB	LOT 3	
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	FC	LOT 1	
	FB	LOT 3	
	FA, C	LOT 2	
RIGHT TO CONVEY WATER RIGHT TO OPERATE AND MAINTAIN PUMP	C	LOT 2	11472919.4
RIGHT TO CONVEY ELECTRICITY (IN GROSS)	E	LOT 1	
RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS)	E	LOT 1	11472919.5



- NOTES
1. SUBJECT TO RESOURCE CONSENT AND SURVEY APPROVAL

2. EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL SERVICES

3. RIGHT OF WAY EASEMENT TO LOT 2 DP 533538 TO BE RECREATED

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY	AA	LOT 1	LOT 2, 3, 4, 5, 6, 7 & LOT 2 DP 533538
	AB	LOT 1	LOT 2, 3, 4, 5 & LOT 2 DP 533538
	AC	LOT 1	LOT 2, 3, 4 & LOT 2 DP 533538
	AD	LOT 1	LOT 2, 3 & LOT 2 DP 533538
	AE, BA	LOT 2	LOT 3 & LOT 2 DP 533538



- NOTES**
- 1. SUBJECT TO RESOURCE CONSENT AND SURVEY APPROVAL
 - 2. EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL SERVICES
 - 3. RIGHT OF WAY EASEMENT TO LOT 2 DP 533538 TO BE RECREATED

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY	AA	LOT 1	LOT 2, 3, 4, 5, 6, 7 & LOT 2 DP 533538
	AB	LOT 1	LOT 2, 3, 4, 5 & LOT 2 DP 533538
	AC	LOT 1	LOT 2, 3, 4 & LOT 2 DP 533538
	AD	LOT 1	LOT 2, 3 & LOT 2 DP 533538
	AE, BA	LOT 2	LOT 3 & LOT 2 DP 533538

APPENDIX 3: LANDSCAPE ASSESSMENT

Landscape Assessment Report

Subdivision

478 Cardrona Valley Road, Wānaka.

6 August 2026



landscape ■ architecture ■ urban

Document prepared by	Steve Skelton
Document reviewed by	Felipe Braga
Status	V4 – Resource Consent
Issued	6 August 2026

1

This report has been prepared by Patch Limited on the instructions of the Client. It is solely for the Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Patch Limited does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. This report has been prepared by the author with the support of AI-assisted drafting tools, with all professional judgment, analysis, and conclusions undertaken and verified by the author. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by Patch Limited for any errors or omission to the extent that they arise from inaccurate information provided by the Client or any external source.

1. INTRODUCTION

1.1. This Landscape and Visual Assessment has been prepared to accompany a resource consent application for the subdivision of land at 478 Cardrona Valley Road, near Wānaka. The proposal seeks consent for a seven-lot rural subdivision, including the creation of six new building platforms, associated access, earthworks, and a coordinated suite of landscape strategies and conditions to guide future development and landscape management across the site.

1.2. The purpose of this assessment is to identify and evaluate the potential landscape character and visual effects arising from the proposed subdivision, having regard to the existing landscape values, visual amenity, and landscape context of the site and its surrounds. The assessment considers both the immediate effects of the subdivision layout and enabling works, and the anticipated effects of future residential development within defined building platforms. It also evaluates the proposal in relation to the relevant objectives, policies, and assessment matters of the Queenstown Lakes District Plan.

1.3. This report includes the following components:

- Executive summary
- Assessment Methodology
- A description of the landscape,
- A description of the proposal,
- A landscape assessment,
- Conclusions,
- Recommendations, and
- Attachments.

2

2. EXECUTIVE SUMMARY

2.1. This Landscape and Visual Assessment has been prepared to support a resource consent application for a seven-lot rural subdivision at 478 Cardrona Valley Road, near Wānaka. The site is located within the Mount Alpha Priority Area and forms part of a transitional landscape between South Wānaka, the Cardrona Valley, where the lower slopes of Mount Alpha and Criffel Range meet at the Cardrona River.

- 2.2. The site has been historically modified by forestry, which has since been removed, leaving an open pastoral slope with limited natural character. The proposal responds to this context by organising development around existing landform terraces and recesses, avoiding ridgelines and skyline locations, and introducing a comprehensive indigenous planting and landscape management framework.
- 2.3. The subdivision will create six new residential lots in addition to the existing lot containing an approved dwelling. Building platforms will be subject to strict height controls and served by access aligned with the natural contours of the land. A coordinated landscape strategy will provide performance-based screen planting, extensive context restoration planting, and Landscape Management Areas, collectively restoring natural vegetation patterns across the site.
- 2.4. The assessment concludes that long-term visual effects from public viewpoints, including Cardrona Valley Road, Riverbank Road, Orchard Road, and the Cardrona River corridor, will be low–moderate to low and will reduce as planting establishes. Built development will be visually subordinate to landform and vegetation and will become increasingly difficult to discern over time.
- 2.5. In landscape terms, the proposal will maintain the legibility of the site’s terraced landform and its relationship to the wider landscape patterns and processes while enhancing natural character relative to the site’s existing condition. Cumulatively, the subdivision will sit comfortably within the existing pattern of rural living development in the area and will not exceed the landscape’s capacity for change.
- 2.6. Overall, the proposal represents a carefully designed and appropriately scaled form of rural living development that is responsive to landform, supported by a robust landscape framework, and consistent with the values of the Mount Alpha Priority Area.

3. ASSESSMENT METHODOLOGY

- 3.1. Patch Ltd has been engaged by the client to prepare an Assessment of Landscape Effects in support of a resource consent application for a proposed seven lot rural subdivision at 478 Cardrona Valley Road, near Wānaka. The assessment has been undertaken to inform

consideration of landscape character and visual effects associated with subdivision and future residential development within the Outstanding Natural Landscape.

- 3.2. Patch Ltd prepared the full suite of subdivision plans identifying the proposed lot configuration, building platform locations, access arrangements, earthworks, and associated landscape strategies. The proposal was developed through an iterative design process that consistently considered potential landscape character and visual amenity effects. This material provided the basis for understanding the physical extent of the proposal, its relationship to the existing landform and consented development on the site, and the anticipated scale, form, and distribution of future built development.
- 3.3. As part of the assessment and design process, a three-dimensional modelling exercise was undertaken to test the relationship between landform, building platform location, and potential built form on the site, with particular focus on Lot 7 (**Figure 1**). This modelling was used to understand how subtle adjustments to platform elevation, orientation, and proposed planting could avoid skyline breaches and reduce visual exposure from surrounding public viewpoints, particularly short-range views from Cardrona Valley Road. The exercise informed the final location and configuration of the building platform on Lot 7, including the extent of proposed planting and a maximum building height restriction. This work supported the assessment of visual effects and provided greater certainty that potential skyline and prominence effects could be effectively avoided through design.
- 3.4. Patch Ltd also undertook site photography as part of the assessment process, including ground-based photographs and drone imagery captured during multiple site visits. This imagery has been used to understand the landform context, patterns of vegetation, visual exposure, and the relationship between the proposed subdivision and the wider Mount Alpha and Cardrona Valley landscape setting.
- 3.5. In addition, a detailed study was undertaken of the receiving environment and surrounding landscape context to inform the assessment of effects. This included an analysis of the site's immediate and wider landscape setting, as illustrated in the Landscape Planning Context Plan (**Attachment A**), and an examination of surrounding landform structure, development density, and density within the landscape patterning (**Attachment B**). This work assisted in understanding how the site relates to adjacent rural living areas, existing and consented

development, the broader transitional landscape, planning matters and provided a framework for assessing landscape character, visual effects, and cumulative effects in a manner consistent with Te Tangi a te Manu and the Queenstown Lakes District Plan.

- 3.6. The author of this assessment has undertaken multiple site visits since being engaged on the project in March 2025. These visits have occurred at different stages of the design process and from a range of locations within and around the site. Through this ongoing involvement, the author has developed a strong familiarity with the site's landform, landscape character, visual qualities, seasonality and its relationship to the surrounding rural and mountainous landscape.
- 3.7. This familiarity has informed an understanding of the experiential qualities of the site, the nature of public and private views toward and across the land, and the broader visual relationships between the site, Cardrona Valley Road, Wanaka and the Mount Alpha Outstanding Natural Landscape. This contextual knowledge has been supplemented by project specific imagery and resource consent background material.
- 3.8. Potential visibility and landscape effects have been assessed through direct field observation, professional judgement, and an understanding of how the proposed subdivision and future development would be experienced from publicly accessible locations and nearby private properties. The assessment has considered distance, viewing angle, landform containment, vegetation patterns over time, and the scale and form of anticipated development.
- 3.9. A field-based assessment was undertaken, including observations from Cardrona Valley Road and other surrounding publicly accessible locations. Photographs were taken to document existing views toward the site and to record the current visual context within which the proposed subdivision and future residential development would be perceived. These images are included as supporting material within the report (**Attachment C**).
- 3.10. The assessment has been undertaken with regard to the relevant objectives, policies, schedules, and assessment matters of the Queenstown Lakes District Plan relating to Outstanding Natural Landscapes, landscape character, and visual amenity. Particular regard has been had to the provisions of Chapters 3, 6, and 21, and to the Mount Alpha Priority Area framework, which identifies high landscape values and sensitivity to change within this part of the district.

- 3.11. The methodology follows *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* (NZILA, 2022), and recognises landscape as an integration of physical, perceptual, and associative values. The assessment distinguishes between landscape character effects and visual effects, and considers both individual and cumulative effects arising from the proposed subdivision.
- 3.12. The conclusions of this assessment are based on the synthesis of site information, supplied imagery, field observations, and professional judgement. Where assumptions have been made, these are identified within the report. The assessment has been prepared in a manner that is transparent, proportionate, and appropriate to the scale and nature of the proposal within this sensitive landscape setting.

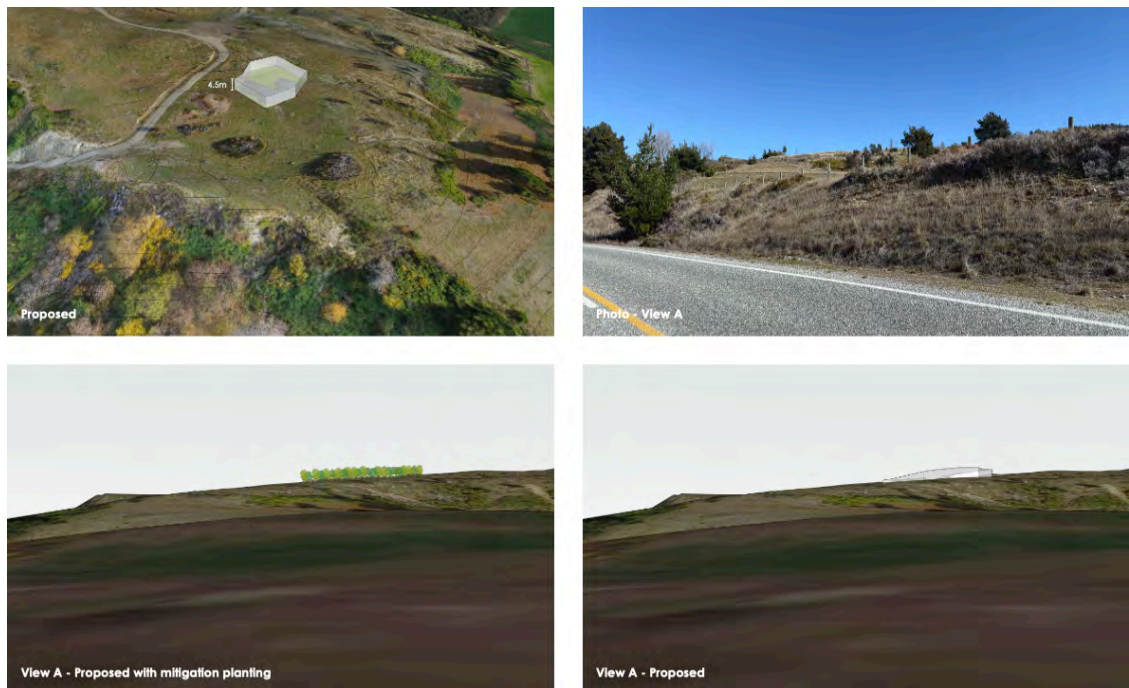


Figure 1 Modelling exercise for Lot 7 building platform

Key Definitions

- 3.13. The following definitions are adopted from *Te Tangi a te Manu* and provide the conceptual basis for assessing landscape and visual effects in a consistent and transparent manner.

Landscape: An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors, incorporating physical, sensory, and associative dimensions.

Natural character is the degree of naturalness of a landscape or environment, determined by the presence and intactness of natural elements, patterns, and processes. It is expressed through a combination of:

Physical values – indigenous vegetation, natural landforms, and ecological processes,

Perceptual values – the experience of naturalness, remoteness, quietness, and lack of human modification,

Associative values – cultural, spiritual, or historic meanings, particularly those of *mana whenua*.

Landscape effect: The consequence of change to physical elements, patterns, or features within a landscape that may affect its character, integrity, or sense of place — including its **mauri, mana, and identity**.

Visual effect: A subset of landscape effects that relate specifically to how a proposal alters the appearance of a landscape and the amenity, coherence, and legibility of views.

Cumulative effect: The combined effect of the proposed change when considered alongside other past, present, or reasonably foreseeable changes within the same landscape. This may involve:

- a) the progressive erosion or reinforcement of landscape character,
- b) a tipping point where incremental changes result in a disproportionate loss or shift in landscape values, or
- c) an aggregate effect on the experience or coherence of views.

Effects Rating Scale

3.14. The extent of landscape and visual effects is evaluated using a seven-point scale consistent with *Te Tangi a te Manu*:

Very High: Complete or near-complete loss of key landscape values or introduction of uncharacteristic, dominant elements.

High: Major modification to the landscape or views, resulting in substantial changes to its character, coherence, or legibility.

Moderate–High: Clearly noticeable change affecting key attributes or qualities.

Moderate: Distinct but generally compatible change; introduces new elements while retaining overall coherence.

Low–Moderate: Some perceptible change that remains visually and spatially subordinate to the existing landscape.

Low: Minor change with limited influence on character or amenity.

Very Low: Negligible change with no meaningful impact on landscape values or view quality.

- 1.1. For the purpose of determining effects under the Resource Management Act 1991, this report generally interprets:

‘More than minor’ = *Moderate or greater*

‘Minor’ = *Low–Moderate to Low*

‘Less than minor’ = *Very Low to Low*

Statutory Framework

8

- 3.15. The proposed development is located within the Rural Zone of the Queenstown Lakes District. The Decisions Version of the Proposed District Plan identifies the site as being located within an Outstanding Natural Landscape and within the Mount Alpha Priority Area. Priority Areas identify parts of the Rural Zone that exhibit particularly high landscape values and sensitivity to change, and where development is subject to a more refined and directive landscape management framework. The site is not located within an Outstanding Natural Feature, but is at the edge of a wider Outstanding Natural Landscape characterised by high physical, perceptual, and associative values.
- 3.16. This report assesses the potential landscape character and visual effects of the proposal with reference to the relevant provisions of the Queenstown Lakes District Plan. This includes:

Chapter 3 Strategic Direction, which establishes the overarching framework for protecting Outstanding Natural Landscapes, maintaining rural character, and managing subdivision and development in a manner that safeguards landscape values while enabling appropriate rural land use;

Chapter 6 Landscapes, which sets out the objectives, policies, and assessment matters for Outstanding Natural Landscapes and Priority Areas, including the requirement that subdivision and development be located, designed, and managed to protect landscape character, visual amenity, and identified values; and

Chapter 21 Rural Zone, which provides more detailed direction for managing landscape effects associated with subdivision, rural living, earthworks, and built development within sensitive rural environments.

3.17. Chapter 25 Earthworks, which applies to earthworks associated with the subdivision. While the volume, cut and fill limits do not apply to subdivision earthworks under Chapter 27, all other provisions apply, including those relating to landscape and visual amenity values, the sympathetic design of earthworks in relation to natural topography, and the avoidance or mitigation of adverse visual effects on visually prominent slopes and landforms.

3.18. The Mount Alpha Priority Area Schedule of Landscape Values and the associated Priority Area preamble identify the specific physical, associative, and perceptual attributes that contribute to the area's Outstanding Natural Landscape status. These provisions also describe the landscape capacity of the area for different forms of development, including rural living and subdivision. Accordingly, this assessment has had regard to the Priority Area framework, including the strong directive intent to protect and maintain identified landscape values, while recognising that very limited and carefully designed rural subdivision may be appropriate where it is contained by landform and vegetation, responds to landscape character, and is assessed against the landscape character, visual amenity, and landscape capacity provisions of the Plan.

9

4. DESCRIPTION OF THE LANDSCAPE

4.1. The Upper Clutha Basin is a broad glaciated landscape defined by an interrelated system of large alpine lakes, braided river corridors, and encircling mountain ranges. Lake Wānaka and Lake Hāwea form dominant focal points within the basin, their elongated forms occupying over-deepened glacial troughs that are framed by steep mountain backdrops. These lakes, together with the Cardrona, Hāwea and Clutha / Mata-Au river systems, establish a landscape of strong legibility, where glacial, fluvial, and tectonic processes remain clearly expressed at a regional scale.

- 4.2. Surrounding the basin, mountain ranges including the Pisa Range, the Criffel Range, the Harris Mountains, and the Mount Alpha–Roys Peak range create a strong sense of enclosure and contrast. These ranges rise abruptly from the valley floors and lake margins, reinforcing the dramatic scale of the landscape and contributing to the basin’s Outstanding Natural Landscape values. The interplay between expansive open flats, reflective lake surfaces, and steep, rugged mountain slopes is a defining characteristic of the Upper Clutha Basin.
- 4.3. Within this wider setting, the settlement of Wānaka has developed as a compact urban area positioned at the southern end of Lake Wānaka. The town centre and adjoining residential areas exhibit a relatively dense urban form, with closely spaced dwellings, commercial development, and supporting infrastructure concentrated on the lakefront flats and lower terraces. This urban character is readily legible and visually distinct from the surrounding rural, rural living and open landscapes.
- 4.4. Moving outward from the urban core and beyond the Urban Growth Boundary, Wānaka’s built form gives way to lower density residential areas and rural living development and more open rural areas. This transition occurs across the flats, lower slopes, and terraces that extend west, south and east of the township, where dwellings are more widely spaced and increasingly influenced by landform, vegetation, and rural land use patterns. Built development in these areas is typically set within larger allotments and is visually moderated by distance, landform containment, and planting.
- 4.5. Rural living and productive rural landscapes are more prominent across the wider basin. Housing is dispersed across hill slopes, terraces, and fans, often associated with pastoral farming, shelter planting, and access tracks. In these locations, development is generally subordinate to the underlying landform and contributes to a landscape character that is neither fully rural nor entirely natural but instead reflects a managed rural living environment.
- 4.6. The site is located close to the southern edge of the Wānaka area, near the point where more rural living and managed landscapes transition into the more open and expansive rural environment of the Cardrona Valley and Criffel and Mt Alpha hillslopes. This location places the site near an area of change, where rural living influence diminishes and the landscape begins to be shaped more strongly by valley landforms, rural land use, and the enclosing mountain slopes.

- 4.7. The Cardrona Valley extends south from Wānaka as a broad glacial trough bounded by the Mount Alpha range to the west and the Pisa Range to the east. The valley floor is characterised by open pastoral flats, braided river corridors, and a strong sense of linearity created by the Cardrona River and Cardrona Valley Road. These elements provide a clear visual and spatial structure to the landscape and emphasise the valley's role as a movement corridor between the Upper Clutha Basin and the Queenstown basin beyond.
- 4.8. The Cardrona River (Ōrau) is a defining landscape feature within the landscape, both physically and culturally. Its braided channel, associated terraces, and riparian margins reinforce the legibility of fluvial processes and contribute to the openness and coherence of the valley floor. The river also carries strong mana whenua associations and forms part of a wider network of culturally significant waterways within the region. The site has a close visual and contextual relationship with the Cardrona River corridor, which lies downslope within the wider valley. While the river itself is not directly visible from all parts of the site, its presence is expressed and experienced through the openness of the landscape and the orientation of landforms which are largely shaped by hydrological processes.
- 4.9. The transitional character between South Wānaka, the Cardrona Valley and the Mount Alpha and Criffel Range is a defining attribute of the local area. This area represents a meeting point between rural living development, productive farmland, and the natural character of the lower slopes of the Mount Alpha and Cardrona River range. The site's landscape character is therefore influenced by multiple adjacent landscape systems rather than being attributable to a single homogeneous character area.
- 4.10. Immediately adjacent to the site is the Hillend development, a large-scale rural subdivision that has been subject to a series of resource consents over an extended period. This development has resulted in the creation of multiple rural lifestyle lots with approved residential building platforms, access routes, and an overarching landscape management framework. The Hillend development occupies landform positions that are comparable to the site, including lower hill slopes and terraces which are within the Mount Alpha Priority Area and transition toward the Cardrona Valley and South Wānaka floor. Built development within Hillend is generally dispersed, set back from prominent ridgelines, and informed by landform containment and landscape mitigation measures, contributing to a pattern of rural living that is already established within this part of the Outstanding Natural Landscape.

- 4.11. To the east of the site, along Mount Barker Road, a further extensive area of rural living development is present at a broadly similar elevation, being at or below the 460 contour. This area comprises a series of large allotments with established dwellings, access tracks, shelter planting, and productive land uses, spread across rolling slopes and terraces above the valley floor. Development in this area reinforces the presence of rural residential activity within the mid-slope landscape, contributing to a wider pattern of dispersed habitation that sits between the more concentrated urban form of Wānaka and the open pastoral character of the Cardrona Valley. Collectively, these developments form part of the settled landscape context within which the site is experienced and understood.
- 4.12. Wānaka is bounded by Outstanding Natural Landscapes on multiple sides, including the Mount Alpha–Roys Peak range to the west and south, the Criffel and Pisa Range to the south and east, and the lake and mountain systems to the north. These features form a strong and visually dominant setting to the town and establish clear limits to urban expansion within the basin.
- 4.13. The Queenstown Lakes District Plan recognises this setting through the identification of Priority Areas within the Outstanding Natural Landscape framework. The site is located within the Mount Alpha Priority Area, which encompasses the eastern and southern slopes of the Mount Alpha range and adjacent landforms that contribute to the Outstanding Natural Landscape’s character and values.
- 4.14. The Mount Alpha Priority Area is defined by its highly legible mountain landforms, glacially modified slopes, alluvial fans, and lower terraces that transition toward the Cardrona Valley. It contains a mosaic of alpine and subalpine environments, regenerating indigenous vegetation, pastoral land, and areas of historic and contemporary rural use. These elements collectively contribute to high physical, perceptual, and associative values.
- 4.15. Importantly, the Priority Area includes not only steep mountain slopes but also lower elevation landforms that function as transitional landscapes between the mountains, valley floors, and settled areas. The site sits within this transitional context, influenced by the Mount Alpha hill slopes to the west, the Cardrona Valley to the south, and the southern edge of Wānaka to the north and the Criffel Range to the east.

- 4.16. As such, while the site is located within the Mount Alpha Priority Area, it is best understood as forming part of a broader landscape rather than as an isolated component of the mountain environment. Its character reflects the convergence of mountain, valley, and settlement influences, and this transitional quality is fundamental to understanding both its existing landscape character and its sensitivity to change.
- 4.17. The subject land is legally described as Lot 1 Deposited Plan 533538, held in Record of Title 876977, and has an area of approximately 26.9 hectares. The site is located on the western side of Cardrona Valley Road at the southern edge of Wānaka, near the mouth of the Cardrona Valley. Its size, configuration, and elevation place it within the pattern of larger rural and rural living properties that characterise this transitional area between the urban edge of Wānaka and the more open rural landscapes of the Cardrona Valley.
- 4.18. The site occupies rolling lower hill country with a generally north to north-east facing aspect. The landform comprises a sequence of broad terraces separated by gentler risers, reflecting glaciofluvial deposition and subsequent pastoral modification rather than steep hill slopes or ridgelines. These stepped landforms remain clearly legible across the site and contribute to a contained and coherent landscape form, rather than a single continuous slope.
- 4.19. Historically, the site was extensively planted in conifer plantation forestry. This vegetation introduced a dense, dark-toned and regular pattern that contrasted with the more open pastoral and tussock-dominated landscapes of the surrounding valley and lower mountain slopes. The plantation structure partially obscured the underlying terraces and softened the visual expression of the landform when viewed from the wider valley floor.
- 4.20. In recent years, the conifer plantation has been removed and much of the site has been cleared of trees and stumps. This clearance has re-exposed the underlying landform, resulting in a more open and visually exposed character. The stepped terraces, risers, and subtle changes in slope are now more readily apparent, particularly in oblique views from the valley floor and from Cardrona Valley Road. The removal of forestry has increased its visibility within the local landscape.
- 4.21. An approved residential building platform is established on the site, together with associated earthworks, access, and structural landscape mitigation authorised through earlier subdivision consent RM150552. A relocated dwelling has been approved within the building platform under

resource consent RM191076, subject to a comprehensive suite of design, colour, height, lighting, and landscaping controls intended to manage landscape and visual effects. These controls include limitations on building height and reflectivity, restrictions on domestic curtilage and lighting, and requirements for earth mounding and landscape planting.

- 4.22. An established access track traverses the site and provides access from Cardrona Valley Road to the approved building platform. The track follows the natural contour of the land and is formed through a series of cut-and-fill benches that align with the existing terraces. An easement crosses the access track, reinforcing the established pattern of movement and access across the site and reflecting its long-standing use for rural access purposes.
- 4.23. More recently, a shed and associated water storage tanks located outside the building platform were approved under resource consent RM240970, together with a variation to the registered consent notice. These structures are sited in close association with the approved residential area and are subject to controls intended to ensure they remain visually subordinate and integrated with the surrounding landform and landscape mitigation measures.
- 4.24. Current vegetation cover across the site is sparse and transitional in nature. Regenerating pasture dominates the cleared areas, interspersed with low shrubland and scattered remnant shelter planting. Localised patches of wilding conifer and other exotic species persist in more sheltered locations on the east facing slopes and terraces, contributing subtle variation in colour and texture but not forming a dominant vegetative structure of the overall site. The prevailing vegetation palette is characterised by muted greens and brown tones typical of pastoral grassland and regenerating groundcover, with seasonal variation evident across the terraces and risers. This subdued colouration allows the landform to remain the primary visual element of the site, particularly when viewed from the valley floor and surrounding slopes.
- 4.25. The site does not contain prominent natural features. Instead, its landscape character is defined by the clarity of its landform structure, the openness resulting from recent vegetation clearance, and its position within a broader transitional landscape between the Cardrona Valley floor, adjoining rural living areas, and the lower slopes of Mount Alpha.
- 4.26. In landscape terms, the site derives its values primarily from its relationship to the surrounding landscape rather than from intrinsic site-specific features. Its importance lies in the legibility of the lower hill landforms, its visual and spatial connection to the valley floor and the

Cardrona River corridor, and its role as part of the broader transition between urban Wānaka, rural living landscapes, and the mountain environment and Cardrona Valley beyond.

5. DESCRIPTION OF THE PROPOSAL

- 5.1. The full details of the proposal are contained within the Assessment of Environmental Effects and the associated application documentation. In summary, the proposal seeks consent to subdivide the subject land to create a seven-lot rural subdivision. The subdivision framework is informed by the existing landform, approved access arrangements, and an integrated landscape strategy developed through an iterative design process to manage landscape and visual effects across the site.
- 5.2. The subdivision will result in the creation of six new residential lots in addition to the balance lot. Each lot will be provided with a defined building platform, a residential curtilage area, vehicle access, and associated landscape treatment areas, all of which is shown on the proposed Masterplan and Structural Landscape Plan.
- 5.3. Lot 1 will be the largest allotment and will function as the parent lot. It will encompass the lower eastern portion of the site adjacent to Cardrona Valley Road and will include extensive areas identified as Landscape Management Area. Lot 1 will contain the existing approved residential building platform and most of the associated structural landscaping established under RM150552, with the dwelling authorised under RM191076. The proposal will not create any additional building platforms on this lot. Instead, Lot 1 will provide the primary buffer between the new upper-slope lots and the Cardrona Valley Road while accommodating the existing consented development.
- 5.4. Lots 2 and 3 will be located toward the southern portion of the site. These lots will be approximately 1.02 hectares and 1.01 hectare in area respectively and will each contain a reduced-size building platform of 500m². Lot 2 will also contain the shed and water tanks authorised under RM240970. The building platforms will be positioned within localised landform recesses and will be accompanied by defined residential curtilage areas.
- 5.5. Lots 4 and 5 will occupy mid-slope positions toward the central portion of the site. These lots will be larger in area, at approximately 3.01 hectares and 2.01 hectares respectively. Each will contain a building platform of 1,000 m², located to align with existing terraces and to maintain separation from ridgelines and other more visually prominent slopes.

- 5.6. Lot 6 will be located toward the eastern portion of the site and will have an area of approximately 2.41 hectares. The building platform on this lot will be 1,000 m² in area and will be positioned to respond to the local landform while maintaining separation from adjoining lots and the eastern site boundary.
- 5.7. Lot 7 will be situated toward the north-eastern portion of the site above Cardrona Valley Road and will have an area of approximately 2.45 hectares. The building platform on this lot located to work with the natural contour of the land, will be 1,000 m² in area. A combination of the existing landform, proposed planting and a maximum building height of no more than 4.5 metres above existing ground level will assist in moderating views of future built development from the south Wānaka and the Cardrona Valley Road (**Figure 1**).
- 5.8. All building platforms across the subdivision will be subject to height controls that will limit building height to no more than 5.5 metres above existing ground level. In the case of Lot 7, this limit is further reduced to 4.5 metres above existing ground level, reflecting the specific outcomes of the three-dimensional modelling exercise undertaken for this building platform.
- 5.9. Each residential lot will include a defined residential curtilage area surrounding the building platform. These curtilage areas will establish the spatial extent of domestic activity and will be intended to contain built form, outdoor living spaces, and associated residential infrastructure within a clearly defined envelope.
- 5.10. Access to all lots will be provided via the existing and upgraded access track that will traverse the site from Cardrona Valley Road. This access will follow the natural contours of the land and will connect each building platform through a series of branching driveways designed to minimise additional earthworks.
- 5.11. The proposed subdivision will require earthworks associated primarily with the upgrading of the existing access track and the formation of building platforms across the site. The earthworks have been designed to follow the natural contours of the land, with cut and fill balanced on site and excess material re-spread across the lots and incorporated into the landscaping framework.
- 5.12. Any construction-phase visual modification will be temporary. Exposed earthworks will be progressively reinstated through topsoil re-spread and the establishment of the proposed planting framework, ensuring that earthworks-related effects on landscape character and visual

amenity will be low and will not result in permanent modification to the landform structure or the visual character of the site.

- 5.13. The landscape strategy for the subdivision is set out in the Structural Landscape Plan and will be supported by recommendations at the end of this report. The strategy comprises four principal planting and management components: approved planting associated with earlier consents, proposed screen planting, proposed context planting, and areas identified as Landscape Management Area.
- 5.14. Approved planting previously consented under RM150552 will be retained and is shown on the Structural Landscape Plan for completeness. This planting will form part of the established landscape framework and will remain subject to the requirements of that consent.
- 5.15. Proposed screen planting will be concentrated primarily around Lots 4, 5, and 7. This planting has been designed to provide visual screening between the building platforms on these lots and public viewpoints from the north and east. The screen planting will comprise medium to high stature indigenous species planted at relatively close spacing to achieve an effective vegetated screen. This planting will be subject to performance standards relating to density and height, as set out in the recommendations of this report.
- 5.16. The proposed screen planting will cover an area of approximately 0.44 hectares and will comprise approximately 3,055 plants at 1.2 metre spacing. The planting layout will include deliberate gaps to maintain framed views through the site while still achieving overall visual containment of built development. The establishment of screen planting on Lots 4, 5, and 7 will be subject to a performance-based condition requiring that the planting be established and reach a specified minimum height and density prior to the construction of any residential buildings on those lots.
- 5.17. Proposed context planting will extend across a much wider area of the site and is intended to provide broader landscape integration and positive biodiversity and natural character outcomes rather than direct visual screening. This planting will respond to the scale of the site and the Outstanding Natural Landscape context, reinforcing natural character, indigenous biodiversity values and landform patterns while reducing the visual contrast between developed and undeveloped areas. The context planting will cover an area of approximately 4.90 hectares and will comprise approximately 12,250 indigenous plants at a spacing of 2 metres. Planting will

be implemented progressively over time, with priority given to areas closest to residential curtilage areas and building platforms as set out in the recommendations of this report.

- 5.18. In addition to the planting areas, substantial portions of the site's eastern slopes will be identified as Landscape Management Area. These areas will be intended to support passive regeneration of indigenous vegetation rather than active planting, while maintaining the open and legible character of the landform. The Landscape Management Area will be subject to future management through a Landscape Management Plan. This plan will address matters including the protection of existing indigenous vegetation, the control of wilding trees and pest species, and the long-term enhancement of biodiversity values as set out in the recommendations of this report.
- 5.19. Outside of the defined building platforms, curtilage areas, access routes, planting areas, and Landscape Management Area, the balance of the site will be able to remain in open grassland or be managed at the discretion of individual landowners, subject to the overarching subdivision framework.
- 5.20. Collectively, the subdivision layout, access structure, building platforms, planting framework, and management areas will establish a coordinated development pattern across the site. These elements will define the spatial extent and form of future development while providing a clear landscape structure within which individual lots will be developed over time.

18

6. LANDSCAPE ASSESSMENT

- 6.1. The below assessment will consider separately landscape character effects, visual effects, and cumulative effects arising from the proposed subdivision and associated development framework. This approach will enable a clear distinction to be drawn between changes to the physical, perceptual, and associative attributes of the landscape, changes to views and visual amenity as experienced from publicly accessible and private viewpoints, and the combined effect of the proposal when considered alongside existing and reasonably foreseeable development within the surrounding landscape.
- 6.2. Following this structure, the assessment will be undertaken in a manner consistent with the assessment framework set out in the Queenstown Lakes District Plan for evaluating landscape

and visual effects within Outstanding Natural Landscapes and Priority Areas. The assessment will also align with Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines and will apply a systematic and transparent approach to evaluating effects in relation to identified landscape values, landscape character, visual amenity, and the relevant landscape management intent for the Mount Alpha Priority Area.

Visual Effects

- 6.3. The proposed subdivision and associated residential development will result in changes to views from a range of surrounding public and private locations. Visual effects will vary according to distance, elevation, viewing angle, and the presence of intervening landform and vegetation. The assessment focuses on long-term visual effects, recognising that the proposed planting framework and landscape management measures will progressively influence how the site is perceived over time.
- 6.4. The site is most visible from users of Cardrona Valley Road, Riverbank Road, the Cardrona River corridor, and from a limited number of private properties located on land to the north of the site. These locations and representative images are shown in **Attachment C** and represent the primary viewer groups likely to experience views toward the site and form the basis of the visual assessment.
- 6.5. Viewpoints 1 to 4, located along Cardrona Valley Road, will represent the closest public views of the site. These viewpoints will be at distances generally ranging from approximately 120 metres to 1.2 kilometres. From these locations, views toward the site will be experienced at an oblique angle and will be transient in nature, primarily by passing motorists heading in a southern direction. Intervening roadside vegetation, proposed screen planting, and variations in road alignment will filter or screen views, particularly toward the lower slopes of the site.
- 6.6. In its existing condition, the site is perceived from these viewpoints as an open area of dryland pasture with limited natural character and visual amenity. Over time, the proposed context planting, screen planting, and Landscape Management Areas will progressively transform these views by introducing naturalistic indigenous vegetation patterns that respond to landform and reinforce the natural character values identified in the Mount Alpha Priority Area. This vegetated framework will enhance visual amenity by increasing texture, depth, and coherence across the lower slopes, allowing development to sit comfortably within an increasingly natural

landscape setting. Development on Lots 1, 2, and 3 will not be visible from these viewpoints due to landform containment. Development on Lots 4, 5, 6 and 7 will be effectively screened by landform and screen planting such that they will be reasonably difficult to see, from these short range Cardrona Valley Road view. Over time, context planting across the site will further soften and integrate the development, resulting in low–moderate to low long-term visual effects.

- 6.7. Viewpoints 5, 7, 8, 11, and 12, located along Riverbank Road provide framed open views toward the site across the road corridor. These viewpoints will be located at distances of approximately 1.2 kilometres to 3 kilometres and will experience views directed up the length of the valley, with fewer existing offsite screening. From these locations, the site is read as part of the enclosing valley slopes rather than as a discrete or isolated landform and effects will be less than those described above for short range views.
- 6.8. From Riverbank Road, development on Lots 1, 2, and 3 will not be visible due to landform containment and the location of those building platforms. Targeted screen planting on Lots 4, 5, and 7 will be subject to performance standards requiring the planting to achieve specified height and density prior to the construction of any residential buildings. With this planting established, residential activity and built form will be effectively screened and visually absorbed within an increasingly vegetated slope. Over time, context planting across the site will further soften and integrate the development, resulting in low–moderate to low long-term visual effects from Riverbank Road.
- 6.9. Viewpoint 10, located along Orchard Road, is approximately 3 kilometres from the site. From this location, views toward the site will be broad and panoramic, with the site forming a small component of the wider valley backdrop. The proposed development will not be readily distinguishable and will be read within the context of the broader hillside. As planting establishes and the site transitions to a more vegetated character, built development will become increasingly difficult to discern, and long-term visual effects from this viewpoint will be low.
- 6.10. Viewpoints 6 and 9, located along Cardrona Valley Road but at slightly different alignments and distances. Distances will range from approximately 2.5 to 1.8 kilometres with intermittent screening provided by offsite roadside vegetation. From these viewpoints, the site will be seen as part of the lower valley slopes. Development on Lots 1, 2, and 3 will not be visible due to

intervening landform. From these same viewpoints, development on Lots 4, 5, and 7 will be visible only at long range and will be read as a small component of the broader lower valley slopes rather than as discrete or prominent elements. The building platforms on these lots will be set back from skyline positions and located within screening vegetation, ensuring that built form will remain visually subordinate to the surrounding slopes. The targeted screen planting on these lots will be required to meet performance standards for height and density, providing effective screening of residential activity and built development when viewed from Cardrona Valley Road. This planting will work in combination with broader context planting and landscape management areas to progressively transform the site from an open pastoral slope into a more vegetated hillside characterised by indigenous patterns and textures. Over time, buildings on Lots 4, 5, and 7 will become increasingly integrated within this vegetated framework and will be reasonably difficult to discern against the wider landscape backdrop. As a result, long-term visual effects from Viewpoints 6 and 9 will be low–moderate to low and will not materially alter visual amenity or the appreciation of the landscape.

6.11. Viewpoint 13, located near the Cardrona River corridor, will experience views toward the site from an open, flat valley setting at distances generally exceeding 2.9 kilometres. From this location, the site will be read as part of the enclosing valley landform rather than as a focal element. Over time, the visual character of the site will change from an open, degraded pastoral slope to a vegetated hillside incorporating indigenous planting and regenerating vegetation. Built development will be set within this vegetated framework and will be visually subordinate to the landform and vegetation patterns. Long-term visual effects from this location will be low.

21

6.12. From private properties located to the north of the site, including rural living properties and parts of the Hillend development, views toward the site will occur at varying distances. From these locations, development on Lot 3 may be visible in part; however, the visual effects will be consistent with, and no greater than, those already accepted through the existing Hillend consent framework. Development on Lot 6 will be visible from the immediately adjoining property to the west, where views will be short-range and private in nature. In this context, visual effects will be low–moderate.

6.13. Particular attention has been given to Lot 7, which will be subject to a more restricted height control than the other proposed building platforms. The location, configuration, and associated screen planting of this platform will ensure that future development remains visually

subordinate to the surrounding landform and does not appear as a prominent or skyline feature within the landscape.

- 6.14. Development on Lot 6 will be well contained by the surrounding landform and its position on the northern portion of the site. The building platform will be located within a gentle landform recess and will be separated from public viewpoints by intervening slope and vegetation. As a result, future development on this lot will not be visible from Cardrona Valley Road, Riverbank Road, or the Cardrona River corridor. Visibility will be limited to the immediately adjoining private property to the north, where views will be short-range and experienced within a rural living context. In this setting, built development will be read as consistent with the surrounding pattern of rural residential development and will not be visually dominant. Visual effects associated with development on Lot 6 will therefore be low.
- 6.15. Overall, the proposal will result in a long-term transformation of the site from an open area of dryland pasture with limited natural character to a vegetated hillside that reflects more natural patterns and processes consistent with the Mount Alpha Priority Area. The combination of landform-sensitive placement, performance-based screen planting, extensive context planting, and ongoing landscape management will allow future residential development to be well integrated within this evolving landscape. Over time, built form will be reasonably difficult to see and will be experienced as part of a coherent, vegetated slope rather than as visually prominent development. Long-term visual effects across all assessed viewpoints will be low–moderate to low and will not result in a significant degradation of visual amenity or landscape appreciation.

22

Landscape Effects

- 6.16. Landscape effects are assessed in accordance with Te Tangi a te Manu, which recognises landscape as an integrated relationship between physical form, perceptual experience, and associative meaning. This approach emphasises that landscapes are not experienced as discrete or fixed units, but as continuous and evolving environments shaped by landform, land use, vegetation, and human occupation over time. As a result, changes to landscape character are not always defined by clear boundaries, but instead occur gradually across space, often within transitional areas where multiple landscape influences overlap as shown in **Attachment A and B**.

- 6.17. Within this framework, understanding how a landscape is perceived and experienced is central to assessing effects. Landscape character is influenced not only by the presence of built development, but by its spatial patterning, scale, density, and relationship to landform and vegetation. In transitional landscapes such as the lower slopes between Wānaka and the Cardrona Valley, character is often defined by a mosaic of land uses and development forms rather than a single, uniform pattern. Accordingly, landscape effects must be considered in relation to the broader context of existing and consented development rather than in isolation.
- 6.18. An important component of this assessment is therefore the spatial patterning and density of development proposed across the site. The proposal will create a series of rural lifestyle lots ranging in size from approximately 1 hectare to 14.97 hectares, with Lots 4 to 7 ranging between approximately 2.01 hectares and 3.01 hectares. This pattern results in a dispersed arrangement of development across the site, with substantial areas remaining undeveloped or managed for landscape and ecological purposes.
- 6.19. The scale and density of the proposed subdivision is consistent with existing and consented rural living patterns within the surrounding landscape, as illustrated in **Attachment B**. Development across this part of the Upper Clutha Basin is characterised by dispersed dwellings set within large allotments on lower hill slopes and terraces, forming a transitional landscape between the urban edge of Wānaka and the more open rural character of the Cardrona Valley.
- 6.20. The approved Hillend development to the north and west provides a direct local comparator. That development establishes a similar spatial structure, with lots distributed across terraces and dwellings experienced as individual elements within a broader rural framework rather than as a continuous or urbanised form. Built development within Hillend is read as part of an established rural living pattern that already occupies comparable landform positions and elevations to those proposed.
- 6.21. A further relevant comparator is the established rural living development along Mount Barker Road on the slopes of the Criffel Range, approximately 1.7 kilometres from the site. In this area, residential development extends across open and highly visible hill slopes at a similar density and elevation, reaching at or above approximately 460 metres above sea level. From the valley floor and public road corridors, this development is readily apparent, with individual

dwellingings clearly visible against the hillside and experienced as dispersed built elements within an expansive rural and mountain backdrop (**Figure 2**).

- 6.22. While the Mount Barker Road development is comparable in terms of lot size, elevation, and overall density, it occurs within a Rural Living Zone at the base of an Outstanding Natural Landscape and is not supported by a comprehensive or consistent landscape integration framework. Vegetation patterns are variable, screening is limited, and built form often remains visually prominent on open slopes. As a result, development in this area is legible in views and relies largely on spacing and landform alone to manage effects, with limited enhancement of natural character values.



Figure 2: Image of the Mount Barker Road Rural Living development from Riverbank Road.

- 6.23. By contrast, the proposed subdivision has been deliberately structured to respond to its location within an Outstanding Natural Landscape and the Mount Alpha Priority Area. Building platforms are sited within landform recesses, ridgelines and skyline positions are avoided, and development is supported by a coordinated framework of performance-based screen planting, extensive context planting, and landscape management areas. This approach is intended to

ensure that built development is progressively absorbed within an evolving vegetated framework, strengthening natural character and maintaining landscape coherence rather than simply accommodating visibility.

- 6.24. The subject site occupies a comparable elevation band and is experienced within the same wider Upper Clutha and Cardrona Valley context as these existing developments. When considered alongside Hillend and the Mount Barker Road slopes, the proposal is reinforced as part of an established and legible pattern of rural living development within a transitional landscape, rather than an isolated or anomalous incursion into undeveloped hill country. Through its stronger emphasis on landform responsiveness, vegetation integration, and long-term landscape management, the proposal represents a more refined and landscape-led response to accommodating rural living within an Outstanding Natural Landscape.
- 6.25. An important starting point for understanding landscape effects is the site's recent landscape history. The site was formerly clad almost entirely in wilding and plantation conifer species, which created a dense, dark, and visually dominant vegetation cover that obscured underlying landform and introduced a strong geometric pattern inconsistent with the surrounding hill slopes and valley context. These trees have since been removed, resulting in a more open pastoral landscape that, while revealing landform, currently exhibits limited natural character and visual coherence.
- 6.26. The proposal will respond to the landscape context by establishing a rural living subdivision that is organised around the site's existing landform framework. The layout of lots, building platforms, and access routes will be arranged to sit within terraces and landform recesses, avoiding ridgelines and skyline positions and maintaining the legibility of the underlying slope structure. Landscape Management Areas and planting zones will be used to reinforce this structure, ensuring that development remains visually subordinate to landform and integrated into the broader Outstanding Natural Landscape setting.
- 6.27. Indigenous vegetation will play a central role in shaping how this structure is perceived and experienced over time. Proposed context planting and targeted screen planting will reintroduce naturalistic vegetation patterns that are consistent with the natural and visual characteristics of the surrounding landscape. As this planting establishes, the site will progressively change from an open, visually exposed pastoral slope to a more vegetated hillside that reflects natural

patterns and processes. Built development will be set within this evolving vegetated framework, resulting in an enhancement of natural character values rather than an erosion of landscape integrity.

- 6.28. This transition will result in a perceptual shift in how the site is experienced. While the existing cleared condition emphasises openness and exposure, the proposed landscape framework will introduce enclosure, depth, and texture, strengthening the sense of naturalness and reducing the prominence of built form. Visual effects associated with buildings and access will be mitigated by vegetation rather than relying solely on distance or landform, contributing to a more cohesive and legible landscape character.
- 6.29. The proposal will also mitigate the influence of existing infrastructure within the landscape, including the presence of the sites existing access. As planting establishes, views of the access from within and across the site will become increasingly filtered, reducing its existing visual influence and contributing to a more natural perceptual experience when viewed from the valley floor.
- 6.30. In terms of associative values, the Mount Alpha and Cardrona Valley landscape is recognised as having strong cultural associations, including those relating to mana whenua, travel routes, and the interconnected relationship between land and water. The proposal does not introduce development into previously undeveloped or isolated landform units, nor does it disrupt the broader legibility of the valley or mountain systems. By reinforcing indigenous vegetation and restoring natural patterns, the proposal supports the ongoing expression of these associative values rather than diminishing them.
- 6.31. The physical landscape values of the site are primarily derived from its landform structure and its relationship to the wider the Cardrona River, the Mount Alpha slopes Cardrona Valley and South Wānaka. The proposal retains this structure, with earthworks limited to building platforms and access routes that follow existing terraces. The proposal involves localised and controlled landform modification associated with building platforms and access.
- 6.32. Vegetation changes associated with the proposal will result in a net enhancement of physical landscape values. The replacement of exotic and wilding conifers with indigenous species will improve natural integrity, visual coherence, and consistency with the surrounding Outstanding Natural Landscape and valley floor. Landscape Management Areas will support passive

regeneration and long-term stewardship of the site, further strengthening physical landscape attributes.

- 6.33. The scale and distribution of development across the site will maintain a clear distinction between developed areas and undeveloped land. Large portions of the site will remain free of built development and will be managed for landscape and ecological purposes, ensuring that built form does not become visually or spatially dominant within the overall site context.
- 6.34. Overall, the proposal will result in a change to the site's landscape character, but that change will be consistent with the transitional nature of the location and will not undermine the integrity of the Outstanding Natural Landscape. The combination of landform-sensitive placement, indigenous planting, and landscape management will ensure that landscape character effects remain low and that the proposal sits comfortably within the landscape's capacity for change.
- 6.35. The following section considers cumulative landscape effects, examining how the proposal will be experienced alongside existing and consented development within the wider Mount Alpha, Cardrona Valley, and South Wānaka landscape context.

27

Cumulative Effects

- 6.36. Cumulative landscape effects will be considered in the context of existing and consented development within the wider South Wānaka, Cardrona Valley, and Mount Alpha hill slope environment. This landscape already exhibits a pattern of dispersed rural living development across terraces and lower hill slopes, including the Hillend development to the north and west and established rural living areas along Mount Barker Road to the east. Within this setting, cumulative change is experienced not as isolated increments, but through the gradual layering of development patterns, vegetation structure, and land management practices over time.
- 6.37. The proposed subdivision will sit comfortably within this existing pattern of development and will not introduce a scale, density, or form of land use that is inconsistent with the surrounding landscape. The size and distribution of lots, the positioning of building platforms within landform recesses, and the avoidance of ridgelines and skyline locations will ensure that development remains visually subordinate to the broader landform. When considered alongside existing and consented development, the proposal will not represent a step change in character,

nor will it erode the legibility or coherence of the Mount Alpha hill slopes, South Wānaka or the Cardrona Valley landscape.

- 6.38. Importantly, the cumulative effect of the proposal will include a substantial enhancement of natural character values relative to the site's former condition. The replacement of extensive wilding and plantation conifer cover with indigenous planting, landscape management areas, and naturalistic vegetation patterns will contribute positively to the wider landscape, reinforcing natural processes and visual coherence across the valley slopes. Rather than contributing to a cumulative erosion of landscape values, the proposal will support an overall improvement in natural character and landscape quality. In this context, the proposal will not cross a threshold of landscape capacity for change, and cumulative landscape effects will be low and, in some respects, positive over the long term.

Statutory Assessment

- 6.39. The proposed subdivision is located within an Outstanding Natural Landscape and within the Mount Alpha Priority Area, as identified in the Queenstown Lakes District Plan. The proposal has therefore been assessed against the Strategic Direction in Chapter 3, the landscape objectives, policies, and assessment matters in Chapter 6 and Chapter 21, and the Rural Zone and Priority Area provisions in Chapter 21. These provisions collectively establish a framework that seeks to protect outstanding landscape values while enabling development that is appropriately located, scaled, and designed.
- 6.40. The Strategic Direction in Chapter 3 emphasises the protection, maintenance, and enhancement of Outstanding Natural Landscapes, while recognising that limited development may occur where it is responsive to landscape character and avoids inappropriate effects. As demonstrated through the landscape and visual assessment sections of this report, the proposal will be structured around existing landform, will avoid prominent ridgelines and skyline locations, and will integrate development within a comprehensive indigenous planting and landscape management framework. The proposal will therefore align with the strategic intent to safeguard landscape values while accommodating rural land use that is compatible with the receiving environment.
- 6.41. Chapter 3 also requires consideration of physical, perceptual, and associative landscape attributes when managing development within Outstanding Natural Landscapes. This

assessment has identified those attributes for the Mount Alpha hill slopes and Cardrona Valley context and has evaluated the proposal accordingly. The proposed subdivision will not disrupt the large-scale landform structure, will improve perceptual qualities through the re-establishment of natural vegetation patterns, and will maintain associative values linked to the broader mountain–valley landscape system.

6.42. Chapter 6 seeks to manage subdivision and development within Outstanding Natural Landscapes by requiring that landscape values be protected and that buildings and associated activities be reasonably difficult to see from beyond the site. As assessed in the visual effects section, development across the site will be visually contained by landform and subject to performance-based screen planting and extensive context planting. Over time, built development will be increasingly absorbed within a vegetated framework such that it will be reasonably difficult to see, and visual effects will remain low–moderate - low from public and private viewpoints.

6.43. Chapter 6 also requires that natural character, openness, and landscape coherence be maintained where these attributes are present. While the site was formerly heavily modified by extensive wilding and plantation conifer cover, the proposal will replace this with indigenous vegetation that reinforces natural patterns and processes. This will result in a net improvement in natural character and landscape coherence relative to the site’s recent condition, while ensuring that openness associated with the broader valley setting and surrounding hill slopes is retained.

6.44. The assessment also recognises the importance of associative values, including cultural associations and the relationship between landform, waterways, and movement corridors within the landscape. The proposal does not introduce development into isolated or previously undeveloped landform units and does not disrupt the legibility of the valley or its connection to the surrounding mountain environment. By restoring indigenous vegetation and managing the site as part of a wider landscape system, the proposal will support, rather than diminish, these associative values.

6.45. Chapter 21 establishes the Rural Zone framework and identifies Priority Areas where landscape sensitivity is particularly high and where a refined landscape management approach is required. The Mount Alpha Priority Area Schedule and preamble describe a landscape with

high physical, perceptual, and associative values, and limited capacity for change unless development is carefully located and designed. The proposal has been assessed against this framework and reflects a cautious and responsive approach to development within a highly sensitive landscape.

- 6.46. The Priority Area framework recognises that limited rural living development may be appropriate where it is consistent with existing patterns of modification, avoids prominent landforms, and is supported by robust landscape mitigation. As outlined in this assessment, the scale and density of the proposed subdivision are consistent with existing and consented rural living development in the surrounding area, including Hillend and the Mount Barker Road slopes. The proposal will therefore sit within an established pattern of land use rather than representing an isolated or anomalous form of development.
- 6.47. Chapter 21 also requires consideration of effects on landscape character, visual amenity, landform modification, and the visibility of development. The proposal involves localised and controlled landform modification associated with building platforms and access, all of which are aligned with existing terraces and designed to avoid altering the overall landform structure. Visual effects have been assessed as low–moderate to low and will reduce over time as planting establishes.
- 6.48. The proposal has also been assessed against Chapter 25 Earthworks. While the volume, cut and fill limits do not apply to subdivision earthworks, all other provisions apply. The earthworks have been designed to be sympathetic to the existing terraced landform and are limited to those areas necessary to form the upgraded access track and building platforms. Construction-phase effects on landscape and visual amenity will be temporary and will be remediated through topsoil reinstatement and the proposed planting framework. The earthworks are considered consistent with the relevant objectives, policies, and assessment matters of Chapter 25.
- 6.49. The Priority Area provisions further emphasise the importance of maintaining landscape coherence and avoiding cumulative erosion of values. As concluded in the cumulative effects assessment, the proposal will not cross a threshold of landscape capacity for change and will contribute positively to the wider landscape through the enhancement of indigenous vegetation and natural character values.

- 6.50. Overall, when assessed against the relevant provisions of Chapters 3, 6, and 21 of the Queenstown Lakes District Plan, the proposal will be consistent with the objectives and policies relating to Outstanding Natural Landscapes and Priority Areas. The subdivision framework, planting strategy, and landscape management measures will ensure that landscape values are protected and enhanced, visual effects are appropriately managed, and the integrity of the Mount Alpha Priority Area is maintained over the long term.

7. CONCLUSION

- 7.1. This assessment has been undertaken to identify and evaluate the potential landscape character, visual, and cumulative effects of the proposed seven-lot rural subdivision at 478 Cardrona Valley Road. It has followed Te Tangi a te Manu and the Queenstown Lakes District Plan framework for Outstanding Natural Landscapes and Priority Areas, drawing on multiple site visits, ground and drone photography, 3d modelling and a detailed review of subdivision, consent, and landscape planning material. The assessment distinguishes between landscape character effects, visual effects, and cumulative effects, and applies a transparent rating scale to inform decision-makers about the nature and scale of anticipated change.
- 7.2. In describing the receiving environment, the assessment has set the site within the broader Upper Clutha Basin, the South Wānaka area, the Mount Alpha and the Cardrona Valley Priority Areas. It has identified the site as part of a transitional landscape between South Wānaka, the Cardrona Valley floor, and the lower slopes of the Mount Alpha and Criffell Range. The site's value has been described as deriving primarily from its relationship to these wider landscape systems, the legibility of its terraced landform, and its role within an established pattern of rural living development that includes Hillend and the Mount Barker Road area. The description also recognises the site's history of wilding and plantation conifers, their subsequent removal, and the current condition of open, degraded pasture with relatively low natural character.
- 7.3. The proposal has been described as a carefully structured rural living subdivision that will create six new residential lots and retain the existing lot containing the approved dwelling and associated structures. Building platforms will be located within existing terraces and landform recesses, subject to strict height limits and curtilage controls, and served by an upgraded access that follows the natural contour of the slope. A comprehensive landscape strategy will provide

performance-based screen planting, extensive context planting, and Landscape Management Areas, together covering more than five hectares of indigenous vegetation and guiding long-term land management across the site.

7.4. The assessment of effects has concluded that, with this framework in place, future development will be visually contained by landform and vegetation, will avoid ridgelines and skylines, and will be reasonably difficult to see from key public viewpoints. Long-term visual effects from Cardrona Valley Road, Riverbank Road, Orchard Road, and the Cardrona River corridor are assessed as low to low–moderate, reducing as planting establishes. Landscape character effects are assessed as low to low–moderate, reflecting a shift from an open, degraded pastoral slope to a more naturalistic vegetated hillside where built form is subordinate to landform and vegetation. Cumulatively, the subdivision will continue an existing pattern of rural living on nearby slopes without increasing density beyond what is already evident and will contribute positively to natural character by replacing exotic conifers and pasture with indigenous planting and managed regeneration.

7.5. Overall, the assessment concludes that the proposed subdivision will sit comfortably within the Outstanding Natural Landscape and Mount Alpha Priority Area context and within the landscape’s capacity for change. The subdivision layout, height and curtilage controls, and landscape management measures will ensure that development remains visually and spatially subordinate to the broader landform, that natural character and coherence are enhanced over time, and that cumulative effects remain low and, in some respects, positive. On this basis, and subject to the recommended conditions regarding building design, height, curtilage, planting, and ongoing landscape management, the proposal will maintain the integrity and key values of the Mount Alpha Outstanding Natural Landscape while enabling a limited and appropriately managed form of rural living development.

32

8. RECOMMENDATIONS

8.1. The following recommendations are intended to ensure that the subdivision and subsequent development proceed in a manner consistent with the landscape and visual assessment, and that the landscape, visual, and natural character outcomes identified in this report are achieved over the long term. These recommendations address subdivision structure, landscape

mitigation, and building design and are intended to be secured through conditions of consent and consent notices where appropriate.

Landscape

- i. A Landscape Management Plan (LMP) shall be prepared by a suitably qualified and experienced person and shall be implemented for all areas identified as Landscape Management Area. The primary objective of the LMP shall be the long-term enhancement of natural character through the passive regeneration of indigenous vegetation, supported by the adjacent context planting areas as a seed source, and the systematic removal and ongoing control of wilding conifers and other woody weed species.
 - identification of existing indigenous vegetation and areas of regeneration to be protected;
 - methods for the staged removal and long-term control of wilding conifers and other woody weeds; measures to prevent re-establishment of exotic woody species;
 - management practices to support natural regeneration without the need for active planting, earthworks, or irrigation; and
 - monitoring and maintenance requirements to ensure the objectives of the Landscape Management Area are achieved over time.

- ii. Screen planting on Lots 4, 5, and 7 shall be subject to the following performance-based condition.
 - Prior to the construction of any residential building within the approved building platform on Lots 4, 5, and 7, the screen planting shown on the approved Structural Landscape Plan shall be established and shall have achieved:
 - an average height of not less than 3.5 metres; and
 - a density of foliage sufficient to achieve a high degree of effective screening of residential buildings and associated domestic activity when viewed from public viewpoints to the north, including Riverbank Road, through all seasons.

Screen planting shall comprise indigenous species only, appropriate to the Mount Alpha and Cardrona Valley context, and shall be planted to a depth and arrangement sufficient to achieve the intended screening outcome, rather than as a single linear shelterbelt.

Two view corridors through the screen planting shall be permitted, generally in the locations shown on the approved Structural Landscape Plan, provided that these corridors do not materially reduce the overall effectiveness of the screening when viewed from public locations.

Prior to the construction of any residential building within the approved building platform on Lots 4, 5, and 7, the screen planting shall be inspected and certified by a suitably qualified and experienced landscape architect. A monitoring report shall be submitted to the Council confirming compliance with this condition. The report shall include:

- confirmation of species composition and planting locations;
- an assessment of planting height and density, including the methodology used to determine compliance; and
- representative photographs of the planting from both on-site and off-site viewpoints for each relevant lot.

Where the required height or density has not been achieved, additional planting, replacement planting, or remedial works shall be undertaken as necessary to achieve compliance prior to the construction of any residential building.

34

- iii. All context planting shown on the approved Structural Landscape Plan, including planting approved under earlier consents, shall be implemented progressively and completed within seven (7) years of the date of consent commencement. The timing and sequencing of context planting shall allow for staged establishment across the site and shall not preclude the construction of residential buildings on Lots 1, 2, 3, and 6 during the planting period.

This condition shall not apply to screen planting subject to separate performance-based standards. Context planting shall be undertaken in a manner that prioritises areas adjacent to building platforms, residential curtilage, and publicly visible slopes, and shall be maintained to ensure successful establishment and long-term contribution to landscape integration and natural character enhancement.

- iv. All planting shall comprise indigenous species appropriate to the Mount Alpha and Cardrona Valley context and shall be arranged in naturalistic groupings that reflect local vegetation and landform patterns and conditions.
- v. All planting shall be maintained in perpetuity, with any dead or failed plants replaced to ensure the intended visual and landscape mitigation outcomes continue to be achieved.

Building

- vi. Building height shall not exceed 5.5 metres above existing ground level on all lots, except for Lot 7 where building height shall not exceed 4.5 metres above existing ground level.
- vii. All buildings shall be designed and located to remain visually subordinate to the surrounding landform and vegetation and shall avoid skyline or ridgeline locations.
- viii. Building form shall be articulated to reduce visual bulk, including the use of broken roof forms, stepped building massing, and variation in façade planes.
- ix. Eaves, overhangs, or recessed windows shall be incorporated into building design, with particular attention to elevations facing public viewpoints, to reduce glare and the visual prominence of glazing.
- x. External building materials and colours shall be recessive and drawn from a palette of natural hues appropriate to the surrounding landscape, with low reflectivity/matte finishes to minimise contrast with the natural environment.
- xi. Domestic landscaping, lighting, outdoor living areas, and ancillary structures shall be confined to the approved residential curtilage areas and shall be designed to avoid visual spill into the wider landscape, particularly during night-time hours.

Prepared by:

Stephen Skelton



Registered Landscape Architect

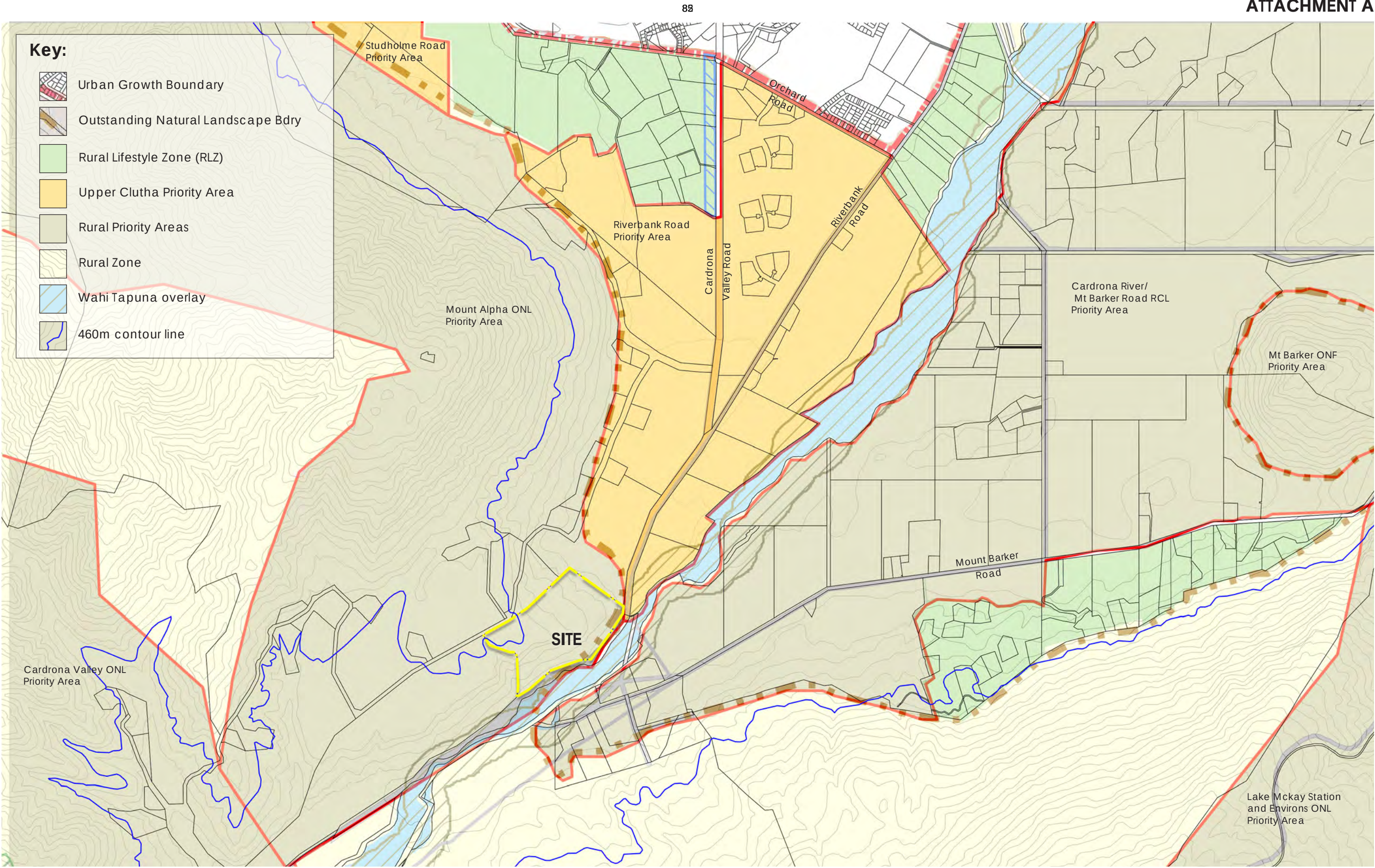


478 Cardrona Valley Road

Landscape Assessment Graphic Attachments

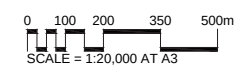
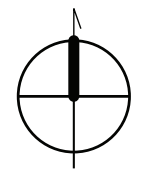
7 May 2026



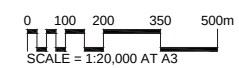
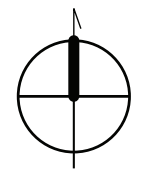
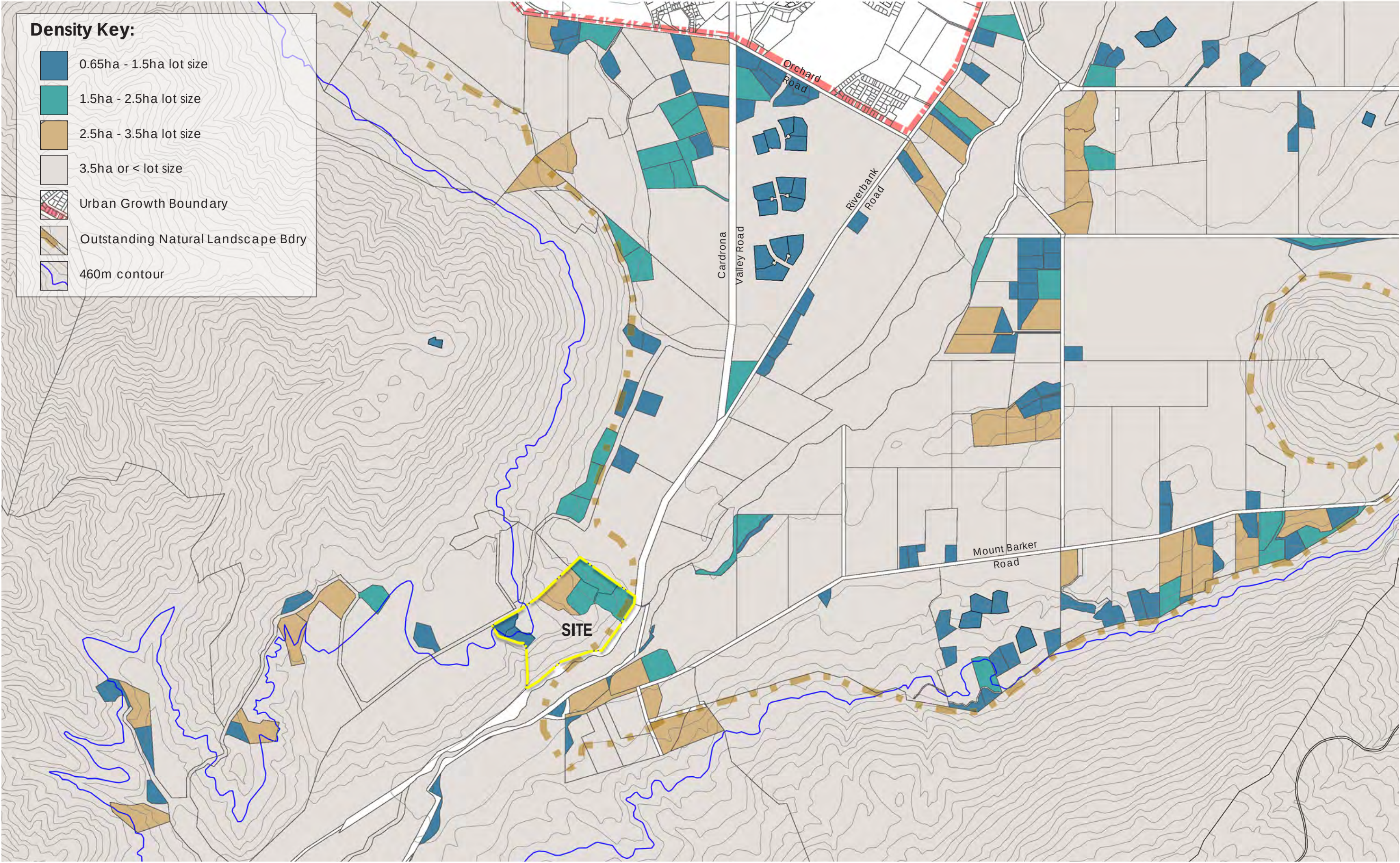


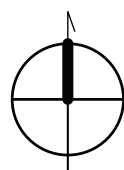
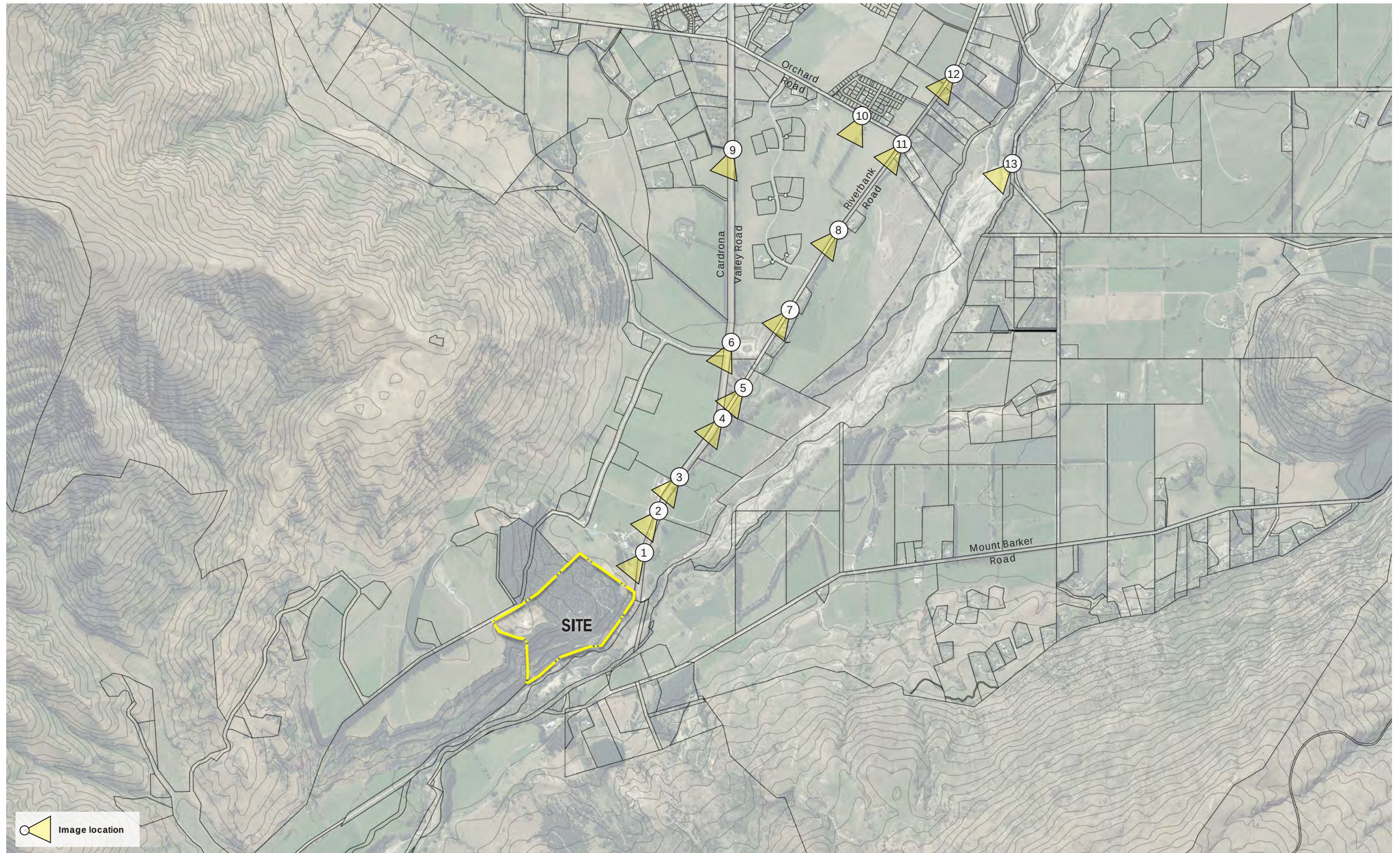
Reference : PA25839 IS02

Scale: 1:20,000 @ A3



478 Cardrona Valley Road
Landscape Planning Context
7 May 2026







50mm photo - 21 October 2025 at 1:48 pm



50mm photo - 21 October 2025 at 1:47 pm



50mm photo - 21 October 2025 at 1:46 pm



50mm photo - 21 October 2025 at 1:44 pm



50mm photo - 21 October 2025 at 1:35 pm



50mm photo - 21 October 2025 at 1:42 pm



50mm photo - 21 October 2025 at 1:33 pm



50mm photo - 21 October 2025 at 1:32 pm



50mm photo - 21 October 2025 at 1:40 pm



50mm photo - 21 October 2025 at 1:38 pm



50mm photo - 21 October 2025 at 1:29 pm

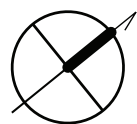


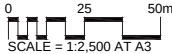
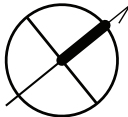
50mm photo - 21 October 2025 at 1:28 pm



50mm photo - 21 October 2025 at 1:14 pm

APPENDIX 4: LANDSCAPE PLANS





TechnologyOne ECM Document Summary

Printed On 24-Sep-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	10232087	1	19-Aug-2026
PUB_ACC	Application & AEE	10232094	1	19-Aug-2026
PUB_ACC	Appendix B1 - Subdivision Scheme Plan	10232092	1	19-Aug-2026
PUB_ACC	Appendix B2 - Landscape Plans	10232091	1	19-Aug-2026
PUB_ACC	Appendix B3 - Earthworks & Roading Plans	10232090	1	19-Aug-2026
PUB_ACC	Appendix C - Landscape Assessment and Attachments	10232089	1	19-Aug-2026
PUB_ACC	Appendix D - Infrastructure Assessment Report	10232088	1	19-Aug-2026
PUB_ACC	Appendix D1 - Geoconsulting Ltd - Geotechnical Assessment	10232086	1	19-Aug-2026
PUB_ACC	Appendix D2 - Geoconsulting Ltd - Email Regarding Road 1	10232085	1	19-Aug-2026
PUB_ACC	Appendix D3 - RM150552 On-site Wastewater Disposal Report	10232084	1	19-Aug-2026
PUB_ACC	Appendix D4 - BC191527 On-site Wastewater Disposal Application	10232083	1	19-Aug-2026
PUB_ACC	Appendix D5 - Aurora Supply Availability Letter	10232082	1	19-Aug-2026
PUB_ACC	Appendix D6 - Chorus Supply Availability Email	10232081	1	19-Aug-2026
PUB_ACC	Appendix E - Geotechnical Assessment	10232080	1	19-Aug-2026

PUB_ACC	Appendix F - Environmental Management Plan	10232096	1	19-Aug-2026
PUB_ACC	Appendix G - Proposed Conditions	10232095	1	19-Aug-2026
PUB_ACC	Record of Title 876977	10232710	1	19-Aug-2026
PUB_ACC	Easement Instrument 11472919.5	10232709	1	19-Aug-2026
PUB_ACC	Consent Notice 11472919.2	10232708	1	19-Aug-2026
PUB_ACC	Easement Instrument 11472919.4	10232707	1	19-Aug-2026
PUB_ACC	Easement Instrument 11472919.3	10232706	1	19-Aug-2026



APPLICATION FOR RESOURCE CONSENT
OR RMA FAST-TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

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



APPLICANT //

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

Applicant's full name / company / trust [Name decision is to be issued in]

The Farien Trust

All trustee names (if applicable)

Rachel Farrant, Keith Ferguson and Shaun O ' Brien

Authorised person for company or trust

Rachel Farrant, Keith Ferguson and Shaun O ' Brien

Postal address

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

60 Messines Road, Karori, Wellington, 6012

Email address

rachel-shaun@xtra.co.nz

Phone number (daytime)

021472585

Phone number (mobile)

The applicant is:



Owner



Occupier



Prospective Purchaser [of the site to which the application relates]



Lessee



Other [Please specify]

Our methods of corresponding with you are by email and phone.





INVOICING DETAILS //

107
Information on payments and the costs involved with different application types can be found on our [charges and fees webpage](#).

Invoices will be sent out via email unless you specifically request to receive via post.

First name

Rachel

Surname

Farrant

Authorised company/trust (if applicable)

Email address

rachel-shaun@xtra.co.nz

Postal address

60 Messines Road, Karori, Wellington

Postcode

6012

Address/location to which this application relates to

478 Cardrona Valley Road, Wānaka

Postcode



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 and company

The Property Group - Joanne Skuse

Postal address

Level 1 IT House, 1 Umbers Street, Wānaka 9305

Email address

jskuse@propertygroup.co.nz

Phone number

027 498 1745

Phone number (mobile)



CONSENT(S) APPLIED FOR //

Identify all consents sought.

- ☒ Land Use Consent
- ☐ Land Use Consent including earthworks
- ☐ Land Use Consent combined with s127 and/or s221
- ☒ Subdivision Consent

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

- s127 Change or Cancellation of Consent Condition
- s221 Change or Cancellation of Consent Notice
- Boundary / Marginal or Temporary Activity Notice
- Outline Plan
- Designations

[These forms can be downloaded here.](#)

If you are applying for a Land Use and s127, please indicate your applicable RM Number:



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐ Controlled Activity Land Use

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

☐ Opt out



BRIEF DESCRIPTION OF THE PROPOSAL //

108

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

Consent is sought to:

Subdivision consent to create seven allotments, each with an identified residential building platform, and to undertake associated earthworks and landscaping. Land use consent for breaches to the transport chapter in relation to a private right of way upgrade.



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

478 Cardrona Valley Road, Wānaka

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

Lot 1 Deposited Plan 533538

District Plan zone(s)

Rural



OWNER DETAILS //

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

Owner name

Owner address

Owner email address

If the property has recently changed ownership, please indicate on what date (approximately) AND the name(s) of the previous owner(s):

Date

Name(s)



SITE VISIT REQUIREMENTS //

109
Should a Council officer need to undertake a site visit, please answer the questions below.

Question	Yes	No
Is there a gate or security system restricting access by council?	☐	☒
Is there a dog on the property?	☐	☒
Are there any other hazards or entry restrictions that council staff need to be aware of? If 'yes' please provide information below.	☐	☒

Please contact agent to organise site visit



PRE-APPLICATION MEETING

Have you had a pre-application meeting with Council regarding this proposal?

☐

Yes

☒

No

If 'yes' please provide the reference number and/or name of staff member involved.



NATIONAL ENVIRONMENTAL STANDARDS (NES) //

For assessing and managing contamination in soil to protect human health.

This site may be subject to or covered by the NES for assessing and managing contamination in soil to protect human health regulations 2011. The applicant is required to address the NES regarding the past use of the land. Activities on the Hazardous Activities and Industries List (HAIL) can be found on the [MFE website](#).

If the land subject to this application been used for (including its present use) an activity on the HAIL, your application involved subdividing or changing the use of the land, sampling or disturbing soil, or removing or replacing a fuel storage system, then the NES may apply and you may need to seek consent for this concurrently in your application.

Does the proposed activity require resource consent under the NES?

☐

Yes

☒

No

If 'yes' an assessment of the application under the NES must be provided as part of your Assessment of Effects on the Environment, a detailed site investigation may be required.



OTHER CONSENTS

HAVE YOU APPLIED FOR OR OBTAINED ANY OTHER RESOURCE CONSENT(S) FROM OTAGO REGIONAL COUNCIL (ORC)?

☐

Yes

☒

No

If 'yes' please indicate what type of consent and supply the application number.

HAVE YOU APPLIED FOR A PROJECT INFORMATION MEMORANDUM (PIM) OR A BUILDING CONSENT FOR THIS PROJECT?

☐

Yes

☒

No

If 'yes' please supply the BC number.

DECLARATION OF INFRINGEMENT HISTORY

Select one of the following statements:

CORPORATION/TRUST/INCORPORATED SOCIETY/UNINCORPORATED SOCIETY:

☒

I declare that I am a person authorised to make this declaration on behalf of the Applicant. The Applicant has not been the subject of any abatement notices, enforcement orders, infringement notices, or convictions under the Resource Management Act 1991.

☐

I declare that I am a person authorised to make this declaration on behalf of the Applicant. The Applicant has been the subject of the following abatement notices, enforcement orders, infringement notices, and convictions under the Resource Management Act 1991 (list all matters and the date of each):

NATURAL PERSON:

☐

I declare that I am a natural person and that in the past 7 years I have not been the subject of any abatement notices, enforcement orders, infringement notices, or convictions under the Resource Management Act 1991.

☐

I declare that I am a natural person and that in the past 7 years I have been the subject of the following abatement notices, enforcement orders, infringement notices, and convictions under the Resource Management Act 1991:

A natural person is an identifiable individual. A non-natural person is not an identifiable individual, and includes companies, trusts, and unincorporated persons.



PAYMENT

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

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

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

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

AMOUNT TO PAY - LAND USE AND SUBDIVISION RESOURCE CONSENT FEES

Please select from drop down list below:

\$4165 - All Other Subdivision (i.e. non-complying activity)



The initial fee is made up of an administration lodgement fee of \$307.00 and monitoring fee of \$293.00 (for land use consent applications and designation related applications) if applicable. It also includes a charge reflective of the overall activity status of your application or the type of application you are applying for, this charge is treated as the application deposit.

The initial fee amounts are a minimum initial charge, and any further costs incurred will be invoiced monthly until processing is complete. The actual costs of your application will be calculated as the application progresses.

Please refer to our ¹ [charges and fees webpage](#) for more information.



INFORMATION REQUIRED TO BE SUBMITTED

// Attach to this form any information required (see below).

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

- ☒ Form 9: General Application (this form).
- ☒ Record of Title for the property (no more than 3 months old). To be named Record of Title with the title identifier at the end and to be separate documents if multiple titles (i.e. Record of Title 12345, Record of Title 678910).
- ☒ Copies of any Covenants, Consent Notices, Easement Instruments etc. These are to be named Consent Notice or Easement Instrument with the title identifier at end and to be separate documents (i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456). These can be obtained from Land Information 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).
- ☐ Acknowledgment that written approval has not been supplied from all affected parties.
- ☒ An AEE (Assessment of Effects). An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed.
- ☒ The AEE includes the relevant provisions of the District Plan and affected parties including who has or has not provided written approval.

Your application must be submitted via our online ¹ [Community Portal](#).

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

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

Please name your documents as per the guide below.

- Application Form
- AEE (Assessment of Environmental Effects)
- Landscape Report
- Engineering Report
- Affected Party Approval/s
- Ecological Report
- Traffic Report
- Record of Title including the title identifier at the end and to be separate documents if multiple titles (i.e. Record of Title 12345, Record of Title 678910)
- Covenants, Consent Notices, Easement Instruments etc. including the title identifier at end and to be separate documents (i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456)
- Geotechnical Report
- Urban Design Report
- Wastewater Assessment

DECLARATION

112
// Please note: all boxes must be checked and a signature provided in order for your application to be processed.

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.

- ☒ I 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.
- ☒ I am/we are aware as the applicant, 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 [charges and fees section](#) and [Council's other guidance for resource consent applications](#).
- ☒ I/we agree, to make payment of all Additional Charges under s36(5) by the 20th of the month following the invoicing of the charges (**the Agreed Date**).
- ☒ In accordance with s92AA(1)(a)(iii), I/we acknowledge that this declaration constitutes written notice that the charges under s36(5) are to be paid by the Agreed Date.
- ☒ I/we accept that failing to make payment by the Agreed Date may result in the application being treated as incomplete and returned, in accordance with the process under s92AA(1)(b) and (c).
- ☒ I/we understand that after an application has been returned under this section, if the application is lodged again with the consent authority, it is to be treated as a new application.

Authorised signatory

Date

Full name

18.08.2026

Joanne Skuse

DECLARATION OF AUTHORITY TO ACT ON BEHALF

// Please sign this section if you are acting on behalf of the applicant.

- ☒ I 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 as an authorised agent of the Applicant

Date

Full name and title of person lodging this form

18.08.2026

Joanne Skuse

Company name and address

The Property Group





APPLICATION FEES - IMPORTANT INFORMATION

When you lodge an application, an initial fee must be paid before any processing can begin. This initial fee is a deposit and represents the minimum charge for your application.

The initial fee includes:

- a deposit based on the overall activity status of the application you are applying for,
- an administration and lodgement fee, and
- a monitoring fee, where applicable.

This deposit contributes toward the total cost of processing your application. Your application will not be accepted or processed until the initial fee has been paid.

If your application is notified or requires a hearing, you will be required to pay a notification deposit and/or a hearing deposit. If unpaid, the processing of an application will be suspended until the sum is paid.

Any further costs incurred through the processing of your application are additional charges.

They will be charged on an hourly basis, and can be found listed on our [charges and fees webpage](#).

Additional fees will be invoiced monthly until the processing of your application is complete. The actual total cost of your application will be calculated progressively as work is carried out.

Please note that by signing and lodging this form you are acknowledging that the details in the applicant section represent the person or entity 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 Council related to the recovery of any debt and that you are agreeing to the payment date which will be a monthly invoice of additional fees.



PRIVACY INFORMATION

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

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

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

18 August 2026
Our job no. 720216

Queenstown Lakes District Council
Attn: Planning Team

Attention: Planning Team Leader

To whom it may concern,

Application for Resource Consent – Rural Subdivision – 478 Cardrona Valley Road, Wānaka

Please find enclosed, a resource consent application on behalf of Rachel Farrant, Shaun O'Brien & Keith Ferguson, as Trustees of the Farien Trust, which relates to a property located at 478 Cardrona Valley Road, Wānaka.

It is proposed to undertake a seven-lot subdivision in the rural zone. A residential building platform is proposed on each allotment.

This application includes a Form 9, a detailed description of the proposal, along with an assessment of environmental effects and supporting appendices.

The Property Group Limited (TPG) is the agent for this application and should be the contact for any correspondence or telephone discussions.

We request that the application be publicly notified.

Please contact me should you have any questions regarding the application.

Yours sincerely,



Joanne Skuse

Principal Planner
027 498 1745
jskuse@propertygroup.co.nz

Form 9**Application for Resource Consent - Section 88, Resource Management Act 1991**

To:	Queenstown Lakes District Council
Applicant:	Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees of the Farien Trust
Agent:	Jo Skuse The Property Group Limited (TPG) 027 498 1745 jskuse@propertygroup.co.nz
Address for service:	The Property Group Limited Level 1 IT House, 1 Umbers Street, Wānaka 9305 Attention: Jo Skuse
Invoice details:	Rachel Farrant and Shaun O'Brien
Site address:	478 Cardrona Valley Road, Wānaka
Legal description:	Lot 1 Deposited Plan 533538
Owner of site:	Rachel Farrant, Keith Ferguson and Shaun O'Brien
Consent for:	Subdivision consent to create seven allotments, each with an identified residential building platform, and to undertake associated earthworks and landscaping.
Enclosed:	Application and AEE Appendix A – Record of Title & Legal Instrument Appendix B1 – Subdivision Scheme Plan Appendix B2 – Landscape Plans Appendix B3 – Earthworks & Roding Plans Appendix C – Landscape Assessment & Attachments Appendix D – Infrastructure Assessment Report (& Attachments D1-D6) Appendix E – Geotechnical Assessment Appendix F – Environmental Management Plan
Signed:	 Jo Skuse Principal Planner
Date:	August 2026

Application for Resource Consent

Rural Subdivision

Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees
of the Farien Trust

August 2026



Contents

1	Introduction	3
2	Site description.....	3
3	Background.....	4
4	Proposal.....	4
5	Statutory Framework	8
5.1	National Environmental Standard for Assessing and Managing Contaminants in Soil to Project Human Health Regulations 2011 (NESCSCS).....	8
5.2	Operative Queenstown Lakes District Plan	8
5.3	Queenstown Lakes Proposed District Plan	8
5.4	Resource Management 1991	9
6	Assessment of Environmental Effects	10
6.1	Permitted Baseline.....	10
6.2	Existing Environment	10
6.3	Receiving Environment	10
6.4	Effects on the Environment Assessment.....	10
6.5	Effects on Persons Assessment.....	16
6.6	Effects Conclusion	16
8	Notification Assessment	16
8.1	Public Notification – Section 95A	16
8.2	Limited Notification – Section 95B.....	17
9	Statutory Assessment	17
9.1	Section 104 of the RMA	17
9.2	Section 106.....	25
9.3	Resource Management Act 1991 – Part 2 Assessment	25
10	Conclusion	26

1 Introduction

Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees of the Farien Trust apply for subdivision consent to create seven allotments, and land use consent for road formation, at 478 Cardrona Valley Road, each containing a defined residential building platform and supported by upgraded private access and associated servicing.

The site comprises approximately 26.9 hectares of terraced hill-country land formerly occupied by conifer plantation, now cleared and transitioning to indigenous regeneration. The proposal has been informed by detailed geotechnical, landscape, engineering, and environmental management assessments prepared by suitably qualified experts.

The site is located within the Rural Zone of the QLDC Proposed District Plan (PDP) and is also within an identified Outstanding Natural Landscape (ONL).

A Scheme Plan and Landscape Plans are provided at Appendix B.

2 Site description

478 Cardrona Valley Road contains an existing residential building platform and has a land area of 26.9 hectares.

The location of the subject site is shown in Figure 1 below.



Figure 1: Aerial image of the site (source: GRIP)

The subject site is comprised of one Record of Title as follows:

Record of Titles Details			
Identifier	Legal Description	Area	Owner
876977	Lot 1 Deposited Plan 533538	26.8973 hectares	Rachel Farrant, Keith Ferguson and Shaun O'Brien

There are also several easements registered on the Title. These will not be impacted by the subdivision.

Consent notice instrument 11472919.2 is registered on the Title. This consent notice was imposed by way of resource consent RM150552. It contains conditions pertaining to the existing platform on the site. The platform is located on Lot 1 of the proposed subdivision herein. All conditions pertaining to this existing platform will continue to apply.

The Record of Title and Legal Instruments are provided in Appendix A.

3 Background

The subject site was created by way of resource consent RM150552 which was granted on 5 August 2016.

Resource consent RM191076 was granted on 20 December 2019 and authorised the relocation of a dwelling to the site.

4 Proposal

It is proposed to undertake a seven-lot subdivision of the subject site as follows:

- Lot 1 being 14.97 hectares containing the existing building platform that was registered as part of RM150552. The platform location has been marginally shifted. All consent notice conditions that are part of 11472919.2 will continue to apply to this allotment.
- Lot 2 being 1.02 hectares containing a 500m² building platform and a maximum building height of 5.5 metres from existing ground level.
- Lot 3 being 1.01 hectares with a 500m² building platform and a maximum building height of 5.5 metres from existing ground level.
- Lot 4 being 3.01 hectares with a 1000m² building platform and a maximum height of 5.5 metres from existing ground level.
- Lot 5 being 2.01 hectares with a 1000m² building platform and a maximum height of 5.5 metres from existing ground level.
- Lot 6 being 2.41 hectares with a 1000m² building platform and a maximum height of 5.5 metres from existing ground level.

- Lot 7 being 2.45 hectares with a 875m² building platform and a maximum height of 4.5 metres from existing ground level.

Landscape

A Landscape Assessment Report has been prepared for the development by Patch and attached as **Appendix C**.

A comprehensive landscape strategy accompanies the subdivision, including:

- Building platforms subject to strict height controls and served by access aligned with the natural contours of the land;
 - Performance-based screen planting around Lots 4, 5, and 7 to reduce visibility from public viewpoints;
 - Extensive context restoration planting to integrate development into the wider Outstanding Natural Landscape, and
 - Landscape Management Areas, across large portions of Lot 1 and upper-slope lots to enhance indigenous vegetation and manage long-term ecological values. These measures collectively provide more than five hectares of indigenous planting and landscape management across the site.
- a. To mitigate potential landscape effects, a suite of conditions are volunteered with the application. Volunteered conditions are contained within **Appendix G**. Those relevant to landscape mitigation are summarised as follows: The requirement for a Landscape Management Plan (LMP) to be prepared for all areas identified as being a 'Landscape Management Area'. The LMP will have the primary objective for the long-term enhancement of natural character through passive regeneration of indigenous vegetation and the ongoing control of conifers and other woody weed species.
 - b. Screen planting for Lots 4, 5 and 7 is promoted to be a performance-based condition. Titles will be able to issue for these allotments but the construction of any residential units within the platforms will not be permitted until the screen planting achieves a height of not less than 3.5 metres and have a density of foliage sufficient to achieve a high degree of screening from public viewpoints to the north, including Riverbank Road, through all seasons. All screen planting will comprise of indigenous species only. Prior to the construction of any residential unit on these lots, the screen planting will need to be certified by a suitably qualified and experienced landscape architect and a report sent to Council confirming the screen planting achieves its purpose. This report will need to be certified by Council prior to construction commencing.
 - c. All context planting shown on the approved Structural Landscape Plan, including planting approved under earlier consents, shall be implemented progressively. All planting shall be maintained in perpetuity, with any dead or failed plants replaced to ensure the intended visual and landscape mitigation outcomes continue to be achieved.

- d. A maximum building height of 5.5 metres from existing ground level for all buildings on all lots except for Lot 7, with this height to be limited to 4.5 metres from existing ground level.
- e. The requirement for all buildings to be in the platform, and all associated residential activities to be located within the identified curtilage area.

Access

Access to all lots will be provided via the existing vehicle crossing and driveway, consented under RM150552, which traverses the site from Cardrona Valley Road. The access/right of way (ROW) follows natural contours and will be upgraded to QLDC E1 standard, with branching driveways to individual lots (Lot 3, 4 and 6) designed to minimise earthworks. The ROW will be retained as a private gravel formation and will have a movement lane of 2.5m with a 0.5m metal shoulder either side, giving a 3.5m total formed width, in accordance with the E1 standard. The upgrades involve minor earthworks to ease corners and gradient and the provision of passing bays.

Earthworks

A Geotechnical Assessment has been provided by Geoconsulting Ltd and is provided at **Appendix E**.

Earthworks are required for access upgrades and stormwater management.

The engineering drawings for 478 Cardrona Valley Road identify a total earthworks footprint of approximately 13,400m², comprising cut volumes of ~4,700m³ and fill volumes of ~800m³ across the site. These volumes reflect a landscape-led design that follows the existing driveway formation and avoids unnecessary reshaping of natural landforms.

Cut depths vary across the site depending on driveway gradients. The majority of cuts are less than 1.5m, with one isolated deeper cut up to 3.9m. Fill depths are generally modest, typically 0.3m - 1.0m, and are used primarily to smooth driveway transitions and achieve compliant gradients. No retaining walls are proposed; all earthworks are designed with naturalised batters that tie into the existing landform. Surplus cut and topsoil material will be re-spread across the proposed lots, used for any required overland flow deflection bunds and for landscaping.

The site contains shallow drainage features and ephemeral flow paths; diversion bunds are proposed above Lots 4- 7 to intercept overland flow and reduce soil mobilisation, consistent with geotechnical recommendations.

Environmental Management

The Environmental Management Plan (EMP) has been prepared for the development and attached as **Appendix F**.

Although earthworks are limited to forming and upgrading the existing access, as more than 1 hectare of area will be exposed at one time, it qualifies as requiring a high-risk EMP under the QLDC EMP Guidelines.

The EMP sets out a comprehensive framework to manage construction effects, particularly erosion, sedimentation, dust, and stormwater. Key components include:

- **Erosion and Sediment Controls:** Use of diversion bunds, silt fences, stabilised construction entrances, and staged earthworks to prevent sediment discharge. The EMP emphasises maintaining separation between disturbed areas and natural drainage lines.
- **Staging and Stabilisation:** Earthworks will be sequenced to limit exposed soil at any one time. Completed cuts and fills will be promptly stabilised using hydroseed, mulch, or gravelling.
- **Stormwater Management:** Temporary controls will direct clean water around work areas and ensure dirty water is captured and treated before discharge. Permanent stormwater features (swales, culverts, bunds) will be installed early to support construction-phase management.
- **Monitoring and Compliance:** The contractor must maintain site inspections, weather-based risk checks, and incident reporting. The EMP includes clear responsibilities for site managers and requirements for corrective action if controls are compromised.
- **Environmental Protection Measures:** Stockpiling protocols, spill response procedures, and vegetation protection zones ensure that construction activities avoid unnecessary environmental harm.

Servicing

An Infrastructure Assessment Report has been prepared for the development by Patersons and attached as **Appendix D**.

Stormwater management for the subdivision continues the regime established under RM150552, with the existing accessway and its stormwater network retained largely unchanged. Stormwater disposal relating to development in the future (soakage testing, impervious area design) is deferred to building consent, secured by consent notice.

There is no reticulated wastewater network in the area. All lots will use individual on-site wastewater systems. Specific design is deferred to building consent, secured by consent notice.

Water supply will be provided by the existing groundwater bore on Lot 1, authorised under ORC consent RM17.008.01. **Potable water storage, treatment and firefighting storage to SNZ PAS 4509:2008** will be secured via consent notice.

Aurora Energy has confirmed supply availability and Chorus has confirmed fibre availability.

5 Statutory Framework

5.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Project Human Health Regulations 2011 (NESCS)

The NESCS 2011 applies to land that currently has, or historically had, an activity or industry undertaken on it that is included in the Hazardous Activities and Industries List (HAIL).

The site is not identified on Otago Regional Council's Mapping Resource as being contaminated.

The Commissioner Decision for RM150552 states that:

The evidence has established that the subject property is not a HAIL site and, accordingly, the national environmental standard for assessing and managing contaminants in soil and to protect human health does not apply.

Since this time, no HAIL activities have taken place on the site.

Overall, it is assessed that that the proposal is permitted under the regulations of the NESCS.

5.2 Operative Queenstown Lakes District Plan

The subject site is within the Rural Zone within the QLDC Operative District Plan (ODP). All relevant rules within the ODP are now inoperative. No further consideration has to be given to the ODP.

5.3 Queenstown Lakes Proposed District Plan

The subject site is within the Rural Zone of the QLDC Proposed District Plan (PDP). The site is also within an Outstanding Natural Landscape (ONL) and within the Mount Alpha Landscape Priority Area. A very small portion of the site near the road is also subject to the Ōrau (Cardrona River) Wāhi Tūpuna. It is noted that Appeal ENV-2024-CHC-057 impacts the subject site. The activity requires consent for the following reasons:

- A **discretionary** resource consent pursuant to Rule 27.5.12 for any subdivision in the Rural Zone. In this instance, it is proposed to undertake a seven-lot subdivision.
- A **restricted discretionary** resource consent pursuant to Rule 27.5.11 for subdivision of land that results in the creation of an additional lot within an identified wāhi tupuna area outside of the urban environment where subdivision is a potential threat set out in Schedule 39.6. Council's discretion is restricted to effects on mana whenua values. The portion of the site that is subject to the identified wāhi tupuna are shown in Figure 2 below:
- A **restricted discretionary** activity pursuant to Rule 29.5.13 for access and road design. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018. Road 1 will be upgraded to

standard E1 as opposed to the required E2, for a road servicing more than 6 units. The road will not be sealed. The movement lane proposed is 2.5m in line with E1 classification, where E2 requires a width of 5.5m-+5.7m.

- A **restricted discretionary** activity pursuant to Rule 29.5.16 for maximum gradient for vehicle access. Short sections of the private accessway have a gradient of 1 in 5.3 when 1 in 6 maximum is required.
- A **restricted discretionary** activity pursuant to Rule 25.5.11 for earthworks over a contiguous area of land exceeding 2,500m² where the slope is 10° or greater. The total area of earthworks is the existing road corridor totalling 13,400m² given the length of the road, and the site is sloping.



Figure 2: Areas of the site that are an identified Wāhi Tūpuna

5.4 Resource Management 1991

An existing consent notice CONO 11472919.2 applies to the subject site. The Consent notice is proposed to remain insofar as it relates to proposed Lot 1.

The consent notice is not proposed to drop down onto the other proposed lots as these lots will be managed by site specific ongoing conditions, secured by way of new consent notices, as volunteered with this application

Resource consent pursuant to Section 221(3) of the RMA is therefore sought to partially cancel CONO 11472919.2 as it relates to proposed Lots 2-7.

6 Assessment of Environmental Effects

In accordance with section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

6.1 Permitted Baseline

In forming the opinion for the purposes of s95 and s104(1)(a), adverse effects on the environment can be disregarded if the Plan permits an activity with that effect.

In this case, all subdivision activities in the Rural Zone require resource consent. Therefore, there is no permitted baseline of relevance with regard to this application.

6.2 Existing Environment

The existing environment is comprised of one allotment that contains a residential building platform. There is a residential unit located in this location. The existing environment has been taken into consideration below.

6.3 Receiving Environment

The receiving environment is comprised of rural and rural residential activities. The receiving environment has been taken into consideration below.

6.4 Effects on the Environment Assessment

Landscape Effects

The site is within an identified ONL as well as being within the Mount Alpha Landscape Priority Area (PA).

Landscape Architect, Mr Steve Skelton, has undertaken a thorough review of the proposal – including site visits which have informed the most appropriate location for the proposed platforms. Based on Mr Skelton's expert advice, the location and total number of platforms have been carefully selected to ensure minimal potential adverse effects on the environment.

For initial context, the site was largely covered by conifers when obtained by the current owners purchasing the property. These have actively been removed from the site in recent months, resulting in immediate positive effects. The removal of conifers will have enduring positive landscape effects.

In total, six additional platforms are proposed for residential use (noting that there is one existing platform).

As identified in the PA, due to the PA's proximity to urban Wānaka and the farming or rural living land uses in the valley, the majority of the PA does not have a strong sense of remoteness. This is particularly true for the subject site, which is essentially located at the opening of the valley.

From the subject site, high levels of land modification are evident throughout the valley and the urban area of Wānaka is clearly visible. Mr Skelton described the location of the site as “near the point where more rural living and managed landscapes transition into the more open and expansive rural environment of the Cardrona Valley and Mt Alpha hillslopes”.

Wānaka, in general, is bounded by ONLs on multiple sides.

Assessment Matter 21.21.1 – ONFs and ONLs

Assessment matter 21.21.1.1 has been considered below.

21.21.1.1 – Landscape Values

The Mount Alpha Landscape Priority Area has high physical values, very high associative values, and very high perceptual values. For rural living, the PA notes that there is extremely limited or no landscape capacity on the mountain slopes and upper Alpha fan. The PA notes that there is very limited capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key ‘rural’ character; integrate landscape restoration and enhancement and enhance public access (where appropriate).

Mr Skelton describes the site as part of a legible terraced landform that reads as a coherent component of the ONL, with physical, perceptual, and associative values that are already shaped by historic land-use change. The removal of plantation conifers has opened the landform and created an opportunity for indigenous regeneration, which Mr Skelton identifies as a net enhancement of natural character. The subdivision layout responds directly to these values by locating building platforms within existing terraces and recesses, avoiding skylines and prominent spurs, and ensuring built form remains visually contained by landform.

Mr Skelton notes:

[T]he assessment concludes that the proposed subdivision will sit comfortably within the Outstanding Natural Landscape and Mount Alpha Priority Area context and within the landscape’s capacity for change. The subdivision layout, height and curtilage controls, and landscape management measures will ensure that development remains visually and spatially subordinate to the broader landform, that natural character and coherence are enhanced over time, and that cumulative effects remain low and, in some respects, positive. On this basis, and subject to the recommended conditions regarding building design, height, curtilage, planting, and ongoing landscape management, the proposal will maintain the integrity and key values of the Mount Alpha Outstanding Natural Landscape while enabling a limited and appropriately managed form of rural living development.

As the proposal is not on the upper slopes of Mount Alpha nor on the upper fan. The location of the subject site is at the very south of the PA and the development has been designed to ensure it will be reasonably difficult to see from key public viewpoints. This will be managed by way of ensuring certain platforms cannot be built on until landscaping reaches a certain level.

Landscape character effects are assessed as low to low–moderate by Mr Skelton, reflecting a shift from an open, degraded pastoral slope to a more naturalistic vegetated hillside where built form is subordinate to landform and vegetation. Cumulatively, the subdivision will continue an existing pattern of rural living on nearby slopes without increasing density beyond what is already evident and will contribute positively to natural character by replacing exotic conifers and pasture with indigenous planting and managed regeneration.

Overall, it is assessed that the proposal will maintain the landscape values of the ONL and effects in this regard are assessed to be no more than minor.

21.21.1.2 – Visibility

Currently, the site is quite visible due to the removal of the conifers. The proposal involves localised and controlled landform modification associated with building platforms and access, all of which are aligned with existing terraces and designed to avoid altering the overall landform structure.

The degree to which the subdivision is seen from the surrounding environment depends on factors such as viewing distance, elevation, and whether landform or vegetation interrupts sightlines. Mr Skelton's assessment concentrates on how the development will appear in the long term, acknowledging that the extensive planting and landscape management proposed will steadily reshape the way the site is perceived as indigenous vegetation establishes and matures.

The property is most apparent from Cardrona Valley Road, Riverbank Road, parts of the Cardrona River corridor, and a small number of dwellings to the north. The Patch Report illustrates these viewpoints and provides representative photographs in Attachment C of the Landscape Assessment Report. As the planting framework develops, comprising context planting, screen planting, and large Landscape Management Areas, the views from these locations will gradually shift toward a more naturalistic pattern of indigenous vegetation that aligns with the landform and reinforces the natural character values of the Mount Alpha Priority Area. This will increase visual coherence across the lower slopes and allow built form to sit more comfortably within a progressively restored landscape. As the wider context planting matures, the development will become further integrated into the landscape, leading to long-term visual effects assessed by Mr Skelton as low-moderate to low.

The proposed screen planting will consist of more than 3000 plants at 1.2 meter spacing, covering an area of 0.44 hectares. In addition to the screen planting, approximately 5.11 hectares of the development site will consist of 'context planting' consisting of approximately 12,775 indigenous plants at a spacing of 2 meters. This planting will be implemented over time – hence the proposed restriction on when a dwelling is able to be constructed in the platforms of Lots 4, 5 and 7.

Overall, it is assessed that the visibility of the proposal will have no more than minor effects on the environment.

21.21.1.3 – Design and density of development

The overall density of development is similar to existing and consented rural living patterns in the receiving environment. The lot sizes are generous which will ensure that the site will remain rural in nature. Urban densities have been avoided. Significant landscaping will ensure that no 'hard lines' are created which demarcate boundaries and all residential activities will be restricted to the identified curtilage areas. Outside of the curtilage areas, landscaping and general open space will prevail which will ensure that residential activities and domestic elements associated with residential activities remain secondary to the wider ONL.

Overall, it is assessed that the design and density of the development is appropriate and potential adverse effects in this regard will be no more than minor.

21.21.1.4 – Cumulative Effects

As noted in the landscape assessment, the proposal will result in substantial enhancement of natural character relative to the site's former condition. This ensures the proposal will not result in any cumulative erosion of landscape values and the proposal is able to sit within the natural character of the wider ONL and valley context. Mr Skelton concludes that the proposal will not generate adverse cumulative effects, noting that the development "will not cross a threshold of landscape capacity for change" and that cumulative effects are low and, in some respects, positive due to the removal of exotic vegetation and restoration of indigenous patterns.

Overall, potential adverse cumulative effects arising from the subdivision are assessed to be less than minor.

Conclusion – Landscape

Overall, it is assessed that the proposal can be absorbed into the landscape and with the mitigation measures proposed, potential adverse effects on landscape values and the wider ONL will be initially minor, reducing to less than minor as planting framework develops.

Access

The primary trunk road through the subdivision is already formed. This road (noting it is not a vested road, nor is the consent application herein seeking that this become a vested road) was upgraded as part of the 2015 consent. Further upgrades to this road will be required to accommodate the additional platforms, but it will predominantly comply with roading E1 standard. Patersons confirms that it will operate safely and effectively for the proposed seven-lot subdivision.

Under the QLDC Code of Practice, a subdivision creating more than six lots would ordinarily require an upgrade to E2 standard. Upgrading to achieve E2 would require significant additional earthworks, including deeper cuts, wider batters, and more extensive benching to achieve the increased carriageway width and formation standards. The Patersons report notes that Road 1 already follows natural contours and is supported by an established stormwater network of swales and culverts designed for the 1:100-year event. Altering this alignment to meet E2 geometry would require reshaping landform in a way that is inconsistent with the rural environment and would generate materially greater landscape disturbance, resulting in unnecessary adverse landscape effects.

Overall, access is feasible and effects on the environment in this regard are assessed to be less than minor.

Easements

All servicing arrangements for the subdivision will be secured through the appropriate easements. Patersons confirms that easements in gross will be provided for electricity and telecommunications, and that any private water reticulation extending from the existing bore will also be protected by easement as required. Each lot will have legal access via the existing right-of-way, with the shared right of way formalised through an easement benefiting all seven allotments. This ensures that every lot has legal access and that all necessary infrastructure can be installed, maintained, and operated in accordance with QLDC's Code of Practice and the recommendations of the engineering assessment.

Overall, effects on the environment in this regard are assessed to be nil.

Servicing

Onsite servicing will be required for all lots. The lots are sufficient in size to accommodate onsite stormwater and wastewater disposal.

It is noted that the site currently obtains water from a permitted water take, noting that the Otago Regional Council permits up to 25,000 litres per day. Council's standards require that each allotment be provided with 2100 litres per day. As such, the seven allotments create a total demand of 14,700 litres per day – much less than what is permitted. Water tanks will be located within the defined curtilage areas and each future lot owner will be responsible for ensuring sufficient provision for onsite firefighting.

Electricity connections will be provided to each allotment prior to 224c. While telecoms are also available, it is proposed that no condition be placed on the consent requiring a physical telecom connection. Wireless is available. If a physical telecoms connection is not made prior to 224c, it is proposed that a consent notice be registered on the Titles stating that no hardwire connection has been made and wireless is to be used.

Overall, servicing is deemed to be feasible and effects on the environment in this regard are assessed to be less than minor.

Geotechnical

Geoconsulting Ltd have undertaken a review of the plans. The report specifically addresses the mapped landslide area. The geotechnical report states:

Field mapping found no evidence for hummocky topography, fresh scarps, tension cracks or other evidence for ongoing activity. A widely accepted framework for hazard assessment considers landslide activity under three categories: active, dormant and relict. A relict classification is considered appropriate for this feature.

Based on the landslide feature being 'relict' and the fact that the platforms are outside the area, ensures that it is feasible from a geotechnical point of view to construct residential units within the proposed platform areas.

It is anticipated that, a geotechnical completion report specific to the building platforms and associated Schedule 2A certificate will need to accompany an application for s224c. Should any limitations or remedial actions be identified as part of this reporting, necessary works will be completed prior to s224c and/or any ongoing requirements will be placed as a consent notice on the relevant Titles.

Natural Hazards

Portions of the site are identified as being within areas of fine-grained soils susceptible to sliding. In addition, the NW Cardrona Fault (which is part of the Nevis-Cardrona Fault System) runs through the site.

Geoconsulting Ltd confirms that the site lies within a region influenced by several active and potentially active fault systems, but notes that the relevant local faulting has a recurrence interval measured in thousands of years, well beyond the design life of residential buildings. The report concludes that while the consequence of a major seismic event is high, the likelihood is sufficiently low that the hazard is acceptable for residential development. No building platforms are located within mapped fault rupture zones.

Slope instability was also assessed. A landslide feature shown on QLDC and ORC hazard maps was examined in detail through stereoscopic analysis of 1951 and 1958 aerial imagery and field mapping. Geoconsulting classifies this feature as relict, with no evidence of active movement such as fresh scarps, tension cracks, or hummocky ground. Reactivation is considered very unlikely, and would only plausibly occur during a significant coseismic event. Importantly, the building platforms for Lots 1, 2, and 3 lie outside the mapped landslide area. No other instability features were identified within the development footprint.

The primary surface-level hazard identified is gully erosion within the loess soils in areas previously cleared of forestry. Geoconsulting notes that root-raking during conifer removal has disturbed the loess, increasing susceptibility to rilling and gullying. This hazard is considered manageable, with recommended mitigation including revegetation and the installation of diversion bunds to intercept and redirect overland flow at the time building and foundation design is known.

The geotechnical assessment concludes that natural hazards do not preclude subdivision, and that all identified risks can be appropriately managed through standard engineering practice, revegetation, and site-specific investigations at building-consent stage.

Overall, effects relating to natural hazards are assessed to be no more than minor.

Cultural Effects

A very small portion of the site is identified as being within a wāhi tupuna. The subdivision will have no impact on these small areas. All physical works associated with the subdivision (i.e. roading and platforms) are located well away from the wāhi tupuna.

Subdivision is specifically listed as a potential threat to the wāhi tupuna. As shown in Figure 2 and detailed above, only a very small portion of the site is within the wāhi tupuna. The wāhi tūpuna in this instance specifically relates to the Cardrona River. The site is separated by Cardrona Valley Road and is not in the flow path of the river. As such, it is considered the

proposal will not negatively affect values associated with the river and adverse effects will be less than minor.

6.5 Effects on Persons Assessment

It is requested that the application be public notified. Regardless, the layout of the subdivision has had consideration to the potential effects on the owners and occupiers of adjacent properties and other sites.

The location of the platforms, along with landscaping, strict design controls and a single level maximum height, will ensure all built form is absorbed into the landscape which will mitigate potential effects on persons.

Overall, it is assessed that the potential effects on persons will be acceptable, noting all adjoining property owners/occupiers (and the wider public) will be able to submit on the application.

6.6 Effects Conclusion

Based on the above assessment, it is considered that all actual and potential effects associated with the proposal will be initially minor, reducing to less than minor as planting framework develops.

8 Notification Assessment

8.1 Public Notification – Section 95A

The matters to be considered by the consent authority when deciding whether or not to publicly notify an application are set out in Section 95A of the RMA. This comprises the following four-step process to determine whether to publicly notify an application.

Step 1 – Mandatory public notification in certain circumstances (sections 95A (2) and (3):

Mandatory public notification is required as the applicant does request public notification [s95A(3)(a)].

Step 2 – Preclusion to public notification:

Step 2 is not relevant. Public notification has been requested.

Step 3 - Public notification – rule/adverse effects:

Step 3 is not relevant. Public notification has been requested.

Step 4 – Special circumstances:

Step 4 is not relevant. Public notification has been requested.

8.2 Limited Notification – Section 95B

Public notification has been requested. Section 95B is not relevant. Council is able to directly notify any persons of the application it deems necessary in addition to wider general public notification.

9 Statutory Assessment

9.1 Section 104 of the RMA

Section 104

In considering an application for land use consent, the consent authority must have regard to Part 2 (Purposes and Principles) of the RMA, and to the matters to be considered as set out in section 104(1). Section 104(1) states that, subject to the provisions of Part 2, a consent authority must have regard to:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of –*
 - (i). *a national environmental standard:*
 - (ia). *a wastewater environmental performance standard:*
 - (ib). *a stormwater environmental performance standard:*
 - (ic). *an infrastructure design solution.*
 - (ii). *other regulations:*
 - (iii). *a national policy statement:*
 - (iv). *a New Zealand coastal policy statement:*
 - (v). *a regional policy statement or proposed regional policy statement:*
 - (vi). *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

In respect of section 104(1)(a), an assessment of the actual or potential effects has been included in Section 6 of this report. This assessment is also relevant to section 104(1)(a) and it is determined that the actual and potential effects of the proposal will be acceptable.

The following higher order planning documents specified at section 104(1)(b)(i) – (vi) of the Act are relevant to this proposal:

Queenstown Lakes Proposed District Plan

The following objectives and policies contained within chapters 6, 21, 27, 28 and 39 of the PDP. The relevant objectives and policies are assessed below.

Chapter 6 – Landscape Rural Character

Objective/Policy	Assessment
Policy 6.3.2.1 Avoid urban development and subdivision to urban densities in the rural zones.	The proposal does not introduce urban densities to the rural zone.
Policy 6.3.2.2 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.	Lights will be within platform and curtilage areas only.
Policy 6.3.2.6 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.	This policy is considered to be particularly important. In this instance, the subdivision will result in mass indigenous vegetation planting which over time, will transform the barren and degraded landscape which has had conifers and other woody pest species on it for several decades. The subdivision will encourage native revegetation in the area and provide suitable habitat for many animal species. In total, the proposal will result in more than 15,800 indigenous plants being established on the site. This is a significant number and it is anticipated that this will have a significant ecological benefit. In addition to the extensive indigenous planting proposed, the landscape assessment confirms that the revegetation programme will materially improve both ecological and landscape conditions on the site. The land has been subject to decades of conifer infestation and subsequent root-raking. The retirement of this degraded land from its former use and the proposed restorative planting aligns with the intent of the policy, which seeks regeneration where landscape and nature conservation values can be enhanced. The

	proposed Landscape Management Areas will establish long-term vegetative stability and create an environment that supports habitat development and ecology. Over time, this will result in an uplift in both biodiversity and natural character values,
Policy 6.3.2.7 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.	The proposal is able to be absorbed into the ONL. Screen planting on certain lots will need to reach at least 3.5m in height before buildings are able to be constructed in platforms to ensure that the ONL is not compromised with built form. In addition to the reliance on screen planting, the landscape assessment confirms that the subdivision layout itself has been deliberately shaped to ensure that the ONL's values are not compromised. Building platforms are positioned within existing terraces and landform recesses, avoiding skylines, spurs, and visually prominent slopes. Patch notes that development will be "visually contained by landform" and "reasonably difficult to see," meaning that even before planting matures, built form will sit within a naturally recessive envelope. Over time, the extensive indigenous planting and Landscape Management Areas will further reinforce this containment by restoring natural vegetation patterns across the lower slopes. This approach ensures that the proposal does not introduce built form that competes with, dominates, or erodes the landscape values of the Mount Alpha ONL, and instead results in a progressively more naturalistic and coherent landscape setting.
Policy 6.3.2.8 Encourage any landscaping to be ecologically viable and consistent with the established character of the area.	Landscaping is viable, and the applicants themselves have a nursery in the district. The character of the area will change in a positive manner from conifers and woody pest species, to primarily indigenous vegetation.

6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: a. landscape values are protected; and b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.	The key test here is whether the subdivision will be 'reasonably difficult to see from beyond the boundary of the site in question'. Built form will be visually subordinate to landform and as vegetation grows over time, development will become increasingly difficult to discern. To ensure that this key test is met, landscaping will be required to reach a certain height for Lots 4, 5, 6 and 7 prior to any building being allowed to be constructed in a platform. If buildings were constructed in these locations now, they would be visible. However, the requirement to ensure that planting is at a certain height ensures that this test is passed. It is noted that Lots 1, 2 and 3 will be contained by landform. The proposal will result in an open area of dryland pasture that has limited natural character transitioning to a vegetated hillside. This vegetation will ensure the development will be well screened by various viewpoints.
6.3.3.2 Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna. (SO 3.2.3, 3.2.3.1, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.7.1, and SP 3.3.17, 3.3.23, 3.3.30, 3.3.31, 3.3.43, 3.3.49, 3.3.50, Chapter 5).	The proposal will not adversely impact any cultural or historic elements. Further, the PA does not specify any specific geological features on the subject site that require special protection.
6.3.3.5 Maintain the open landscape character of Outstanding Natural Features	It is noted that the site has been covered by conifers and has only recently 'opened up' due to the clearance of these. The landscaping

and Outstanding Natural Landscapes where it is open at present	proposed, though extensive is located at a relatively topographical low level and will contribute positively to the overall ONL, noting the subject site is on the lower flanks of the ONL with the mid to higher flanks of the ONL remaining open in character. It is assessed that the proposal is consistent with the policies of chapter 6.
--	---

Chapter 21 – Rural Zone

Objective/Policy	Assessment
21.2.1 Objective - A range of land uses, including farming are enabled while: a. Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; b. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values; c. Maintaining or enhancing amenity values within the rural environment; and d. Maintaining or enhancing nature conservation values.	The proposal will protect the landscape values of the ONL. While the PA identifies limited rural living capacity, it is noted that the PA is a 'broad view' of the wider PA area. Individual sites have not been assessed as part of the PA. In this instance, a site specific landscape assessment has been undertaken. The location of the site at the southern extremity of the ONL ensures that with mitigation measures, the landscape values of the ONL will be protected.
Policy 21.2.1.3 Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities. Policy 21.2.1.5 Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.	All buildings will require with setbacks. Domestic lighting will be confined to the platform and curtilage areas as identified to ensure light spill out to the wider landscape is avoided.

Policy 21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.	Extensive planting will be undertaken, which will replace the previous conifers that were located on the site. This is assessed as being a positive effect.
Policy 21.2.1.9 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	This will be dealt with at building consent for each stage.
Objective 21.2.2 The life supporting capacity of soils is sustained	The land does not have productive soils. As such, the proposal will not adversely impact the life supporting capacity of productive soils.

Subdivision Chapter

Objective/Policy	Assessment
27.2.1 Objective - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	The subdivision will enable the creation of highly desirable rural living allotments. The proposal is consistent with this objective.
27.2.4 Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The site sits within an identified ONL, however currently contains little to no indigenous biodiversity values. The subdivision will result in positive biodiversity values through the planting of extensive indigenous vegetation.
Policy 27.2.4.4 Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to: a. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection; b. where a reserve is to be set aside to provide protection to vegetation and landscape features, whether the value of the land so reserved should be off-set against	There are no specific features on the site that require protecting. However, as detailed throughout the AEE, the proposal will have a positive result in landscape and vegetation by virtue of the extensive planting that is proposed. Compared to the previous situation, which was a site containing unkempt conifer trees, this is deemed to be a positive.

the development contribution to be paid for open space and recreation purposes.	
27.2.5 Objective - Infrastructure and services are provided to new subdivisions and developments.	The internal private road will be upgraded and will service the allotments. Three water servicing will be provided on site. Wastewater and stormwater systems for the individual lots will be designed at building consent stage. The lots are large enough to accommodate these systems. Electricity connections will be made to each allotment prior to 224c. Telecoms are available, however wireless is also available. It is proposed that reticulated telecoms not be provided (as a condition of consent) and that a consent notice be placed on the titles informing future lot owners that

Natural Hazards Chapter

Objective/Policy	Assessment
28.3.1 B Objective - Development on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed.	As detailed in the AEE, the site is subject to a slip as well as a fault line. There is no evidence of any recent slip activities taking place and platforms will be located outside of this area. With regard to the fault line, this has a long reoccurrence interval. Both hazards are unlikely to create issues in the next 100 years as the landslide is a relic, and the NW Cardrona Fault has an estimated recurrence of roughly 7,500 to 11,800 years.

Wāhi Tūpuna Chapter

Objective/Policy	Assessment
39.2.1 Objective Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.	A very small portion of the site is identified as being within a wāhi tupuna. The subdivision will have no impact on these small areas. All physical works associated with the subdivision (i.e. roading and platforms) are located well away from the wāhi tupuna.
Policy 39.2.1.2 Recognise that the effects of activities may require assessment in relation to <u>Manawhenua</u> values when that activity is listed as a potential threat within an	Subdivision is specifically listed as a potential threat to the wāhi tupuna. As shown in Figure 2 and detailed above, only a very small portion of the site is within the wāhi tupuna. The wāhi tūpuna in this instance specifically relates to the Cardrona River. The site is separated by Cardrona

identified wāhi tūpuna area, as set out in Schedule 39.6.

Valley Road and is not in the flow path of the river. As such, it is considered the proposal will not negatively affect values associated with the river.

Conclusion – QLDC PDP

Overall, it is assessed that the proposal is largely consistent with the objectives and policies of the QLDC PDP.

Proposed Otago Regional Policy Statement 2021

The proposed Regional Policy Statement contains objectives and policies that are broadly consistent with the QLDC PDP. NFL-O1 seeks to protect ONLs from inappropriate subdivision, use and development. The subject site is located within an ONL, however as identified throughout the report, the proposal is deemed to be appropriate and will result in positive effects due to the extensive planting and ongoing landscape management plan that is proposed.

NFL-P4 specifically promotes the restoration and values of outstanding and highly values natural features and landscapes. This has already proactively been occurring due to the conifers being removed. Indigenous planting will be undertaken in the event consent is granted which will further promote this outcome sought by the policy.

Overall, it is assessed that the proposal is consistent with the outcomes sought by the Otago Regional Policy Statement 2021.

National Policy Statement – Highly Productive Soils (NPS-HPL)

The NPS-HPL provides direction under the RMA to improve the way that highly productive land is managed. The site has Land Use Capability (LUC) 4 land. Therefore, the NPS-HPL is not relevant and no further consideration is given to this matter

National Policy Statement – Natural Hazards (NPS-NH)

As detailed in the above, the site is subject to a slip as well as a fault line. There is no evidence of any recent slip activities taking place and platforms will be located outside of this area. Clause 3.4 is clear that decisions are to be made with best available information. As the information provided shows the platforms will not be subject to the hazard, no specific risk matrix assessment is deemed necessary.

With regard to the fault line, this has a long reoccurrence interval roughly 7,500 to 11,800 years. Having specific regard to the risk matrix within the NPS, this is deemed to be a 'very rare' event (i.e. less than 0.02% likelihood chance of occurring). The consequence level would likely be major if the fault line were to rupture, which means the overall is medium. Clause 3.3(b) states that high or medium natural hazard risk is avoided or mitigated proportionate to the level of natural hazard risk. As the lowest likelihood level in the matrix is 5000 years but the faultline has a recurrence internal of between 7,500 to 11,800 years, it is assessed that the actual risk level is much lower and the actual risk level is most likely 'low' as opposed to medium.

Based on the above, it is assessed that the proposal is consistent with the objectives and policies of the NPS-NH and that granting the subdivision consent is appropriate.

9.2 Section 106

106 Consent authority may refuse subdivision consent in certain circumstance

- (1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that-
- (a) there is a significant risk from natural hazards; or
 - (b) [Repealed]
 - (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.
- (1A) For the purpose of subsection (1)(a), an assessment of the risk from natural hazards requires a combined assessment of-
- (a) the likelihood of natural hazards occurring (whether individually or in combination); and
 - (b) the material damage to land in respect of which the consent is sought, other land, or structures that would result in material damage of the kind referred to in paragraph (b).
- (2) Conditions under subsection (1) must be-
- (a) for the purposes of avoiding, remedying or mitigating the effects referred to in subsection (1); and
 - (b) of a type that could be imposed under section 108.

Legal Access

Each allotment will have adequate access.

Natural Hazards

Portions of the site are identified as being within areas of fine-grained soils susceptible to sliding. In addition, the NW Cardrona Fault (which is part of the Nevis-Cardrona Fault System) runs through the site. This has been assessed above. No significant or high risk natural hazard has been identified.

Conclusion

For the above reasons, it is considered that there are no grounds to refuse the subdivision consent application under section 106 of the RMA 1991.

9.3 Resource Management Act 1991 – Part 2 Assessment

In accordance with recent case law, decision makers no longer need to refer to matters under Part 2 of the RMA 1991 when considering resource consent applications. This includes sections 5 (Purpose), 6 (Matters of National Importance), 7 (Other Matters), and 8 (Treaty of Waitangi). Reliance on specific sections of Part 2 do not need to be considered unless the relevant district plan is invalid, has incomplete coverage or is uncertain.

The QLDC PDP is a valid planning document, has complete coverage over the proposed activities and anticipated effects, and is of sufficient certainty to not require a specific assessment against Part 2 matters in this instance.

10 Conclusion

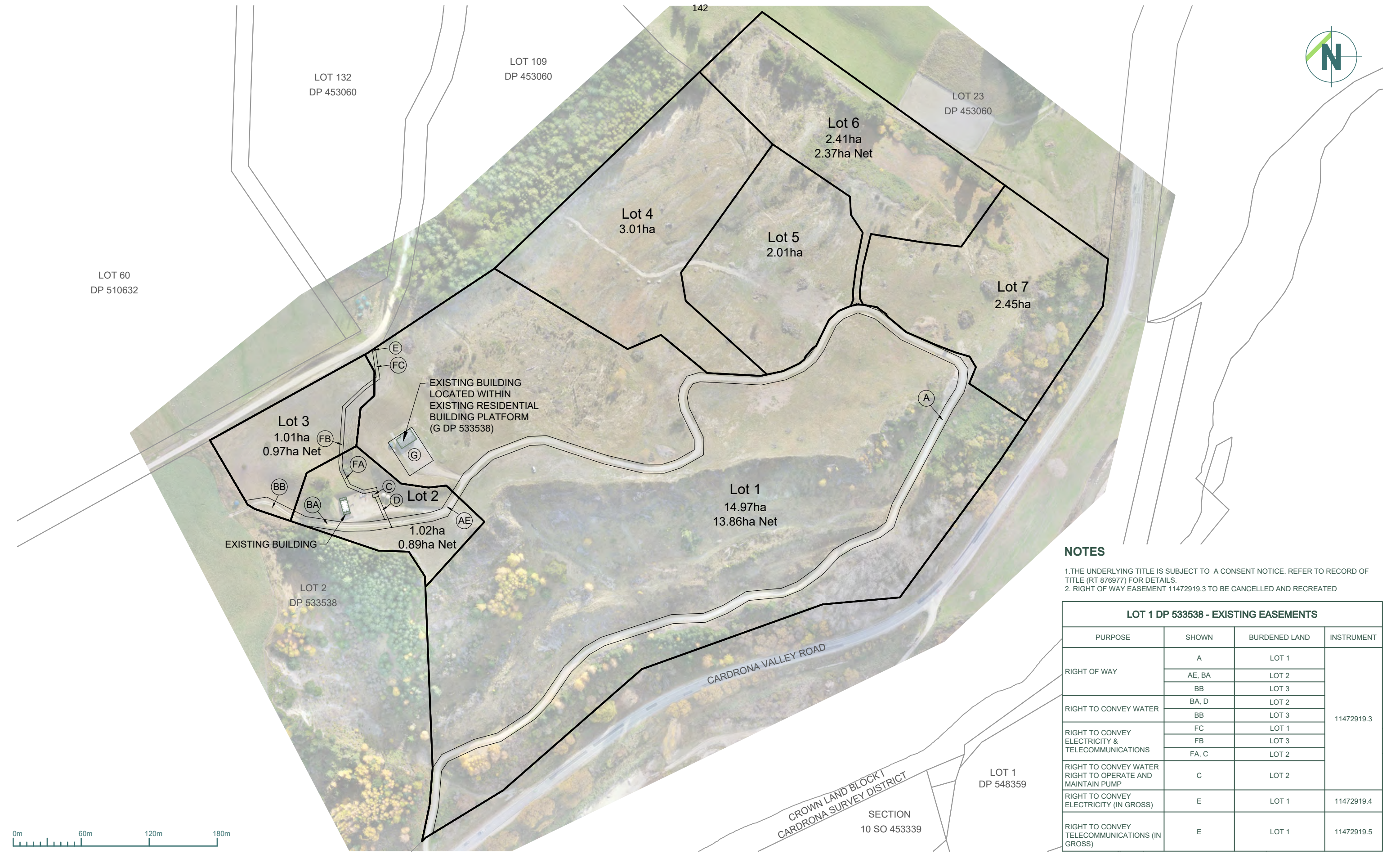
The application is being made by Rachel Farrant, Keith Ferguson and Shaun O'Brien as Trustees of the Farien Trust to undertake a seven lot subdivision at 478 Cardrona Valley Road.

The preceding assessments conclude that the proposal will result initially in minor effects, reducing to less than minor as planting matures, on the environment and persons.

Public notification of the application is requested.

The proposal is assessed as being consistent with the relevant objectives and policies of the QLDC PDP and higher-order planning documents.

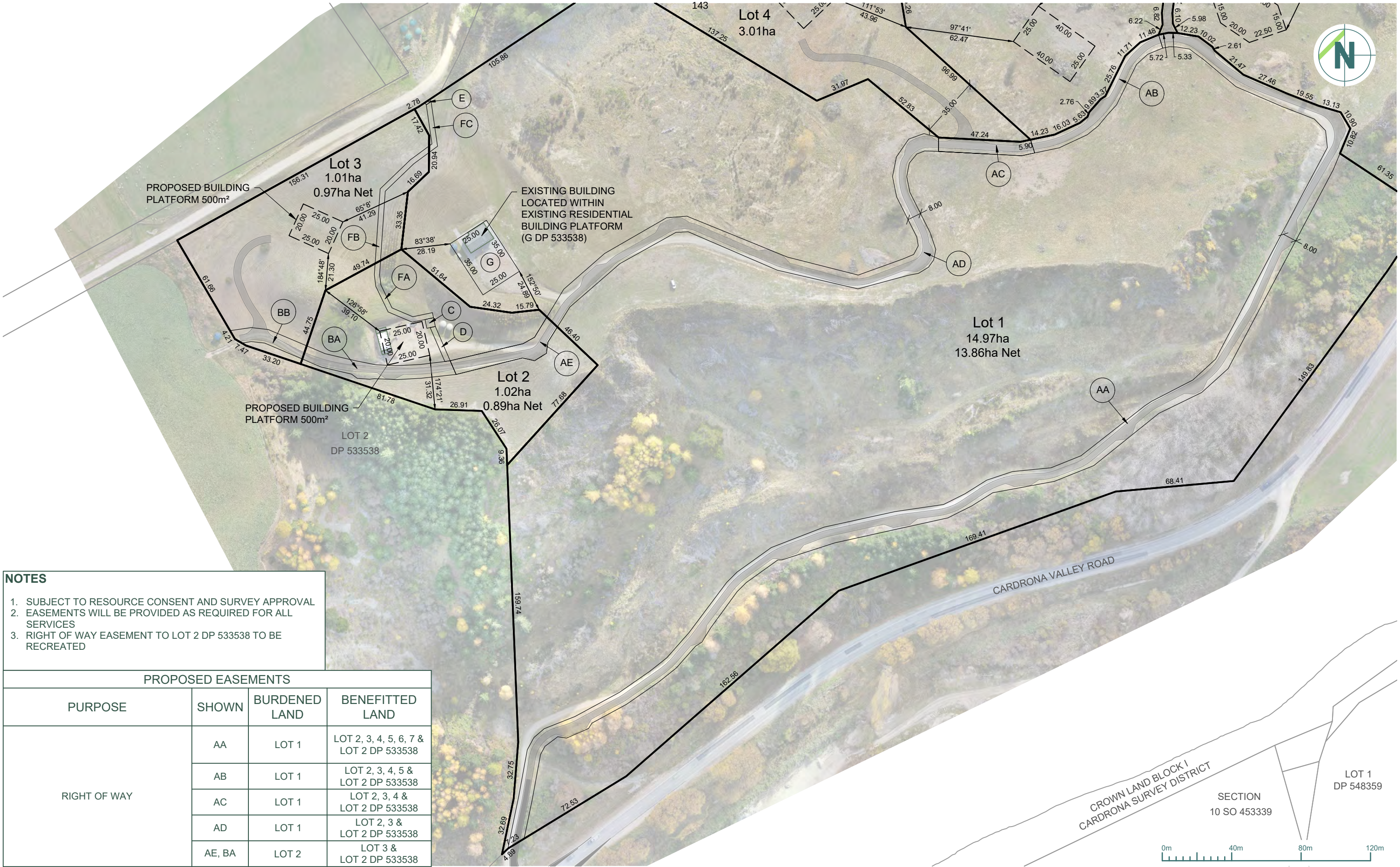
We look forward to working with you and your team further during this resource consent process.



NOTES

- 1.THE UNDERLYING TITLE IS SUBJECT TO A CONSENT NOTICE. REFER TO RECORD OF TITLE (RT 876977) FOR DETAILS.
- 2. RIGHT OF WAY EASEMENT 11472919.3 TO BE CANCELLED AND RECREATED

LOT 1 DP 533538 - EXISTING EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	INSTRUMENT
RIGHT OF WAY	A	LOT 1	11472919.3
	AE, BA	LOT 2	
	BB	LOT 3	
RIGHT TO CONVEY WATER	BA, D	LOT 2	
	BB	LOT 3	
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	FC	LOT 1	
	FB	LOT 3	
	FA, C	LOT 2	
RIGHT TO CONVEY WATER RIGHT TO OPERATE AND MAINTAIN PUMP	C	LOT 2	11472919.4
RIGHT TO CONVEY ELECTRICITY (IN GROSS)	E	LOT 1	
RIGHT TO CONVEY TELECOMMUNICATIONS (IN GROSS)	E	LOT 1	11472919.5



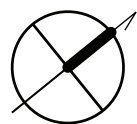
- NOTES**
- 1. SUBJECT TO RESOURCE CONSENT AND SURVEY APPROVAL
 - 2. EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL SERVICES
 - 3. RIGHT OF WAY EASEMENT TO LOT 2 DP 533538 TO BE RECREATED

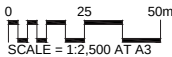
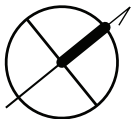
PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY	AA	LOT 1	LOT 2, 3, 4, 5, 6, 7 & LOT 2 DP 533538
	AB	LOT 1	LOT 2, 3, 4, 5 & LOT 2 DP 533538
	AC	LOT 1	LOT 2, 3, 4 & LOT 2 DP 533538
	AD	LOT 1	LOT 2, 3 & LOT 2 DP 533538
	AE, BA	LOT 2	LOT 3 & LOT 2 DP 533538



- NOTES**
1. SUBJECT TO RESOURCE CONSENT AND SURVEY APPROVAL
 2. EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL SERVICES
 3. RIGHT OF WAY EASEMENT TO LOT 2 DP 533538 TO BE RECREATED

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY	AA	LOT 1	LOT 2, 3, 4, 5, 6, 7 & LOT 2 DP 533538
	AB	LOT 1	LOT 2, 3, 4, 5 & LOT 2 DP 533538
	AC	LOT 1	LOT 2, 3, 4 & LOT 2 DP 533538
	AD	LOT 1	LOT 2, 3 & LOT 2 DP 533538
	AE, BA	LOT 2	LOT 3 & LOT 2 DP 533538





478 CARDRONA VALLEY ROAD - RC EARTHWORKS & ROADING

CLIENT:	FARIEN TRUST	PROJECT NUMBER:	P250584							
PROJECT NAME:	478 CARDRONA VALLEY ROAD ----	DAY	06							
		MONTH	07							
		YEAR	2026							
SHEET NO.	SHEET TITLE	DRAWING REVISIONS								
100	INDEX SHEET	0								
200	EXISTING CONTOURS	0								
210	DESIGN CONTOURS	0								
220	DEPTH CONTOURS	0								
300	OVERALL ROADING PLAN	0								
311	DETAIL - CARDRONA VALLEY ROAD INTERSECTION AND SIGHT DISTANCES	0								
320	ROAD LONGSECTIONS 01	0								
321	ROAD LONGSECTIONS 02	0								
322	ROAD LONGSECTIONS 03	0								
323	ROAD LONGSECTIONS 04	0								
324	ROAD LONGSECTIONS 05	0								
380	TYPICAL CROSS SECTIONS 01	0								
DISTRIBUTION:		NUMBER OF COPIES								
CLIENT		Y								
CONSULTANTS TEAM		Y								
QLDC		Y								
CONTRACTOR										
REASONS FOR ISSUE:		Y								
DRAWING SIZE:		A3								
MEDIA:		Pdf								
A = APPROVAL D = DESIGN X = PRICING I = INFORMATION P = PRELIMINARY C = CONSTRUCTION T = TENDER Y = CONSENT R = REQUESTED E = DXF OR DWG										



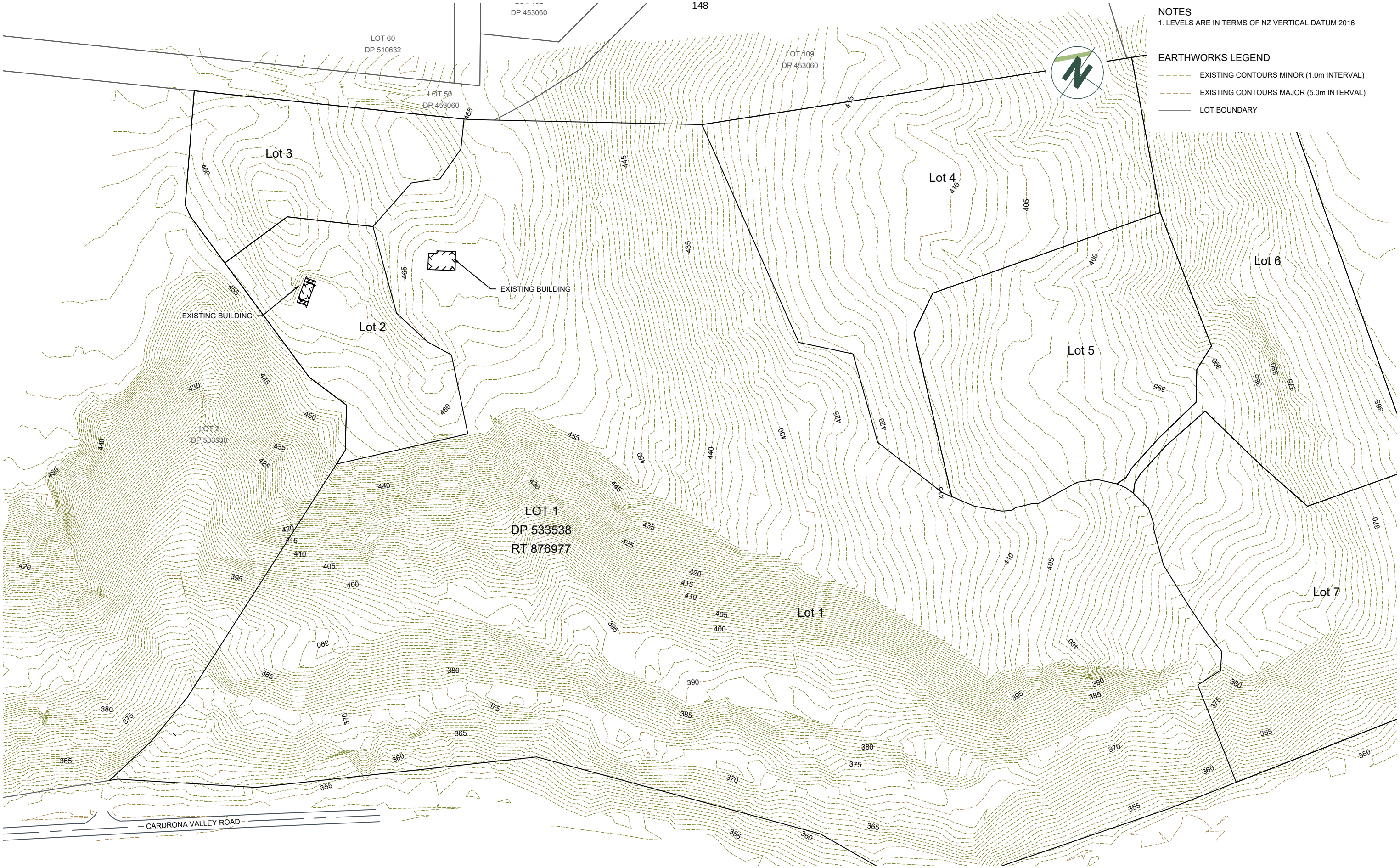
CLIENT
FARIEN TRUST
478 CARDRONA VALLEY ROAD

DRAWING TITLE
RC EARTHWORKS & ROADING
INDEX SHEET

REV	DATE	NOTE
0	06/07/26	-
1	15/08/26	Final issue for resource consent

STATUS **FOR CONSENT**

SURVEYED	AC	16/05/25	PROJECT	P250584
DESIGNED	LB	06/07/26	DRAWING NO	004
DRAWN	LB	06/07/26	SHEET	100
REVIEWED	AGT	24/07/26	REVISION	1
APPROVED	AGT	24/07/26	SCALE (A3)	-
© Paterson Pitts Limited Partnership				



NOTES
1. LEVELS ARE IN TERMS OF NZ VERTICAL DATUM 2016

- EARTHWORKS LEGEND
- EXISTING CONTOURS MINOR (1.0m INTERVAL)
 - EXISTING CONTOURS MAJOR (5.0m INTERVAL)
 - LOT BOUNDARY



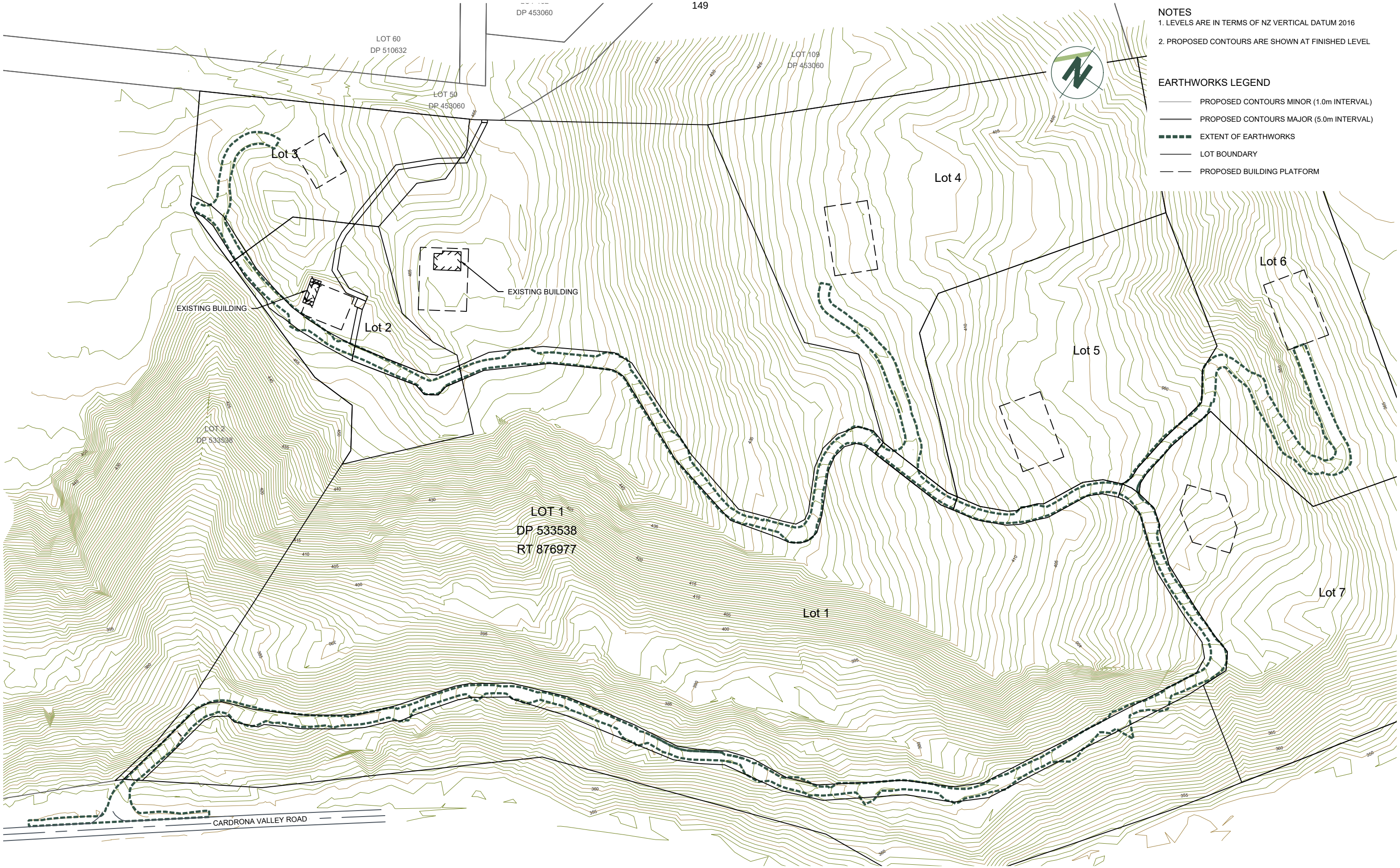
CLIENT
FARIEN TRUST
478 CARDRONA VALLEY ROAD

DRAWING TITLE
RC EARTHWORKS & ROADING
EXISTING CONTOURS

REV	DATE	NOTE
0	06/07/26	-
1	15/08/26	Final issue for resource consent

STATUS **FOR CONSENT**

SURVEYED	AC	16/05/25	PROJECT	P250584
DESIGNED	LB	06/07/26	DRAWING NO	004
DRAWN	LB	06/07/26	SHEET	200
REVIEWED	AGT	24/07/26	REVISION	1
APPROVED	AGT	24/07/26	SCALE (A3)	1:2000
© Paterson Pitts Limited Partnership				



NOTES

1. LEVELS ARE IN TERMS OF NZ VERTICAL DATUM 2016

2. PROPOSED CONTOURS ARE SHOWN AT FINISHED LEVEL

EARTHWORKS LEGEND

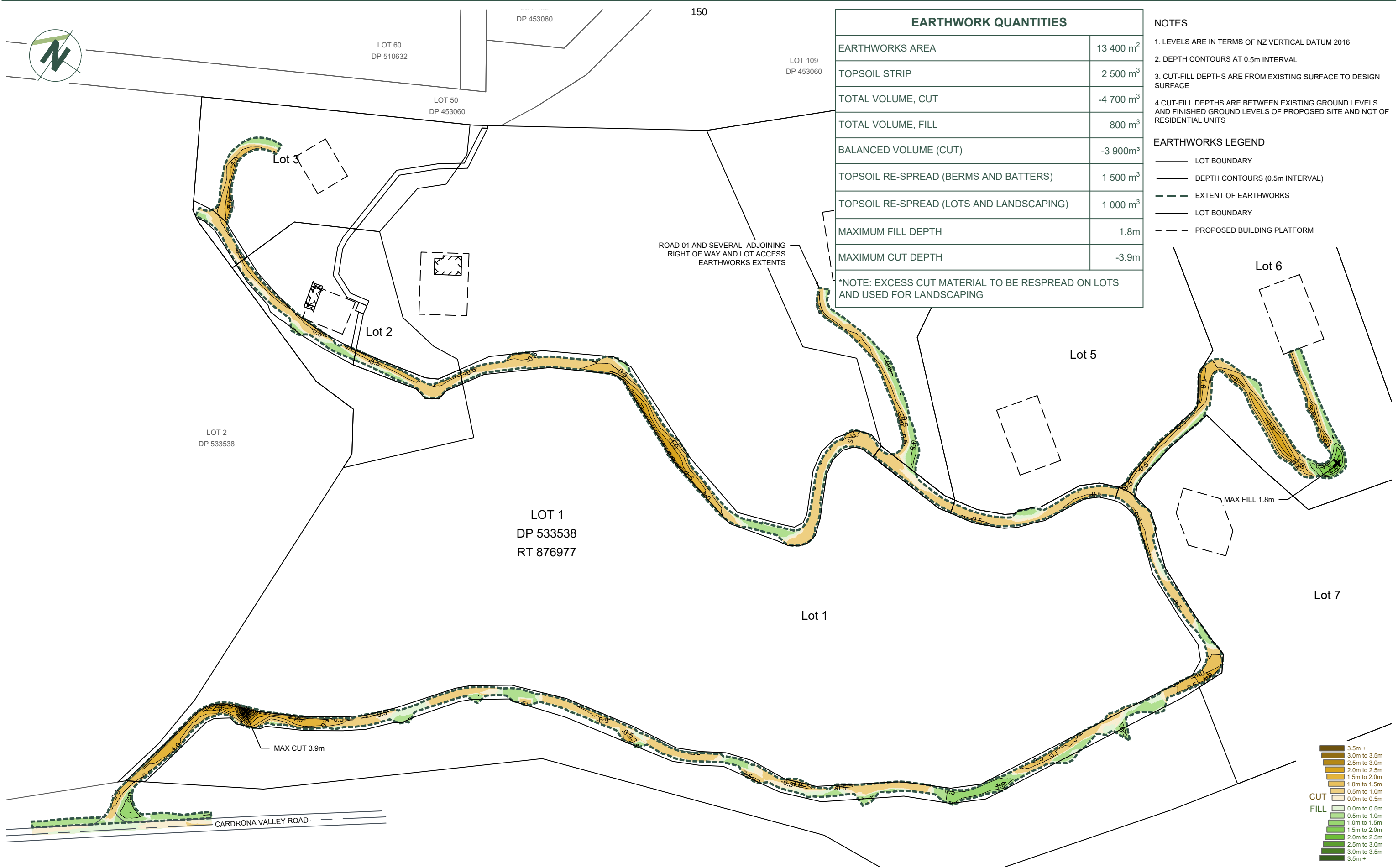
PROPOSED CONTOURS MINOR (1.0m INTERVAL)

PROPOSED CONTOURS MAJOR (5.0m INTERVAL)

EXTENT OF EARTHWORKS

LOT BOUNDARY

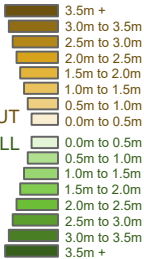
PROPOSED BUILDING PLATFORM



EARTHWORK QUANTITIES	
EARTHWORKS AREA	13 400 m ²
TOPSOIL STRIP	2 500 m ³
TOTAL VOLUME, CUT	-4 700 m ³
TOTAL VOLUME, FILL	800 m ³
BALANCED VOLUME (CUT)	-3 900m ³
TOPSOIL RE-SPREAD (BERMS AND BATTERS)	1 500 m ³
TOPSOIL RE-SPREAD (LOTS AND LANDSCAPING)	1 000 m ³
MAXIMUM FILL DEPTH	1.8m
MAXIMUM CUT DEPTH	-3.9m
*NOTE: EXCESS CUT MATERIAL TO BE RESPREAD ON LOTS AND USED FOR LANDSCAPING	

- NOTES
1. LEVELS ARE IN TERMS OF NZ VERTICAL DATUM 2016
 2. DEPTH CONTOURS AT 0.5m INTERVAL
 3. CUT-FILL DEPTHS ARE FROM EXISTING SURFACE TO DESIGN SURFACE
 - 4.CUT-FILL DEPTHS ARE BETWEEN EXISTING GROUND LEVELS AND FINISHED GROUND LEVELS OF PROPOSED SITE AND NOT OF RESIDENTIAL UNITS

- EARTHWORKS LEGEND
- LOT BOUNDARY
 - DEPTH CONTOURS (0.5m INTERVAL)
 - EXTENT OF EARTHWORKS
 - LOT BOUNDARY
 - PROPOSED BUILDING PLATFORM



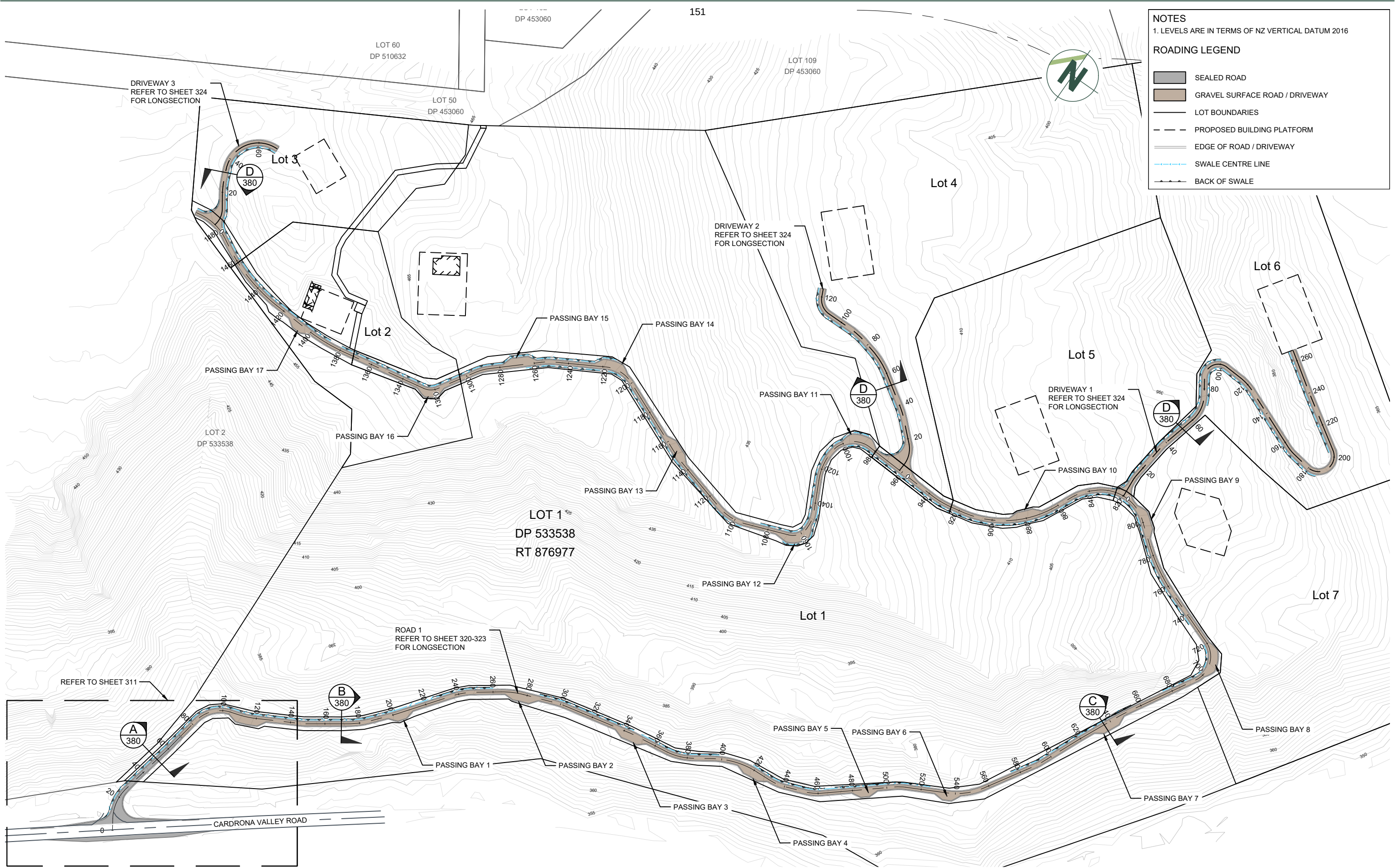
CLIENT
FARIEN TRUST
478 CARDRONA VALLEY ROAD

DRAWING TITLE
RC EARTHWORKS & ROADING
DEPTH CONTOURS

REV	DATE	NOTE
0	06/07/26	-
1	15/08/26	Final issue for resource consent

STATUS **FOR CONSENT**

SURVEYED	AC	16/05/25	PROJECT	P250584
DESIGNED	LB	06/07/26	DRAWING NO	004
DRAWN	LB	06/07/26	SHEET	220
REVIEWED	AGT	24/07/26	REVISION	1
APPROVED	AGT	24/07/26	SCALE (A3)	1:2000
© Paterson Pitts Limited Partnership				



NOTES
1. LEVELS ARE IN TERMS OF NZ VERTICAL DATUM 2016

ROADING LEGEND

- SEALED ROAD
- GRAVEL SURFACE ROAD / DRIVEWAY
- LOT BOUNDARIES
- PROPOSED BUILDING PLATFORM
- EDGE OF ROAD / DRIVEWAY
- SWALE CENTRE LINE
- BACK OF SWALE



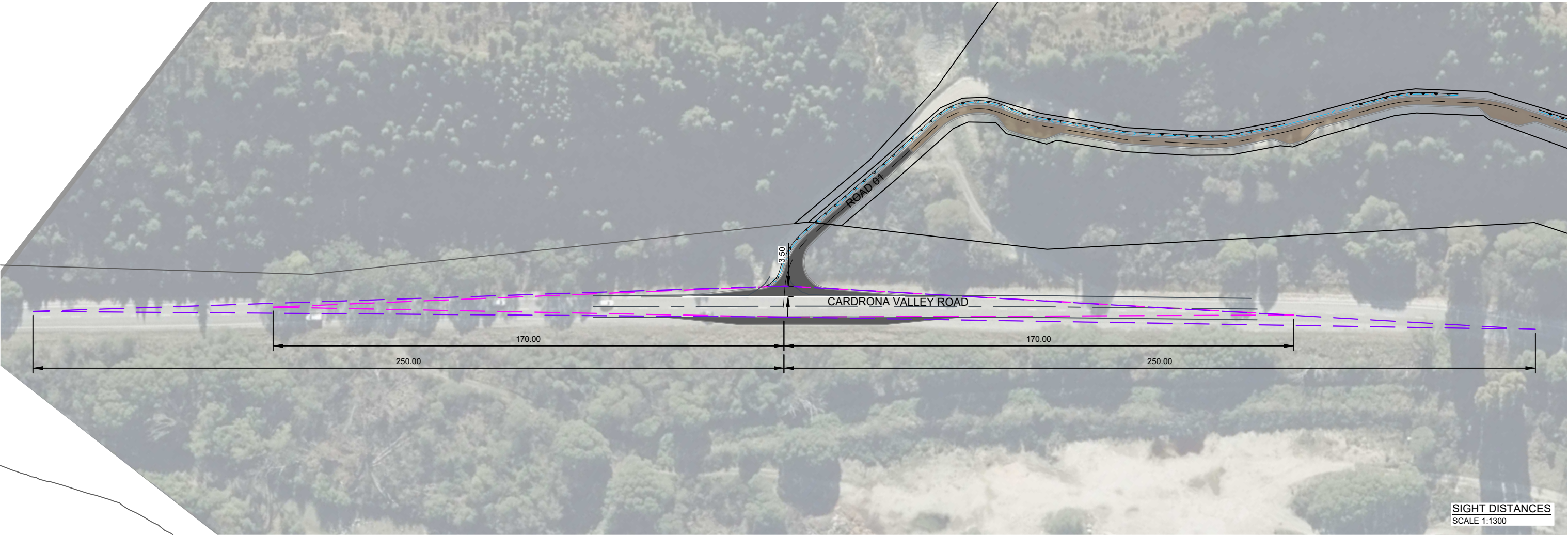
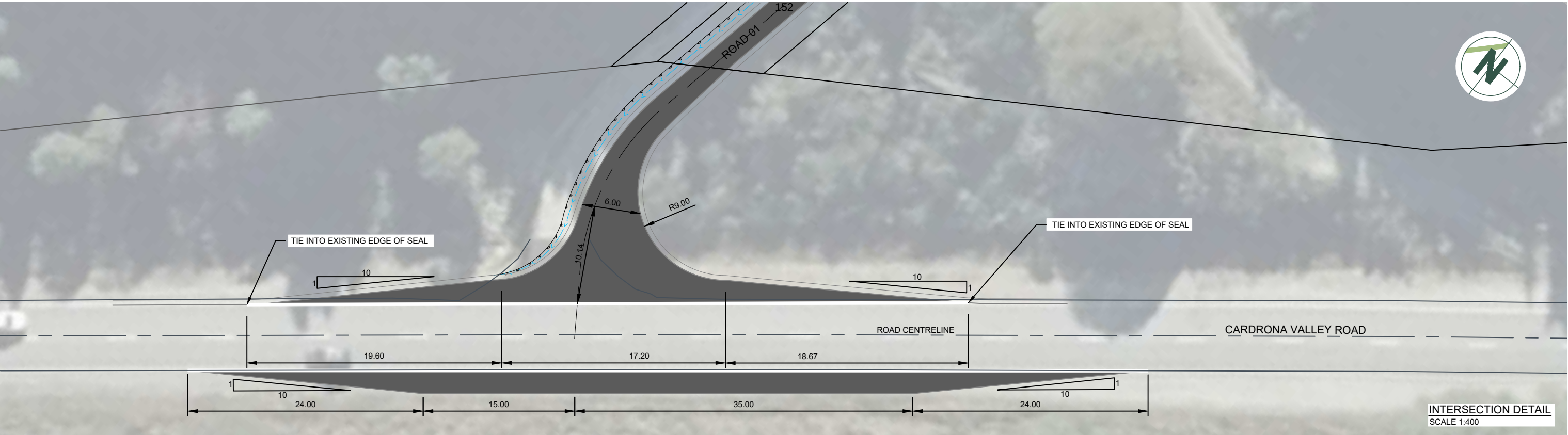
CLIENT
FARIEN TRUST
478 CARDRONA VALLEY ROAD

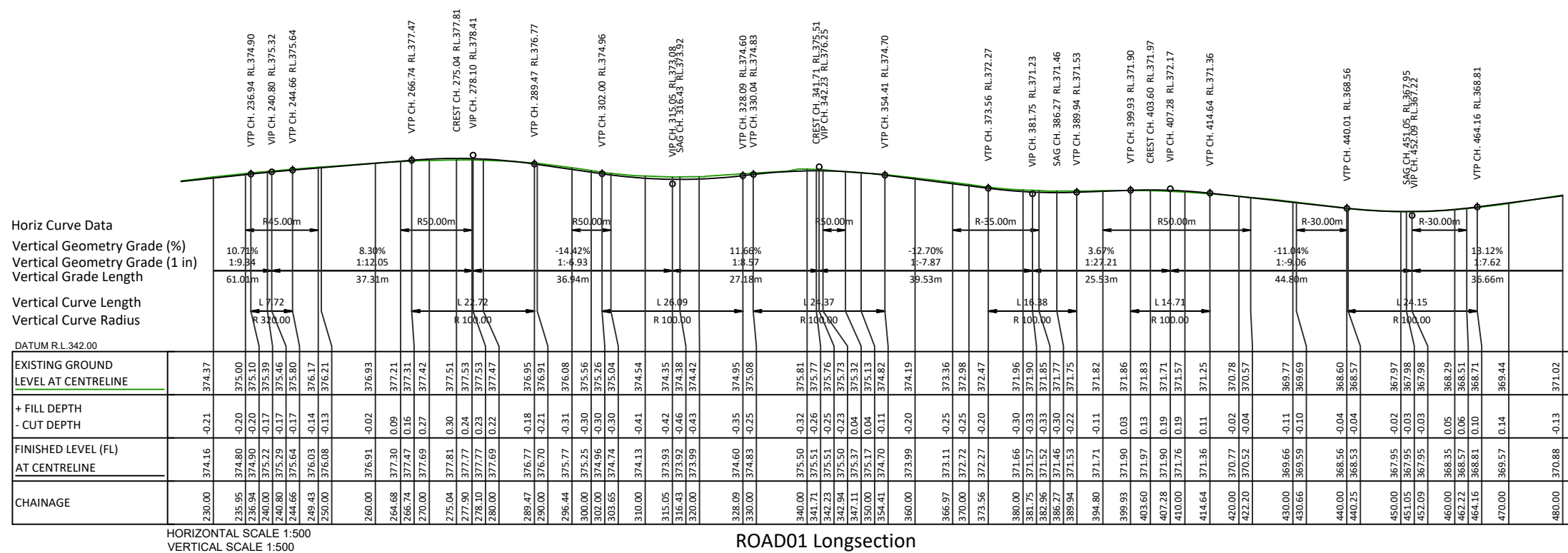
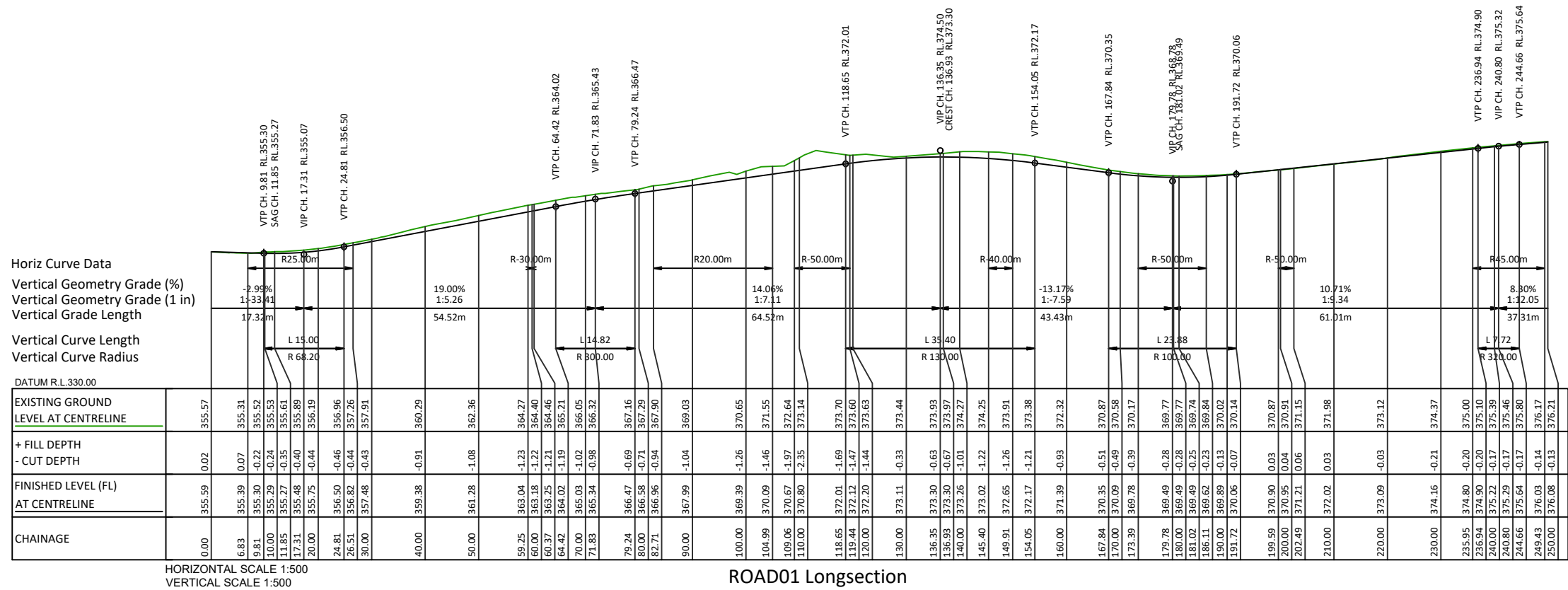
DRAWING TITLE
RC EARTHWORKS & ROADING
OVERALL ROADING PLAN

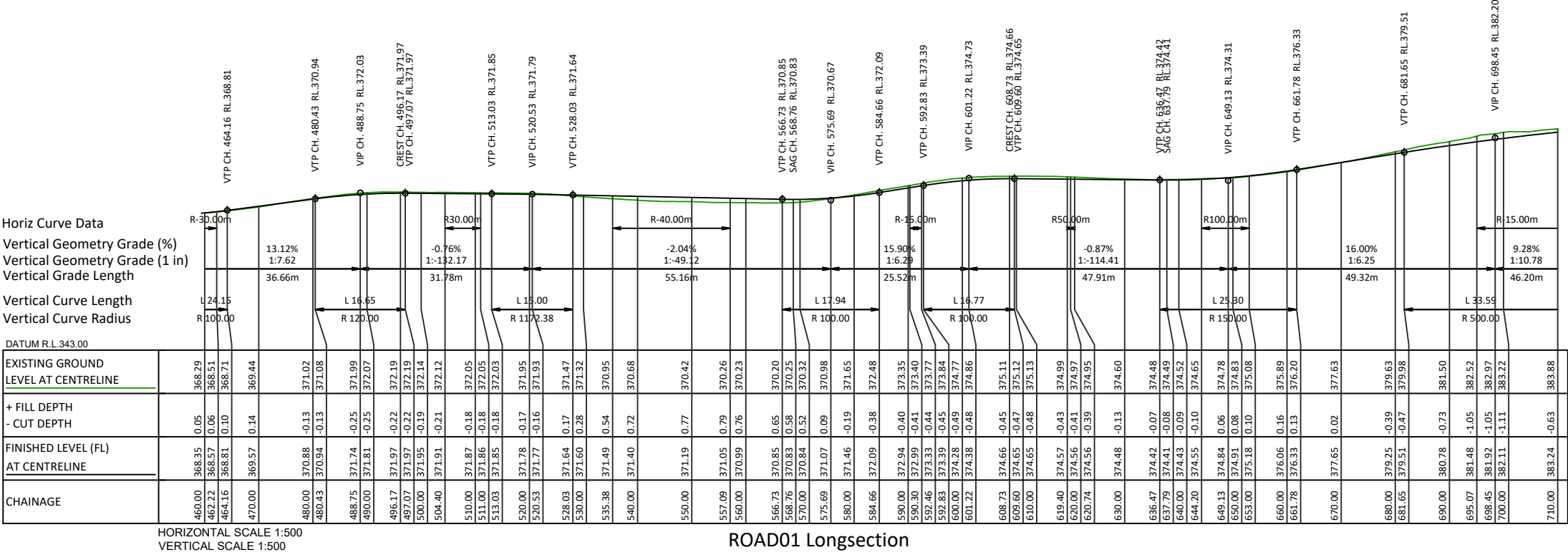
REV	DATE	NOTE
0	06/07/26	-
1	15/08/26	Final issue for resource consent

STATUS **FOR CONSENT**

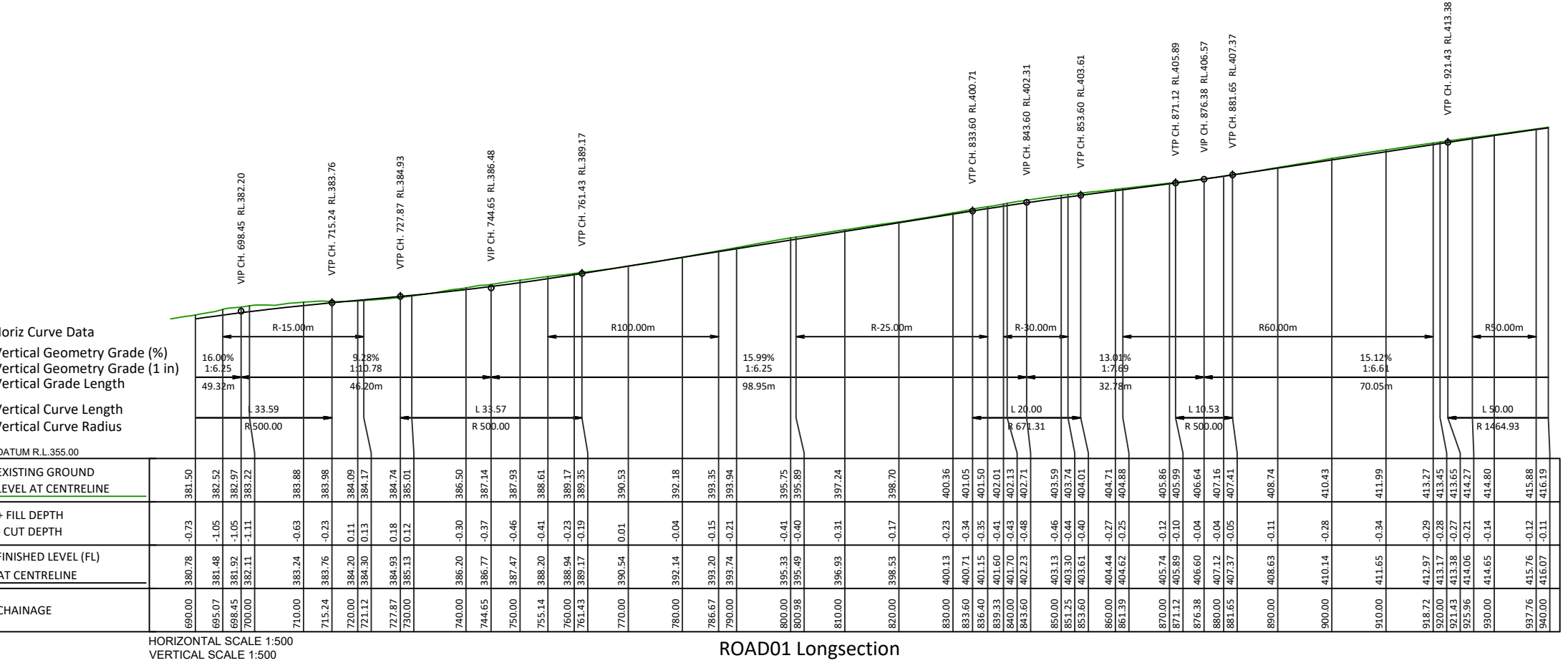
SURVEYED	AC	16/05/25	PROJECT	P250584
DESIGNED	LB	06/07/26	DRAWING NO	004
DRAWN	LB	06/07/26	SHEET	300
REVIEWED	AGT	24/07/26	REVISION	1
APPROVED	AGT	24/07/26	SCALE (A3)	1:2000
© Paterson Pitts Limited Partnership				







ROAD01 Longsection



ROAD01 Longsection



CLIENT
FARIEN TRUST
478 CARDRONA VALLEY ROAD

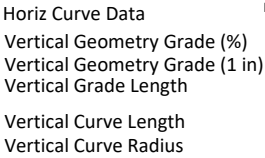
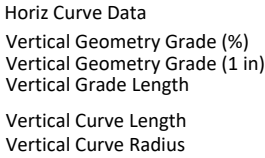
DRAWING TITLE
RC EARTHWORKS & ROADING
ROAD LONGSECTIONS 02

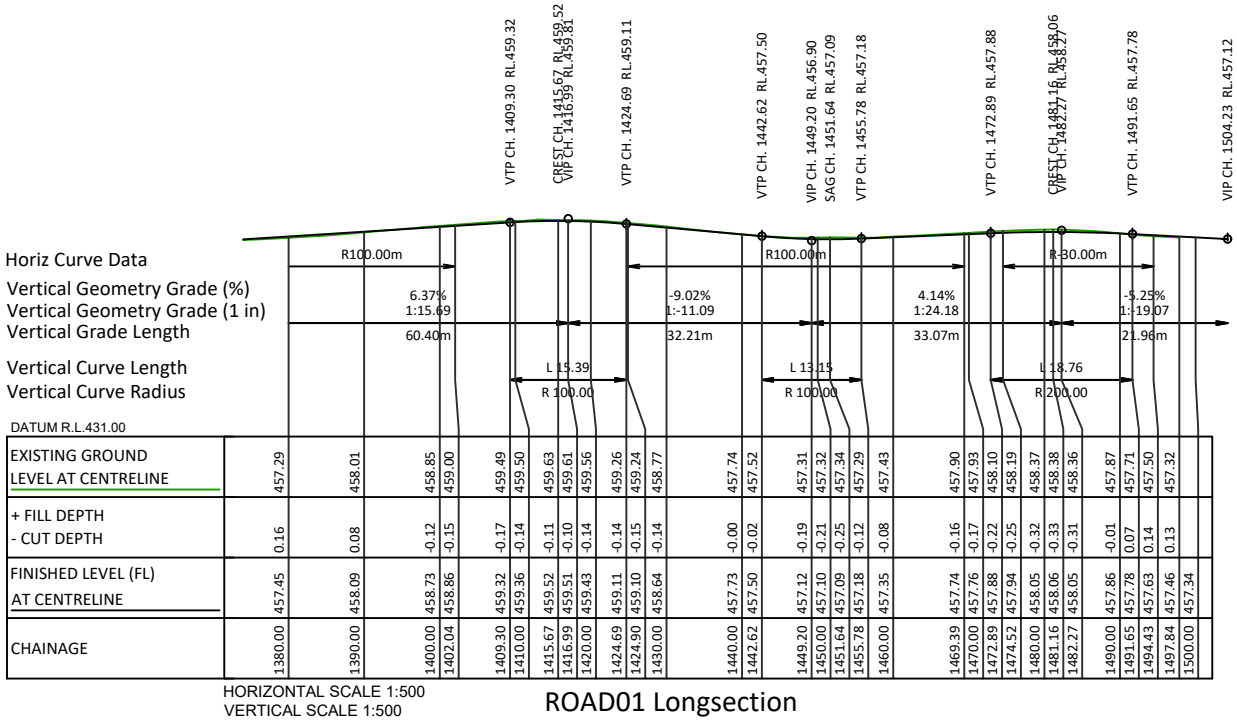
REV	DATE	NOTE
0	06/07/26	-
1	15/08/26	Final issue for resource consent

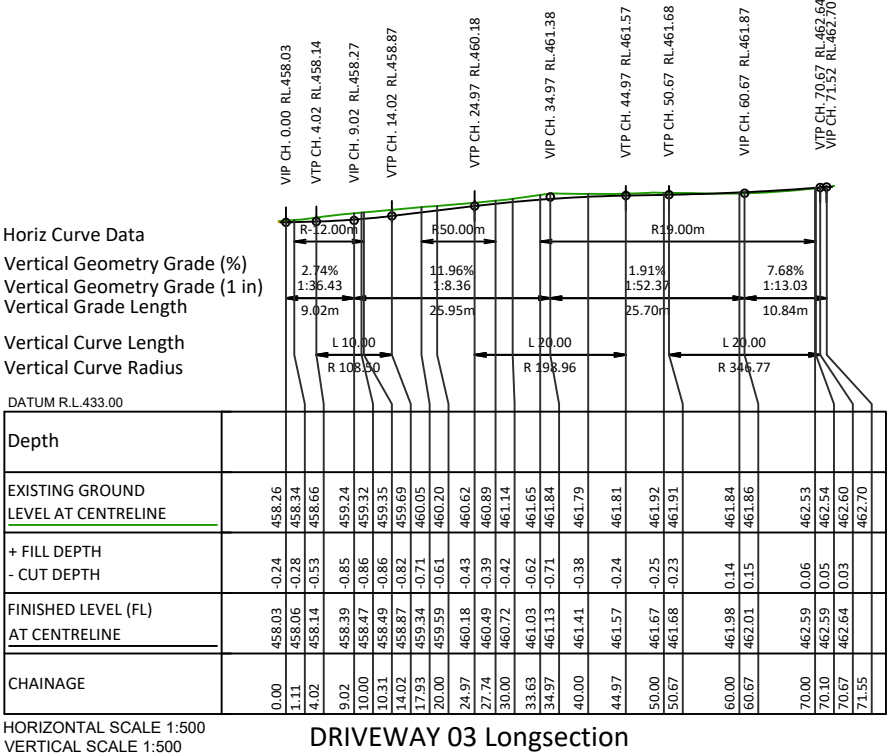
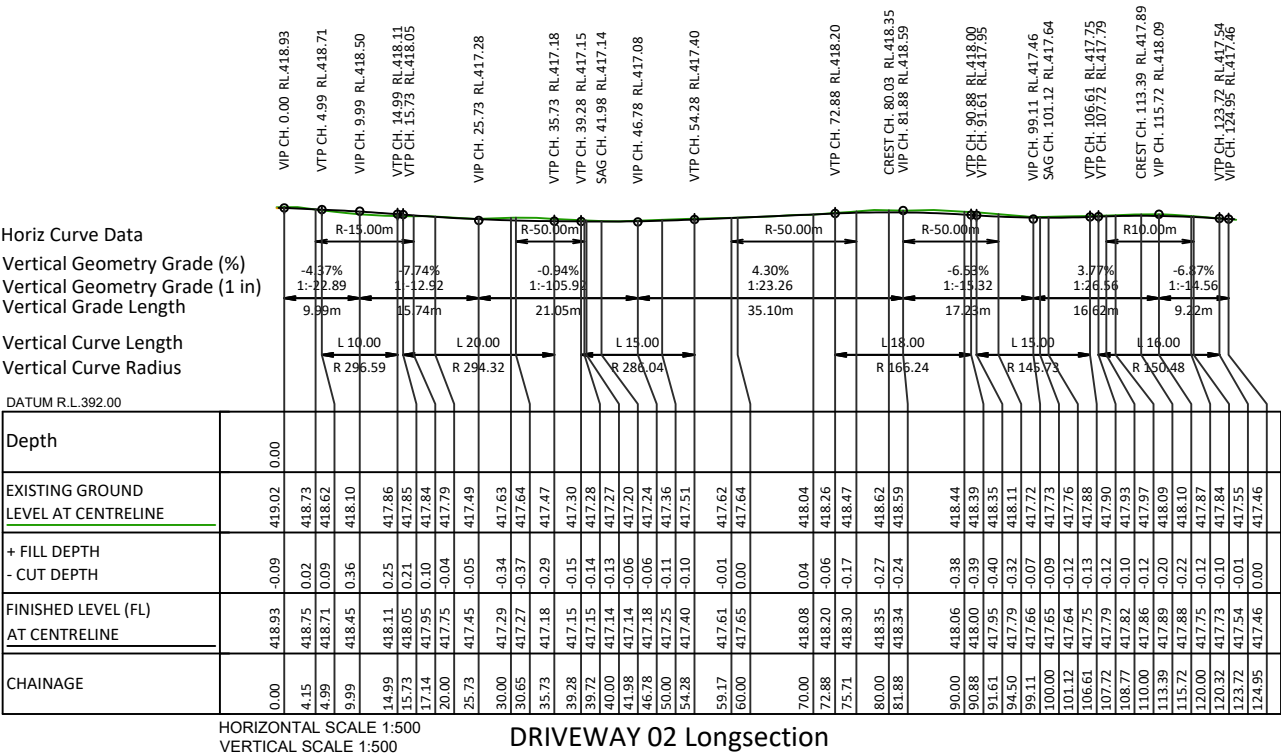
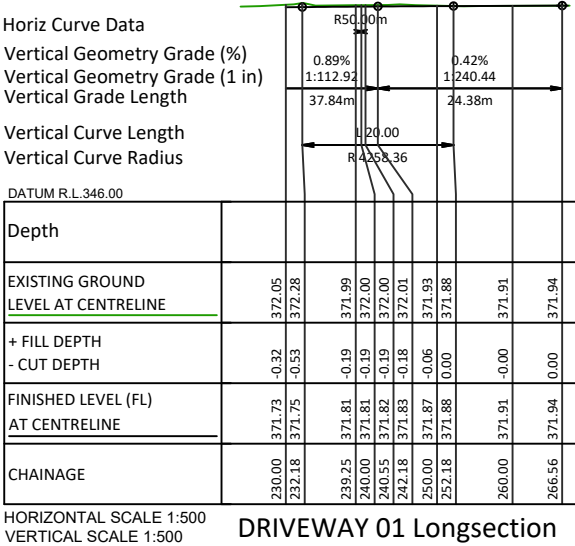
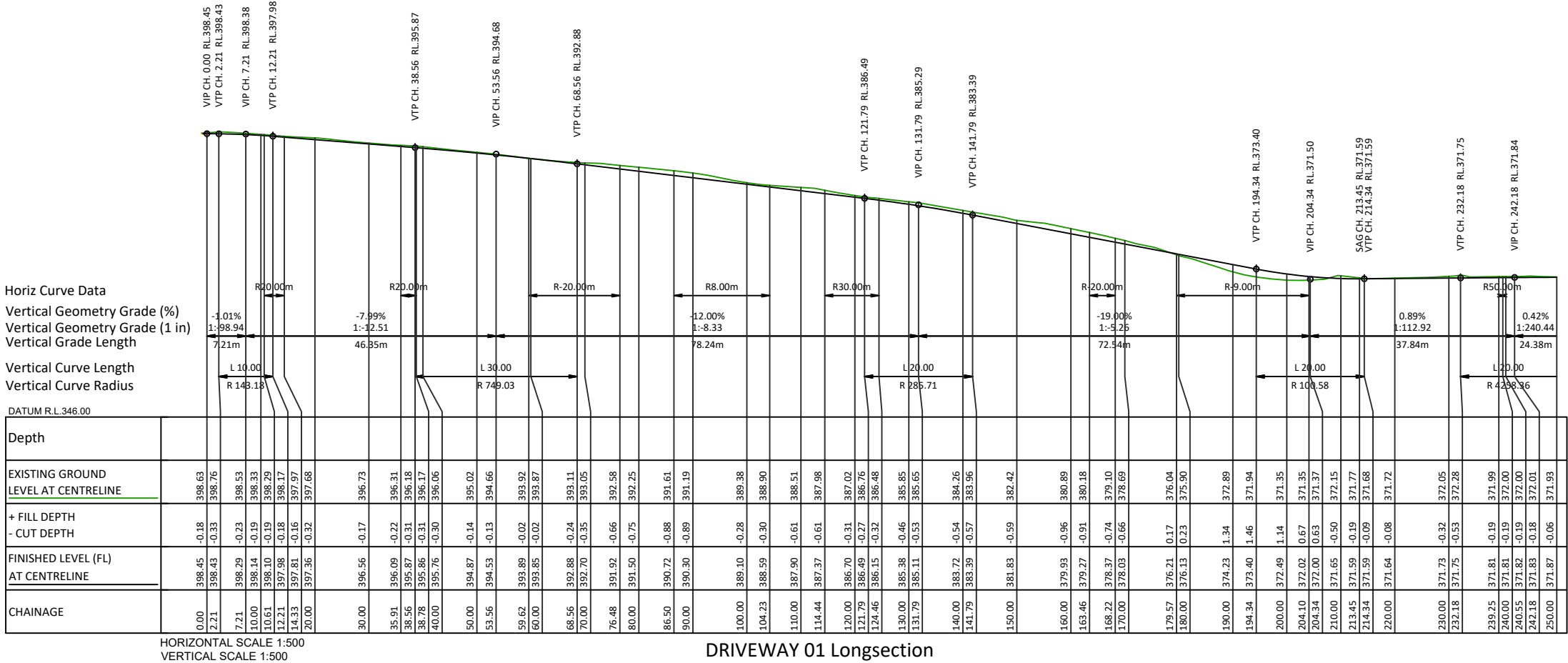
STATUS **FOR CONSENT**

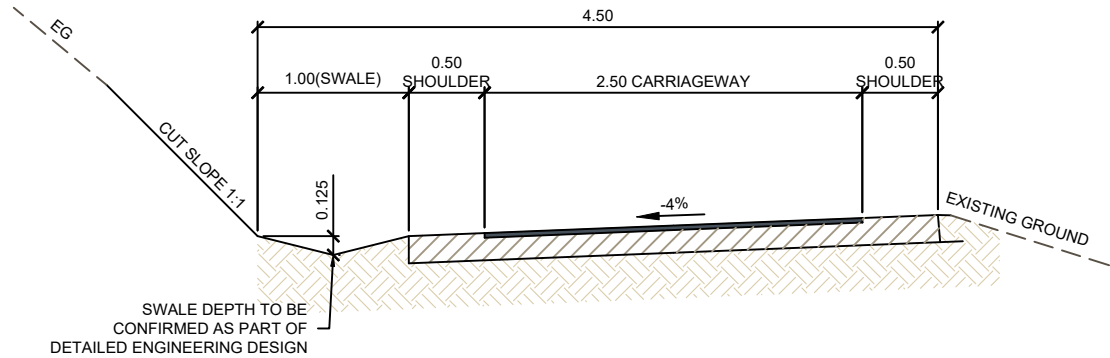
SURVEYED	AC	16/05/25	PROJECT	P250584
DESIGNED	LB	06/07/26	DRAWING NO	004
DRAWN	LB	06/07/26	SHEET	321
REVIEWED	AGT	24/07/26	REVISION	1
APPROVED	AGT	24/07/26	SCALE (A3)	AS SHOWN

© Paterson Pitts Limited Partnership







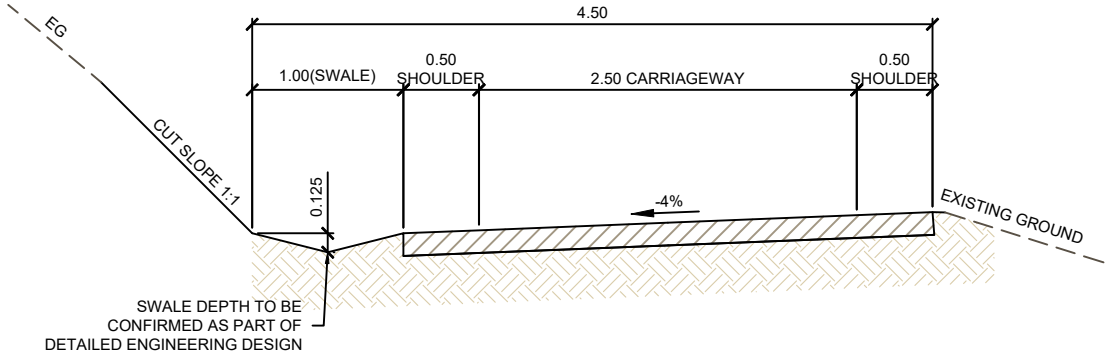


A ROAD 01
300 CHAINAGE 0m - 75m
SCALE: 1:50

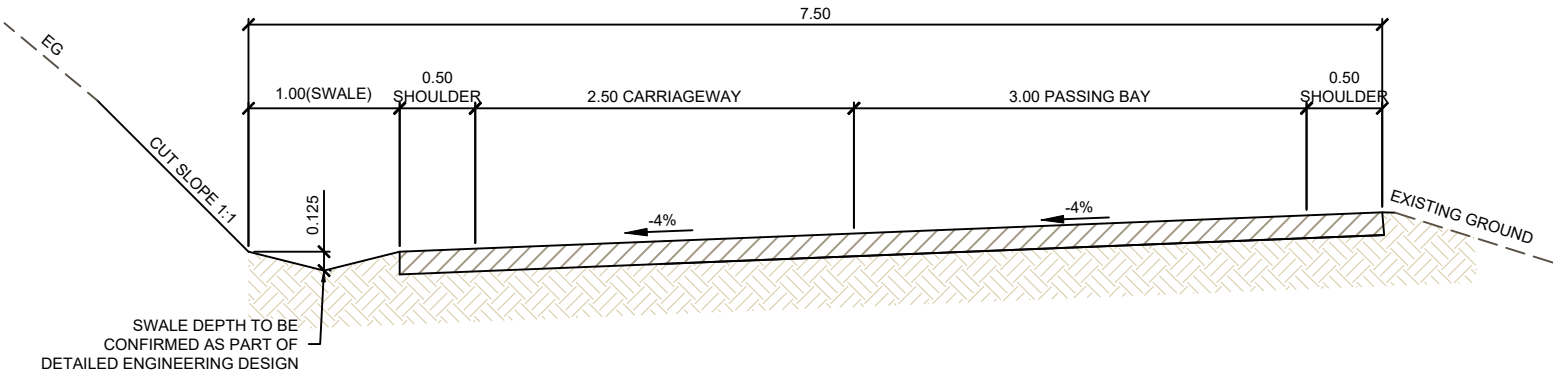
PAVEMENT & SURFACE DESIGN
ROAD 1 CAN BE SPLIT INTO THE FOLLOWING SECTIONS:
• SECTION 1: CARDRONA VALLEY ROAD WIDENING & CROSSING
• SECTION 2: CH20 TO CH75
• SECTION 3: CH75 TO CH1500

SURFACE WILL BE AS FOLLOWS
• SECTION 1: CHIPSEAL ON MEMBRANE SEAL
• SECTION 2: CHIPSEAL ON MEMBRANE SEAL
• SECTION 3: GRAVEL

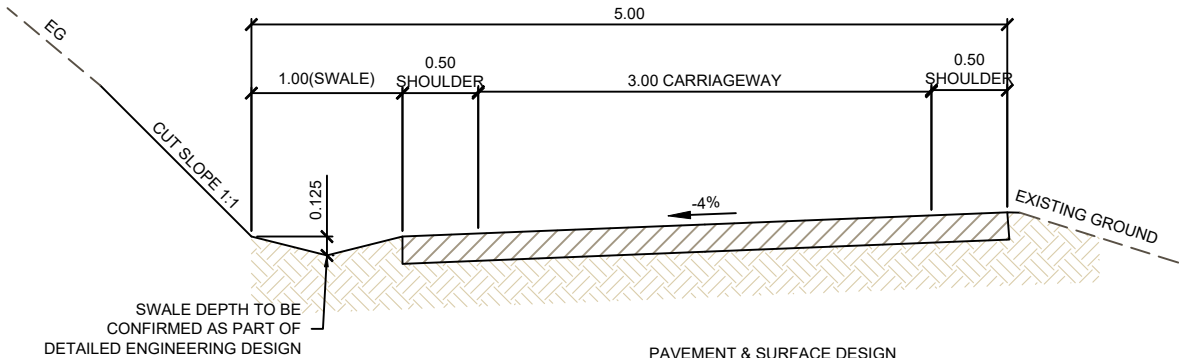
PAVEMENT DESIGN WILL BE CONFIRMED AS PART OF DETAILED ENGINEERING DESIGN



B ROAD 01
300 CHAINAGE 75m - 1500m
SCALE: 1:50



C ROAD 01 WITH PASSING BAY
300 SCALE: 1:50



PAVEMENT & SURFACE DESIGN
• PAVEMENT DESIGN WILL BE CONFIRMED AS PART OF DETAILED ENGINEERING DESIGN
• SURFACING: GRAVEL

D DRIVEWAY 1, 2 AND 3
300 SCALE: 1:50

Landscape Assessment Report

Subdivision

478 Cardrona Valley Road, Wānaka.

6 August 2026



Document prepared by	Steve Skelton
Document reviewed by	Felipe Braga
Status	V4 – Resource Consent
Issued	6 August 2026

1

This report has been prepared by Patch Limited on the instructions of the Client. It is solely for the Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Patch Limited does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. This report has been prepared by the author with the support of AI-assisted drafting tools, with all professional judgment, analysis, and conclusions undertaken and verified by the author. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by Patch Limited for any errors or omission to the extent that they arise from inaccurate information provided by the Client or any external source.

1. INTRODUCTION

1.1. This Landscape and Visual Assessment has been prepared to accompany a resource consent application for the subdivision of land at 478 Cardrona Valley Road, near Wānaka. The proposal seeks consent for a seven-lot rural subdivision, including the creation of six new building platforms, associated access, earthworks, and a coordinated suite of landscape strategies and conditions to guide future development and landscape management across the site.

1.2. The purpose of this assessment is to identify and evaluate the potential landscape character and visual effects arising from the proposed subdivision, having regard to the existing landscape values, visual amenity, and landscape context of the site and its surrounds. The assessment considers both the immediate effects of the subdivision layout and enabling works, and the anticipated effects of future residential development within defined building platforms. It also evaluates the proposal in relation to the relevant objectives, policies, and assessment matters of the Queenstown Lakes District Plan.

1.3. This report includes the following components:

- Executive summary
- Assessment Methodology
- A description of the landscape,
- A description of the proposal,
- A landscape assessment,
- Conclusions,
- Recommendations, and
- Attachments.

2

2. EXECUTIVE SUMMARY

2.1. This Landscape and Visual Assessment has been prepared to support a resource consent application for a seven-lot rural subdivision at 478 Cardrona Valley Road, near Wānaka. The site is located within the Mount Alpha Priority Area and forms part of a transitional landscape between South Wānaka, the Cardrona Valley, where the lower slopes of Mount Alpha and Criffel Range meet at the Cardrona River.

- 2.2. The site has been historically modified by forestry, which has since been removed, leaving an open pastoral slope with limited natural character. The proposal responds to this context by organising development around existing landform terraces and recesses, avoiding ridgelines and skyline locations, and introducing a comprehensive indigenous planting and landscape management framework.
- 2.3. The subdivision will create six new residential lots in addition to the existing lot containing an approved dwelling. Building platforms will be subject to strict height controls and served by access aligned with the natural contours of the land. A coordinated landscape strategy will provide performance-based screen planting, extensive context restoration planting, and Landscape Management Areas, collectively restoring natural vegetation patterns across the site.
- 2.4. The assessment concludes that long-term visual effects from public viewpoints, including Cardrona Valley Road, Riverbank Road, Orchard Road, and the Cardrona River corridor, will be low–moderate to low and will reduce as planting establishes. Built development will be visually subordinate to landform and vegetation and will become increasingly difficult to discern over time.
- 2.5. In landscape terms, the proposal will maintain the legibility of the site’s terraced landform and its relationship to the wider landscape patterns and processes while enhancing natural character relative to the site’s existing condition. Cumulatively, the subdivision will sit comfortably within the existing pattern of rural living development in the area and will not exceed the landscape’s capacity for change.
- 2.6. Overall, the proposal represents a carefully designed and appropriately scaled form of rural living development that is responsive to landform, supported by a robust landscape framework, and consistent with the values of the Mount Alpha Priority Area.

3

3. ASSESSMENT METHODOLOGY

- 3.1. Patch Ltd has been engaged by the client to prepare an Assessment of Landscape Effects in support of a resource consent application for a proposed seven lot rural subdivision at 478 Cardrona Valley Road, near Wānaka. The assessment has been undertaken to inform

consideration of landscape character and visual effects associated with subdivision and future residential development within the Outstanding Natural Landscape.

- 3.2. Patch Ltd prepared the full suite of subdivision plans identifying the proposed lot configuration, building platform locations, access arrangements, earthworks, and associated landscape strategies. The proposal was developed through an iterative design process that consistently considered potential landscape character and visual amenity effects. This material provided the basis for understanding the physical extent of the proposal, its relationship to the existing landform and consented development on the site, and the anticipated scale, form, and distribution of future built development.
- 3.3. As part of the assessment and design process, a three-dimensional modelling exercise was undertaken to test the relationship between landform, building platform location, and potential built form on the site, with particular focus on Lot 7 (**Figure 1**). This modelling was used to understand how subtle adjustments to platform elevation, orientation, and proposed planting could avoid skyline breaches and reduce visual exposure from surrounding public viewpoints, particularly short-range views from Cardrona Valley Road. The exercise informed the final location and configuration of the building platform on Lot 7, including the extent of proposed planting and a maximum building height restriction. This work supported the assessment of visual effects and provided greater certainty that potential skyline and prominence effects could be effectively avoided through design.
- 3.4. Patch Ltd also undertook site photography as part of the assessment process, including ground-based photographs and drone imagery captured during multiple site visits. This imagery has been used to understand the landform context, patterns of vegetation, visual exposure, and the relationship between the proposed subdivision and the wider Mount Alpha and Cardrona Valley landscape setting.
- 3.5. In addition, a detailed study was undertaken of the receiving environment and surrounding landscape context to inform the assessment of effects. This included an analysis of the site's immediate and wider landscape setting, as illustrated in the Landscape Planning Context Plan (**Attachment A**), and an examination of surrounding landform structure, development density, and density within the landscape patterning (**Attachment B**). This work assisted in understanding how the site relates to adjacent rural living areas, existing and consented

development, the broader transitional landscape, planning matters and provided a framework for assessing landscape character, visual effects, and cumulative effects in a manner consistent with Te Tangi a te Manu and the Queenstown Lakes District Plan.

- 3.6. The author of this assessment has undertaken multiple site visits since being engaged on the project in March 2025. These visits have occurred at different stages of the design process and from a range of locations within and around the site. Through this ongoing involvement, the author has developed a strong familiarity with the site's landform, landscape character, visual qualities, seasonality and its relationship to the surrounding rural and mountainous landscape.
- 3.7. This familiarity has informed an understanding of the experiential qualities of the site, the nature of public and private views toward and across the land, and the broader visual relationships between the site, Cardrona Valley Road, Wanaka and the Mount Alpha Outstanding Natural Landscape. This contextual knowledge has been supplemented by project specific imagery and resource consent background material.
- 3.8. Potential visibility and landscape effects have been assessed through direct field observation, professional judgement, and an understanding of how the proposed subdivision and future development would be experienced from publicly accessible locations and nearby private properties. The assessment has considered distance, viewing angle, landform containment, vegetation patterns over time, and the scale and form of anticipated development.
- 3.9. A field-based assessment was undertaken, including observations from Cardrona Valley Road and other surrounding publicly accessible locations. Photographs were taken to document existing views toward the site and to record the current visual context within which the proposed subdivision and future residential development would be perceived. These images are included as supporting material within the report (**Attachment C**).
- 3.10. The assessment has been undertaken with regard to the relevant objectives, policies, schedules, and assessment matters of the Queenstown Lakes District Plan relating to Outstanding Natural Landscapes, landscape character, and visual amenity. Particular regard has been had to the provisions of Chapters 3, 6, and 21, and to the Mount Alpha Priority Area framework, which identifies high landscape values and sensitivity to change within this part of the district.

- 3.11. The methodology follows *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* (NZILA, 2022), and recognises landscape as an integration of physical, perceptual, and associative values. The assessment distinguishes between landscape character effects and visual effects, and considers both individual and cumulative effects arising from the proposed subdivision.
- 3.12. The conclusions of this assessment are based on the synthesis of site information, supplied imagery, field observations, and professional judgement. Where assumptions have been made, these are identified within the report. The assessment has been prepared in a manner that is transparent, proportionate, and appropriate to the scale and nature of the proposal within this sensitive landscape setting.

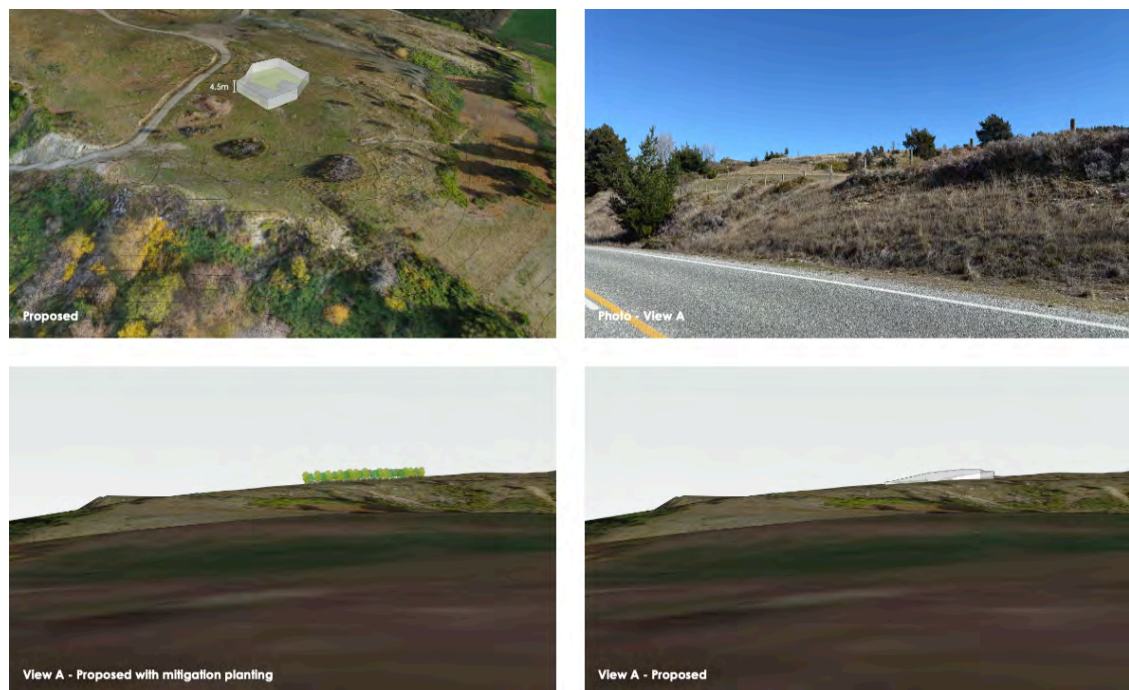


Figure 1 Modelling exercise for Lot 7 building platform

Key Definitions

- 3.13. The following definitions are adopted from *Te Tangi a te Manu* and provide the conceptual basis for assessing landscape and visual effects in a consistent and transparent manner.

Landscape: An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors, incorporating physical, sensory, and associative dimensions.

Natural character is the degree of naturalness of a landscape or environment, determined by the presence and intactness of natural elements, patterns, and processes. It is expressed through a combination of:

Physical values – indigenous vegetation, natural landforms, and ecological processes,

Perceptual values – the experience of naturalness, remoteness, quietness, and lack of human modification,

Associative values – cultural, spiritual, or historic meanings, particularly those of mana whenua.

Landscape effect: The consequence of change to physical elements, patterns, or features within a landscape that may affect its character, integrity, or sense of place — including its **mauri**, **mana**, and **identity**.

Visual effect: A subset of landscape effects that relate specifically to how a proposal alters the appearance of a landscape and the amenity, coherence, and legibility of views.

Cumulative effect: The combined effect of the proposed change when considered alongside other past, present, or reasonably foreseeable changes within the same landscape. This may involve:

- a) the progressive erosion or reinforcement of landscape character,
- b) a tipping point where incremental changes result in a disproportionate loss or shift in landscape values, or
- c) an aggregate effect on the experience or coherence of views.

Effects Rating Scale

3.14. The extent of landscape and visual effects is evaluated using a seven-point scale consistent with *Te Tangi a te Manu*:

Very High: Complete or near-complete loss of key landscape values or introduction of uncharacteristic, dominant elements.

High: Major modification to the landscape or views, resulting in substantial changes to its character, coherence, or legibility.

Moderate–High: Clearly noticeable change affecting key attributes or qualities.

Moderate: Distinct but generally compatible change; introduces new elements while retaining overall coherence.

Low–Moderate: Some perceptible change that remains visually and spatially subordinate to the existing landscape.

Low: Minor change with limited influence on character or amenity.

Very Low: Negligible change with no meaningful impact on landscape values or view quality.

- 1.1. For the purpose of determining effects under the Resource Management Act 1991, this report generally interprets:

‘More than minor’ = *Moderate or greater*

‘Minor’ = *Low–Moderate to Low*

‘Less than minor’ = *Very Low to Low*

Statutory Framework

8

- 3.15. The proposed development is located within the Rural Zone of the Queenstown Lakes District. The Decisions Version of the Proposed District Plan identifies the site as being located within an Outstanding Natural Landscape and within the Mount Alpha Priority Area. Priority Areas identify parts of the Rural Zone that exhibit particularly high landscape values and sensitivity to change, and where development is subject to a more refined and directive landscape management framework. The site is not located within an Outstanding Natural Feature, but is at the edge of a wider Outstanding Natural Landscape characterised by high physical, perceptual, and associative values.
- 3.16. This report assesses the potential landscape character and visual effects of the proposal with reference to the relevant provisions of the Queenstown Lakes District Plan. This includes:

Chapter 3 Strategic Direction, which establishes the overarching framework for protecting Outstanding Natural Landscapes, maintaining rural character, and managing subdivision and development in a manner that safeguards landscape values while enabling appropriate rural land use;

Chapter 6 Landscapes, which sets out the objectives, policies, and assessment matters for Outstanding Natural Landscapes and Priority Areas, including the requirement that subdivision and development be located, designed, and managed to protect landscape character, visual amenity, and identified values; and

Chapter 21 Rural Zone, which provides more detailed direction for managing landscape effects associated with subdivision, rural living, earthworks, and built development within sensitive rural environments.

3.17. Chapter 25 Earthworks, which applies to earthworks associated with the subdivision. While the volume, cut and fill limits do not apply to subdivision earthworks under Chapter 27, all other provisions apply, including those relating to landscape and visual amenity values, the sympathetic design of earthworks in relation to natural topography, and the avoidance or mitigation of adverse visual effects on visually prominent slopes and landforms.

3.18. The Mount Alpha Priority Area Schedule of Landscape Values and the associated Priority Area preamble identify the specific physical, associative, and perceptual attributes that contribute to the area's Outstanding Natural Landscape status. These provisions also describe the landscape capacity of the area for different forms of development, including rural living and subdivision. Accordingly, this assessment has had regard to the Priority Area framework, including the strong directive intent to protect and maintain identified landscape values, while recognising that very limited and carefully designed rural subdivision may be appropriate where it is contained by landform and vegetation, responds to landscape character, and is assessed against the landscape character, visual amenity, and landscape capacity provisions of the Plan.

9

4. DESCRIPTION OF THE LANDSCAPE

4.1. The Upper Clutha Basin is a broad glaciated landscape defined by an interrelated system of large alpine lakes, braided river corridors, and encircling mountain ranges. Lake Wānaka and Lake Hāwea form dominant focal points within the basin, their elongated forms occupying over-deepened glacial troughs that are framed by steep mountain backdrops. These lakes, together with the Cardrona, Hāwea and Clutha / Mata-Au river systems, establish a landscape of strong legibility, where glacial, fluvial, and tectonic processes remain clearly expressed at a regional scale.

- 4.2. Surrounding the basin, mountain ranges including the Pisa Range, the Criffel Range, the Harris Mountains, and the Mount Alpha–Roys Peak range create a strong sense of enclosure and contrast. These ranges rise abruptly from the valley floors and lake margins, reinforcing the dramatic scale of the landscape and contributing to the basin’s Outstanding Natural Landscape values. The interplay between expansive open flats, reflective lake surfaces, and steep, rugged mountain slopes is a defining characteristic of the Upper Clutha Basin.
- 4.3. Within this wider setting, the settlement of Wānaka has developed as a compact urban area positioned at the southern end of Lake Wānaka. The town centre and adjoining residential areas exhibit a relatively dense urban form, with closely spaced dwellings, commercial development, and supporting infrastructure concentrated on the lakefront flats and lower terraces. This urban character is readily legible and visually distinct from the surrounding rural, rural living and open landscapes.
- 4.4. Moving outward from the urban core and beyond the Urban Growth Boundary, Wānaka’s built form gives way to lower density residential areas and rural living development and more open rural areas. This transition occurs across the flats, lower slopes, and terraces that extend west, south and east of the township, where dwellings are more widely spaced and increasingly influenced by landform, vegetation, and rural land use patterns. Built development in these areas is typically set within larger allotments and is visually moderated by distance, landform containment, and planting.
- 4.5. Rural living and productive rural landscapes are more prominent across the wider basin. Housing is dispersed across hill slopes, terraces, and fans, often associated with pastoral farming, shelter planting, and access tracks. In these locations, development is generally subordinate to the underlying landform and contributes to a landscape character that is neither fully rural nor entirely natural but instead reflects a managed rural living environment.
- 4.6. The site is located close to the southern edge of the Wānaka area, near the point where more rural living and managed landscapes transition into the more open and expansive rural environment of the Cardrona Valley and Criffel and Mt Alpha hillslopes. This location places the site near an area of change, where rural living influence diminishes and the landscape begins to be shaped more strongly by valley landforms, rural land use, and the enclosing mountain slopes.

- 4.7. The Cardrona Valley extends south from Wānaka as a broad glacial trough bounded by the Mount Alpha range to the west and the Pisa Range to the east. The valley floor is characterised by open pastoral flats, braided river corridors, and a strong sense of linearity created by the Cardrona River and Cardrona Valley Road. These elements provide a clear visual and spatial structure to the landscape and emphasise the valley's role as a movement corridor between the Upper Clutha Basin and the Queenstown basin beyond.
- 4.8. The Cardrona River (Ōrau) is a defining landscape feature within the landscape, both physically and culturally. Its braided channel, associated terraces, and riparian margins reinforce the legibility of fluvial processes and contribute to the openness and coherence of the valley floor. The river also carries strong mana whenua associations and forms part of a wider network of culturally significant waterways within the region. The site has a close visual and contextual relationship with the Cardrona River corridor, which lies downslope within the wider valley. While the river itself is not directly visible from all parts of the site, its presence is expressed and experienced through the openness of the landscape and the orientation of landforms which are largely shaped by hydrological processes.
- 4.9. The transitional character between South Wānaka, the Cardrona Valley and the Mount Alpha and Criffel Range is a defining attribute of the local area. This area represents a meeting point between rural living development, productive farmland, and the natural character of the lower slopes of the Mount Alpha and Cardrona River range. The site's landscape character is therefore influenced by multiple adjacent landscape systems rather than being attributable to a single homogeneous character area.
- 4.10. Immediately adjacent to the site is the Hillend development, a large-scale rural subdivision that has been subject to a series of resource consents over an extended period. This development has resulted in the creation of multiple rural lifestyle lots with approved residential building platforms, access routes, and an overarching landscape management framework. The Hillend development occupies landform positions that are comparable to the site, including lower hill slopes and terraces which are within the Mount Alpha Priority Area and transition toward the Cardrona Valley and South Wānaka floor. Built development within Hillend is generally dispersed, set back from prominent ridgelines, and informed by landform containment and landscape mitigation measures, contributing to a pattern of rural living that is already established within this part of the Outstanding Natural Landscape.

- 4.11. To the east of the site, along Mount Barker Road, a further extensive area of rural living development is present at a broadly similar elevation, being at or below the 460 contour. This area comprises a series of large allotments with established dwellings, access tracks, shelter planting, and productive land uses, spread across rolling slopes and terraces above the valley floor. Development in this area reinforces the presence of rural residential activity within the mid-slope landscape, contributing to a wider pattern of dispersed habitation that sits between the more concentrated urban form of Wānaka and the open pastoral character of the Cardrona Valley. Collectively, these developments form part of the settled landscape context within which the site is experienced and understood.
- 4.12. Wānaka is bounded by Outstanding Natural Landscapes on multiple sides, including the Mount Alpha–Roys Peak range to the west and south, the Criffel and Pisa Range to the south and east, and the lake and mountain systems to the north. These features form a strong and visually dominant setting to the town and establish clear limits to urban expansion within the basin.
- 4.13. The Queenstown Lakes District Plan recognises this setting through the identification of Priority Areas within the Outstanding Natural Landscape framework. The site is located within the Mount Alpha Priority Area, which encompasses the eastern and southern slopes of the Mount Alpha range and adjacent landforms that contribute to the Outstanding Natural Landscape’s character and values.
- 4.14. The Mount Alpha Priority Area is defined by its highly legible mountain landforms, glacially modified slopes, alluvial fans, and lower terraces that transition toward the Cardrona Valley. It contains a mosaic of alpine and subalpine environments, regenerating indigenous vegetation, pastoral land, and areas of historic and contemporary rural use. These elements collectively contribute to high physical, perceptual, and associative values.
- 4.15. Importantly, the Priority Area includes not only steep mountain slopes but also lower elevation landforms that function as transitional landscapes between the mountains, valley floors, and settled areas. The site sits within this transitional context, influenced by the Mount Alpha hill slopes to the west, the Cardrona Valley to the south, and the southern edge of Wānaka to the north and the Criffel Range to the east.

- 4.16. As such, while the site is located within the Mount Alpha Priority Area, it is best understood as forming part of a broader landscape rather than as an isolated component of the mountain environment. Its character reflects the convergence of mountain, valley, and settlement influences, and this transitional quality is fundamental to understanding both its existing landscape character and its sensitivity to change.
- 4.17. The subject land is legally described as Lot 1 Deposited Plan 533538, held in Record of Title 876977, and has an area of approximately 26.9 hectares. The site is located on the western side of Cardrona Valley Road at the southern edge of Wānaka, near the mouth of the Cardrona Valley. Its size, configuration, and elevation place it within the pattern of larger rural and rural living properties that characterise this transitional area between the urban edge of Wānaka and the more open rural landscapes of the Cardrona Valley.
- 4.18. The site occupies rolling lower hill country with a generally north to north-east facing aspect. The landform comprises a sequence of broad terraces separated by gentler risers, reflecting glaciofluvial deposition and subsequent pastoral modification rather than steep hill slopes or ridgelines. These stepped landforms remain clearly legible across the site and contribute to a contained and coherent landscape form, rather than a single continuous slope.
- 4.19. Historically, the site was extensively planted in conifer plantation forestry. This vegetation introduced a dense, dark-toned and regular pattern that contrasted with the more open pastoral and tussock-dominated landscapes of the surrounding valley and lower mountain slopes. The plantation structure partially obscured the underlying terraces and softened the visual expression of the landform when viewed from the wider valley floor.
- 4.20. In recent years, the conifer plantation has been removed and much of the site has been cleared of trees and stumps. This clearance has re-exposed the underlying landform, resulting in a more open and visually exposed character. The stepped terraces, risers, and subtle changes in slope are now more readily apparent, particularly in oblique views from the valley floor and from Cardrona Valley Road. The removal of forestry has increased its visibility within the local landscape.
- 4.21. An approved residential building platform is established on the site, together with associated earthworks, access, and structural landscape mitigation authorised through earlier subdivision consent RM150552. A relocated dwelling has been approved within the building platform under

resource consent RM191076, subject to a comprehensive suite of design, colour, height, lighting, and landscaping controls intended to manage landscape and visual effects. These controls include limitations on building height and reflectivity, restrictions on domestic curtilage and lighting, and requirements for earth mounding and landscape planting.

- 4.22. An established access track traverses the site and provides access from Cardrona Valley Road to the approved building platform. The track follows the natural contour of the land and is formed through a series of cut-and-fill benches that align with the existing terraces. An easement crosses the access track, reinforcing the established pattern of movement and access across the site and reflecting its long-standing use for rural access purposes.
- 4.23. More recently, a shed and associated water storage tanks located outside the building platform were approved under resource consent RM240970, together with a variation to the registered consent notice. These structures are sited in close association with the approved residential area and are subject to controls intended to ensure they remain visually subordinate and integrated with the surrounding landform and landscape mitigation measures.
- 4.24. Current vegetation cover across the site is sparse and transitional in nature. Regenerating pasture dominates the cleared areas, interspersed with low shrubland and scattered remnant shelter planting. Localised patches of wilding conifer and other exotic species persist in more sheltered locations on the east facing slopes and terraces, contributing subtle variation in colour and texture but not forming a dominant vegetative structure of the overall site. The prevailing vegetation palette is characterised by muted greens and brown tones typical of pastoral grassland and regenerating groundcover, with seasonal variation evident across the terraces and risers. This subdued colouration allows the landform to remain the primary visual element of the site, particularly when viewed from the valley floor and surrounding slopes.
- 4.25. The site does not contain prominent natural features. Instead, its landscape character is defined by the clarity of its landform structure, the openness resulting from recent vegetation clearance, and its position within a broader transitional landscape between the Cardrona Valley floor, adjoining rural living areas, and the lower slopes of Mount Alpha.
- 4.26. In landscape terms, the site derives its values primarily from its relationship to the surrounding landscape rather than from intrinsic site-specific features. Its importance lies in the legibility of the lower hill landforms, its visual and spatial connection to the valley floor and the

Cardrona River corridor, and its role as part of the broader transition between urban Wānaka, rural living landscapes, and the mountain environment and Cardrona Valley beyond.

5. DESCRIPTION OF THE PROPOSAL

- 5.1. The full details of the proposal are contained within the Assessment of Environmental Effects and the associated application documentation. In summary, the proposal seeks consent to subdivide the subject land to create a seven-lot rural subdivision. The subdivision framework is informed by the existing landform, approved access arrangements, and an integrated landscape strategy developed through an iterative design process to manage landscape and visual effects across the site.
- 5.2. The subdivision will result in the creation of six new residential lots in addition to the balance lot. Each lot will be provided with a defined building platform, a residential curtilage area, vehicle access, and associated landscape treatment areas, all of which is shown on the proposed Masterplan and Structural Landscape Plan.
- 5.3. Lot 1 will be the largest allotment and will function as the parent lot. It will encompass the lower eastern portion of the site adjacent to Cardrona Valley Road and will include extensive areas identified as Landscape Management Area. Lot 1 will contain the existing approved residential building platform and most of the associated structural landscaping established under RM150552, with the dwelling authorised under RM191076. The proposal will not create any additional building platforms on this lot. Instead, Lot 1 will provide the primary buffer between the new upper-slope lots and the Cardrona Valley Road while accommodating the existing consented development.
- 5.4. Lots 2 and 3 will be located toward the southern portion of the site. These lots will be approximately 1.02 hectares and 1.01 hectare in area respectively and will each contain a reduced-size building platform of 500m². Lot 2 will also contain the shed and water tanks authorised under RM240970. The building platforms will be positioned within localised landform recesses and will be accompanied by defined residential curtilage areas.
- 5.5. Lots 4 and 5 will occupy mid-slope positions toward the central portion of the site. These lots will be larger in area, at approximately 3.01 hectares and 2.01 hectares respectively. Each will contain a building platform of 1,000 m², located to align with existing terraces and to maintain separation from ridgelines and other more visually prominent slopes.

- 5.6. Lot 6 will be located toward the eastern portion of the site and will have an area of approximately 2.41 hectares. The building platform on this lot will be 1,000 m² in area and will be positioned to respond to the local landform while maintaining separation from adjoining lots and the eastern site boundary.
- 5.7. Lot 7 will be situated toward the north-eastern portion of the site above Cardrona Valley Road and will have an area of approximately 2.45 hectares. The building platform on this lot located to work with the natural contour of the land, will be 1,000 m² in area. A combination of the existing landform, proposed planting and a maximum building height of no more than 4.5 metres above existing ground level will assist in moderating views of future built development from the south Wānaka and the Cardrona Valley Road (**Figure 1**).
- 5.8. All building platforms across the subdivision will be subject to height controls that will limit building height to no more than 5.5 metres above existing ground level. In the case of Lot 7, this limit is further reduced to 4.5 metres above existing ground level, reflecting the specific outcomes of the three-dimensional modelling exercise undertaken for this building platform.
- 5.9. Each residential lot will include a defined residential curtilage area surrounding the building platform. These curtilage areas will establish the spatial extent of domestic activity and will be intended to contain built form, outdoor living spaces, and associated residential infrastructure within a clearly defined envelope.
- 5.10. Access to all lots will be provided via the existing and upgraded access track that will traverse the site from Cardrona Valley Road. This access will follow the natural contours of the land and will connect each building platform through a series of branching driveways designed to minimise additional earthworks.
- 5.11. The proposed subdivision will require earthworks associated primarily with the upgrading of the existing access track and the formation of building platforms across the site. The earthworks have been designed to follow the natural contours of the land, with cut and fill balanced on site and excess material re-spread across the lots and incorporated into the landscaping framework.
- 5.12. Any construction-phase visual modification will be temporary. Exposed earthworks will be progressively reinstated through topsoil re-spread and the establishment of the proposed planting framework, ensuring that earthworks-related effects on landscape character and visual

amenity will be low and will not result in permanent modification to the landform structure or the visual character of the site.

- 5.13. The landscape strategy for the subdivision is set out in the Structural Landscape Plan and will be supported by recommendations at the end of this report. The strategy comprises four principal planting and management components: approved planting associated with earlier consents, proposed screen planting, proposed context planting, and areas identified as Landscape Management Area.
- 5.14. Approved planting previously consented under RM150552 will be retained and is shown on the Structural Landscape Plan for completeness. This planting will form part of the established landscape framework and will remain subject to the requirements of that consent.
- 5.15. Proposed screen planting will be concentrated primarily around Lots 4, 5, and 7. This planting has been designed to provide visual screening between the building platforms on these lots and public viewpoints from the north and east. The screen planting will comprise medium to high stature indigenous species planted at relatively close spacing to achieve an effective vegetated screen. This planting will be subject to performance standards relating to density and height, as set out in the recommendations of this report.
- 5.16. The proposed screen planting will cover an area of approximately 0.44 hectares and will comprise approximately 3,055 plants at 1.2 metre spacing. The planting layout will include deliberate gaps to maintain framed views through the site while still achieving overall visual containment of built development. The establishment of screen planting on Lots 4, 5, and 7 will be subject to a performance-based condition requiring that the planting be established and reach a specified minimum height and density prior to the construction of any residential buildings on those lots.
- 5.17. Proposed context planting will extend across a much wider area of the site and is intended to provide broader landscape integration and positive biodiversity and natural character outcomes rather than direct visual screening. This planting will respond to the scale of the site and the Outstanding Natural Landscape context, reinforcing natural character, indigenous biodiversity values and landform patterns while reducing the visual contrast between developed and undeveloped areas. The context planting will cover an area of approximately 4.90 hectares and will comprise approximately 12,250 indigenous plants at a spacing of 2 metres. Planting will

be implemented progressively over time, with priority given to areas closest to residential curtilage areas and building platforms as set out in the recommendations of this report.

- 5.18. In addition to the planting areas, substantial portions of the site's eastern slopes will be identified as Landscape Management Area. These areas will be intended to support passive regeneration of indigenous vegetation rather than active planting, while maintaining the open and legible character of the landform. The Landscape Management Area will be subject to future management through a Landscape Management Plan. This plan will address matters including the protection of existing indigenous vegetation, the control of wilding trees and pest species, and the long-term enhancement of biodiversity values as set out in the recommendations of this report.
- 5.19. Outside of the defined building platforms, curtilage areas, access routes, planting areas, and Landscape Management Area, the balance of the site will be able to remain in open grassland or be managed at the discretion of individual landowners, subject to the overarching subdivision framework.
- 5.20. Collectively, the subdivision layout, access structure, building platforms, planting framework, and management areas will establish a coordinated development pattern across the site. These elements will define the spatial extent and form of future development while providing a clear landscape structure within which individual lots will be developed over time.

18

6. LANDSCAPE ASSESSMENT

- 6.1. The below assessment will consider separately landscape character effects, visual effects, and cumulative effects arising from the proposed subdivision and associated development framework. This approach will enable a clear distinction to be drawn between changes to the physical, perceptual, and associative attributes of the landscape, changes to views and visual amenity as experienced from publicly accessible and private viewpoints, and the combined effect of the proposal when considered alongside existing and reasonably foreseeable development within the surrounding landscape.
- 6.2. Following this structure, the assessment will be undertaken in a manner consistent with the assessment framework set out in the Queenstown Lakes District Plan for evaluating landscape

and visual effects within Outstanding Natural Landscapes and Priority Areas. The assessment will also align with Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines and will apply a systematic and transparent approach to evaluating effects in relation to identified landscape values, landscape character, visual amenity, and the relevant landscape management intent for the Mount Alpha Priority Area.

Visual Effects

- 6.3. The proposed subdivision and associated residential development will result in changes to views from a range of surrounding public and private locations. Visual effects will vary according to distance, elevation, viewing angle, and the presence of intervening landform and vegetation. The assessment focuses on long-term visual effects, recognising that the proposed planting framework and landscape management measures will progressively influence how the site is perceived over time.
- 6.4. The site is most visible from users of Cardrona Valley Road, Riverbank Road, the Cardrona River corridor, and from a limited number of private properties located on land to the north of the site. These locations and representative images are shown in **Attachment C** and represent the primary viewer groups likely to experience views toward the site and form the basis of the visual assessment.
- 6.5. Viewpoints 1 to 4, located along Cardrona Valley Road, will represent the closest public views of the site. These viewpoints will be at distances generally ranging from approximately 120 metres to 1.2 kilometres. From these locations, views toward the site will be experienced at an oblique angle and will be transient in nature, primarily by passing motorists heading in a southern direction. Intervening roadside vegetation, proposed screen planting, and variations in road alignment will filter or screen views, particularly toward the lower slopes of the site.
- 6.6. In its existing condition, the site is perceived from these viewpoints as an open area of dryland pasture with limited natural character and visual amenity. Over time, the proposed context planting, screen planting, and Landscape Management Areas will progressively transform these views by introducing naturalistic indigenous vegetation patterns that respond to landform and reinforce the natural character values identified in the Mount Alpha Priority Area. This vegetated framework will enhance visual amenity by increasing texture, depth, and coherence across the lower slopes, allowing development to sit comfortably within an increasingly natural

landscape setting. Development on Lots 1, 2, and 3 will not be visible from these viewpoints due to landform containment. Development on Lots 4, 5, ,6 and 7 will be effectively screened by landform and screen planting such that they will be reasonably difficult to see, from these short range Cardrona Valley Road view. Over time, context planting across the site will further soften and integrate the development, resulting in low–moderate to low long-term visual effects.

- 6.7. Viewpoints 5, 7, 8, 11, and 12, located along Riverbank Road provide framed open views toward the site across the road corridor. These viewpoints will be located at distances of approximately 1.2 kilometres to 3 kilometres and will experience views directed up the length of the valley, with fewer existing offsite screening. From these locations, the site is read as part of the enclosing valley slopes rather than as a discrete or isolated landform and effects will be less than those described above for short range views.
- 6.8. From Riverbank Road, development on Lots 1, 2, and 3 will not be visible due to landform containment and the location of those building platforms. Targeted screen planting on Lots 4, 5, and 7 will be subject to performance standards requiring the planting to achieve specified height and density prior to the construction of any residential buildings. With this planting established, residential activity and built form will be effectively screened and visually absorbed within an increasingly vegetated slope. Over time, context planting across the site will further soften and integrate the development, resulting in low–moderate to low long-term visual effects from Riverbank Road.
- 6.9. Viewpoint 10, located along Orchard Road, is approximately 3 kilometres from the site. From this location, views toward the site will be broad and panoramic, with the site forming a small component of the wider valley backdrop. The proposed development will not be readily distinguishable and will be read within the context of the broader hillside. As planting establishes and the site transitions to a more vegetated character, built development will become increasingly difficult to discern, and long-term visual effects from this viewpoint will be low.
- 6.10. Viewpoints 6 and 9, located along Cardrona Valley Road but at slightly different alignments and distances. Distances will range from approximately 2.5 to 1.8 kilometres with intermittent screening provided by offsite roadside vegetation. From these viewpoints, the site will be seen as part of the lower valley slopes. Development on Lots 1, 2, and 3 will not be visible due to

intervening landform. From these same viewpoints, development on Lots 4, 5, and 7 will be visible only at long range and will be read as a small component of the broader lower valley slopes rather than as discrete or prominent elements. The building platforms on these lots will be set back from skyline positions and located within screening vegetation, ensuring that built form will remain visually subordinate to the surrounding slopes. The targeted screen planting on these lots will be required to meet performance standards for height and density, providing effective screening of residential activity and built development when viewed from Cardrona Valley Road. This planting will work in combination with broader context planting and landscape management areas to progressively transform the site from an open pastoral slope into a more vegetated hillside characterised by indigenous patterns and textures. Over time, buildings on Lots 4, 5, and 7 will become increasingly integrated within this vegetated framework and will be reasonably difficult to discern against the wider landscape backdrop. As a result, long-term visual effects from Viewpoints 6 and 9 will be low–moderate to low and will not materially alter visual amenity or the appreciation of the landscape.

6.11. Viewpoint 13, located near the Cardrona River corridor, will experience views toward the site from an open, flat valley setting at distances generally exceeding 2.9 kilometres. From this location, the site will be read as part of the enclosing valley landform rather than as a focal element. Over time, the visual character of the site will change from an open, degraded pastoral slope to a vegetated hillside incorporating indigenous planting and regenerating vegetation. Built development will be set within this vegetated framework and will be visually subordinate to the landform and vegetation patterns. Long-term visual effects from this location will be low.

21

6.12. From private properties located to the north of the site, including rural living properties and parts of the Hillend development, views toward the site will occur at varying distances. From these locations, development on Lot 3 may be visible in part; however, the visual effects will be consistent with, and no greater than, those already accepted through the existing Hillend consent framework. Development on Lot 6 will be visible from the immediately adjoining property to the west, where views will be short-range and private in nature. In this context, visual effects will be low–moderate.

6.13. Particular attention has been given to Lot 7, which will be subject to a more restricted height control than the other proposed building platforms. The location, configuration, and associated screen planting of this platform will ensure that future development remains visually

subordinate to the surrounding landform and does not appear as a prominent or skyline feature within the landscape.

- 6.14. Development on Lot 6 will be well contained by the surrounding landform and its position on the northern portion of the site. The building platform will be located within a gentle landform recess and will be separated from public viewpoints by intervening slope and vegetation. As a result, future development on this lot will not be visible from Cardrona Valley Road, Riverbank Road, or the Cardrona River corridor. Visibility will be limited to the immediately adjoining private property to the north, where views will be short-range and experienced within a rural living context. In this setting, built development will be read as consistent with the surrounding pattern of rural residential development and will not be visually dominant. Visual effects associated with development on Lot 6 will therefore be low.
- 6.15. Overall, the proposal will result in a long-term transformation of the site from an open area of dryland pasture with limited natural character to a vegetated hillside that reflects more natural patterns and processes consistent with the Mount Alpha Priority Area. The combination of landform-sensitive placement, performance-based screen planting, extensive context planting, and ongoing landscape management will allow future residential development to be well integrated within this evolving landscape. Over time, built form will be reasonably difficult to see and will be experienced as part of a coherent, vegetated slope rather than as visually prominent development. Long-term visual effects across all assessed viewpoints will be low–moderate to low and will not result in a significant degradation of visual amenity or landscape appreciation.

22

Landscape Effects

- 6.16. Landscape effects are assessed in accordance with Te Tangi a te Manu, which recognises landscape as an integrated relationship between physical form, perceptual experience, and associative meaning. This approach emphasises that landscapes are not experienced as discrete or fixed units, but as continuous and evolving environments shaped by landform, land use, vegetation, and human occupation over time. As a result, changes to landscape character are not always defined by clear boundaries, but instead occur gradually across space, often within transitional areas where multiple landscape influences overlap as shown in **Attachment A and B**.

- 6.17. Within this framework, understanding how a landscape is perceived and experienced is central to assessing effects. Landscape character is influenced not only by the presence of built development, but by its spatial patterning, scale, density, and relationship to landform and vegetation. In transitional landscapes such as the lower slopes between Wānaka and the Cardrona Valley, character is often defined by a mosaic of land uses and development forms rather than a single, uniform pattern. Accordingly, landscape effects must be considered in relation to the broader context of existing and consented development rather than in isolation.
- 6.18. An important component of this assessment is therefore the spatial patterning and density of development proposed across the site. The proposal will create a series of rural lifestyle lots ranging in size from approximately 1 hectare to 14.97 hectares, with Lots 4 to 7 ranging between approximately 2.01 hectares and 3.01 hectares. This pattern results in a dispersed arrangement of development across the site, with substantial areas remaining undeveloped or managed for landscape and ecological purposes.
- 6.19. The scale and density of the proposed subdivision is consistent with existing and consented rural living patterns within the surrounding landscape, as illustrated in **Attachment B**. Development across this part of the Upper Clutha Basin is characterised by dispersed dwellings set within large allotments on lower hill slopes and terraces, forming a transitional landscape between the urban edge of Wānaka and the more open rural character of the Cardrona Valley.
- 6.20. The approved Hillend development to the north and west provides a direct local comparator. That development establishes a similar spatial structure, with lots distributed across terraces and dwellings experienced as individual elements within a broader rural framework rather than as a continuous or urbanised form. Built development within Hillend is read as part of an established rural living pattern that already occupies comparable landform positions and elevations to those proposed.
- 6.21. A further relevant comparator is the established rural living development along Mount Barker Road on the slopes of the Criffel Range, approximately 1.7 kilometres from the site. In this area, residential development extends across open and highly visible hill slopes at a similar density and elevation, reaching at or above approximately 460 metres above sea level. From the valley floor and public road corridors, this development is readily apparent, with individual

dwelling clearly visible against the hillside and experienced as dispersed built elements within an expansive rural and mountain backdrop (**Figure 2**).

- 6.22. While the Mount Barker Road development is comparable in terms of lot size, elevation, and overall density, it occurs within a Rural Living Zone at the base of an Outstanding Natural Landscape and is not supported by a comprehensive or consistent landscape integration framework. Vegetation patterns are variable, screening is limited, and built form often remains visually prominent on open slopes. As a result, development in this area is legible in views and relies largely on spacing and landform alone to manage effects, with limited enhancement of natural character values.



Figure 2: Image of the Mount Barker Road Rural Living development from Riverbank Road.

- 6.23. By contrast, the proposed subdivision has been deliberately structured to respond to its location within an Outstanding Natural Landscape and the Mount Alpha Priority Area. Building platforms are sited within landform recesses, ridgelines and skyline positions are avoided, and development is supported by a coordinated framework of performance-based screen planting, extensive context planting, and landscape management areas. This approach is intended to

ensure that built development is progressively absorbed within an evolving vegetated framework, strengthening natural character and maintaining landscape coherence rather than simply accommodating visibility.

6.24. The subject site occupies a comparable elevation band and is experienced within the same wider Upper Clutha and Cardrona Valley context as these existing developments. When considered alongside Hillend and the Mount Barker Road slopes, the proposal is reinforced as part of an established and legible pattern of rural living development within a transitional landscape, rather than an isolated or anomalous incursion into undeveloped hill country. Through its stronger emphasis on landform responsiveness, vegetation integration, and long-term landscape management, the proposal represents a more refined and landscape-led response to accommodating rural living within an Outstanding Natural Landscape.

6.25. An important starting point for understanding landscape effects is the site's recent landscape history. The site was formerly clad almost entirely in wilding and plantation conifer species, which created a dense, dark, and visually dominant vegetation cover that obscured underlying landform and introduced a strong geometric pattern inconsistent with the surrounding hill slopes and valley context. These trees have since been removed, resulting in a more open pastoral landscape that, while revealing landform, currently exhibits limited natural character and visual coherence.

6.26. The proposal will respond to the landscape context by establishing a rural living subdivision that is organised around the site's existing landform framework. The layout of lots, building platforms, and access routes will be arranged to sit within terraces and landform recesses, avoiding ridgelines and skyline positions and maintaining the legibility of the underlying slope structure. Landscape Management Areas and planting zones will be used to reinforce this structure, ensuring that development remains visually subordinate to landform and integrated into the broader Outstanding Natural Landscape setting.

6.27. Indigenous vegetation will play a central role in shaping how this structure is perceived and experienced over time. Proposed context planting and targeted screen planting will reintroduce naturalistic vegetation patterns that are consistent with the natural and visual characteristics of the surrounding landscape. As this planting establishes, the site will progressively change from an open, visually exposed pastoral slope to a more vegetated hillside that reflects natural

patterns and processes. Built development will be set within this evolving vegetated framework, resulting in an enhancement of natural character values rather than an erosion of landscape integrity.

- 6.28. This transition will result in a perceptual shift in how the site is experienced. While the existing cleared condition emphasises openness and exposure, the proposed landscape framework will introduce enclosure, depth, and texture, strengthening the sense of naturalness and reducing the prominence of built form. Visual effects associated with buildings and access will be mitigated by vegetation rather than relying solely on distance or landform, contributing to a more cohesive and legible landscape character.
- 6.29. The proposal will also mitigate the influence of existing infrastructure within the landscape, including the presence of the sites existing access. As planting establishes, views of the access from within and across the site will become increasingly filtered, reducing its existing visual influence and contributing to a more natural perceptual experience when viewed from the valley floor.
- 6.30. In terms of associative values, the Mount Alpha and Cardrona Valley landscape is recognised as having strong cultural associations, including those relating to mana whenua, travel routes, and the interconnected relationship between land and water. The proposal does not introduce development into previously undeveloped or isolated landform units, nor does it disrupt the broader legibility of the valley or mountain systems. By reinforcing indigenous vegetation and restoring natural patterns, the proposal supports the ongoing expression of these associative values rather than diminishing them.
- 6.31. The physical landscape values of the site are primarily derived from its landform structure and its relationship to the wider the Cardrona River, the Mount Alpha slopes Cardrona Valley and South Wānaka. The proposal retains this structure, with earthworks limited to building platforms and access routes that follow existing terraces. The proposal involves localised and controlled landform modification associated with building platforms and access.
- 6.32. Vegetation changes associated with the proposal will result in a net enhancement of physical landscape values. The replacement of exotic and wilding conifers with indigenous species will improve natural integrity, visual coherence, and consistency with the surrounding Outstanding Natural Landscape and valley floor. Landscape Management Areas will support passive

regeneration and long-term stewardship of the site, further strengthening physical landscape attributes.

- 6.33. The scale and distribution of development across the site will maintain a clear distinction between developed areas and undeveloped land. Large portions of the site will remain free of built development and will be managed for landscape and ecological purposes, ensuring that built form does not become visually or spatially dominant within the overall site context.
- 6.34. Overall, the proposal will result in a change to the site's landscape character, but that change will be consistent with the transitional nature of the location and will not undermine the integrity of the Outstanding Natural Landscape. The combination of landform-sensitive placement, indigenous planting, and landscape management will ensure that landscape character effects remain low and that the proposal sits comfortably within the landscape's capacity for change.
- 6.35. The following section considers cumulative landscape effects, examining how the proposal will be experienced alongside existing and consented development within the wider Mount Alpha, Cardrona Valley, and South Wānaka landscape context.

27

Cumulative Effects

- 6.36. Cumulative landscape effects will be considered in the context of existing and consented development within the wider South Wānaka, Cardrona Valley, and Mount Alpha hill slope environment. This landscape already exhibits a pattern of dispersed rural living development across terraces and lower hill slopes, including the Hillend development to the north and west and established rural living areas along Mount Barker Road to the east. Within this setting, cumulative change is experienced not as isolated increments, but through the gradual layering of development patterns, vegetation structure, and land management practices over time.
- 6.37. The proposed subdivision will sit comfortably within this existing pattern of development and will not introduce a scale, density, or form of land use that is inconsistent with the surrounding landscape. The size and distribution of lots, the positioning of building platforms within landform recesses, and the avoidance of ridgelines and skyline locations will ensure that development remains visually subordinate to the broader landform. When considered alongside existing and consented development, the proposal will not represent a step change in character,

nor will it erode the legibility or coherence of the Mount Alpha hill slopes, South Wānaka or the Cardrona Valley landscape.

- 6.38. Importantly, the cumulative effect of the proposal will include a substantial enhancement of natural character values relative to the site's former condition. The replacement of extensive wilding and plantation conifer cover with indigenous planting, landscape management areas, and naturalistic vegetation patterns will contribute positively to the wider landscape, reinforcing natural processes and visual coherence across the valley slopes. Rather than contributing to a cumulative erosion of landscape values, the proposal will support an overall improvement in natural character and landscape quality. In this context, the proposal will not cross a threshold of landscape capacity for change, and cumulative landscape effects will be low and, in some respects, positive over the long term.

Statutory Assessment

- 6.39. The proposed subdivision is located within an Outstanding Natural Landscape and within the Mount Alpha Priority Area, as identified in the Queenstown Lakes District Plan. The proposal has therefore been assessed against the Strategic Direction in Chapter 3, the landscape objectives, policies, and assessment matters in Chapter 6 and Chapter 21, and the Rural Zone and Priority Area provisions in Chapter 21. These provisions collectively establish a framework that seeks to protect outstanding landscape values while enabling development that is appropriately located, scaled, and designed.
- 6.40. The Strategic Direction in Chapter 3 emphasises the protection, maintenance, and enhancement of Outstanding Natural Landscapes, while recognising that limited development may occur where it is responsive to landscape character and avoids inappropriate effects. As demonstrated through the landscape and visual assessment sections of this report, the proposal will be structured around existing landform, will avoid prominent ridgelines and skyline locations, and will integrate development within a comprehensive indigenous planting and landscape management framework. The proposal will therefore align with the strategic intent to safeguard landscape values while accommodating rural land use that is compatible with the receiving environment.
- 6.41. Chapter 3 also requires consideration of physical, perceptual, and associative landscape attributes when managing development within Outstanding Natural Landscapes. This

assessment has identified those attributes for the Mount Alpha hill slopes and Cardrona Valley context and has evaluated the proposal accordingly. The proposed subdivision will not disrupt the large-scale landform structure, will improve perceptual qualities through the re-establishment of natural vegetation patterns, and will maintain associative values linked to the broader mountain–valley landscape system.

6.42. Chapter 6 seeks to manage subdivision and development within Outstanding Natural Landscapes by requiring that landscape values be protected and that buildings and associated activities be reasonably difficult to see from beyond the site. As assessed in the visual effects section, development across the site will be visually contained by landform and subject to performance-based screen planting and extensive context planting. Over time, built development will be increasingly absorbed within a vegetated framework such that it will be reasonably difficult to see, and visual effects will remain low–moderate - low from public and private viewpoints.

6.43. Chapter 6 also requires that natural character, openness, and landscape coherence be maintained where these attributes are present. While the site was formerly heavily modified by extensive wilding and plantation conifer cover, the proposal will replace this with indigenous vegetation that reinforces natural patterns and processes. This will result in a net improvement in natural character and landscape coherence relative to the site’s recent condition, while ensuring that openness associated with the broader valley setting and surrounding hill slopes is retained.

6.44. The assessment also recognises the importance of associative values, including cultural associations and the relationship between landform, waterways, and movement corridors within the landscape. The proposal does not introduce development into isolated or previously undeveloped landform units and does not disrupt the legibility of the valley or its connection to the surrounding mountain environment. By restoring indigenous vegetation and managing the site as part of a wider landscape system, the proposal will support, rather than diminish, these associative values.

6.45. Chapter 21 establishes the Rural Zone framework and identifies Priority Areas where landscape sensitivity is particularly high and where a refined landscape management approach is required. The Mount Alpha Priority Area Schedule and preamble describe a landscape with

high physical, perceptual, and associative values, and limited capacity for change unless development is carefully located and designed. The proposal has been assessed against this framework and reflects a cautious and responsive approach to development within a highly sensitive landscape.

- 6.46. The Priority Area framework recognises that limited rural living development may be appropriate where it is consistent with existing patterns of modification, avoids prominent landforms, and is supported by robust landscape mitigation. As outlined in this assessment, the scale and density of the proposed subdivision are consistent with existing and consented rural living development in the surrounding area, including Hillend and the Mount Barker Road slopes. The proposal will therefore sit within an established pattern of land use rather than representing an isolated or anomalous form of development.
- 6.47. Chapter 21 also requires consideration of effects on landscape character, visual amenity, landform modification, and the visibility of development. The proposal involves localised and controlled landform modification associated with building platforms and access, all of which are aligned with existing terraces and designed to avoid altering the overall landform structure. Visual effects have been assessed as low–moderate to low and will reduce over time as planting establishes.
- 6.48. The proposal has also been assessed against Chapter 25 Earthworks. While the volume, cut and fill limits do not apply to subdivision earthworks, all other provisions apply. The earthworks have been designed to be sympathetic to the existing terraced landform and are limited to those areas necessary to form the upgraded access track and building platforms. Construction-phase effects on landscape and visual amenity will be temporary and will be remediated through topsoil reinstatement and the proposed planting framework. The earthworks are considered consistent with the relevant objectives, policies, and assessment matters of Chapter 25.
- 6.49. The Priority Area provisions further emphasise the importance of maintaining landscape coherence and avoiding cumulative erosion of values. As concluded in the cumulative effects assessment, the proposal will not cross a threshold of landscape capacity for change and will contribute positively to the wider landscape through the enhancement of indigenous vegetation and natural character values.

- 6.50. Overall, when assessed against the relevant provisions of Chapters 3, 6, and 21 of the Queenstown Lakes District Plan, the proposal will be consistent with the objectives and policies relating to Outstanding Natural Landscapes and Priority Areas. The subdivision framework, planting strategy, and landscape management measures will ensure that landscape values are protected and enhanced, visual effects are appropriately managed, and the integrity of the Mount Alpha Priority Area is maintained over the long term.

7. CONCLUSION

- 7.1. This assessment has been undertaken to identify and evaluate the potential landscape character, visual, and cumulative effects of the proposed seven-lot rural subdivision at 478 Cardrona Valley Road. It has followed Te Tangi a te Manu and the Queenstown Lakes District Plan framework for Outstanding Natural Landscapes and Priority Areas, drawing on multiple site visits, ground and drone photography, 3d modelling and a detailed review of subdivision, consent, and landscape planning material. The assessment distinguishes between landscape character effects, visual effects, and cumulative effects, and applies a transparent rating scale to inform decision-makers about the nature and scale of anticipated change.
- 7.2. In describing the receiving environment, the assessment has set the site within the broader Upper Clutha Basin, the South Wānaka area, the Mount Alpha and the Cardrona Valley Priority Areas. It has identified the site as part of a transitional landscape between South Wānaka, the Cardrona Valley floor, and the lower slopes of the Mount Alpha and Criffell Range. The site's value has been described as deriving primarily from its relationship to these wider landscape systems, the legibility of its terraced landform, and its role within an established pattern of rural living development that includes Hillend and the Mount Barker Road area. The description also recognises the site's history of wilding and plantation conifers, their subsequent removal, and the current condition of open, degraded pasture with relatively low natural character.
- 7.3. The proposal has been described as a carefully structured rural living subdivision that will create six new residential lots and retain the existing lot containing the approved dwelling and associated structures. Building platforms will be located within existing terraces and landform recesses, subject to strict height limits and curtilage controls, and served by an upgraded access that follows the natural contour of the slope. A comprehensive landscape strategy will provide

performance-based screen planting, extensive context planting, and Landscape Management Areas, together covering more than five hectares of indigenous vegetation and guiding long-term land management across the site.

7.4. The assessment of effects has concluded that, with this framework in place, future development will be visually contained by landform and vegetation, will avoid ridgelines and skylines, and will be reasonably difficult to see from key public viewpoints. Long-term visual effects from Cardrona Valley Road, Riverbank Road, Orchard Road, and the Cardrona River corridor are assessed as low to low–moderate, reducing as planting establishes. Landscape character effects are assessed as low to low–moderate, reflecting a shift from an open, degraded pastoral slope to a more naturalistic vegetated hillside where built form is subordinate to landform and vegetation. Cumulatively, the subdivision will continue an existing pattern of rural living on nearby slopes without increasing density beyond what is already evident and will contribute positively to natural character by replacing exotic conifers and pasture with indigenous planting and managed regeneration.

7.5. Overall, the assessment concludes that the proposed subdivision will sit comfortably within the Outstanding Natural Landscape and Mount Alpha Priority Area context and within the landscape’s capacity for change. The subdivision layout, height and curtilage controls, and landscape management measures will ensure that development remains visually and spatially subordinate to the broader landform, that natural character and coherence are enhanced over time, and that cumulative effects remain low and, in some respects, positive. On this basis, and subject to the recommended conditions regarding building design, height, curtilage, planting, and ongoing landscape management, the proposal will maintain the integrity and key values of the Mount Alpha Outstanding Natural Landscape while enabling a limited and appropriately managed form of rural living development.

32

8. RECOMMENDATIONS

8.1. The following recommendations are intended to ensure that the subdivision and subsequent development proceed in a manner consistent with the landscape and visual assessment, and that the landscape, visual, and natural character outcomes identified in this report are achieved over the long term. These recommendations address subdivision structure, landscape

mitigation, and building design and are intended to be secured through conditions of consent and consent notices where appropriate.

Landscape

- i. A Landscape Management Plan (LMP) shall be prepared by a suitably qualified and experienced person and shall be implemented for all areas identified as Landscape Management Area. The primary objective of the LMP shall be the long-term enhancement of natural character through the passive regeneration of indigenous vegetation, supported by the adjacent context planting areas as a seed source, and the systematic removal and ongoing control of wilding conifers and other woody weed species.
 - identification of existing indigenous vegetation and areas of regeneration to be protected;
 - methods for the staged removal and long-term control of wilding conifers and other woody weeds; measures to prevent re-establishment of exotic woody species;
 - management practices to support natural regeneration without the need for active planting, earthworks, or irrigation; and
 - monitoring and maintenance requirements to ensure the objectives of the Landscape Management Area are achieved over time.

- ii. Screen planting on Lots 4, 5, and 7 shall be subject to the following performance-based condition.
 - Prior to the construction of any residential building within the approved building platform on Lots 4, 5, and 7, the screen planting shown on the approved Structural Landscape Plan shall be established and shall have achieved:
 - an average height of not less than 3.5 metres; and
 - a density of foliage sufficient to achieve a high degree of effective screening of residential buildings and associated domestic activity when viewed from public viewpoints to the north, including Riverbank Road, through all seasons.

Screen planting shall comprise indigenous species only, appropriate to the Mount Alpha and Cardrona Valley context, and shall be planted to a depth and arrangement sufficient to achieve the intended screening outcome, rather than as a single linear shelterbelt.

Two view corridors through the screen planting shall be permitted, generally in the locations shown on the approved Structural Landscape Plan, provided that these corridors do not materially reduce the overall effectiveness of the screening when viewed from public locations.

Prior to the construction of any residential building within the approved building platform on Lots 4, 5, and 7, the screen planting shall be inspected and certified by a suitably qualified and experienced landscape architect. A monitoring report shall be submitted to the Council confirming compliance with this condition. The report shall include:

- confirmation of species composition and planting locations;
- an assessment of planting height and density, including the methodology used to determine compliance; and
- representative photographs of the planting from both on-site and off-site viewpoints for each relevant lot.

Where the required height or density has not been achieved, additional planting, replacement planting, or remedial works shall be undertaken as necessary to achieve compliance prior to the construction of any residential building.

34

- iii. All context planting shown on the approved Structural Landscape Plan, including planting approved under earlier consents, shall be implemented progressively and completed within seven (7) years of the date of consent commencement. The timing and sequencing of context planting shall allow for staged establishment across the site and shall not preclude the construction of residential buildings on Lots 1, 2, 3, and 6 during the planting period.

This condition shall not apply to screen planting subject to separate performance-based standards. Context planting shall be undertaken in a manner that prioritises areas adjacent to building platforms, residential curtilage, and publicly visible slopes, and shall be maintained to ensure successful establishment and long-term contribution to landscape integration and natural character enhancement.

- iv. All planting shall comprise indigenous species appropriate to the Mount Alpha and Cardrona Valley context and shall be arranged in naturalistic groupings that reflect local vegetation and landform patterns and conditions.
- v. All planting shall be maintained in perpetuity, with any dead or failed plants replaced to ensure the intended visual and landscape mitigation outcomes continue to be achieved.

Building

- vi. Building height shall not exceed 5.5 metres above existing ground level on all lots, except for Lot 7 where building height shall not exceed 4.5 metres above existing ground level.
- vii. All buildings shall be designed and located to remain visually subordinate to the surrounding landform and vegetation and shall avoid skyline or ridgeline locations.
- viii. Building form shall be articulated to reduce visual bulk, including the use of broken roof forms, stepped building massing, and variation in façade planes.
- ix. Eaves, overhangs, or recessed windows shall be incorporated into building design, with particular attention to elevations facing public viewpoints, to reduce glare and the visual prominence of glazing.
- x. External building materials and colours shall be recessive and drawn from a palette of natural hues appropriate to the surrounding landscape, with low reflectivity/matte finishes to minimise contrast with the natural environment.
- xi. Domestic landscaping, lighting, outdoor living areas, and ancillary structures shall be confined to the approved residential curtilage areas and shall be designed to avoid visual spill into the wider landscape, particularly during night-time hours.

Prepared by:

Stephen Skelton



Registered Landscape Architect



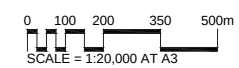
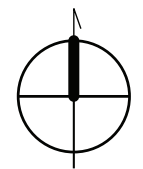
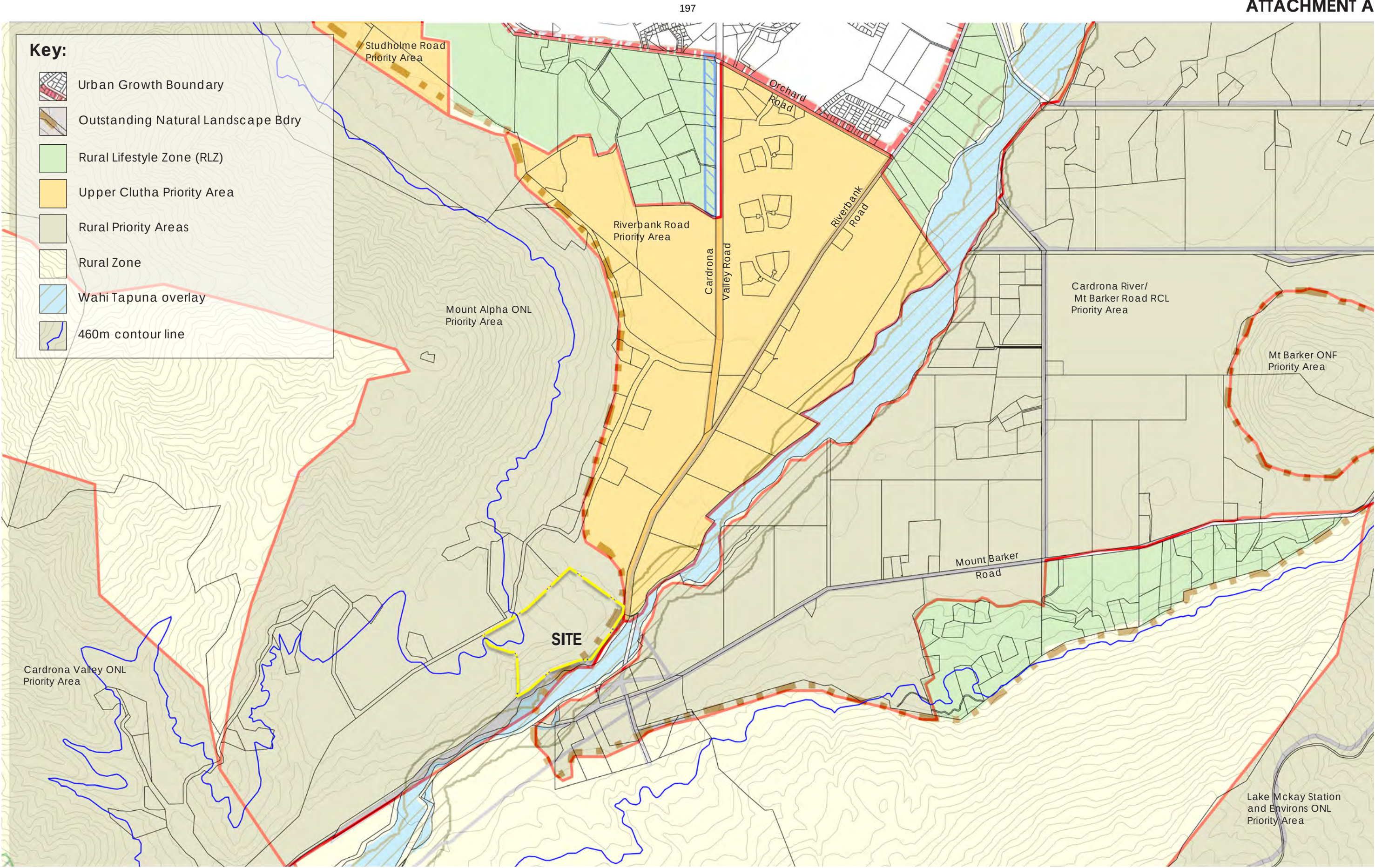
478

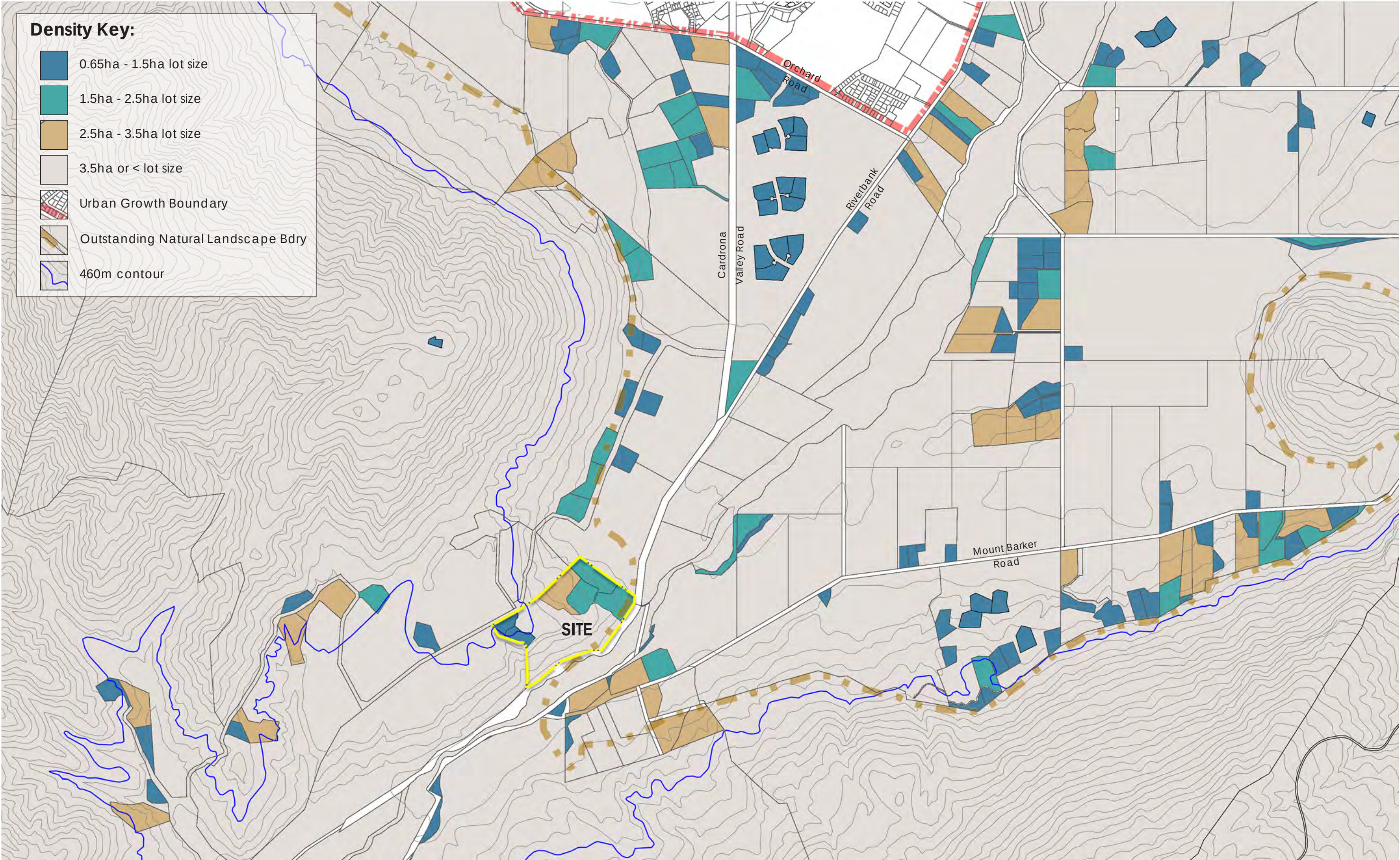
Cardrona Valley Road

Landscape Assessment Graphic Attachments

7 May 2026

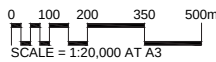
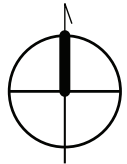




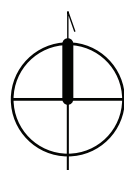
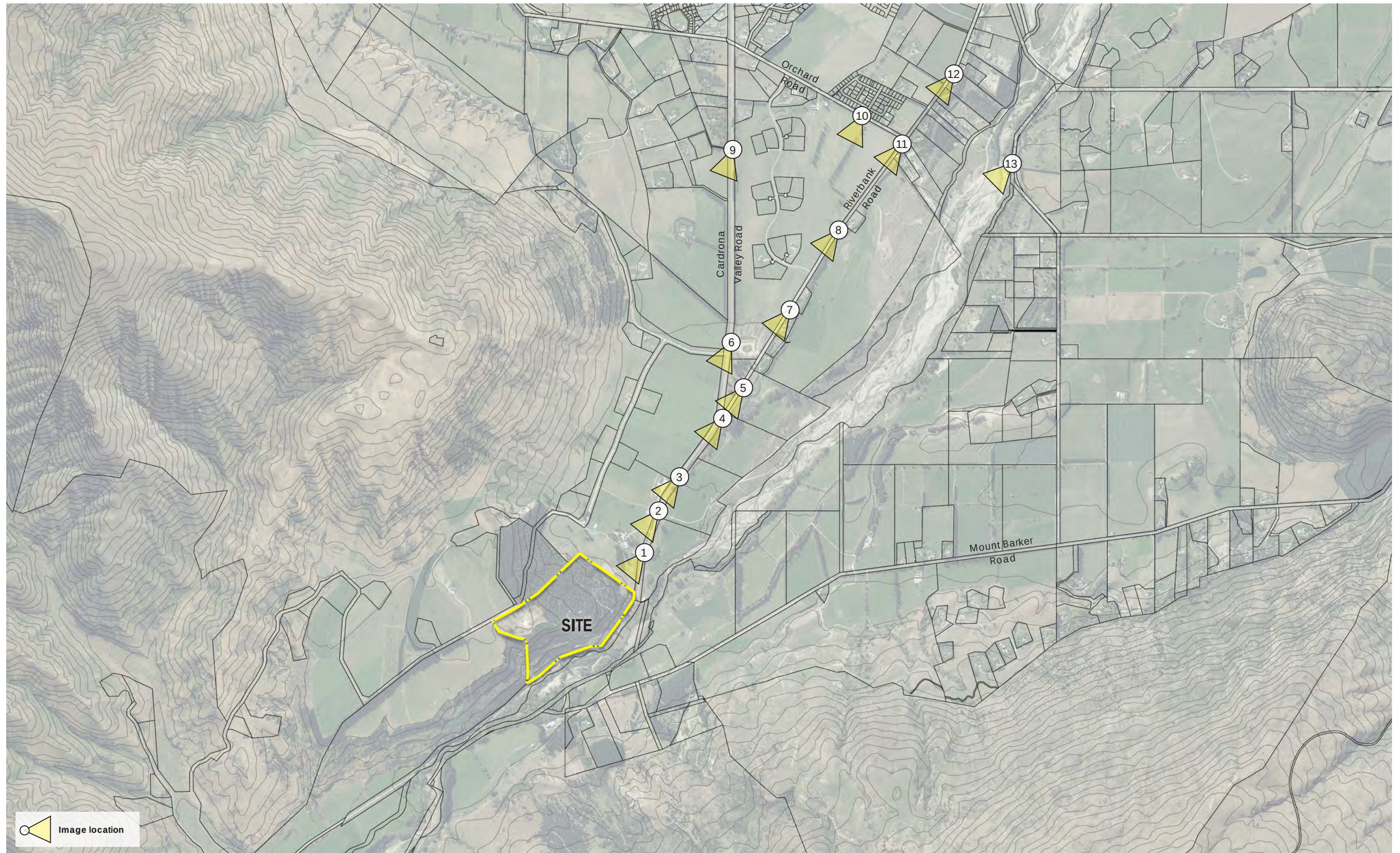


Reference : PA25839 IS02

Scale: 1:20,000 @ A3



478 Cardrona Valley Road
Landscape Patterning
7 May 2026





50mm photo - 21 October 2025 at 1:48 pm



50mm photo - 21 October 2025 at 1:47 pm



50mm photo - 21 October 2025 at 1:46 pm



50mm photo - 21 October 2025 at 1:44 pm



50mm photo - 21 October 2025 at 1:35 pm



50mm photo - 21 October 2025 at 1:42 pm



50mm photo - 21 October 2025 at 1:33 pm



50mm photo - 21 October 2025 at 1:32 pm



50mm photo - 21 October 2025 at 1:40 pm



50mm photo - 21 October 2025 at 1:38 pm



50mm photo - 21 October 2025 at 1:29 pm



50mm photo - 21 October 2025 at 1:28 pm



50mm photo - 21 October 2025 at 1:14 pm