


Appendix C

Site Photographs

125 Hunter Road, Dalefield

wsp		PHOTOGRAPHIC LOG	
Client Name Duncan and Jan Robertson	Site Location 125 Hunter Road, Dalefield		Project No. 6-XZ628.00

Photo No.	Date	
1	31 Aug 2020	
Description View across site showing hillside on northern boundary and water supply pipeline running through centre of the site. Photo taken facing north west.		

Photo No.	Date	
2	31 Aug 2020	
Description Eastern side of site with horse jumps and stockpile of felled trees. (Area of proposed Lots 2& 3). Photo taken facing north east.		


		PHOTOGRAPHIC LOG	
Client Name Duncan and Jan Robertson	Site Location 125 Hunter Road, Dalefield		Project No. 6-XZ628.00



Photo No.	Date	
3	31 Aug 2020	
Description Water supply pipeline on southern side of Speargrass Flat Road. Photo facing south.		

Photo No.	Date	
4	15 June 2020	
Description View from eastern site boundary across proposed Lot 3. Photo taken facing north west.		



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Geotechnical Report for Resource Consent

125 Hunter Road Speargrass Flat,
Queenstown

Report prepared for:

Duncan Robertson and Jan Hunt

Report prepared by:

GeoSolve Limited

Distribution:

Duncan Robertson and Jan Hunt

CFMA

GeoSolve Limited (File)

October 2020

GeoSolve Ref: 200537

Revision	Issue Date	Purpose	Author	Reviewed
1	Oct 2020	Client issue	MBS	PGF



GEOTECHNICAL



**WATER
RESOURCES**



PAVEMENTS



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1 Introduction

1.1 General

This report presents the results of a geotechnical investigation and assessment undertaken by GeoSolve Ltd to determine the subsoil conditions and provide geotechnical inputs for the proposed subdivision of 125 Hunter Road, Speargrass Flat, Queenstown.



Photo 1 – Site photo looking west across the site from Lots 2 and 3.

The investigations were carried out for Duncan Robertson and Jan Hunt in accordance with GeoSolve Ltd proposal dated 21 August 2020, which outlines the scope of work and conditions of engagement.

1.2 Development

Drawings provided indicate it is proposed to subdivide the site into 4 lots. Lots 2, 3 and 4 are proposed residential lots, with remainder, Lot 1, being for farm recreational use. This report address the residential areas of the proposed subdivision, which will be accessed from Spear grass Flat Road. These lots are shown on Figure 1a, Appendix A.

No significant excavations are proposed for the residential lots.

An existing farm building is present in the proposed lot4 location.

2 Site Description

2.1 General

The subject property, legally named as Lot 2 DP 20531 and is located on the northern side of Speargrass Flat Road, approximately 10 km north east of Queenstown centre, as shown on Figure 2.1 below. The site is accessed from Howards Drive.



Figure 2.1 – Site location plan

The property is bounded by Speargrass Flat Road to the South, Hunter Road to the west and rural residential or farmland to the north and east. An existing farm building is present in the proposed lot4 location, elsewhere the area comprises farmland.

2.2 Topography and Surface Drainage

The lots are located at the base of a low-lying valley floor area with low hills to the north and south. No significant surface flow paths (creeks or rivers) are present in the valley floor, however general run off into the area is occurring with overland flow generally being to the south and west towards lower Shotover Road. Ponding water was observed in the fields around the development area during the site works. The lot locations are slightly elevated above areas of ponding.



3 Geotechnical Investigations

An engineering geological site appraisal has been undertaken with confirmatory subsurface investigations. Site investigations were undertaken on the 14 and 15 October 2020, and comprised:

- Six test pits (TP 1-6) which were advanced to a maximum depth of 3.8 m;
- Scala penetrometer tests in each test pit location;
- Two Dynamic Probe (Heavy) tests (DPH 1-2) to a maximum depth of 13 m to assess the relative density of the subsoils and the ground water level.

Test pit, Scala Penetrometer and DPH locations and logs are contained in Appendix A and B respectively.



4 Subsurface Conditions

4.1 Geological Setting

4.1.1 Regional Geology

The site is in the Wakatipu basin, a feature formed predominantly by glacial advances. Published references indicate the last glacial event occurred in the region between 10,000 and 20,000 years ago. Glaciations have left deposits of glacial till and glacial outwash over ice-scoured bedrock. Post glacial times have been dominated by the erosion of the bedrock and glacial sediment, with deposition of alluvial gravel by local watercourses and lacustrine sediment during periods of high lake levels. The site is located on the historic Shotover River Delta.

Active fault traces were not observed at the site or in the immediate vicinity, and the closest major active fault is the Nevis-Cardrona Fault system. However, significant seismic risk exists in this region from potentially strong ground shaking, associated with the rupture of the Alpine Fault, located 80 km northwest of Queenstown along the west coast of the South Island. There is a high probability that an earthquake with an expected magnitude of over M8 will occur along the Alpine Fault in the next 50 years.

4.2 Stratigraphy

The subsurface soils observed during site investigation typically comprised:

- 0.25-0.3 m of Topsoil, overlying;
- 3.5 to 13 m + of Alluvial Deposits, overlying;
- 3 m+ of Glacial soils, DPH2 only.

Topsoil was observed at the surface to depths of between 0.2 and 0.3 m.

Alluvial deposits, comprising SILT and SAND underly the topsoil over much of the site area in the upper 0.5 to 1 m. At greater depths the alluvial deposits comprise sandy GRAVEL and gravelly SAND, which extends to the base of the test pits. In DPH 1, alluvial materials are inferred to extend to at least 13 m and the base was not intercepted.

Glacial deposits are inferred from the DPH 2 (lot 2 and 3 location) results to underlie the alluvial deposits at depths of 3.5 to 6.5 m, where dense to very dense materials are present.

Full details of the observed subsurface stratigraphy can be found in the test pit logs and borehole logs contained in Appendix B.

4.3 Groundwater

No groundwater seepage was observed in any of the test pits. Nearby Otago Regional Council (ORC) well data indicates the regional groundwater table is variable, being at depths of approximately 4 to 10 m below current ground levels. Groundwater measurements in the DPH tests provided levels of 4.3 m in DPH1 and 6 m in DPH2, which is generally consistent with available desk top data.



4.4 Natural Hazards

Seismic

A risk of seismic activity has been identified for the region as a whole, see Section 4.4.1 above and appropriate allowance should be made for seismic loading during detailed design of the proposed buildings, foundations and associated earthworks.

Liquefaction

The site is identified on the Queenstown Lakes District Council (QLDC) Hazard Maps as being 'possibly susceptible' to liquefaction. Our assessment indicates there is the potential for liquefaction in the proposed Lot 4 location, which is outlined in Section 4.5 below. No liquefaction risk is considered to be present at proposed Lots 2 and 3.

Slope Stability

No existing ground instability was identified during the site inspection and no mapped known instability is indicated on the QLDC hazard maps.

Other

No other natural hazards have been identified at the site.

4.5 Liquefaction Assessment

4.5.1 Design Earthquakes

The site is located within an area described on the QLDC hazard maps as 'Possibly Susceptible' to liquefaction. Specific assessment, with deep investigations, has therefore been undertaken to assess the risk of liquefaction occurring.

Two earthquakes scenarios have been assessed in accordance with NZS1170 – Structural Design Actions¹ for an Importance Level 2 structure with a 50-year design life.

Peak horizontal ground accelerations and effective magnitudes were calculated using the procedure from the NZTA Bridge Manual². Table 4.1 below summarises the scenarios considered.

The site has been assessed as subsoil category *Class C – Shallow soils* site in accordance with NZS1170 – Structural Design Actions.

¹ NZS1170-5 (2004) Structural Design Actions, Part 5: Earthquake Actions – New Zealand.

² NZTA Bridge Manual (2014). SP/M/022, third edition amendment 1, Effective from September 2014.



Table 4.1 – Earthquake accelerations and effective magnitudes for liquefaction assessment

Scenario	Performance Requirements	Annual Probability of Exceedance	Peak Horizontal Ground Acceleration (PGA)	Effective Magnitude
Serviceability Limit State (SLS)	<i>Avoid damage that would prevent the structure being used as originally intended without repair</i>	1/25	0.1 g	6.2
Ultimate Limit State (ULS)	<i>Avoid collapse of the structural system</i>	1/500	0.4 g	6.3

4.5.2 Liquefaction Assessment

4.5.2.1 General

Liquefaction occurs when susceptible, saturated soils attempt to move to a denser state under cyclic shearing. In this report, liquefaction is defined as when pore pressures rise to reach the overburden stress. When this occurs, the following effects can happen at flat sites:

- Loss of strength;
- Ejection of material under pressure to the ground surface (i.e. surface disruptions), and;
- Post-liquefaction volumetric densification as the soils reconsolidate.

In addition, sloping sites or sites with a 'free face' may experience lateral spreading or movement.

The occurrence of liquefaction is dependent on several factors, including the intensity and duration of ground shaking, soil density, particle size distribution, and depth to the groundwater table.

4.5.2.2 DPH Analysis

Analyses were performed to evaluate the liquefaction potential of the alluvial soils utilising the methods recommended by Idriss & Boulanger (2014)³. These methods use information obtained from soil logging and in situ testing, such as soil type, fines content, layer thicknesses and blow count.

Adopted water levels were based on the groundwater measures in the DPH tests.

³ Boulanger R.W. and Idriss, I.M. (2014). 'CPT and SPT Based Liquefaction Triggering Procedures,' Report No. UCD/CMG–14/01, Dept. of Civil & Environmental Engineering, University of California at Davis.



The results of the liquefaction analyses indicate the following:

- No liquefaction is predicted under SLS seismic loading for both DPH tests;
- No liquefaction is predicted under ULS seismic loading for DPH 2 (Lots 3 and 4);
- Liquefaction is predicted for DPH 1 under ULS seismic loading for 2 bands of soil at approximately 4.2 to 5.5 m, and 10 to 11 m depth;
- For DPH 1, liquefaction is triggered at around 0.11g, which has an approximate AEP of around 1/50 to 1/100, which is just above SLS loading.

Full liquefaction assessment results are attached in Appendix C.

A summary of the factors considered to assess the consequences of the predicted liquefaction for DPH 1 are presented in Table 5.2 below.

Table 5.2 – Summary of factors considered to assess the consequences of the predicted liquefaction – DPH 1.

Factor	Assessment		Implications
Crust thickness	The crust thickness is approximately 4.2 m. Data from the Canterbury earthquake sequence plus other historic earthquakes ⁴ has been collated and observed surface damage compared with crust thickness. This data indicates that surface damage is likely for crusts of less than about 3.5 m thickness.		Crust may be sufficiently thick to limit surface damage in a ULS seismic event. Some localised surface manifestation of liquefaction is possible for the ULS earthquake.
LSN	1/500 AEP (ULS)	LSN value = 15	Minor expression of liquefaction, some sand boils.
Free field settlement	1/500 AEP (ULS)	120 mm (45 mm within the upper 10 m)	Differential settlement likely, up to 25 mm estimated across the proposed lot 2 and 3 areas.
Lateral spread	Lateral spreading under seismic loading can be expected to occur as the site is undulating with a nearby free face along the creek to allow horizontal ground movement, although the creek is very shallow at this point.		No free face observed in proximity of the site therefore lateral spreading risk is not present.

⁴ Bowen, H.J. and Jacka, M.E. (2013). Liquefaction induced ground damage in the Canterbury Earthquake: Predictions versus reality. Proceedings of the 19th NZGS Geotechnical Symposium. Editor CY Chin. Queenstown, New Zealand.



5 Engineering Considerations

5.1 General

The recommendations and opinions contained in this report are based upon ground investigation data obtained at discrete locations and historical information held on the GeoSolve database. The nature and continuity of subsoil conditions away from the investigation locations are inferred and cannot be guaranteed.

5.2 Geotechnical Parameters

Table 5.1 provides a summary of the recommended geotechnical design parameters for the soil materials expected to be encountered during construction of the proposed development.

Table 5.1 – Recommended geotechnical design parameters

Unit	Thickness (m)	Bulk Density γ (kN/m ³)	Effective Cohesion c' (kPa)	Effective Friction ϕ' (deg)	Elastic Modulus E (kPa)	Poissons Ratio ν
Topsoil (firm, organic SILT and gravelly organic SILT with minor sand and trace of rootlets)	0.15 - 0.3	To be removed from development area				
Alluvial silts (stiff to very stiff, sandy SILT and loose to medium dense, silty SAND)	0.35 - 0.6	18	0	30	5,000	0.3
Alluvial sand & gravel (loose to medium dense SAND and GRAVEL deposits)	Unknown	18	0	33-34	20,000	0.3

5.3 Building Platform Preparation

During the earthworks operations all topsoil, organic matter, uncontrolled fill and other unsuitable materials should be removed from the construction areas in accordance with the recommendations of NZS 4431:1989.

Owing to the moderately erodible nature of some of the soils present across the site, sediment control measures should be instigated during earthworks construction.



Exposure to the elements should be limited for all soils. Excavations in soils should be left proud of the finished subgrade by 200 to 300 mm if a delay prior to construction is expected. The final footing excavations should be performed immediately prior to construction.

Water should not be allowed to pond or collect near or under a foundation slab. Positive grading of the subgrade should be undertaken to prevent water ingress or ponding.

All fill that is utilised as bearing for foundations should be placed and compacted in accordance with the recommendations of NZS 4431:1989 and certification provided to that effect.

We recommend topsoil stripping and subsequent earthworks be undertaken only when a suitable interval of fair weather is expected, or during the earthworks construction season.

5.4 Excavations

No earthworks plans have been provided for the development, however, it is expected minor cut and fill earthworks will be required to establish level building platforms, services and roads.

Recommendations for temporary and permanent soil batter slope angles are described below in Table 5.2. Slopes that are required to be steeper than those described below should be structurally retained or subject to specific geotechnical design.

All slopes should be periodically monitored during construction for signs of instability and excessive erosion, and, where necessary, corrective measures should be implemented to the satisfaction of a geotechnical engineer or engineering geologist.

No groundwater seepage was encountered during test pitting, however, if encountered, a geotechnical practitioner should inspect any seepage.

Table 5.2 – Recommended batters for permanent cuts up to 3 m in height

Material Type	Recommended Maximum Batter Angles for <u>Temporary</u> Cuts Less than 3 m High (horizontal to vertical)		Recommended Maximum Batter for <u>Permanent</u> Cuts Less than 3 m High in Dry Ground (horizontal to vertical)
	Dry Ground	Wet Ground	
Alluvial Silt	1.5H:1.0V	3.0H:1.0V	3.0H:1.0V
Deltaic sand and gravel	1.5H:1.0V	2.5H:1.0V	2.5H: 1.0V

5.5 Engineered Fill Slopes

All fill should be placed and compacted in accordance with the recommendations of NZS4431: 1989 and Queenstown Lakes District Council Standards. All cut and fill earthworks should be inspected and tested as appropriate during construction and certified by a Chartered Professional Engineer.



No fill slopes are currently proposed however, if required, all un-retained fill slopes which are ≤ 3.0 m high should be constructed with a maximum batter slope of 2.0H:1.0V (horizontal to vertical) or flatter and be benched into sloping ground. If a building platform is located at the crest of a fill slope then batters of 3.0H:1.0V are recommended in the first instance with an appropriate building set-back.

Fill slopes greater than 3.0 m in height, or that require to be steeper than 2.0H:1.0V, should be subject to geotechnical review.

5.6 Groundwater Issues

The water table is expected to lie well below earthworks and finished floor levels. Dewatering or other groundwater-related construction issues are therefore unlikely to be required. It is important that GeoSolve be contacted should there be any seepage, spring flow or under-runners encountered during construction.

5.7 Shallow Foundations

5.7.1 Bearing Capacity

Beneath the topsoil layer the upper 1 m of the soil profile is variable in composition with silt, sand and gravel deposits present. Scala penetrometer tests indicate relative soil densities are also variable and in most locations foundation bearing capacities will not meet the requirements of 'Good Ground' as outlined in NZS3604. At depths greater than 1 m bearing capacity improves, and where sandy GRAVEL and gravelly SAND are present, 'Good Ground' is likely to be achieved.

Typical options suitable at the site for foundation design and construction are provided as follows:

- Foundations should be designed for lower bearing capacities, to be confirmed by further investigation once building plans and floor levels are known.
- Undercut weak soils and replace with engineered fill compacted and certified in accordance with NZS4431.
- Extend foundations down to bear directly on the underlying sandy GRAVEL and gravelly SAND.

Specific engineering design (SED) will be required for foundations and should be completed during the detailed design of the buildings, once layouts and development plans are known.

5.7.2 Liquefaction

The DPH test (DPH 1) completed at Lot 4 indicates liquefaction will occur and estimated total settlements of 45 mm in the upper 10 m of the soil profile are calculated.

It is not considered appropriate at this site to look at the free-field settlement values in isolation and consideration has been made of the crust thickness, crust density, surface bearing soils and LSN in assessment of the site's technical category and foundation design.



Due to the thickness of the non-liquefiable crust, LSN values and predicted free field settlements it is considered that this site can be classified as equivalent to a TC2 site in accordance with MBIE guidelines⁵ for Canterbury. Enhanced foundation solutions in accordance with MBIE TC2 recommendations are therefore considered appropriate for Lot 4.

The risk of liquefaction was not identified to be present for lots 2 and 3 and no specific requirements are considered necessary for residential buildings constructed in these areas.

5.7.3 Site Subsoil Category

For detailed design purposes, it is recommended the magnitude of seismic acceleration be estimated in accordance with the recommendations provided in NZS 1170.5:2004.

The site is Class C (shallow soil site) in accordance with NZS 1170.5:2004 seismic provisions.

5.8 Pavements

Scala penetrometer results indicate design CBR values in the upper 1 m will vary. Values of 3.5 % (10th percentile) are recommended for pavement design in the first instance. With rain saturation, ponding and machinery trafficking the CBR can reduce to 2% or less. Where sandy gravel deposits are present higher CBR values of 8-10% (10th percentile) will be appropriate.

5.9 QLDC Land Development and Subdivision Code of Practice

Section 2.4.4 of the QLDC Land Development and Subdivision Code of Practice (QLDC CoP) requires the developer of any subdivision to appoint a geo-professional to carry out the following functions from the planning to construction phases of the subdivision:

- a) Check regional and district plans, records, and requirements prior to commencement of geotechnical assessment;
- b) Prior to the detailed planning of any development, to undertake a site inspection and such investigations of subsurface conditions as may be required, and to identify geotechnical hazards affecting the land, including any special conditions that may affect the design of any pipelines, underground structures, or other utility services;
- c) Before construction commences, to review the drawings and specifications defining any earthworks or other construction and to submit a written report to the TA on the foundation and stability aspects of the project (if required);
- d) Before and during construction, to determine the extent of further geo-professional services required (including geological investigation);

⁵ <https://www.building.govt.nz/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses-affected-by-the-canterbury-earthquakes/>



- e) Any work necessary to manage the risk of geotechnical instability during the construction process;
- f) Before and during construction, to determine the methods, location, and frequency of construction control tests to be carried out, determine the reliability of the testing, and to evaluate the significance of test results and field inspection reports in assessing the quality of the finished work;
- g) During construction, to undertake regular inspection consistent with the extent and geotechnical issues associated with the project;
- h) On completion, to submit a written report (i.e. Geotechnical Completion Report) to the Territorial Authority (TA) attesting to the compliance of the earthworks with the specifications and to the suitability of the development for its proposed use including natural ground within the development area. Where NZS 4431 is applicable, the reporting requirements of that Standard shall be used as a minimum requirement.

This resource consent level report can be considered to have completed items a) and b) from the above list. Once resource consent for the subdivision has been granted a geo-professional will need to be appointed by the developer to review the earthworks drawings and specifications prior to finalising the documentation for tendering and/or construction, and to oversee the construction phase of the project including certification of fill and provide a Geotechnical Completion Report (GCR) and Schedule 2A in accordance with the QLDC CoP.

The GCR and Schedule 2A should detail the results of site observations, testing and monitoring during earthworks construction, confirm the stability of the finished earthworks, and identify any specific geotechnical design requirements that must be addressed in order to construct a building on site. Any identified specific design requirements will then be registered on the subject lots' 'certificate of title' and will need to be addressed during the building consent process.

The geo-professional completing the GCR and Schedule 2A which includes the certification of fill should in all cases be engaged by the developer not the contractor. It is also advisable that the geo-professional review the earthworks contract to assist in managing the developers risk and ensuring that the contract is clear with respect to geotechnical risks and responsibilities during construction.

The use of this report and any of its findings or recommendations as part of the GCR and Schedule 2A may only be used with our prior review and written agreement.



6 Neighbouring Structures

Distances to adjoining structures: No geotechnical impact on existing nearby developments is expected from construction of residential buildings in the proposed areas.

Aquifers: The site is located above the Wakatipu aquifer and ORC consent will be required for any drilling/boring undertaken, e.g. for geothermal heating, or further geotechnical investigations. No adverse effect on the aquifer is expected from residential construction or associated earthworks.

Erosion and Sediment Control: The site presents some potential to generate silt runoff and this would naturally drain downslope. Effective systems for erosion control are runoff diversion drains and contour drains, while for sediment control, options are earth bunds, silt fences, hay bales, vegetation buffer strips and sediment ponds. Only the least amount of subsoil should be exposed at any stage and surfacing established as soon as practical. QLDC guidance on environmental management plans should be consulted.

Noise: Standard excavation and compaction plant will be required. QLDC requirements should be met regarding this issue.

Dust: The soil materials at the site have potential to generate dust. Regular dampening of soil materials with sprinklers should be effective if required.

Vibration: No vibration induced settlement is expected in these soils.



7 Conclusions and Recommendations

- Investigation and assessment indicates the proposed residential lot locations are suitable from a geotechnical perspective. Standard engineering assessment and construction methodologies are available to enable development of the sites.
- The stratigraphy across the site typically comprises alluvial deposits (silt, sand and gravel), overlying glacial deposits at depth;
- Groundwater measured in the DPH tests is at depths of 4.3 to 6 m depth;
- A liquefaction risk has been identified for the proposed lot 4, which is assessed to be Technical Category 2 (TC2) in accordance with MBIE guidelines. No liquefaction risk was identified for proposed lots 2 and 3;
- The upper 1 m of the soil profile is not "Good Ground" as defined in NZS 3604. Recommendations for shallow foundations are provided in Section 5.7. Specific engineering design (SED) will be required for building foundations;
- For detailed design purposes, it is recommended the magnitude of seismic acceleration be estimated in accordance with recommendations of NZS 1170.5:2004 using Class C subsoil conditions;
- Pavement and access road subgrades are expected to comprise silty sand and sandy silt. Design CBR value (10th percentile) of 3.5% are recommended for pavement design. With rain saturation, ponding and machinery trafficking the CBR can reduce to 2 or lower.
- Geotechnical completion reporting should comply with QLDC requirements as per Section 5.9.



8 Applicability

This report has been prepared for the benefit of Queenstown Commercial Ltd with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

It is important that we be contacted if there is any variation in subsoil conditions from those described in this report.

Report prepared by:

Reviewed for GeoSolve Ltd by:

.....
Marte Stemland
Engineering Geologist

.....
Paul Faulkner
Senior Engineering Geologist



Appendix A: Site Plan & Cross-Sections



GEOTECHNICAL





**WATER
RESOURCES**







PAVEMENTS



Key

-  Dynamic Probe Heavy (DPH) test location
-  Test pit location

Scale 1:500
0 5 10 15 20 25 (m)

CADFILE:	Site Plan.xar	DRAWN	RC	10/2020
SCALE: (AT A3 SIZE)	1:500 @ A3	DRAFTING CHECKED	MBS	10/2020
PROJECT No.:	200537	APPROVED	PGF	10/2020
 GEOSOLVE ENGINEERING CONSULTANTS		 GEOTECHNICAL  WATER RESOURCES  PAVEMENTS		



Duncan Robertson & Jan Hunt
Lot 2 & 3, 125 Speargrass Flat Rd, Wakatipu
Geotechnical Investigations
Site Plan - Lots 2 & 3

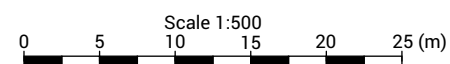
FIG No:
FIGURE 1

REV.
1



Key

-  Dynamic Probe Heavy (DPH) test location
-  Test pit location



CADFILE:	Site Plan.xar	DRAWN	RC	10/2020
SCALE: (AT A3 SIZE)	1:500 @ A3	DRAFTING CHECKED	MBS	10/2020
PROJECT No.:	200537	APPROVED	PGF	10/2020



Duncan Robertson & Jan Hunt
 Lot 4, 125 Speargrass Flat Rd, Wakatipu
 Geotechnical Investigations
 Site Plan - Lot 4

FIG No:
 FIGURE 2

REV.
 1








Appendix B: Test Pit Logs

TEST PIT LOG

EXCAVATION NUMBER:

TP 1

PROJECT:	125 Hunter Rd, Wakatipu			JOB NUMBER:	200537
LOCATION:	Lot 2 -See Site Plan	INCLINATION:	Vertical		
EASTING:		EQUIPMENT:	12T excavator	OPERATOR:	Jonny
NORTHING:		COORD. SYSTEM:		COMPANY:	Jonny Jones Contracting
ELEVATION:		EXCAV. DATUM:	GL	HOLE STARTED:	14/10/2020
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	14/10/2020

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
					0 5 10 15
TOPSOIL	Organic sandy SILT; dark brown, massive. Soft; moist; sand, fine; a trace of rootlets.		0m 0.1 0.2 0.3m		
ALLUVIAL SILT	Sandy SILT; light brown, massive. Firm; moist; sand, fine.		0.3 0.4 0.5 0.6 0.7 0.8 0.9m		
ALLUVIAL SAND	Silty SAND with a trace of gravel; grey, laminated. Loose; moist; sand, fine; gravel, fine.		0.9 1.0 1.1 1.2 1.3 1.4 1.5 1.6m		
ALLUVIAL SAND	SAND with a trace of silt; grey brown. Medium dense; moist; sand, fine to medium.		1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3m		
ALLUVIAL GRAVEL	Sandy GRAVEL with a trace of silt; grey brown. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0 3.1 3.2 3.3 3.4m	NO SEEPAGE	

Total Excavation Depth = 3.4 m





COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	29/10/2020
		SHEET:	1 of 1

TEST PIT LOG

EXCAVATION NUMBER:

TP 2

PROJECT:	125 Hunter Rd, Wakatipu			JOB NUMBER:	200537
LOCATION:	Lot 2 - See Site Plan	INCLINATION:	Vertical		
EASTING:		EQUIPMENT:	12T excavator	OPERATOR:	Jonny
NORTHING:		COORD. SYSTEM:		COMPANY:	Jonny Jones Contracting
ELEVATION:		EXCAV. DATUM:	GL	HOLE STARTED:	14/10/2020
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	14/10/2020

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
					0 5 10 15
TOPSOIL	Organic sandy SILT; dark brown, massive. Soft; moist; sand, fine; a trace of rootlets.		0m 0.1 0.2 0.3		
ALLUVIAL SILT	Sandy SILT; light brown, massive. Firm; moist; sand, fine.		0.3m 0.4 0.5 0.6		
ALLUVIAL GRAVEL	Sandy GRAVEL with minor silt; light brown, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		0.6m 0.7 0.8 0.9		
ALLUVIAL SAND	Gravelly SAND with a trace of silt; grey, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		0.9m 1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0 3.1 3.2 3.3 3.4 3.5m	NO SEEPAGE	

Total Excavation Depth = 3.5 m



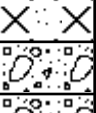

COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	29/10/2020
		SHEET:	1 of 1

TEST PIT LOG

EXCAVATION NUMBER:

TP 3

PROJECT:	125 Hunter Rd, Wakatipu			JOB NUMBER:	200537
LOCATION:	Lot 3 - See Site Plan	INCLINATION:	Vertical		
EASTING:		EQUIPMENT:	12T excavator	OPERATOR:	Jonny
NORTHING:		COORD. SYSTEM:		COMPANY:	Jonny Jones Contracting
ELEVATION:		EXCAV. DATUM:	GL	HOLE STARTED:	14/10/2020
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	14/10/2020

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
					0 5 10 15
TOPSOIL	Organic sandy SILT; dark brown, massive. Soft; moist; sand, fine; a trace of rootlets.		0.0 0.1 0.2 0.3		
ALLUVIAL SILT	Sandy SILT; brown, massive. Firm; moist; low plasticity; sand, fine.		0.3 0.4 0.5 0.6		
ALLUVIAL GRAVEL	Sandy GRAVEL with minor silt; brown, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0 3.1 3.2 3.3 3.4 3.5		
ALLUVIAL GRAVEL	Sandy GRAVEL with a trace of silt; grey, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.			NO SEEPAGE	

Total Excavation Depth = 3.5 m




COMMENT:	Tree roots up to 50 mm diameter in upper 0.5 m. Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	29/10/2020
		SHEET:	1 of 1

TEST PIT LOG

EXCAVATION NUMBER:

TP 4

PROJECT:	125 Hunter Rd, Wakatipu			JOB NUMBER:	200537
LOCATION:	Lot 3 - See Site Plan	INCLINATION:	Vertical		
EASTING:		EQUIPMENT:	12T excavator	OPERATOR:	Jonny
NORTHING:		COORD. SYSTEM:		COMPANY:	Jonny Jones Contracting
ELEVATION:		EXCAV. DATUM:	GL	HOLE STARTED:	14/10/2020
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	14/10/2020

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
					0 5 10 15
TOPSOIL	Organic sandy SILT with a trace of gravel; dark brown, massive. Soft; moist; sand, fine; a trace of rootlets.		0.0 0.1 0.2 0.3		
ALLUVIAL GRAVEL	Sandy GRAVEL with a trace of silt; brown, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		0.3 0.4 0.5		
ALLUVIAL GRAVEL	Sandy GRAVEL with a trace of silt; grey, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		0.5 0.6 0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8	NO SEEPAGE	

Total Excavation Depth = 3.8 m






COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	29/10/2020
		SHEET:	1 of 1

TEST PIT LOG

EXCAVATION NUMBER:

TP 5

PROJECT:	125 Hunter Rd, Wakatipu			JOB NUMBER:	200537
LOCATION:	Lot 4 - See Site Plan	INCLINATION:	Vertical		
EASTING:		EQUIPMENT:	12T excavator	OPERATOR:	Jonny
NORTHING:		COORD. SYSTEM:		COMPANY:	Jonny Jones Contracting
ELEVATION:		EXCAV. DATUM:	GL	HOLE STARTED:	14/10/2020
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	14/10/2020

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
					0 5 10 15
TOPSOIL	Sandy organic SILT; dark brown, massive. Soft; moist; sand, fine; a trace of rootlets.		0m		
ALLUVIAL SILT	Sandy SILT; light brown, massive. Firm; moist; sand, fine.		0.25m		
ALLUVIAL SAND	SAND with minor gravel and silt; grey, massive. Loose; moist; sand, fine; gravel, fine.		0.9m		
ALLUVIAL GRAVEL	Sandy GRAVEL with minor silt; light grey, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular; iron pan at 1.5 m - 50 mm thick.		1.1m		
ALLUVIAL GRAVEL	Sandy GRAVEL with a trace of silt and cobbles; grey, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular.		1.5m		
			3.3m	NO SEEPAGE	

Total Excavation Depth = 3.3 m

COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	29/10/2020
		SHEET:	1 of 1

TEST PIT LOG

EXCAVATION NUMBER:

TP 6

PROJECT:	125 Hunter Rd, Wakatipu			JOB NUMBER:	200537
LOCATION:	Lot 4 - See Site Plan	INCLINATION:	Vertical		
EASTING:		EQUIPMENT:	12T excavator	OPERATOR:	Jonny
NORTHING:		COORD. SYSTEM:		COMPANY:	Jonny Jones Contracting
ELEVATION:		EXCAV. DATUM:	GL	HOLE STARTED:	14/10/2020
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	14/10/2020

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
					0 5 10 15
TOPSOIL	Organic SILT with a trace of sand; dark brown, massive. Soft; moist; sand, fine; a trace of rootlets.	0m	0.0		
			0.1		
			0.2		
ALLUVIAL SILT	Sandy SILT; brown, massive. Firm; moist; sand, fine; irrigation pipe at 0.55 m.	0.25m	0.3		
			0.4		
			0.5		
			0.6		
ALLUVIAL GRAVEL	Sandy GRAVEL with a trace of silt; brown grey, bedded. Medium dense; moist; sand, fine to coarse; gravel, fine to coarse, subrounded to subangular; iron pan at 1.0 m - 50 mm thick.	0.6m	0.7		
			0.8		
			0.9		
			1.0		
			1.1		
			1.2		
			1.3		
			1.4		
			1.5		
			1.6		
			1.7		
			1.8		
			1.9		
			2.0		
			2.1		
			2.2		
			2.3		
			2.4		
			2.5		
			2.6		
			2.7		
			2.8		
			2.9		
			3.0		
			3.1		
			3.2		
			3.3		
			3.4		
			3.5		

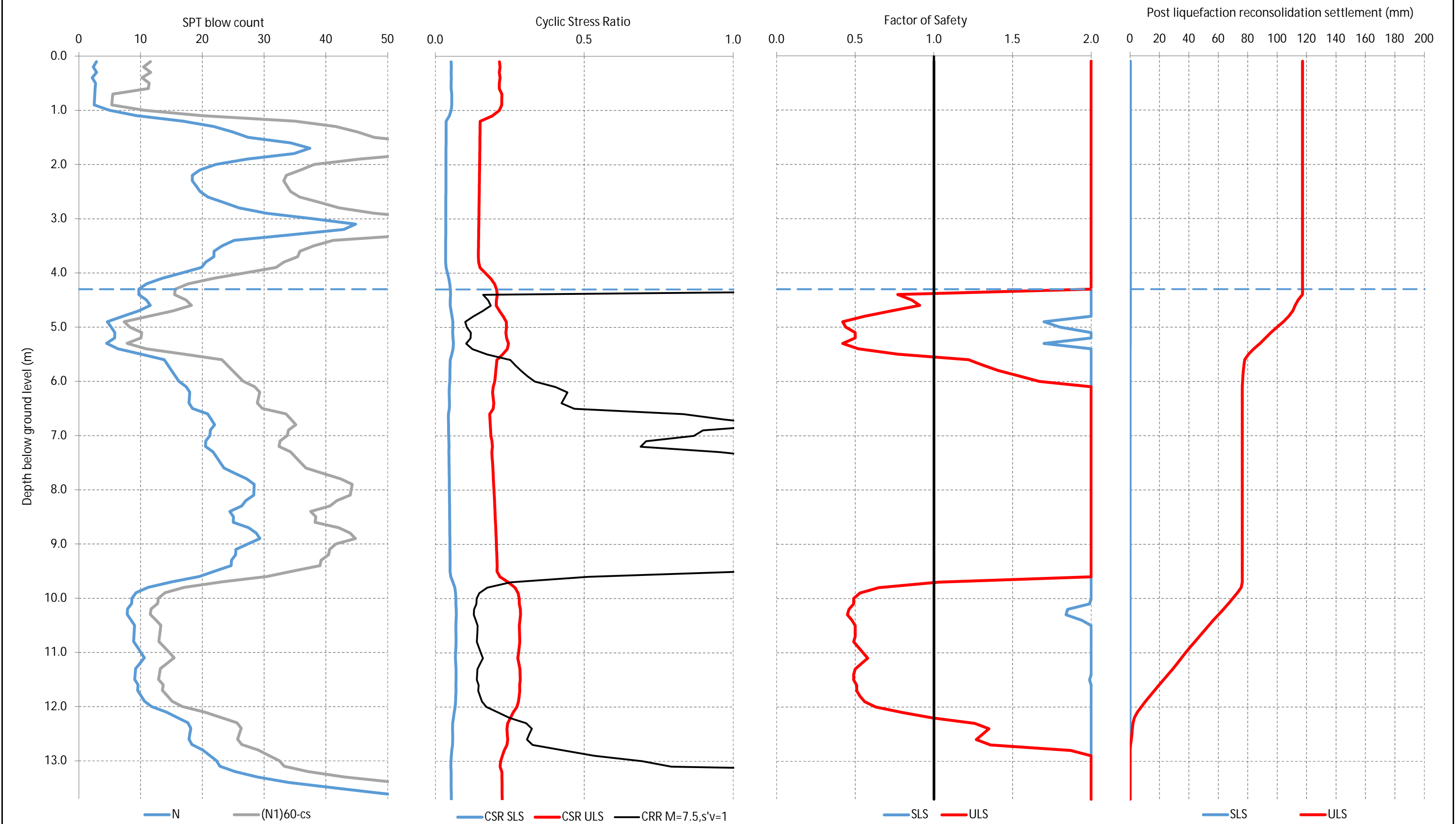
Total Excavation Depth = 3.5 m

COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	29/10/2020
		SHEET:	1 of 1




Appendix C: DPH test results and liquefaction assessment

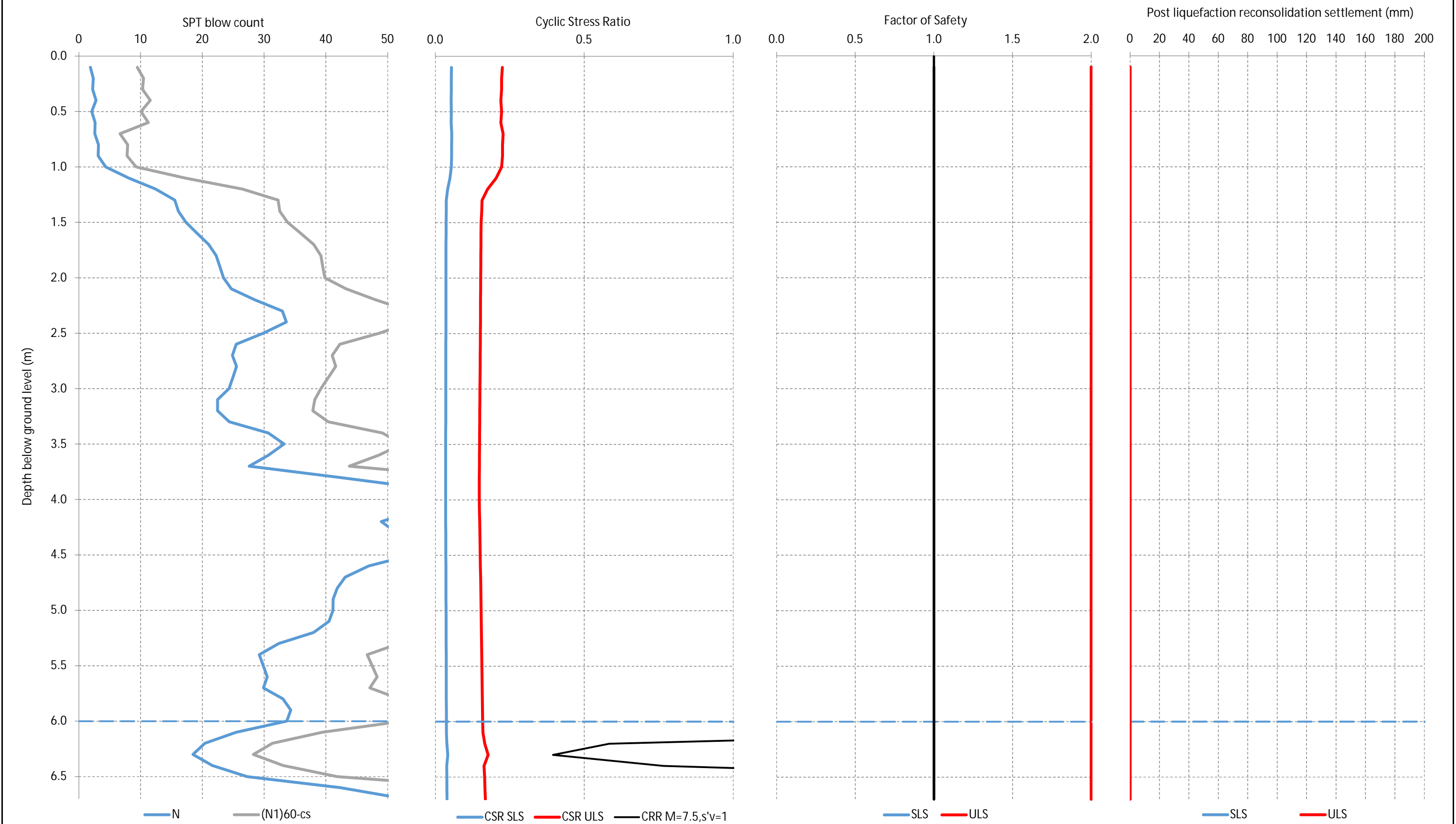
LSN (SLS)	LSN (ULS)	Crust Thickness (SLS)	Crust Thickness (ULS)
0.0	15.2	0.0	4.3




Note: Settlements as per Idriss and Boulanger (2014)

	PROJECT	200537 - Speargrass125	CLIENT	Duncan Robertson & Jan Hunt	LOGGED BY	RC
	DESCRIPTION	Liquefaction Analysis	TEST NUMBER	DPH1	ANALYSED BY	RC
	LOCATION	125 Speargrass Flat Rd, Wakatipu	DATE	15/10/2020	CHECKED BY	PGF

LSN (SLS)	LSN (ULS)	Crust Thickness (SLS)	Crust Thickness (ULS)
0.0	0.0	0.0	0.0



Note: Settlements as per Idriss and Boulanger (2014)

	PROJECT	200537 - Speargrass125	CLIENT	Duncan Robertson & Jan Hunt	LOGGED BY	RC
	DESCRIPTION	Liquefaction Analysis	TEST NUMBER	DPH2	ANALYSED BY	RC
	LOCATION	125 Speargrass Flat Rd, Wakatipu	DATE	15/10/2020	CHECKED BY	PGF

Chris Hansen

From: Property <property@qldc.govt.nz>
Sent: Tuesday, 9 November 2021 8:51 a.m.
Subject: QLDC - Legal Road Stopping Application Update

Kia Ora,

We have sought internal assessment and wish to advise you that your Road Stopping application will not be progressed any further as QLDC wish to retain the road for future use.
We would like to take the opportunity to thank you for your application and bearing with us whilst we undertook the initial assessment of your application.

Kind Regards,
QLDC Property

Property Team

Queenstown Lakes District Council

property@qldc.govt.nz

Queenstown: 03 441 0499 or Wanaka: 03 443 0024





APPLICATION FOR PROPOSED STOPPING OF LEGAL ROAD



Pursuant to Sections 342 and 345 and the Tenth Schedule of the Local Government Act 1974
or Sections 116 and 117 of the Public Works Act 1981



APPLICANT DETAILS

I/We (Applicant):

of (Address):

On behalf of (Insert name of body/company if applicable):

**Hereby request the Council to consider the stopping of part/parts/the whole
(delete as required) of a legal road in the District as described below:**

Name of Road:

Formed

Unformed

The road adjoins or bisects my/our land described as: (Legal Description)

Does the road provide legal access (frontage) to any other property?

Yes

No

Have the other adjoining property owners been consulted on the proposal?

Yes

No

Why is the road stopping being requested?

I/We attach the following:

☐

Location map showing site of proposal and actual portion of road to be stopped

☐

Consent from other adjoining landowners

☐

I/We will pay all survey, public notification, legal and other costs (including LINZ fees) associated with the process of meeting the requirements of the Tenth Schedule, on a monthly basis as billed during the process.

PLEASE NOTE: The above costs will be deducted from the value of the land at the time of sale and the applicant would pay EITHER the cost of the stopping OR the value of the land, whichever is the greater. (See Procedures on following page).

SIGNATURE

Signed: (To be signed by the applicant or the person authorised to sign on behalf of the applicant)

chansen002

Digitally signed by chansen002

Date: 2021.09.13 15:01:08 +12'00'

Date:

Postal Address:

Phone Numbers: Work:

Home:

Mobile:

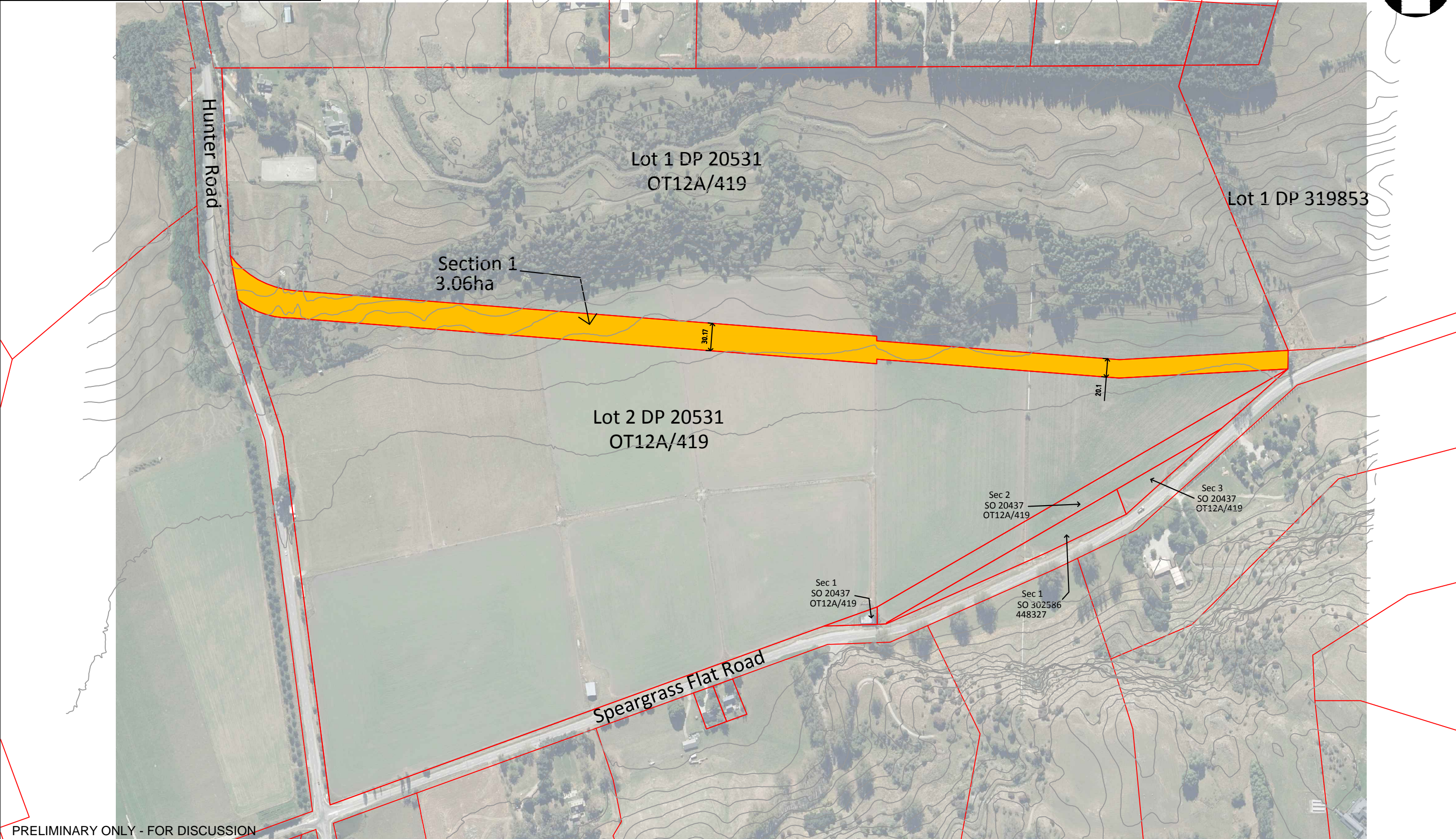
Email Address:

PROCEDURES AS TO STOPPING OF ROADS

NB: *The following procedures are embodied in the Tenth Schedule of the Local Government Act 1974 and are statutory requirements that the Council must follow in the prescribed order.*

- 1** Receipt of application indicating area of road to be closed.
- 2** Applicant advised of Council's policy, that is, meeting the costs on a monthly basis as work is done. The amount paid is deducted from the value of the land at the end of the process. Advise applicant that adjoining property owners must give consent prior to Council initiating procedures.
- 3** Discussions held with the Queenstown Lakes District Council, Aurora Energy Limited, APL Property Limited, QLDC Engineering, Wakatipu Trails Trust/Upper Clutha Tracks Trust (if applicable), Otago Fish and Game and the New Zealand Walkways Commission to discover any future problems/use with the road closure.
- 4** Application placed from Infrastructure Services Committee/Wanaka Community Board to Full Council.
- 5** Committee/Board either supports or declines the request to initiate road closure procedures.
- 6** Applicant is notified that procedures are under way (if approved at [5]).
- 7** Survey undertaken and plans prepared.
- 8** Notice of Closure appears in the newspaper (opportunity for objections).
- 9** A copy of the survey office plan is lodged in Council's Offices and made available for public inspection.
- 10** Two copies of the notice are affixed on site announcing the stopping until the period of objection closes.
- 11** Letters are sent to the adjoining property owners.
- 12** If after this period objections are received, the Council attempts to resolve the objectors concerns. If this cannot be done, the objections are sent with the original application to the Environment Court for its decision.
- 13** If no objections are received then the Council places a notice in the paper declaring that the road is stopped.
- 14** Council obtains a valuation of the property to offer to adjoining owners. The Act states the Council must obtain a valuation from the competent valuer and offer it at that price (no negotiation available). If the owner agrees to purchase, settlement is reached. If the applicant refuses to purchase the land (the applicant will still have to meet the road legalisation costs to date) the Council has other means of disposing of the land e.g. auction.

Road to be stopped			
Shown	Adjoining	Title	Area
Sec 1	Lot 1 DP 20531	OT12A/419	3.06ha



PRELIMINARY ONLY - FOR DISCUSSION



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

Rev.	Date	Revision Details	By

Section 1
Proposed road legalisation
Speargrass Farm

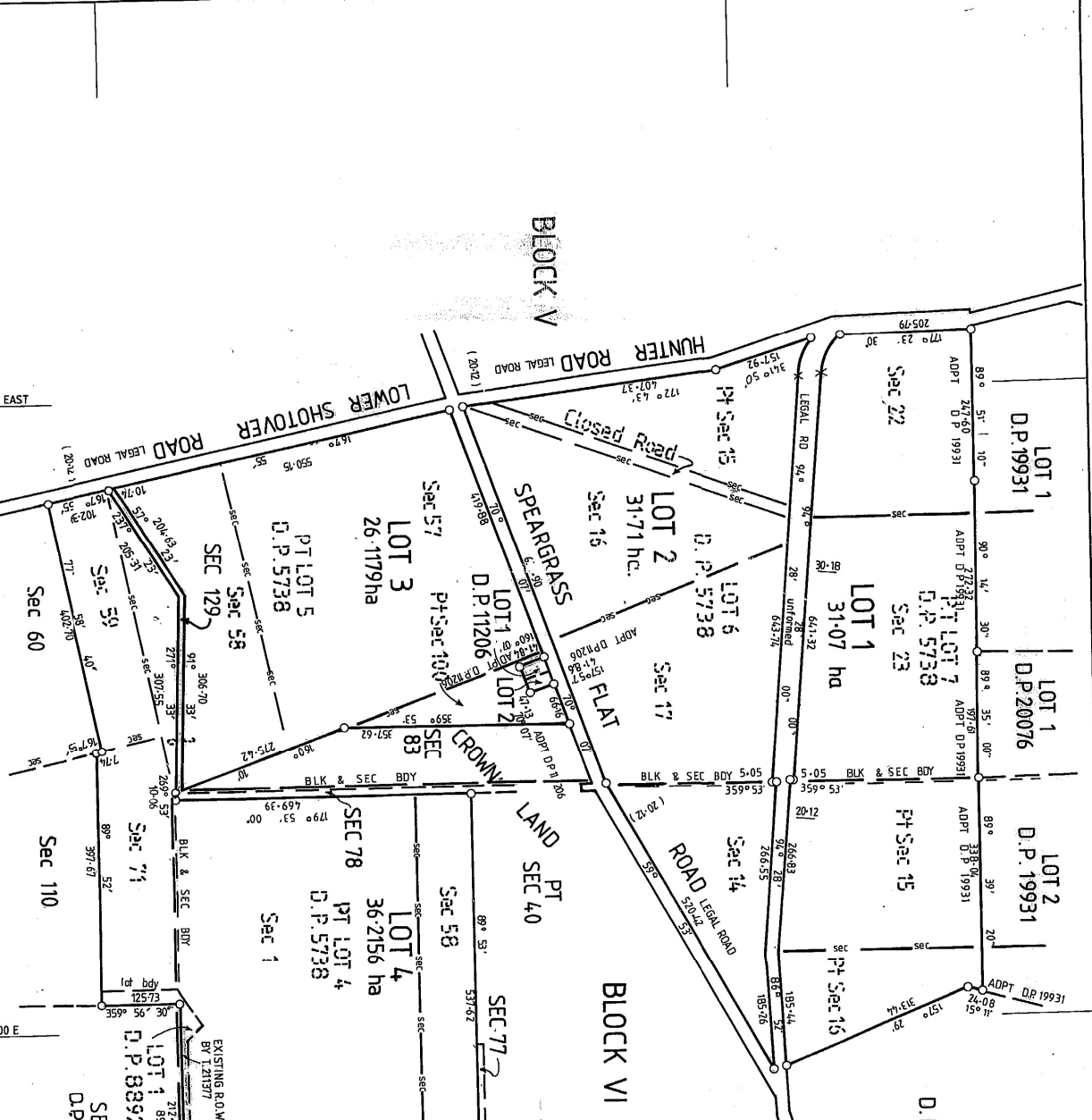
Client	Speargrass Farm	Surveyed	BR	Signed		Date	24-06-20	Job No.	14231	Drawing No.	01
		Drawn	BR	Signed		Date	24-06-20	Scale	1:2000 @ A1 1:4000 @ A3		Sheet 001
		Checked	CH	Signed		Date	21-08-20	Datum & Level	NZGD2000 / MSL	Rev.	-

Notes:
All dimensions shown are in meters unless shown otherwise.
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
- Ensuring the information is the most recent issue.
- Copyright on this drawing is reserved.

S:\JOBS\14200\14231\acad\Road Leagalization.dwg Plotted: 21.08.2020

LAND DISTRICT OTAGO
SURVEY BLK. & DIST. V.V.I. SHOTOVER
NZMS 261 SHT F.41 RECORD MAP No 888

COMPILED PLAN



LOTS 1 - 4 BEING SUBDIVISION OF LOT 6 AND PT LOTS 4, 5 & 7 D.P. 5738
& LOT 1 D.P. 8892 BEING SECS 16, 17, 22, 23, 57, 58, 59, 71 & CLOSED
RD & PT SECS 15 & 100 BLK V, AND SECS 1, 14, 58 & PT SECS 15 & 16
BLOCK VI.

TERRITORIAL AUTHORITY O' TN LAKES DIST
Compiled by LUCY BORRELL & GREIG
Scale 1 : 5000 Date JAN. 1987

I do hereby certify that all conditions shown on the plan referred to above have been complied with to the satisfaction of the Local Council.
Witness my hand and the seal of the Local Council this 10 day of November 1987.
Principal Officer of the said Council

In the matter of Section 29(1) (b) of the Local Government Act 1974
I, the Mayor of the Local Council, do hereby certify that the plan referred to above has been approved by the Council in accordance with the requirements of the said Act.
Witness my hand and the seal of the Local Council this 10 day of November 1987.
Mayor / Chairman

718 500 NORTH

NOTE: A -07' 00" geodetic correction applied to Old Cadastral Plans

DATUM: Geodetic 1949
ORIGIN: Mt Nicholas
FALSE ORIGIN
700 000 mN 300 000 mE

Total Area 125.1135 ha
Comprised in CT114/1168 (ALL)

I, JOHN FERGUS BORRELL, of QUEENSTOWN, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 255 of the Surveyors Act 1950, do hereby certify that this plan has been made from surveys conducted by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972, or any regulations made in substitution thereof. Dated at QUEENSTOWN this 17th day of December 1987. Signature: [Signature] Field Book - p. - Transverse Book - p. - Reference Plans: DP 5738 8630 8892, 11206, 1931, 20076, SO 6324, 10917, 206174. Examined: M.A. Elliott Correct: [Signature]

Approved as to Survey [Signature]
22/1/21 88
Deposited this 21 day of January 1988
Chief Surveyor

File Received 21/12/87
Instructions

OWNERS
The Queenstown Lakes District Council certifies that:
(1) This plan of subdivision is approved pursuant to Section 305 (1) of the Local Government Act 1974 by a resolution of the Council passed on the 10 day of November 1987.
(2) This plan is in accordance with the requirements and provisions of the said Council's operative district planning scheme at that date and that
(3) The conditions referred to in paragraph (1) hereof are:
a) That Lot 1 hereon be held in the same ownership as Lot 2 hereon and one certificate of title be issued to include those parcels (Both L.R.R. 682632)
b) That Lot 3 hereon be held in the same ownership as Lot 4 hereon and one certificate of title be issued to include those parcels (Both L.R.R. 682632)
I, WITNESS, in the presence of:-
[Signature] Mayor / Chairman
[Signature] Town Clerk / County Clerk

SUBDIVISION CONSENT CONDITIONS

General

1. That the development must be undertaken/carried out in accordance with the plans:

-

stamped as approved on XX

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

Engineering

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:

<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

4. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lots 1 & 4

Stage 2: Lot 2 & 3

The stages set out above may be progressed in any order, providing all necessary subdivision works, servicing, provision of formed legal access, and all other works required to satisfy conditions of this consent are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991.

To be completed prior to the commencement of any works on-site

5. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
6. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for certification. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the certified plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
7. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with **Condition (3)** to detail the following requirements:
 - a. Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 2-4 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b. The provision of a sealed vehicle crossing to Lots 2-4 from Speargrass Flat Road to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. The crossing to Lot 800 shall be 6m sealed width and the Lot 1 access shall be formed as a commercial vehicle crossing.
 - c. The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of any buildable areas on Lots 2-4, and no increase in run-off onto land beyond the site from the pre-development situation.
 - d. The formation of all right of ways in accordance with Council standards with a minimum 3.5m wide gravel carriageway. Provision shall be made for stormwater disposal.
 - e. The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for

clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
9. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise any fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

10. The earthworks and any batter slopes shall be undertaken in accordance with the recommendations of the report by Geosolve Ltd, ref: 200537 and dated October 2020 submitted with the application.
11. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
12. No earthworks, temporary or permanent, are to breach the boundaries of the site unless otherwise formally approved by Council.
13. Hours of operation for earthworks, shall be Monday to Saturday (inclusive) 8.00am to 6.00pm. There shall be no construction activity on Sundays and Public Holidays. In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.
14. If the consent holder:
 - a) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.

- (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

To be completed before Council approval of the Survey Plan

- 15. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

To be completed before issue of the s224(c) certificate

- 16. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a. The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

- b. The completion and implementation of all certified works detailed in **Condition (4-7)** above.
- c. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the net area of all saleable lots and that all the network supplier's requirements for making such means of supply available have been met.
- d. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the net area of all saleable lots and that all the network supplier's requirements for making such means of supply available have been met.
- e. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- f. All earthworked / exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- g. Lot 4 within the proposed Building Platform area shall be subject to site specific deep liquefaction investigations and reporting by an appropriately experienced Certified Professional (CPEng chartered) with competence in geotechnical Engineering. At the completion of onsite earthworks, the geo-professional shall incorporate the results of liquefaction investigations, plus ground bearing test results for Lot 4 regardless of whether affected by development cut and fill earthworks and include the issue of a Geotechnical Completion Report and Schedule 2A certificate covering Lot 4 within the subdivision.

The Schedule 2A certification shall include a statement under Clause 3(e) covering Section 106 of the Resource Management Act 1991. In the event the Schedule 2A includes limitations or remedial works against any lot(s) the Schedule 2A shall include a geotechnical summary table identifying requirements against Lot 4 for reference by future lot owners. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to 224(c) certification being issued.

- h. The consent holder shall provide evidence of, or shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the private water supply treatment and reticulation associated with the subdivision.
- i. The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent

holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.

- j. A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.

Ongoing Conditions / Consent Notices

- 17. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.

Engineering

- a. At the time a building is erected on Lots 2 & 4, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. This shall include a secondary treatment system before disposal to ground. The design shall take into account the site and soils investigation report and recommendations by Geosolve Ltd, ref: 200537 and dated October 2020. The proposed wastewater system shall be submitted to Council for review and acceptance prior to installation and shall be installed prior to occupation of the dwelling. To maintain high effluent quality such a system will require the following:
 - i. Specific design by a suitably qualified professional engineer.
 - ii. Secondary treatment of effluent as a minimum requirement, with high specification systems for tertiary UV treatment of effluent required where depth to groundwater is less than 1.5m or where surface water bodies or bores are located within 50m of the proposed disposal field.
 - iii. Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore, unless prior consent is obtained from the Otago Regional Council.
 - iv. Modified trench or bed details are required where Category 1 soils are encountered to achieve even distribution of the effluent over the full design surface and ensure sufficient treatment of effluent occurs (refer Discharge Control Trench, Figure L4 of AS/NZS 1547:2012 for details).
 - v. Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
 - vi. Intermittent effluent quality checks to ensure compliance with the system designer's specification.
 - vii. Irrigation lines or distribution pipes shall be buried at least 300mm below ground level to protect from freezing unless alternative frost protection is provided.
 - viii. A producer statement shall be provided to Council that confirms that the system has been installed in accordance with the approved design.

At such a time that Council's wastewater reticulation is available to service the lot in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.

- b. Investigations have revealed that the soils within Lot 4 may not meet the requirements to be defined as 'good ground' in terms of NZS3604 (New Zealand Building Code) due to the ultimate bearing pressure being less than 300 kPa. The foundations of all buildings on the building platform, shall be designed, supervised during construction and certified by a suitably qualified and experienced engineer.
- c. Any fill for residential building platforms and associated retaining walls is to be in accordance with the requirements of NZS 4404:2010 and /or NZS 4431:189 as appropriate
- d. The drinking water supply is to be monitored in compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results forwarded to the Council Monitoring Planner. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 (revised 2008) are met or exceeded.
- e. At the time that a building is erected on Lots 2 & 4 the owners for the time being are responsible for monitoring and treating their individual domestic water supply, this shall include filtration and disinfection if necessary so that it complies with the Drinking Water Standards for New Zealand 2005.
- f. Prior to the occupation of any dwelling, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided.

Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings.

In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 20km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

- g. The drinking water supply is to be monitored in compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the management group for the lots, and the results

forwarded to the Council Monitoring Planner. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 (revised 2008) are met or exceeded.

- h. In the absence of a management company as noted above, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the lot owners shall be responsible for establishing a replacement management entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.
- i. Prior to the occupation of any dwelling, all structural, shelter, hedge and amenity planting shall be implemented in general accordance with the Patch Landscape Plan dated 9 March 2020. Once implemented all landscaping shall be maintained and irrigated in accordance with the Landscape Plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.

Building Footprint

- j. All buildings on Lots 2 & 4 shall be located within the Residential Building Platforms.
- k. The maximum building coverage within any Residential Building Platform shall not exceed 500m².

Building Height

- l. Buildings on Lots 2 & 4 shall have a maximum height of 5.5m above 369.5masl (Lot 3) and existing ground level (Lot 4).

Exterior Cladding

- m. All exterior cladding shall be limited to:
 - o Cedar weatherboard (stained, oiled, weathered);
 - o Cedar board and batten;
 - o Shingles / shakes;
 - o Locally sourced schist stone/plaster mix (up to 60% plaster cover);
 - o In-situ concrete/rammed earth walls;
 - o Pre-weathered (patina) copper sheet cladding or weathered metal finishes (to read as subservient and secondary building materials only);
- n. Any colours shall be of a recessive natural colour in tones of natural browns, greys or greens with a light reflectance value (LRV) of less than 30% (if a LRV is applicable for the material).
- o. All ancillary building(s) on Lots 2 & 4 including sheds will be clad in the same material as the dwelling.

Roofing Material

- p. Roof claddings shall be in steel (corrugated or tray), slate (natural or imitation), shingles/shakes, membrane linings and/or vegetated.
- q. Any colours shall be of a recessive natural colour in tones of dark browns, black, greys or greens with a light reflectance value (LRV) of less than 20% (if a LRV is applicable for the material).
- r. Conservatory style glazed roofing is permitted up to a maximum 20% of covered roof area.

Roofing Details and Structures Attached

- s. All roofing details including gutters, downpipes and flashings shall match the joinery/roof or wall materials and colours.
- t. All structures attached to the roof, including aerials, dishes or solar panels, shall be discretely located such that they are not visible from Speargrass Flat Road.
- u. All metal chimney flues shall be enclosed or in a recessive colour to match the surrounding roof colour.

Windows / Glazing and Doors

- v. Windows and doors should be recessed from the façade by a minimum of 200mm or designed to avoid the flat elevation look of aluminium joinery.
- w. Exterior joinery shall be in timber, steel or aluminium. Joinery colours (excepting timbers) shall match roofing detail colours.

Gates and Fencing

- x. All boundary and curtilage fencing shall be constructed to a maximum height of 1.2 metres of standard un-painted timber post and wire (in the local traditional farming style), standard un-painted timber post and beam, or dry stacked locally sourced schist stone with vertical capping in the agricultural stone wall style only.
- y. Entry gates shall not exceed 1.2m in height and shall be constructed of timber (excluding fittings, fixings and hinges).

Exterior Lighting

- z. All exterior lighting (including that fixed to a building) shall be housed and directed downward. All exterior lighting fixed to a dwelling shall be fixed no higher than 1.5m above finished ground level.
- aa. Low intensity, indirect light sources are to be used for all exterior lighting applications.
- bb. External light sources are to be incandescent, halogen or other white light, not sodium vapour or other light.
- cc. No exterior lighting is to be installed outside of the curtilage area and driveway.

Curtilage Area and Services

- dd. All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, water tanks, gas cylinders, rubbish bins and clotheslines) shall be contained within the identified curtilage area and building area and must be screened from view from Arrowtown-Lake Hayes Road.
- ee. Screening structures must adhere to the relevant building design controls.
- ff. Water tanks shall be in a recessive natural colour in tones of natural browns, black, greys or greens and may be located outside the building area provided part is within 5m of the curtilage area. Water tanks shall be screened from public views by landform or vegetation.
- gg. All other services and utilities shall be located below ground.

Wilding Conifer Control

- hh. The Wilding Conifer Control Area (being the area marked A on DP XXXXXX) shall be kept free of noxious woody weeds such as broom, gorse and briar as well as wilding exotic trees including all species listed in Chapter 34 of the District Plan.

Lot 1 Rural Based Activities

- ii. The Owner and/or occupier of Lots 2 & 4 DP XXXXXX shall not raise any objection with Queenstown Lakes District Council or any statutory or regulatory body to the lawfully conducted agricultural activities undertaken within Lot 1 DP XXXXXX.

LANDUSE CONSENT CONDITIONS

General

1. That the development must be undertaken/carried out in accordance with the plans:

stamped as approved on XX

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2.
 - a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
 - b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.

Engineering

General

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

DISTRICT WIDE ISSUES

Attachment G1

3.1 Operative District Plan - District Wide Objectives and Policies

3.1.1 Natural Environment

Objective 1 - Nature Conservation Values:

- The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.
- Improved opportunity for linkages between the habitat communities.
- The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.
- The protection of outstanding natural features and natural landscapes.
- The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.
- The protection of the habitat of trout and salmon.

Policies 1.2-1.4, 1.6, 1.7-1.16, 1.18-1.20 are not considered to be relevant for the following reasons:

- The subject site does not contain any indigenous ecosystems, plants, animals, areas of natural character or nature conservation value that are recognised as being significant, rare, vulnerable or endangered.
- The subject site is not located in an Alpine environment.
- Resource consent is not required from Otago Regional Council.
- The subject site does not contain any geological or geomorphological features that are scientifically important.
- The subject site does not contain any beds or margins of lakes, rivers or wetlands.

Policies:

- 1.1 To encourage the long-term protection of indigenous ecosystems and geological features.*
- 1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.*
- 1.7 To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.*
- 1.17 To encourage the retention and planting of trees, and their appropriate maintenance.*

The proposal is considered to be enabled by policies 1.1, 1.5, 1.7 and 1.17 for the following reasons:

- As discussed in part 1.3.5 and 2.2.4, the proposal seeks to control the wilding species located on the escarpment contained in proposed Lot 1.
- The proposed landscape plan retains existing trees where possible and includes indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that is considered to make a modest contribution to native habitat restoration.

DISTRICT WIDE ISSUES

Objective 2: Air Quality

- Maintenance and improvement of air quality.

Policies:

- 2.1 *To ensure that land uses in both rural and urban areas are undertaken in a way which does not cause noxious, dangerous, offensive or objectionable emissions to air.*

The proposal will not result in any noxious, dangerous, offensive or objectionable emissions to air.

3.1.2 Landscape and Visual Amenity (4.2.5)

Objective: Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

1 Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)

- (d) *To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.*

4. Visual Amenity Landscapes

- (a) *To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*
 - *highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
 - *visible from public roads.*
- (b) *To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (c) *To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

8. Avoiding Cumulative Degradation

DISTRICT WIDE ISSUES

In applying the policies above the Council's policy is:

- (a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) to encourage comprehensive and sympathetic development of rural areas*

9. Structures

To preserve the visual coherence of:

- (a) outstanding natural landscapes and features and visual amenity landscapes by:*
 - encouraging structures which are in harmony with the line and form of the landscape;*
 - avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
 - encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
 - encouraging placement of structures in locations where they are in harmony with the landscape;*
 - promoting the use of local, natural materials in construction.*
- (b) visual amenity landscapes*

11. Forestry and Amenity Planting

Subject to policy 16, to maintain the existing character of openness in the relevant outstanding natural landscapes and features of the district by:

- (a) encouraging forestry and amenity planting to be consistent with patterns, topography and ecology of the immediate landscape.*
- (b) encouraging planting to be located so that vegetation will not obstruct views from public roads and discouraging linear planting near boundaries of public roads.*

12. Transport Infrastructure

To preserve the open nature of the rural landscape by:

- encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.*
- encouraging shoreline structures, such as jetties, to be located only where they are visually contained by the topography, e.g. coves or bays.*
- by encouraging imaginative roading designs including a range of carriageway widths, different surface materials, grass berms and protection of existing mature trees where these can enhance the quality of design and the visual experience.*
- discouraging roads and tracks on highly visible slopes.*
- requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.*
- requiring that all disturbed areas be revegetated at the end of construction.*
- encouraging where appropriate car parks to be screened from view.*

DISTRICT WIDE ISSUES

- *requiring the adverse effects of large expanses of hard surface car parks be avoided by planting and earthworks.*

14. Soil Conservation Planting

To minimise any adverse effects on the visual amenity by:

- *encouraging the use of a limited range of species for soil conservation and planting.*
- *encouraging the use of existing native species for soil conservation and planting.*

15. Retention of Existing Vegetation

To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

- (a) *Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;*

16. Wilding Trees

To minimise the adverse effect of wilding trees on the landscape by:

- *supporting and encouraging co-ordinated action to control existing wilding trees and prevent further spread.*

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

The landscape and visual amenity values associated with the subject site, the surrounding area (including ONL) and the effect of the proposal upon these values has been considered in detail within the Patch Landscape Assessment. Based upon this assessment and subject to conditions, the proposal is considered to be consistent with the policies listed above.

For the same reasons listed in part 3.3.1 above, it is considered that the proposal is enabled by policies listed as 8(b), 11(a), 14, 15(a) and 16 above.

Policies listed under parts 5-7, 10, 12, 13 and 15(b) are not considered to be relevant for the following reasons:

- The subject site is not located in or within the *vicinity* of an ONL or ONF.
- The subject site is not located in an *urban environment* and the proposal is not considered to be *urban development*.
- The proposal does not include any *Mining* activities.

DISTRICT WIDE ISSUES

3.1.3 Tangata Whenua

3.1.4 Open Space and Recreation

3.1.5 Energy

3.1.6 Surface of Lakes and Rivers

3.1.7 Solid and Hazardous Waste Management

Objectives and Policies listed above have been considered and deemed not to be relevant due to the location of the subject site and/or nature of the proposed development.

3.1.8 Natural Hazards

Natural hazards have been considered above in part 2.2.7 of this application document.

3.1.9 Urban Growth

3.1.10 Affordable and Community Housing

3.1.11 Monitoring, Review and Enforcement

Objectives and Policies listed above have been considered and deemed not to be relevant due to the location of the subject site and/or nature of the proposed development.

RURAL AREAS

Attachment G2

3.2 Rural General and Ski Area Sub-Zone - Objectives and Policies

3.2.1 Objective 1 - Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.9 Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.*

Policy 1.9 above is not considered to be relevant as the subject site is not located in a *Ski Area*.

- 1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*

This policy is an enabling provision where the wording does not seek to preclude any activities which are not in direct accordance or enabled by it. Therefore, the ability to fail the proposal should it be found not in direct accordance is considered to be somewhat limited and the relevance of this provision is subsequently diminished.

Notwithstanding the above, the proposed rural living allotments rely on the soil resource for the disposal of wastewater. Proposed Lot 1 continues the current agriculturally based activities that directly rely on the soil resource through grazing. Therefore, the proposal is considered to utilise the soil resource in a sustainable manner and is consistent with and enabled by policy 1.2.

- 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.*

In a similar vein to policy 1.2 above, this policy is an enabling provision where the wording does not seek to preclude any activities which are not in direct accordance or enabled by it.

Notwithstanding the above, the overarching objective is to protect character and landscape values and control adverse effects through inappropriate activities. The proposal is not considered to be inappropriate, adverse effects are adequately mitigated and for the reasons set out in the Patch landscape Assessment, effects upon character and landscape values acceptable.

Based upon the above, the proposal is not considered to be directly aligned with policy 1.5 yet it is not considered to be inconsistent or contrary to it.

RURAL AREAS

- 1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*

The location of the proposed buildings has been discussed in part 2 of this application document where they are all located towards the southern roadside boundary yet retaining sufficient roadside boundary for access to rural productive activities located on proposed Lot 1. The proposal results in the loss of 1.08ha or 1.6% of the subject site of land with potential value for rural productive activities. On balance, the remaining 98.4% of the subject site is retained for rural productive activities and for this reason the proposal is considered to be consistent with policy 1.3.

- 1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The proposal avoids locating any structures or water tanks on any skylines, ridges, hills or prominent slopes. As such, the proposal is considered to be consistent with policy 1.4.

- 1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

The proposal is considered to be consistent with the relevant District Wide landscape objectives and policies as discussed in Attachment [G1].

- 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

The remaining policies 1.4, 1.6 and 1.7 listed above relate to whether the character of the rural area will be adversely impacted, landscape values and location of structures where there is potential to absorb change. These matters have been addressed in the Patch Landscape Assessment¹ and for the reasons set out in his assessment, subject to conditions, the proposal is considered to be consistent with policies 1.4, 1.6 and 1.7.

¹ Attachment [E2].

RURAL AREAS

3.2.2 Objective 2 - Life Supporting Capacity of Soils

Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

Policies:

2.1 Avoid, remedy or mitigate adverse effects of subdivision and development on the life supporting capacity of the soils.

It is considered that the life supporting capacity of soil can only be compromised through buildings and impermeable hard surfacing. In a similar vein to policy 1.3 discussed above. Consent notice conditions limit the proposal's total building coverage to 1500m². Associated driveways and potential manoeuvring areas are estimated to be 682.5m². Given the total site area, 3.2% of the soils life supporting capacity will be lost. On balance, the remaining 96.8% of the subject site continues to provide life supporting capacity for soil and for this reason the proposal is considered to be consistent with policy 2.1.

2.2 Enable a range of activities to utilise the range of soil types and microclimates.

In a similar vein to policies 1.2 and 1.5 above, this policy is an enabling provision where the wording does not seek to preclude any activities which are not in direct accordance or enabled by it. Therefore, the ability to fail the proposal should it be found not in direct accordance is considered to be somewhat limited and the relevance of this provision is subsequently diminished.

Notwithstanding, the overarching objective is to retain the life supporting capacity of soils and/or vegetation where policy 2.1 above is considered satisfied. As such, the proposal is considered to be consistent (yet not directly) with policy 2.2.

2.3 Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.

In a similar vein to policy 1.5 above, this policy is an enabling provision where the proposal would be enabled should it disseminate relevant information to the community. The research and dissemination of relevant information encouraged by this provision is not understood. As such, policy 2.3 is not considered to be a relevant consideration for the current application.

2.4 Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.

In a similar vein to policy 1.5 above, this policy is an enabling provision. However, for the reasons set out under policy 2.1 above, coupled with conditions of consent, the proposal is consistent with policy 2.4.

RURAL AREAS

- 2.5 *Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.*

In a similar vein to policies 1.2, 1.5 and 2.3 above, this policy is an enabling provision where the proposal would be enabled should it provide information and assistance in relating to monitoring the condition of vegetation. The information and assistance in relating to monitoring the condition of vegetation encouraged by this provision is not understood. As such, policy 2.5 is not considered to be a relevant consideration for the current application.

3.2.3 Objective 3 - Rural Amenity

Avoiding, remedying or mitigating adverse effects of activities on rural amenity.

Policies:

- 3.4 *To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.*

In a similar vein to policies 1.2, 1.5, 2.3 and 2.5 above, this policy is an enabling provision where the proposal would be enabled should it locate intensive and factory farming away from certain zones. The proposal does not include intensive and factory farming as set out in policy 3.4 above. Therefore, policy 3.4 is not a relevant consideration for the current application.

- 3.6 *To prohibit all new activity sensitive to aircraft noise on any Rural zoned land within the Outer Control Boundary at Wanaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.*
- 3.7 *To prohibit all new Activity Sensitive to Aircraft Noise on rural zoned land within the Outer Control Boundary at Queenstown Airport to avoid adverse effects arising from aircraft operations on future Activity Sensitive to Aircraft Noise.*
- 3.8 *To require as necessary mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary and require sound insulation and mechanical ventilation for any alterations or additions to Critical Listening Environment within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary.*

Policies 3.6 – 3.8 are not considered to be relevant as the subject site is not located in the Outer Control Boundary of the Queenstown or Wanaka airports.

RURAL AREAS

- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*

A volunteered consent notice² condition relates to protecting the existing rural productive uses on proposed Lot 1 in terms of reverse sensitivity issues which may arise from rural living occupation of proposed Lots 2-

4. As such, it is considered that the proposal will be consistent with policy 3.1.

- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*

Adverse effects upon the existing level of rural amenity enjoyed from existing residential platforms is considered in part 2.2.3 where it is considered to be de minimis. For the reasons discussed in part 2.2.3 the proposal is considered to be consistent with policy 3.2.

- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*

Adverse effects of the proposal have been considered in part 2 where overall, any adverse effects are less than minor. For the reasons discussed in part 2 and those set out in the Patch Landscape Assessment, subject to conditions the proposal is considered to be consistent with policy 3.3.

- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

All proposed residential building platforms are setback from property boundaries in accordance with the both District Plan requirements for the Zone. Based upon these setbacks, the proposal is considered to be consistent with policy 3.5.

3.2.4 Objective 4 - Life Supporting Capacity of Water

To safeguard the life supporting capacity of water through the integrated management of the effects of activities.

Policies

- 4.1 *In conjunction with the Otago Regional Council:*
- *To encourage activities, which use water efficiently, thereby conserving water quality and quantity.*
 - *To discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.*

The proposal is serviced by a private bore where each proposed allotment will be apportioned a supply. In terms of the proposed residential activities, the use of land for residential occupation is not considered to

² Condition 17 ii – Attachment [F].

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represent a use which is known to be “inefficient”. As such, the proposal is considered to be consistent with policy 4.1.

4.2 *To encourage buildings, earthworks and landscaping to be located or carried out a sufficient distance from irrigation infrastructure.*

4.3 *To encourage the piping and filling of existing open channel irrigation races where there is potential for buildings, earthworks or landscaping to interfere with the irrigation infrastructure.*

Arrow Irrigation Company (AIC) has a piped race which traverses the subject site. The proposed subdivision and land uses are located a “sufficient” distance from this infrastructure to ensure it is not compromised and the proposal is considered to be consistent with policies 4.2 and 4.3. The Affected Party Approval of AIC is contained in Attachment [D3].

3.2.5 Other Objectives and Policies:

Objective 5 - Mineral Extraction

Objective 6 - Ski Area Sub-Zone

Objective 7 - Buffer Land for Airports

Objective 8 – Building Line Restriction Area (Kirimoko)

Objective 9 – Building Line Restriction Area (Bible Face)

Objectives and Policies referenced under 5-9 above have been assessed and are not considered relevant due to the nature and scale of the proposal and the location of the subject site.

PART 15 SUBDIVISION

Attachment G3

3.2 Subdivision, Development and Financial Contributions Objectives and Policies

3.2.1 Objective 1 – Servicing

The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.

Policies:

1.8 To encourage the retention of natural open lakes and rivers for stormwater disposal, where safe and practical, and to ensure disposal of stormwater in a manner which maintains or enhances the quality of surface and ground water, and avoids inundation of land within the subdivision or adjoining land.

The stormwater disposal requirements associated with the proposed rural living allotments have been considered in the services report¹ where it is considered that adequate soakage can be achieved on each site for the disposal of stormwater without any adverse effects on surface or ground water whilst avoiding inundation of land. As such, the proposal is considered to be consistent with policy 1.8.

1.10 To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.

1.12 To ensure the requirements of other relevant agencies are fully integrated into the subdivision/development process

Policies 1.10 and 1.12 are not considered to be relevant as there is no existing reticulation of services listed in 1.10 and there are no other relevant agencies as set out in 1.12.

1.3 To achieve provision of pedestrian, cycle and amenity linkages, where useful linkages can be developed.

The subject site does not share any known and logical pedestrian and/or cycleway trail connections. As such, the proposal does not include any pedestrian / cycle links. As such, policy 1.3 is not a relevant consideration for the current application.

1.4 To avoid or mitigate any adverse visual and physical effects of subdivision and development roading on the environment.

Visual and physical effects have been discussed in part 2 and the Patch Landscape Assessment. For the reasons set out, the proposal is considered to be consistent with policy 1.4.

¹ Contained in Attachment E3.

PART 15 SUBDIVISION

- 1.1 *To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.*
- 1.2 *To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.*
- 1.5 *To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*
- 1.6 *To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.*
- 1.7 *To ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity, with Council being responsible for meeting any additional capacity of infrastructure above that required for the subdivision then being consented to in accordance with Council's Long Term Community Plan Development Contributions Policy.*
- 1.9 *To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.*
- 1.11 *To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.*

Policies 1.1, 1.2, 1.5 – 1.7, 1.9 and 1.11 primarily relate to infrastructure and access which is discussed in parts 1.3 and 2 and in particular, the services report². For the reasons set out, subject to conditions, the proposal is considered to be consistent with policies 1.1, 1.2, 1.5 – 1.7, 1.9 and 1.11.

3.2.2 Objective 2 - Cost of Services to be Met by Subdividers

The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.

Objective 2 and its associated policies 2.1 and 2.2 have been considered and the proposal is deemed to be consistent with these as the cost of the provision of services will be met by the applicant in order to obtain completion certificates.

3.2.3 Objective 3 - Reserve Contributions (Hydro Generation Zone only)

Not applicable.

² Contained in Attachment E3.

PART 15 SUBDIVISION

3.2.4 Objective 4 – Outstanding Natural Features, Landscape and Nature Conservation Values

The recognition and protection of outstanding natural features, landscapes and nature conservation values.

Policies:

- 4.1 *To take the opportunity to protect outstanding natural landscapes and features, nature conservation values and ecosystems through the subdivision process.*
- 4.2 *To ensure works associated with land subdivision and development avoid or mitigate the adverse effects on the natural character and qualities of the environment and on areas of significant conservation value.*
- 4.3 *To avoid any adverse effects on the landscape and visual amenity values, as a direct result of land subdivision and development.*
- 4.4 *To use opportunities through the subdivision/development process to improve the level of protection for the natural character and nature conservation values of the lakes and rivers with reference to section 230 of the Resource Management Act 1991.*

The landscape and visual amenity values associated with the subject site, the surrounding area (including ONL) and the effect of the proposal upon these values has been considered in detail within the Patch Landscape Assessment. Based upon the reasons listed within this assessment and subject to conditions, the proposal is considered to be consistent with the policies 4.1 – 4.4.

In addition, the proposal offers the future control of wilding species within the escarpment area of Lot 1. This is considered to be directly consistent with enabling provision policy 4.4 above.

3.2.5 Objective 5 - Amenity Protection

The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.

Policies:

- 5.6 *To encourage the identification of archaeological sites and sites of cultural significance.*

The suite of conditions offered³ includes accidental discovery protocol. As such, the proposal is considered to be consistent with policy 5.6 subject to conditions.

- 5.4 *To encourage the protection of significant trees or areas of vegetation, upon the subdivision of land.*

³ Contained in Attachment F.

PART 15 SUBDIVISION

- 5.7 *To minimise street lighting in the Rural Residential area at the north of Lake Hayes in order to retain the rural amenity values of the area.*
- 5.8 *To promote the use of stormwater management methods which involve the use of pervious surfaces such as open swales in the Rural Residential area at the north of Lake Hayes, in order to retain the rural amenity values of the area.*
- 5.9 *To require that subdivision within the Northlake Special Zone be consistent with the Northlake Structure Plan.*
- 5.10 *To ensure subdivision within the Northlake Special Zone implements the objectives and policies for the Northlake Special Zone in Part 12.33*

Policies 5.4 – 5.10 are not considered to be relevant as the subject site does not contain any significant trees or areas of vegetation and is not located in a Rural Residential area of Northlake Special Zone.

- 5.1 *To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.*

The Rural General Zone has no minimum allotment size and it is a discretionary activity for residential buildings in this Zone where there is no recognised / anticipated level, or ratio, of open space / density of built form. The proposed rural living allotment sizes are considered sufficient in size and dimension to confirm efficient and pleasant functioning rural living land uses.

The landscape and visual amenity values associated with the subject site, the surrounding area (including ONL) has been considered in detail within the Patch Landscape Assessment which confirms that the site has the capability of absorbing the proposal without resulting in unacceptable adverse effects upon landscape and visual amenity values.

Based upon the above, it is considered that the proposal is consistent with policy 5.1.

- 5.2 *To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*
- 5.3 *To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.*

The landscape and visual amenity values associated with the subject site, the surrounding area and the effect of the proposal upon these values has been considered in detail within the Patch Landscape Assessment. This assessment confirms that the site has the capability of absorbing the proposal without resulting in unacceptable adverse effects upon landscape and visual amenity values. Based upon the Patch Landscape Assessment and subject to conditions, the proposal is considered to be consistent with policies 5.2 and 5.3 listed above.

- 5.5 *To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.*

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Traffic generation, Access and Safety have been discussed in part 2 of the application document where it has been determined that any adverse effects in this regard are de minimis and acceptable. For the reasons set out in part 2, the proposal is considered to be consistent with policy 5.5 listed above.

3.2.6 Objective 6 - 22

Peninsula Bay - Objective 6

Kirimoko Block - Objective 7

Three Parks - Objectives 8 – 13

Deferred Urban Subzone – Objectives 14 & 15

Shotover Country – Objectives 16 & 17

Industrial B – Objectives 18-21

Ballantyne Road – Objective 22

These Objectives and their respective policies have been considered deemed not to be relevant due to the Zone of the subject site.

PART 2 STRATEGIC DIRECTION 3

Attachment G4

3 Strategic Direction

3.1 Purpose

This chapter sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the Queenstown Lakes District's special qualities:

- a. distinctive lakes, rivers, alpine and high country landscapes free of inappropriate development;
- b. clean air and pristine water;
- c. vibrant and compact town centres;
- d. compact and connected settlements that encourage public transport, biking and walking;
- e. diverse, resilient, inclusive and connected communities;
- f. a district providing a variety of lifestyle choices;
- g. an innovative and diversifying economy based around a strong visitor industry;
- h. a unique and distinctive heritage;
- i. distinctive Ngāi Tahu values, rights and interests;
- j. indigenous biodiversity and ecosystems.

3.1A Strategic Issues

The following Strategic Issues are overarching. While not intended to be an exhaustive list or description of issues to be addressed in the District's pursuit of sustainable management, these Strategic Issues are identified as warranting to be addressed at the present time and during the lifetime of the Plan (and beyond) to enable the retention of the special qualities listed at a. - j. of 3.1 Purpose:

- a. Strategic Issue 1: Economic prosperity and equity, including strong and robust town centres, and the social and economic wellbeing and resilience of the District's communities may be challenged if the District's economic base lacks diversification.
- b. Strategic Issue 2: Growth pressure impacts on the functioning and sustainability of urban areas, and risks detracting from rural landscapes, particularly its outstanding natural features and outstanding natural landscapes.
- c. Strategic Issue 3: High growth rates can challenge the qualities that people value in their communities.
- d. Strategic Issue 4: Some resources of the District's natural environment, particularly its outstanding natural features and outstanding natural landscapes and their landscape values, require effective identification and protection in their own right as well as for their significant contribution to the District's economy.
- e. Strategic Issue 5: The design of developments and environments can either promote or weaken safety, health and social, economic and cultural wellbeing.
- f. Strategic Issue 6: Tangata Whenua status and values require recognition in the District Plan.

3.1B Interpretation and Application of this Chapter

PART 2 STRATEGIC DIRECTION 3

- 3.1B.1 For the purpose of plan development, including plan changes, the Strategic Objectives and Strategic Policies in this Chapter provide direction for the development of the more detailed provisions contained elsewhere in the District Plan in relation to the Strategic Issues.
- 3.1B.2 For the purpose of plan implementation (including in the determination of resource consent applications and notices of requirement):
- the Strategic Objectives and Strategic Policies in this Chapter may provide guidance on what the related objectives and policies in other chapters of the Plan are seeking to achieve in relation to the Strategic Issues;
 - the relevant objectives and policies of the plan (including Strategic Objectives and Strategic Policies in this Chapter) are to be considered together and no fixed hierarchy exists between them.
- 3.1B.3 In this plan, the notation 'SO' means 'Strategic Objective'. The notation 'SP' means 'Strategic Policy'.
- 3.1B.4 The following relationships apply as between Strategic Objectives and Strategic Policies of this Chapter:
- Where it is intended that a Strategic Objective elaborates on another Strategic Objective, that is specified in italicised text in brackets immediately following the Strategic Objective that is elaborated on. Unless otherwise specified, where a Strategic Objective enumerated to three digits (e.g. 3.2.1) ('Three Digit Strategic Objective') is followed by one or more Strategic Objectives enumerated to four digits (e.g. 3.2.1.1. 3.2.1.2) ('Four Digit Strategic Objective'), those Four Digit Strategic Objectives elaborate on that Three Digit Strategic Objective;
 - Many Strategic Policies in Chapter 3 implement more than one Strategic Objective. This is reflected in how Strategic Policies are grouped. The relationship(s) intended between individual Strategic Policies and the relevant Strategic Objective(s) is specified in the italicised text in brackets following each such Strategic Policy.
- 3.1B.5 In 3.1B.6 and SO 3.2.5.4, 'Exception Zone' means any of the following, to the extent that the Zone (or Sub-Zone) is depicted on the planning maps:
- The Ski Area Sub-~~Z~~zone;
 - The Rural Residential Zone and Rural Lifestyle Zone (Chapter 22);
 - The Gibbston Character Zone (Chapter 23);
 - ~~The~~ Jacks Point ~~Special~~ Zone (Chapter 41).
- 3.1B.6 The following Strategic Objectives and Strategic Policies (or specified parts thereof) do not apply to the consideration or determination of any applications for any subdivision, use or development within any of the Exception Zones except insofar as the receiving environment includes an Outstanding Natural ~~Feature~~ Landscape or Outstanding Natural Landscape ~~Feature~~ (or part thereof) that is outside the Exception Zone:
- SO 3.2.1.7.a, SO 3.2.1.8.a, SO 3.2.5.1, SO 3.2.5.2; and
 - SP 3.2.5.4, SP 3.3.21.a, SP 3.3.23.a, SP 3.3.29, SP 3.3.30, SP 3.3.31.

For avoidance of doubt, the above identified Strategic Objectives and Strategic Policies apply to plan development, including plan changes.

PART 2 STRATEGIC DIRECTION 3

3.1B.7 In this Chapter:

- a. 'Landscape capacity':
 - i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values;
 - ii. in relation to a landscape character area in a Rural Character Landscape, means the capacity of the landscape character area to accommodate subdivision and development without compromising its identified landscape character and ~~whilst~~ while maintaining its identified visual amenity values;
- b. 'Landscape values' in relation to any Outstanding Natural Feature, Outstanding Natural Landscape or Rural Character Landscape includes biophysical, sensory and associative attributes (and 'values' has a corresponding meaning);
- c. 'Rural Living' means residential-type development in a Rural Character Landscape or on an Outstanding Natural Feature or in an Outstanding Natural Landscape, including of the nature anticipated in a Rural Residential or Rural Lifestyle zone but excluding residential development for farming or other rural production activities;
- d. 'Priority Area':
 - i. in relation to an Outstanding Natural Feature or Outstanding Natural Landscape, means an area listed in SP 3.3.36 and shown on the maps ~~in Schedule 21~~ [held on [QLDC reference file]];
 - ii. in relation to the Upper Clutha Rural Character Landscape, means an area listed in SP 3.3.39 and shown on the maps ~~in Schedule 21~~ [held on [QLDC reference file]].
- e. 'Best practice landscape methodology' in relation to the identification of landscape values or related landscape capacity or their assessment includes a methodology produced or recommended by a reputable professional body for landscape architects.

3.2 Strategic Objectives

3.2.1 The development of a prosperous, resilient and equitable economy in the District. (addressess Issue 1)

3.2.1.1 *The significant socioeconomic benefits of well designed and appropriately located visitor industry places, facilities and services are realised across the District.*

3.2.1.2 *The Queenstown and Wānaka town centres¹ are the hubs of New Zealand's premier alpine visitor resorts and the District's economy.*

¹ Defined by the extent of the Town Centre Zone in each case

PART 2 STRATEGIC DIRECTION 3

- 3.2.1.3 *The Frankton urban area (including the Remarkables Park mixed use centre) functions primarily as a major commercial and industrial service centre, and provides community facilities, for the people of the Wakatipu Basin.*
- 3.2.1.4 *The key function of the commercial core of Three Parks is focused on large format retail development.*
- 3.2.1.5 *Local service and employment functions served by commercial centres and industrial areas outside of the Queenstown and Wānaka town centres², Frankton and Three Parks, are sustained.*
- 3.2.1.6 *Diversification of the District's economic base and creation of employment opportunities through the development of innovative and sustainable enterprises.*
- 3.2.1.7 *Agricultural land uses are enabled provided those uses are consistent with:*
- the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;*
 - the maintenance of the landscape character of Rural Character Landscapes and the maintenance or enhancement of their visual amenity values; and*
 - the maintenance of significant nature conservation values.*
- 3.2.1.8 *Diversification of land use in rural areas beyond traditional activities, including farming, provided that:*
- the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;*
 - the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and*
 - significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.*
- 3.2.1.9 *Infrastructure in the District that is operated, maintained, developed and upgraded efficiently and effectively to meet community needs and to maintain the quality of the environment. (also elaborates on S.O. 3.2.2 following)*

Policies 3.2.1.1 to 3.2.1.5 and 3.2.1.9 are not relevant considerations for the current application for the following reasons:

- The proposal does not include any visitor industry activities, facilities or services.
- The proposal does not include any Local service or employment functions.
- The scale and nature of the proposal is not considered to represent diversification of the District's economic base.
- The subject site is not located in a Town Centre Zone, the Frankton Urban Area or the Three Parks Zone.

The proposal is considered to be consistent with objective 3.2.1 and policies 3.2.1.6, 3.2.1.7 to 3.2.1.9 for the following reasons:

- The subject site is not located in a Rural Character Landscape (RCL) and does not contain any significant nature conservation values and Ngāi Tahu values. Proposed Lot 1 continues agriculturally based activities whilst protecting ONL / ONF values. Therefore, the proposal is enabled by policy 3.2.1.7.

² Defined by the extent of the Town Centre Zone in each case

PART 2 STRATEGIC DIRECTION 3

- b. The proposal includes three allotments for the purposes of rural living which is considered to be a modest contribution to *diversification of land use in rural areas beyond traditional activities*. Coupled with the reasons listed in a. above, the proposal is enabled by policies 3.2.1.6 and 3.2.1.8.
- c. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report³. All proposed infrastructure has been designed to be constructed so that it is fit for purpose.
- d. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.

3.2.2 Urban growth is managed in a strategic and integrated manner. (addresses Issue 2)

(Strategic Objective 3.2.2.1 elaborates on Strategic Objective 3.2.2. SO 3.2.1.9 also elaborates on SO 3.2.2).

3.2.2.1 Urban development occurs in a logical manner so as to:

- a. promote a compact, well designed and integrated urban form;
- b. build on historical urban settlement patterns;
- c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
- d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
- e. protect the District's rural landscapes from sporadic and sprawling urban development;
- f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
- g. contain a high quality network of open spaces and community facilities; and
- h. be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure. (also elaborates on S.O. 3.2.3, 3.2.5 and 3.2.6 following)

3.2.3 A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)

(Strategic Objective 3.2.3.1 elaborates on Strategic Objective 3.2.3. In addition, SO 3.2.2.1 also elaborates on SO 3.2.3).

3.2.3.1 The District's important historic heritage values are protected by ensuring development is sympathetic to those values.

3.2.3.2 Built form integrates well with its surrounding urban environment.

³ Clark Fortune McDonald, Services Report – Attachment E3.

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Objectives 3.2.2 and 3.2.3 and related policies are not relevant considerations for the current application as the proposal does not include *urban development* and the subject site is not located within an Urban Environment. In addition, the subject site is not recognised as containing any *important historic heritage values*.

3.2.4 The distinctive natural environments and ecosystems of the District are protected. (addresses Issue 4)

(Strategic Objectives 3.2.4.1 – 3.2.4.7 inclusive elaborate on Strategic Objective 3.2.4. In addition, SO 3.2.1.7 also elaborates on SO 3.2.4).

- 3.2.4.1 Development and land uses that sustain or enhance the life-supporting capacity of air, water, soil and ecosystems, and maintain indigenous biodiversity.
- 3.2.4.2 The spread of wilding exotic vegetation is avoided.
- 3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.
- 3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.
- 3.2.4.5 Public access to the natural environment is maintained or enhanced.
- 3.2.4.6 The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.
- 3.2.4.7 The survival chances of rare, endangered, or vulnerable species of indigenous plant or animal communities are maintained or enhanced.

Policies 3.2.4.3 to 3.2.4.5 and 3.2.4.7 are not relevant considerations for the current application for the following reasons:

- a. The subject site does not contain any *waterbodies* or *wetlands*.
- b. There are no known or logical public access points to the natural environment from the subject site.
- c. The subject site is not recognised as containing any rare, endangered, or vulnerable species of indigenous plant or animal communities.

The proposal is considered to be consistent with objective 3.2.4 and policies 3.2.4.1, 3.2.4.2 and 3.2.4.6 for the following reasons:

- a. The proposal does not include any discharges to air.
- b. The subject site is not recognised as containing any notable natural features, indigenous biodiversity and heritage value.
- c. Adverse effects upon *ecosystems* has been considered in part 2.2.4 where any adverse effects are considered acceptable. The subject site is not recognised as being of notable nature conservation value.
- d. It is considered that the life supporting capacity of soil can only be compromised through buildings and impermeable hard surfacing. Consent notice conditions limit the proposal's total building coverage to 1500m². Associated driveways and potential manoeuvring areas are estimated to be 682.5m². Given the

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total site area, 3.2% of the soils life supporting capacity will be lost. On balance, the remaining 96.8% of the subject site continues to provide life supporting capacity for soil.

- e. The proposal includes the removal of wilding conifers within proposed Lot 1.

3.2.5 The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)

(Strategic Objectives 3.2.5.1 – 3.2.5.7 inclusive elaborate on Strategic Objective 3.2.5. In addition, SO 3.2.1.7, ~~SO~~ 3.2.1.8 and 3.2.2.1 also elaborate on SO 3.2.5).

Outstanding Natural Features and Outstanding Natural Landscapes

- 3.2.5.1 The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.
- 3.2.5.2 Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
 - a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or
 - b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.
- 3.2.5.3 In locations other than in the Rural Zone, the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.
- 3.2.5.4 In each Exception Zone located within or part within Outstanding Natural Features and Outstanding Natural Landscapes, any application for subdivision, use and development is provided for:
 - a. to the extent anticipated by that Exception Zone; and
 - b. on the basis that any additional subdivision, use and development not provided for by that Exception Zone protects landscape values.

Rural Character Landscapes

- 3.2.5.5 Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision or development are anticipated and effectively managed, through policies and rules, so that:
 - a. landscape character is maintained; and
 - b. visual amenity values are maintained or enhanced.
- 3.2.5.6 In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.
- 3.2.5.7 In Rural Character Landscapes of the Upper Clutha Basin:

PART 2 STRATEGIC DIRECTION 3

- a. Priority Areas of Rural Character Landscapes are identified; and
- b. associated landscape character and visual amenity values and related landscape capacity are identified.

Objective 3.2.5 and its related policies are not relevant considerations for the current application for the following reasons:

- a. Stage 1 of the District Plan Review identified ONL and ONF features. The current proposal relates to an resource consent application and cannot identify these landscapes as set out in policy 3.2.5.1 above.
 - b. The subject site is not within a Rural Zone or an Exception Zone within (or part within) an ONL or ONF.
 - c. The subject site is not within a Rural Character Landscape.
-

3.2.6 The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. (addresses Issues 1 and 6)

- 3.2.6.1 The accessibility needs of the District's residents and communities to places, services and facilities are met.
- 3.2.6.2 A diverse, resilient and well-functioning community where opportunities for arts, culture, recreation and events are integrated into the built and natural environment.
- 3.2.6.3 The contribution that community social, recreational and cultural facilities and activities make to identity and sense of place for residents of the District is recognised and provided for through appropriate location and sound design.

Objective 3.2.6 and its related policies are not relevant considerations for the current application for the following reasons:

- a. The proposal does not account of accessibility needs. These needs are considered to be best addressed at the time of residential building construction within the proposed platforms. Notwithstanding, based upon the proposed lot size / dimension as well as access configuration and minimum widths, there is no reason as to why accessibility needs could not be accommodated if required in the future.
 - b. Due to the nature and location of the proposal, there is considered to be limited (if any) opportunity to integrate arts, culture, recreation and events into the built and natural environment as set out in policy 3.2.6.2 above.
 - c. The proposal does not include any community social, recreational, cultural facilities or activities.
-

3.2.7 The partnership between Council and Ngāi Tahu is nurtured. (addresses Issue 6).

(Strategic Objectives 3.2.7.1 and 3.2.7.2 elaborate on Strategic Objective 3.2.7).

- 3.2.7.1 Ngāi Tahu values, interests and customary resources, including taonga species and habitats, and wāhi tūpuna, are protected.

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- 3.2.7.2 The expression of kaitiakitanga is enabled by providing for meaningful collaboration with Ngāi Tahu in resource management decision making and implementation.

Objective 3.2.7 and its related policies are not relevant considerations for the current application for the following reasons:

- a. The wording of objective 3.2.7 suggests it is directed at Council.
- b. The subject site is not within a Wahi Tupuna or recognised as containing any taonga species, habitats of significance to Ngai Tahu. Notwithstanding, accidental discovery protocol is part of the suite of volunteered conditions.

3.3 Strategic Policies

Visitor Industry

- 3.3.1** Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wānaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to SO 3.2.1.1 and 3.2.1.2)
- 3.3.2** In rRural areas, provide for commercial recreation and tourism related activities that enable people to access and appreciate the district's landscapes provided that those activities are located and designed and are of a nature that:
- a. protects the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
 - b. maintains the landscape character and maintains or enhances the visual amenity values of Rural Character Landscapes.

Town Centres and other Commercial and Industrial Areas

- 3.3.3** Provide a planning framework for the Queenstown and Wānaka town centres that enables quality development and enhancement of the centres as the key commercial, civic and cultural hubs of the District, building on their existing functions and strengths. (relevant to SO 3.2.1.2)
- 3.3.4** Avoid new commercial zoning of land that is likely to undermine the role of the Queenstown and Wānaka town centres as the primary focus for the District's economic activity. (relevant to SO 3.2.1.2)
- 3.3.5** Provide a planning framework for the Frankton urban area that facilitates the integration of the various development nodes. (relevant to SO 3.2.1.3)
- 3.3.6** Recognise that Queenstown Airport makes an important contribution to the prosperity and resilience of the District. (relevant to SO 3.2.1.3)
- 3.3.7** Avoid additional commercial zoning that is likely to undermine the function and viability of the Frankton commercial areas as the key service centre for the Wakatipu Basin, or which

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will undermine increasing integration between those areas and the industrial and residential areas of Frankton. (relevant to SO 3.2.1.3)

3.3.8 Provide a planning framework for the commercial core of Three Parks that enables large format retail development. (relevant to SO 3.2.1.4)

3.3.9 Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (relevant to SO 3.2.1.3 and 3.2.1.5)

3.3.10 Support the role settlement commercial precincts and local shopping centres fulfil in serving local needs by enabling commercial development that is appropriately sized for that purpose. (relevant to SO 3.2.1.5)

3.3.11 Avoid commercial rezoning that is likely to undermine the key local service and employment function role that the centres outside of the Queenstown and Wānaka town centres, Frankton and Three Parks fulfil. (relevant to SO 3.2.1.5)

3.3.12 Provide for a wide variety of activities and sufficient capacity within commercially zoned land to accommodate business growth and diversification. (relevant to SO 3.2.1.1, 3.2.1.2, 3.2.1.5, 3.2.1.6 and 3.2.1.9)

Climate Change

3.3.13 Encourage economic activity to adapt to and recognise opportunities and risks associated with climate change.

Urban Development

3.3.14 Apply Urban Growth Boundaries (UGBs) around the urban areas in the Wakatipu Basin (including Queenstown, Frankton, Jack's Point and Arrowtown), Wānaka and where required around other settlements. (relevant to SO 3.2.2.1)

3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs. (relevant to SO 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 -3.2.5.7)

3.3.16 Locate urban development of the settlements where no UGB is provided within the land zoned for that purpose. (relevant to SO 3.2.1.8, 3.2.2.1, 3.2.3.1, 3.2.5.1 - 3.2.5.7)

Heritage

3.3.17 Identify heritage items and ensure they are protected from inappropriate development. (relevant to SO 3.2.2.1, and 3.2.3.1)

Natural Environment

3.3.18 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna, referred to as Significant Natural Areas (SNAs). (relevant to SO 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.3 and 3.2.4.4)

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- 3.3.19** Protect SNAs and encourage enhanced indigenous biodiversity outcomes. (relevant to SO 3.2.1.7, 3.2.1.8, 3.2.4.1, 3.2.4.2, 3.2.4.3 and 3.2.4.4)
- 3.3.20** Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable. (relevant to SO 3.2.1.8, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.1 - 3.2.5.7)

Rural Activities

- 3.3.21** Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:
- a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes; or
 - b. maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes.
- 3.3.22** Provide for rural living opportunities in areas identified on the District Plan web mapping application as appropriate for rural living developments. (relevant to SO 3.2.5.4, S.O. 3.2.1.7, 3.2.5.1 - 3.2.5.7)
- 3.3.23** Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise:
- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and
 - b. the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of Rural Character Landscapes; and
 - c. ~~the maintenance or enhancement of the visual amenity values of Rural Character Landscapes.~~
- 3.3.24** Provide for non-residential development with a functional need to locate in the rural environment, including regionally significant infrastructure where applicable, through a planning framework that recognises its locational constraints, while ensuring maintenance and enhancement of the rural environment. (relevant to SO 3.2.1.8, 3.2.1.9, 3.2.5.1 -3.2.5.7)
- 3.3.25** That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to SO 3.2.1.8, 3.2.4.1 and 3.2.4.3)
- 3.3.26** Avoid the planting of identified exotic vegetation with the potential to spread and naturalise unless spread can be acceptably managed for the life of the planting. (relevant to SO 3.2.4.2)
- 3.3.27** Seek opportunities to provide public access to the natural environment at the time of plan change, subdivision or development. (relevant to SO 3.2.4.5)

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Strategic policies 3.3.1 to 3.3.20, 3.3.24 and 3.3.27 are not relevant considerations for the current application for the following reasons:

- a. The proposal is not associated with the *Visitor Industry*.
- b. The subject site is not located in a *Town Centre, Commercial* or *Industrial Zone*.
- c. The proposal is not *Urban Development*.
- d. The economic activity the proposal generates is unrelated to *Climate change*.
- e. The subject site is not recognised as containing any notable natural features, indigenous biodiversity and heritage value.
- f. The District Plan Review identified areas of *significant indigenous vegetation and significant habitats*. The current proposal relates to a resource consent application and cannot identify these areas as intended by policy 3.2.5.1 above.
- g. The subject site does not contain any areas of *significant indigenous vegetation or significant habitat*.
- h. The proposal does not include any *non-residential development* as set out in policy 3.2.24.
- i. There are no known or logical public access points to the natural environment from the subject site.

The proposal is considered to be consistent with strategic policies 3.3.21, 3.3.25 and 3.3.26 for the following reasons:

- a. The subject site is not located in a Rural Character Landscape (RCL). Proposed Lot 1 continues agriculturally based activities whilst protecting ONL / ONF values. Therefore, the proposal is enabled by policy 3.3.21.
- b. The subject site is not within an area identified on the District Plan web mapping application as appropriate for rural living developments. This policy is an enabling provision where the wording does not seek to preclude any activities which are not in direct accordance or enabled by it. The Patch Landscape Assessment identifies the subject site can accommodate the proposed rural living development confirming that it is "appropriate". The proposal is not considered to be directly aligned with policy 3.3.22 yet it is not considered to be inconsistent or contrary to this policy.
- c. The amenity value and natural character of the ONL adjacent to that part of the site zoned WBLP has been considered in detail within the in the Patch Landscape Assessment. For the reasons discussed in the Landscape Assessment⁴ and subject to conditions, the proposal considered to protect the amenity value and natural character of the ONL.
- d. Chapter 24 Objective 24.2.4 seeks to maintain water quality and ecological quality where the proposal has been determined in Attachment [G4] as consistent with this objective and its related policies. For the reasons set out in Attachment [G4] and listed under objective 24.2.4, the proposal is considered to be consistent with policy 3.3.25.
- e. The proposed landscape plan does not include any identified exotic vegetation with the potential to spread and naturalise.

Outstanding Natural Features and Landscapes and Rural Character Landscape

⁴ Patch Landscape Assessment at paragraphs 2.6 & 5.34 (interalia).

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- 3.3.28** Identify the District's Outstanding Natural Features and Outstanding Natural Landscapes on the District Plan web mapping application. (relevant to SO 3.2.5.1)
- 3.3.29** For Outstanding Natural Features and Outstanding Natural Landscapes, identify landscape values and landscape capacity:
- for Priority Areas identified in Schedule 21.22, in accordance with the values identification framework in SP 3.3.36 - 3.3.38 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and
 - outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology.
- 3.3.30** Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- 3.3.31** Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- 3.3.32** Identify the District's Rural Character Landscapes on the District Plan web mapping application. (relevant to SO 3.2.5.5, 3.2.5.7)
- 3.3.33** For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:
- for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and
 - outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and
 - through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design.
- 3.3.34** In any Priority Area of any Rural Character Landscape whose landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living:
- maintains that landscape character;
 - enhances any visual amenity value that Schedule 21.23 specifies to be enhanced; and
 - otherwise maintains those identified visual amenity values.
- 3.3.35** In any Rural Character Landscape that is not a Priority Area, or is a Priority Area that has not achieved all of the requirements of SP 3.3.33, do not allow new subdivision or development for the purposes of Rural Living except where:

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- a. according to the methodology in SP 3.3.45 and having regard to the wider landscape context:
 - i. a landscape character area for assessment purposes is identified at an appropriate landscape scale including by mapping;
 - ii. the landscape character and visual amenity values of that landscape character area are identified; and
 - iii. the landscape capacity of that landscape character area is assessed so as to soundly inform a determination that the requirements of SP 3.3.23 are met; and
- b. the approval of new subdivision or development for the purposes of Rural Living maintains the landscape character and maintains or enhances the visual amenity values identified in relation to that landscape character area and the wider landscape context.

Strategic policies 3.3.28, 3.3.29, 3.3.32 to 3.3.35 are not relevant considerations for the current application for the following reasons:

- a. Stage 1 of the District Plan Review identified ONL and ONF features. The current proposal relates to an resource consent application and cannot identify these landscapes as set out in policy 3.2.5.1 above.
- b. The subject site is not located in a Rural Character Landscape (RCL).

The proposal is considered to be consistent with strategic policies 3.3.30 and 3.3.31 for the following reasons:

- a. The amenity value and natural character of the ONL adjacent to that part of the site zoned WBLP has been considered in detail within the in the Patch Landscape Assessment. For the reasons discussed in the Landscape Assessment⁵ and subject to conditions, the proposal considered to protect the amenity value and natural character of the ONL.

Values Identification Framework for Priority Areas for Outstanding Natural Features and Outstanding Natural Landscapes

3.3.36 Identify in Schedule 21.22 the following Rural Zone Priority Areas within the Outstanding Natural Features and Outstanding Natural Landscapes shown on maps held on [QLDC reference file]:

- a. parts of the Outstanding Natural Features of Peninsula Hill, Ferry Hill, Shotover River, Morven Hill, Lake Hayes, Slope Hill, Feehly Hill, Arrow River, Kawarau River, Mt Barker, and Mt Iron.
- b. parts of the Outstanding Natural Landscapes of West Wakatipu Basin, Queenstown Bay and environs, Northern Remarkables, Central Wakatipu Basin Coronet Area, East Wakatipu Basin and Crown Terrace Area, Victoria Flats, Cardrona Valley, Mount Alpha, Roys Bay, West Wanaka, Dublin Bay, Hawea South and North Grandview, and Lake McKay Station and environs.

3.3.37 For the Priority Areas listed in SP 3.3.36~~Outstanding Natural Features and Outstanding Natural Landscapes Priority Areas~~, according to SP 3.3.38, describe in Schedule 21.22 at an appropriate landscape scale:

⁵ Patch Landscape Assessment at paragraphs 2.6 & 5.34 (interalia).

PART 2 STRATEGIC DIRECTION 3

- a. the landscape attributes (physical, sensory and associative);
- b. the landscape values; and
- c. the related landscape capacity.

3.3.38 To achieve SP 3.3.37 for each Priority Area:

- a. identify the key physical, sensory and associative attributes that contribute to the values of the Feature or Landscape that are to be protected;
- b. describe in accordance with SP 3.3.43, and then rate, those attributes; and
- c. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. urban expansions;
 - iv. intensive agriculture;
 - v. earthworks;
 - vi. farm buildings;
 - vii. mineral extraction;
 - viii. transport infrastructure;
 - ix. utilities and regionally significant infrastructure;
 - x. renewable energy generation;
 - xi. forestry;
 - xii. rural living.

Values Identification Framework for Priority Areas for Rural Character Landscapes

3.3.39 Identify in Schedule 21.23 the following Rural Zone Priority Areas within the Upper Clutha Rural Character Landscapes shown on maps held on [QLDC reference file]:

- a. Cardrona River/Mt Barker Road RCL PA;
- b. Halliday Road/Corbridge RCL PA;
- c. West of Hāwea River RCL PA;
- d. Church Road/Shortcut Road RCL PA;
- e. Maungawera Valley RCL PA.

3.3.40 For the Priority Areas listed in 3.3.39~~Upper Clutha Basin Rural Zone Rural Character Landscape~~Priority Areas, according to SP 3.3.41, describe in Schedule 21.23 at an appropriate landscape scale:

- a. the landscape attributes (physical, sensory and associative);
- b. the landscape character and visual amenity values; and
- c. the related landscape capacity.

3.3.41 To achieve SP 3.3.40 for each Priority Area:

- a. identify and describe key public routes and viewpoints both within and in proximity to the Priority Areas (including waterbodies, roads, walkways and cycleways);

PART 2 STRATEGIC DIRECTION 3

- b. identify the key physical, sensory and associative attributes that contribute to the landscape character and visual amenity values of the Priority Area;
- c. describe in accordance with SP 3.3.43, and then rate those attributes;
- d. assess and record the relationship between the Priority Area and the wider Rural Character Landscape context;
- e. assess and record the relationship between the Priority Area and the Outstanding Natural Features within the Upper Clutha Basin;
- f. assess and record the relationship between the Priority Area and the Outstanding Natural Landscapes that frame the Upper Clutha Basin; and
- g. assess and record the related landscape capacity for subdivision, use and development activities including but not limited to:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. urban expansions;
 - iv. intensive agriculture;
 - v. earthworks;
 - vi. farm buildings;
 - vii. mineral extraction;
 - viii. transport infrastructure;
 - ix. utilities and regionally significant infrastructure;
 - x. renewable energy generation;
 - xi. forestry;
 - xii. rural living.

3.3.42 The Council shall notify a proposed plan change to the District Plan by *31 March 2022* to implement SPs 3.3.36, 3.3.37, 3.3.39 and 3.3.40.

Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes

3.3.43 In applying the Strategic Objectives and Strategic Policies ~~on landscape values and related landscape capacity of~~ for Outstanding Natural Features, Outstanding Natural Landscapes and Rural Character Landscapes, including the values identification frameworks in SP 3.3.37 and SP 3.3.40 and the landscape assessment methodology in SP 3.3.45, have regard to the following attributes:

- a. Physical attributes:
 - i. geology, geomorphology and topography;
 - ii. ecology;
 - iii. vegetation cover (exotic and indigenous);
 - iv. the presence of waterbodies including lakes, rivers, streams, wetlands, and their hydrology;
 - v. land use (including settlements, buildings and structures; and
- b. Sensory (or experiential) attributes:
 - i. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
 - ii. aesthetic values including memorability and naturalness;
 - iii. wild or scenic values;

PART 2 STRATEGIC DIRECTION 3

- iv. transient values including values at certain times of the day or year; and
- c. Associative attributes:
 - i. whether the attributes identified in (a) and (b) are shared and recognised;
 - ii. cultural and spiritual values for Tangata Whenua;
 - iii. historical and heritage associations;
 - iv. recreational values.

3.3.44 Where any or any part of an Outstanding Natural Feature, ~~or an Outstanding Natural Landscape~~ or a Rural Character Landscape is not identified as a Priority Area in Schedule 21.22 or 21.23, this does not imply that the relevant area:

- a. is more or less important than the identified Priority Areas in terms of:
 - i. the landscape attributes and values, in the case of ~~any or any part of an~~ Outstanding Natural Feature or Outstanding Natural Landscape;
 - ii. landscape character and visual amenity values, in the case of ~~any or any part of~~ a Rural Character Landscape; or
- b. is more or less vulnerable to subdivision, use and development.

Landscape Assessment Methodology

3.3.45 Landscape assessments shall:

- a. ~~in the case of~~ for Outstanding Natural Features and Outstanding Natural Landscapes:
 - i. identify landscape attributes and values; and
 - ii. assess effects on those values and on related landscape capacity;
- b. ~~in the case of~~ for Rural Character Landscapes:
 - i. define a relevant landscape character area and its wider landscape context;
 - ii. identify the landscape character and visual amenity values of that landscape character area and within its wider landscape context; and
 - iii. assess effects on that character and those values and on related landscape capacity;
- c. in each case apply a consistent rating scale for attributes, values and effects.

Note: QLDC may, from time to time, promulgate and update guidelines that provide assistance in the application of best practice landscape assessment methodologies by publication on the QLDC website. Access will be via this link [*URL link to be added*].

3.3.46 The Landscape Assessment Methodology required by SP 3.3.45 is to be implemented when assessing:

- a. a proposed plan change affecting the rural environment;
- b. a resource consent application for the subdivision, use or development of land where:
 - i. the application is for a restricted discretionary, discretionary or non-complying activity; and
 - ii. the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or

PART 2 STRATEGIC DIRECTION 3

- c. a notice of requirement where the proposal is in relation to land within an Outstanding Natural Feature or Outstanding Natural Landscape or gives rise to landscape effects and is on land with Rural zoning; or
- d. a resource consent where the proposal (or part thereof) is in an Exception Zone in 3.1B.5 and gives rise to landscape effects on the receiving environment that includes an Outstanding Natural Feature or Outstanding Natural Landscape on land with Rural zoning outside that Exception Zone.

Rural Zone Landscape Monitoring

3.3.47 The Council shall monitor the efficiency and effectiveness of the Rural Zone provisions and whether SO 3.2.5 is being achieved at intervals of not more than two and a half years, as follows:

- a. for those areas identified in Schedule 21.22 or 21.23, from [*insert date that any area is added to a schedule is made operative*]; and
- b. for those areas not identified in Schedule 21.22 or 21.23, from [*insert date determinative decision on Topic 2 issued*].

3.3.48 Procedures for monitoring shall include:

- a. keeping records, including compiling photographs, gathering information and undertaking or commissioning research addressing resource consent decisions granted for restricted discretionary, discretionary and non-complying activities, including evaluation of the commentary in those decisions to assess the implementation of the relevant provisions of Chapters 3, 4, 6 and 21;
- b. for those areas identified in Schedule 21.22, whether subdivision, use and development has protected the identified landscape values, having regard to (d) below;
- c. for those areas identified in Schedule 21.23, whether subdivision, use and development has maintained the identified landscape character, and maintained or enhanced visual amenity values;
- d. where the following activities have been approved, evaluating whether SO 3.2.5 is being achieved and related landscape capacity has not been exceeded as it relates to the areas surrounding that development:
 - i. commercial recreational activities;
 - ii. visitor accommodation and tourism related activities;
 - iii. intensive agriculture;
 - iv. earthworks;
 - v. farm buildings;
 - vi. mineral extraction;
 - vii. transport infrastructure;
 - viii. utilities and regional significant infrastructure;
 - ix. renewable energy generation;
 - x. forestry;
 - xi. rural living;
- e. identification of areas that are subject to particular development pressure including field reports to evaluate the implementation of the relevant provisions of Chapters 3, 4, 6 and 21.

PART 2 STRATEGIC DIRECTION 3

Strategic policies 3.3.36 to 3.3.48 are not relevant considerations for the current application as the subject site is not located in a ONL, ONF, Rural Character Landscape (RCL) and is not zoned Rural.

Cultural Environment

- 3.3.49** Avoid significant adverse effects on wāhi tūpuna within the District. (relevant to SO 3.2.7.1)
- 3.3.50** Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District. (relevant to SO 3.2.7.1)
- 3.3.51** Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū. (relevant to SO 3.2.7.1 and 3.2.7.2)

Strategic policies 3.3.49 to 3.3.51 are not relevant considerations for the current application as the subject site is not located in a wāhi tūpuna.

PART 4 WAKATIPU BASIN 24

Attachment G5

3.2 Chapter 24 Objectives and Policies

24.2.1 to 24.2.4 and related policies apply to the Precinct and to the balance of the Rural Amenity Zone. Objective 24.2.5 and related policies apply to the Precinct only.

3.2.1 **Objective 24.2.1 - Landscape character and visual amenity values in the Wakatipu Basin Rural Amenity Zone are maintained or enhanced.**

ENV-2019-CHC-065, 067, 068, 074, 075, 086 & 088 appeals seek to amend Objective 24.2.1 to remove reference to Wakatipu Basin Rural Amenity Zone. This relief is considered to be inconsequential to the current application.

Policies

24.2.1.1 *Require an 80 hectare minimum net site area be maintained within the Wakatipu Basin Rural Amenity Zone outside of the Precinct.*

ENV-2019-CHC-065, 067, 068, 074, 075, 086 & 088 appeals seek to replace this provision with: *“Assess all applications for subdivision and development against the relevant Landscape Classification Units described in Schedule 24.8.”*

ENV-2019-CHC-066, 085, 087 & 089 appeals seek to replace this provision with: *“Implement minimum and average lot sizes within the Wakatipu Basin Rural Amenity Zone and the Wakatipu Basin Lifestyle Precinct to maintain landscape character and visual amenity values.”*

ENV-2019-CHC-084 & 093 appeals oppose 24.2.1.1 in favour of an effects-based approach to maintaining and enhancing landscape and visual amenity values.

Whether through reference to Schedule 24.8 or otherwise, it is considered that there is a requisite test in principal, and this is the maintenance of landscape and visual amenity values associated with the site and surrounding area.

The landscape assessment¹ considers:

- The site is not part of an ONL².
- The landscape and visual amenity values associated with the site and surrounding area, the proposal, has been considered in detail within the Patch Landscape Assessment and determines the proposal will adversely effect the existing landscape character and visual amenity to a low degree³.

¹ Patch Landscape Assessment – Attachment E5.

² Patch Landscape Assessment at paragraph 2.6 (interalia).

³ Patch Landscape Assessment at paragraph 5.35 (interalia).

PART 4 WAKATIPU BASIN 24

- Open, long-range views to ONL and ONFs will be maintained⁴.

Based upon the landscape assessment, the proposal protects ONL / ONF and maintains the landscape and visual amenity values associated with the site and surrounding area irrespective of the appeals.

24.2.1.2 *Ensure subdivision and development is designed (including accessways, services, utilities and building platforms) to minimise inappropriate modification to the natural landform.*

This provision is listed as appealed in Chapter 24 Appeals Version yet there is no corresponding appeal points. Irrespective, the natural landform has been described in the Patch Landscape Assessment. The proposed subdivision and development has been design cognisant with minimising inappropriate modification to the natural landform and any future excavation to facilitate buildings will not compromise any recognised qualities attributed to the natural landform. For this reason, coupled with those discussed in the Landscape Assessment, subject to conditions, the proposal is considered to be consistent with policy 24.2.1.2 above.

24.2.1.3 *Ensure that subdivision and development maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.*

ENV-2019-CHC-064 appeal seeks to amend this provision to provide for consideration of rural amenity alongside landscape values.

The landscape character and visual amenity values identified for LCU8 have been considered in the Patch Landscape Assessment⁵. For the reasons discussed in the Landscape Assessment and subject to conditions, the proposal is considered to be consistent with policy 24.2.1.3 above irrespective of the appeals.

24.2.1.4 *Maintain or enhance the landscape character and visual amenity values associated with the Rural Amenity Zone including the Precinct and surrounding landscape context by:*

- controlling the colour, scale, form, coverage, location (including setbacks from boundaries) and height of buildings and associated infrastructure, vegetation and landscape elements;*
- setting development back from Escarpment, Ridgeline and River Cliff Features shown on the planning maps.*

ENV-2019-CHC-064, 065, 067, 068, 074, 075, 086 & 088 appeals seek to amend this provision to provide for consideration of rural amenity alongside landscape values and extend the ambit of non-residential activities provided for as long as landscape and visual amenity values are maintained.

⁴ Patch Landscape Assessment at paragraph 5.34 (interalia).

⁵ Patch Landscape Assessment at paragraph 5.34 (interalia).

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Design controls have been discussed in part 1 which control the colour, scale, form, coverage, location (including setbacks from boundaries) and height of buildings and associated infrastructure, vegetation and landscape elements. Design controls are also discussed within the Patch Landscape Assessment.

Subject to these controls, the proposal is considered to maintain the landscape character and visual amenity values associated with the land and subject to conditions, is considered to be consistent with Policy 24.2.1.4 (a) above irrespective of the appeals.

The subject site does not contain an *Escarpment, Ridgeline or River Cliff Features* shown on the planning maps. Therefore, policy 24.2.1.4 (b) is not considered to be relevant for the current application.

24.2.1.5 *Require all buildings to be located and designed so that they do not compromise the landscape and amenity values and the natural character of Outstanding Natural Features and Outstanding Natural Landscapes that are either adjacent to the building or where the building is in the foreground of views from a public road or reserve of the Outstanding Natural Landscape or Outstanding Natural Feature.*

ENV-2019-CHC-064 appeal seeks to amend this provision to provide for consideration of rural amenity alongside landscape values.

The amenity value and natural character of the ONL adjacent to that part of the site zoned WBLP has been considered in detail within the in the Patch Landscape Assessment. For the reasons discussed in the Landscape Assessment⁶ and subject to conditions, the proposal is not considered to compromise the amenity value and natural character of the ONL and the proposal is considered to be consistent with policy 24.2.1.5 above irrespective of the appeals.

24.2.1.6 *Provide for farming, commercial, community, recreation and tourism related activities that rely on the rural land resource, subject to maintaining or enhancing landscape character and visual amenity values.*

ENV-2019-CHC-064, 065, 067, 068, 074, 075, 086 & 088 appeals seek to amend this provision to provide for consideration of rural amenity alongside landscape values and extend the ambit of non-residential activities provided for as long as landscape and visual amenity values are maintained.

The relationship between the proposal and rural land resource has been discussed under the ODP Part 5 assessment of objectives 1 and 2 and contained in Attachment [G2]. For the same reasons, coupled with those set out in the Patch landscape assessment⁷, the proposal is considered to be consistent with policy 24.2.1.6 above irrespective of the appeals.

⁶ Patch Landscape Assessment at paragraphs 2.6 & 5.34 (interalia).

⁷ Patch Landscape Assessment at paragraph 2.6 (interalia).

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24.2.1.7 *Locate, design operate and maintain regionally significant infrastructure so as to seek to avoid significant adverse effects on the character of the landscape, while acknowledging that location constraints and/or the nature of the infrastructure may mean that this is not possible in all cases.*

24.2.1.8 *In cases where it is demonstrated that regionally significant infrastructure cannot avoid significant adverse effects on the character of the landscape, such adverse effects shall be minimised.*

These provisions are listed as appealed in Chapter 24 Appeals Version yet there are no corresponding appeal points.

Irrespective, the proposal does not locate, design operate or maintain any regionally significant infrastructure. As such, policies 24.2.1.7 and 24.2.1.8 are not considered to be relevant considerations for the current application.

24.2.1.9 *Control earthworks and vegetation clearance to minimise adverse effects on landscape character and visual amenity values.*

This provision is listed as appealed in Chapter 24 Appeals Version yet there is no corresponding appeal points.

Irrespective, the proposal does not include vegetation clearance. The landscape character and visual amenity values have been considered in the Patch Landscape Assessment. For the reasons discussed in the Landscape Assessment⁸ and subject to conditions relating to earthworks, the proposal is considered to be consistent with policy 24.2.1.9 above.

24.2.1.10 *Enable residential activity within building platforms created prior to 21 March 2019 subject to achieving appropriate standards.*

The subject site does not include any building platforms created prior to 21 March 2019. As such, this policy is not considered to be a relevant consideration for assessment of the current application.

24.2.1.11 *Provide for activities, whose built form is subservient to natural landscape elements and that, in areas Schedule 24.8 identifies as having a sense of openness and spaciousness, maintain those qualities.*

ENV-2019-CHC-064, 065, 067, 068, 074, 075, 086 & 088 appeals seek to amend this provision to replace *is subservient to* with *complements*. Notwithstanding, the proposal is considered to be subservient and complement natural landscape elements and maintain the openness and spaciousness as considered in the Patch Landscape Assessment⁹. For the reasons discussed in the

⁸ Patch Landscape Assessment at paragraphs 5.18 & 5.19 (interalia).

⁹ Patch Landscape Assessment at paragraphs 5.34 & 5.38 (interalia).

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Landscape Assessment and subject to conditions, the proposal is considered to be consistent with policy 24.2.1.11 above.

ENV-2019-CHC-066, 085, 087, 089 & 093 appeals seek to delete this policy. If these appeal points are successful then the policy is not relevant. If not, for the reasons set out above, the proposal is considered to be consistent irrespective of the appeals.

24.2.1.12 *Manage lighting so that it does not cause adverse glare to other properties, roads, public places or degrade views of the night sky.*

ENV-2019-CHC-064, 065, 067, 068, 074, 075, 086 & 088 appeals seek to amend this provision to replace *adverse* with *inappropriate*. Irrespective, the proposal includes consent notice conditions¹⁰ relating to the control (management) of light spill. Subject to these conditions, the proposal is considered to be consistent with policy 24.2.1.12 irrespective of the appeals.

24.2.1.13 *Have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua in the manner directed in Chapter 5: Tangata Whenua.*

This provision is listed as appealed in Chapter 24 Appeals Version yet there is no corresponding appeal points.

Irrespective, the subject site is not within a Wahi Tupuna or recognised as containing any taonga species, habitats of significance to Ngai Tahu and a volunteered condition of consent¹¹ relates to accidental discovery protocol. Therefore, the proposal is considered to be consistent with this policy.

3.2.2 Objective 24.2.2 – Non-residential activities maintain and enhance amenity values.

Policies

24.2.2.1 *Ensure traffic, noise and the scale and intensity of non-residential activities do not have an adverse impact on landscape character and amenity values that is more than minor, or affect the safe and efficient operation of the roading and trail network or access to public places.*

24.2.2.2 *Restrict the type and intensity of non-residential activities to those which are compatible in relation to generated effects (e.g. traffic, noise, and hours of operation) with surrounding uses and the natural environment.*

24.2.2.3 *Ensure non-residential activities other than farming, with the potential for nuisance effects from dust, visual, noise or odour effects, are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.*

¹⁰ Conditions 17 z. – 17 cc. – Attachment F.

¹¹ Condition 14 – Attachment F.

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24.2.2.4 *Ensure informal airports are located, operated and managed to maintain the surrounding rural amenity.*

The proposal relates to subdivision to create rural living allotments and the identification of residential building platforms (interalia). The continued grazing and agricultural activities on Lot 1 are permitted and should not be subject to scrutiny under policies 24.2.2.1 – 24.2.2.4. As such, policies 24.2.2.1 – 24.2.2.4 are not considered to be a relevant consideration for assessment of the current application.

3.2.3 **Objective 24.2.3 – Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.**

Policies

24.2.3.1 *Ensure informal airports are not compromised by the establishment of incompatible activities.*

There are no known informal airports within the vicinity of the site. As such, policy 24.2.3.1 above is not considered to be a relevant consideration for the current application.

24.2.3.2 *Ensure reverse sensitivity effects on rural living and non-residential activities are avoided or mitigated.*

24.2.3.3 *Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.*

The relationship between the proposal and rural land resource has been discussed under the ODP Part 5 assessment of objective 3, policy 3.1 and contained in Attachment [G2]. A volunteered consent notice¹² condition relates to protecting the existing rural productive uses on proposed Lot 1 in terms of reverse sensitivity issues which may arise from rural living occupation of proposed Lots 2-4. As such, it is considered that the proposal will be consistent with policies 24.2.3.2 and 24.2.3.3.

ENV-2019-CHC-064 appeal seeks to amend this provision by including *informal airports* and seeks to specify the mitigation of effects through the management of *location, nature and scale of activities*. The proposal is considered to be consistent with this policy irrespective of whether the appeal point listed above is successful or not.

¹² Condition 17 ii. – Attachment F.

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24.2.3.4 *Ensure non-farming activities with potential for nuisance effects from dust, visual, noise or odour effects are located a sufficient distance from formed roads, neighbouring properties, waterbodies and any residential activity.*

Nuisance effects associated with the proposal are considered to relate only to those effects associated with construction works which are temporary in nature and not lasting. A number of conditions of consent are volunteered which seek to ensure that any of these effects are satisfactorily mitigated. For this reason, subject to conditions, the proposal is considered to be consistent with policy 24.2.3.4.

ENV-2019-CHC-064, 065, 067, 068, 074 & 075 appeals seek to delete this policy. The proposal is considered to be consistent with this policy irrespective of whether the appeal point listed above is successful or not.

3.2.4 **Objective 24.2.4 – Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.**

Policies

24.2.4.1 *Avoid adverse cumulative impacts on ecosystem services and nature conservation values.*

Adverse effects upon ecosystems have been considered in part 2.2.4 where any adverse effects are considered acceptable. The subject site is not recognised as being of notable nature conservation value. Therefore, subject to conditions, the proposal is considered to be consistent with this policy.

24.2.4.2 *Restrict the scale, intensity and location of subdivision, development and use of land in the Lake Hayes catchment, unless it can occur consistently with improvement to water quality in the catchment.*

The scale and nature of the proposal is restricted sufficiently that the proposal is not considered to result in any adverse effects upon water quality in the Lake Hayes catchment and is considered to be consistent with this policy.

24.2.4.3 *Provide for improved public access to, and the maintenance and enhancement of, the margins of waterbodies including Mill Creek and Lake Hayes.*

The proposal is not located close to any existing water body. As such, policy 24.2.4.3 is not considered to be a relevant consideration.

24.2.4.4 *Provide adequate firefighting water and emergency vehicle access to ensure an efficient and effective emergency response.*

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Firefighting water and emergency vehicle access have been considered in the services report where subject to conditions, the proposal is considered to be consistent with policy 24.2.4.4.

ENV-2019-CHC-064, 065, 067, 068, 074 & 075 appeals seek to delete this policy. The proposal is considered to be consistent with this policy irrespective of whether the appeal point listed above is successful or not.

24.2.4.5 *Ensure development has regard to servicing and infrastructure costs that are not met by the developer.*

The cost of the provision of services will be met by the applicant in order to obtain completion certificates. Servicing and infrastructure have been considered in the services report where subject to conditions, the proposal is considered to be consistent with policy 24.2.4.5.

ENV-2019-CHC-064, 065, 067, 068, 074 & 075 appeals seek to amend this policy by directing any assessment to Chapter 27. The proposal is considered to be consistent with this policy irrespective of whether the appeal point listed above is successful or not.

24.2.4.6 *Facilitate the provision of walkway and cycleway networks and encourage opportunities for the provision of bridle path networks.*

The subject site does not share any known and logical pedestrian and/or cycleway trail connections. As such, the proposal does not include any pedestrian / cycle links. As such, policy 24.2.4.6 is not a relevant consideration for the current application.

ENV-2019-CHC-084 appeal seeks to amend this policy by deleting *and encourage opportunities for the provision of bridle path networks*. The proposal is considered to be consistent with this policy irrespective of whether the appeal point listed above is successful or not.

24.2.4.7 *Ensure traffic generated by non-residential development does not individually or cumulatively compromise road safety or efficiency.*

The proposal relates to subdivision to create rural living allotments and the identification of residential building platforms. Policy 24.2.4.7 pertains to *non-residential development* and is not considered to be a relevant consideration for assessment of the current application.

24.2.4.8 *Encourage the removal of wilding exotic trees at the time of development.*

As discussed in part 2.2.4, the hillside area contained within proposed Lot 1 will be subject to a consent notice requirement for the removal of wilding exotic trees. As such, the proposal is considered to be consistent with and enabled by policy 24.2.4.8.

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ENV-2019-CHC-064, 065, 066, 067, 068, 074, 075, 085, 086, 087, 088 & 089 appeals seek to amend this policy by inserting words to require particular consideration of wilding exotic tree removal when there is a *risk* of wilding spread. The proposal is considered to be consistent with this policy irrespective of whether the appeal point listed above is successful or not.

24.2.4.9 *Encourage the planting, retention and enhancement of indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that contributes to native habitat restoration, particularly in locations such as gullies and riparian areas, or to provide stability.*

A landscape plan is contained in Attachment [E2] which sets out the structural planting associated with the proposal which includes indigenous vegetation that is appropriate to the area and planted at a scale, density, pattern and composition that is considered to make a modest contribution to native habitat restoration. Nonetheless, the proposal is considered to be consistent with and enabled by policy 24.2.4.9 above.

ENV-2019-CHC-065, 066, 067, 068, 074, 075, 085, 086, 087, 088 & 089 appeals seek to amend this policy to enable consideration of exotic species as long as indigenous biodiversity values are enhanced.

3.2.5 **Objective 24.2.5 – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.**

Objective 24.2.5 and policies 24.2.5.1 to 24.2.5.6 apply to the Precinct only. In the event of a conflict between Objective 24.2.5 and Objectives 24.2.1 to 24.2.4, Objective 24.2.5 prevails.

Policies

24.2.5.1 *Provide for rural living, subdivision, development and use of land where it maintains or enhances the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.*

24.2.5.2 *Promote design-led and innovative patterns of subdivision and development that maintain or enhance the landscape character and visual amenity values of the Wakatipu Basin overall.*

24.2.5.3 *Provide for non-residential activities, including restaurants, visitor accommodation, and commercial recreation activities while ensuring these are appropriately located and of a scale and intensity that ensures that the amenity, quality and character of the Precinct is retained.*

24.2.5.4 *Implement minimum and average lot size standards in conjunction with standards controlling building size, location and external appearance, so that the landscape character and visual amenity values of the Precinct, as identified in Schedule 24.8 –*

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Landscape Character Units, are not compromised by cumulative adverse effects of development.

24.2.5.5 *Maintain a defensible edge between areas of rural living in the Precinct and the balance of the Zone.*

24.2.5.6 *Retain vegetation that contributes to landscape character and visual amenity values of the Precinct, provided it does not present a high risk of wilding spread.*

The subject site is located entirely within the Wakatipu Basin Rural Amenity Zone. Objective 24.2.5 and its related policies apply to the Precinct only. Therefore, Objective 24.2.5 and its related policies are not considered to be relevant.

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Attachment G6

3.4 Chapter 27 - Objectives & Policies

3.4.1 Objective 27.2.1 - Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

Policies

27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.

27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.

The proposal is considered to be consistent with Objective 27.2.1 and its related policies 27.2.1.1 & 27.2.1.2 for the following reasons:

- a. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report¹. All proposed infrastructure has been designed to be constructed so that it is fit for purpose.
- b. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.
- c. Subject to conditions, the proposed subdivision will be consistent with the *QLDC Subdivision Design Guidelines 2020*.

27.2.1.3 Require that allotments are a suitable size and shape and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.

The proposal is considered to be consistent with Objective 27.2.1 and its related policy 27.2.1.3 for the following reasons:

- a. The use of land for residential purposes is permitted².
- b. The proposed allotment size and shape are considered appropriate for the purpose of rural living.
- c. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.

¹ Clark Fortune McDonald, Services Report – Attachment E3.

² Pursuant to Rule 24.4.3

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27.2.1.4 Discourage non-compliance with minimum allotment sizes. However, where minimum allotment sizes are not achieved in urban areas, consideration will be given to whether any adverse effects are mitigated or compensated by providing:

- a. desirable urban design outcomes;*
- b. greater efficiency in the development and use of the land resource;*
- c. affordable or community housing.*

The wording of this policy is not directive. Policy 27.2.1.4 seeks to only discourage non-compliance with the 80ha minimum allotment size in the Wakatipu Basin Rural Amenity Zone. The subject site is 67.18ha and below the minimum allotment size.

The overarching objective 27.2.1 seeks to enable quality environments to ensure the District is a desirable place to live, visit, work and play.

The proposal is considered to be consistent with Objective 27.2.1 and its related policy 27.2.1.4 for the following reasons:

- a. The site is not part of an ONL³.
- b. The landscape and visual amenity values associated with the site and surrounding area, the proposal, and for the reasons set out in that assessment, determines the proposal will adversely effect the existing landscape character and visual amenity to a low degree⁴.
- c. Open, long-range views to ONL and ONFs will be maintained⁵.
- d. The use of land for residential purposes is permitted⁶.
- e. The proposed allotment size and shape are considered appropriate for the purpose of rural living.
- d. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report⁷. All proposed infrastructure has been designed to be constructed so that it is fit for purpose.

27.2.1.5 Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.

27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.

The proposal is considered to be consistent with Objective 27.2.1 and its related policies 27.2.1.5 & 27.2.1.6 for the following reasons:

- a. The key effects associated with the proposal are discussed in part 2 as well as the Patch Landscape Assessment where any adverse effects are considered to be acceptable.
- b. The key resources required by proposed land uses relate to infrastructure. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the

³ Patch Landscape Assessment at paragraph 2.6 (interalia).

⁴ Patch Landscape Assessment at paragraph 5.35 (interalia).

⁵ Patch Landscape Assessment at paragraph 5.34 (interalia).

⁶ Pursuant to Rule 24.4.3

⁷ Clark Fortune McDonald, Services Report – Attachment E3.

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Services Report⁸. Subject to conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.

- c. There are no other requirements of any other relevant agencies that need to be considered as part of the current application.

27.2.1.7 Recognise there will be certain subdivision activities, such as boundary adjustments, that will not require the provision of services

Policy 27.2.1.7 is not a relevant consideration for the proposed subdivision as service provision is required as discussed under other relevant policies listed above.

3.4.2 Objective 27.2.2 - Subdivision design achieves benefits for the subdivider, future residents and the community.

Policies

27.2.2.2 Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.

27.2.2.3 Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.

27.2.2.4 Urban subdivision shall seek to provide for good and integrated connections and accessibility to:

- a. existing and planned areas of employment;*
- b. community facilities;*
- c. services;*
- d. trails;*
- e. public transport;*
- f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.*

27.2.2.5 Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.

27.2.2.7 Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.

27.2.2.8 Manage subdivision within the National Grid Corridor or near to electricity distribution lines to facilitate good amenity and urban design outcomes, while minimising potential adverse effects (including reverse sensitivity effects) on the National Grid and avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.

Policies 27.2.2.2, 27.2.2.3, 27.2.2.4, 27.2.2.5, 27.2.2.7 and 27.2.2.8 are not considered to be relevant considerations for the current application for the following reasons:

⁸ Clark Fortune McDonald, Services Report – Attachment E3.

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- a. The subject site is not located in an *Urban Zone* or *Area* and the subdivision is not considered to be *Urban Development* or *Subdivision*.
- b. There is no requirement for the creation of *open space* or *reserve* allotments.
- c. The subject site is not located within the National Grid Corridor or near to electricity distribution lines.

27.2.2.1 *Ensure subdivision design provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.*

27.2.2.6 *Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.*

The proposal is considered to be consistent with Objective 27.2.2 and policies 27.2.2.1 and 27.2.2.6 for the following reasons:

- a. The subdivision design and layout ensures a high level of rural amenity within the proposal lot arrangement and maximises access to sunlight.
- b. The response of the subdivision design to the local context is discussed in the Patch Landscape Assessment⁹.

3.4.3 Objective 27.2.3 - The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.

Policies

27.2.3.1 *Accept that small scale subdivision in urban areas, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.5 and 27.2.2.7.*

27.2.3.2 *While acknowledging potential limitations, encourage small scale and infill subdivision in urban areas to:*

- a. *ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;*
- b. *where possible, locate lots so that they over-look and front road and open spaces;*
- c. *avoid the creation of multiple rear sites, except where avoidance is not practicable;*
- d. *where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;*
- e. *identify and create opportunities for connections to services and facilities in the neighbourhood.*

Objective 27.2.3 and its related policies are not considered to be relevant considerations for the current application as the subject site is not located in an *Urban Zone* or *Area* and the subdivision is not considered to be *Urban Development* or *Subdivision*.

⁹ Patch Landscape Assessment at paragraph 5.14 (interalia).

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3.4.4 Objective 27.2.4 - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.

Policies

- 27.2.4.1 *Incorporate existing and planned waterways and vegetation into the design of subdivision, transport corridors and open spaces where that will maintain or enhance biodiversity, riparian and amenity values.*
- 27.2.4.2 *Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.*
- 27.2.4.3 *Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.*

Policies 27.2.4.1 to 27.2.4.4 are not considered to be relevant considerations for the current application for the following reasons:

- a. The subject site does not contain and is not located in close proximity to any *waterbody*.
- b. The subject site is not recognised as containing any notable natural features, indigenous biodiversity and heritage value.
- c. The subject site is not within a Wahi Tupuna or recognised as containing any taonga species, habitats of significance to Ngai Tahu. Notwithstanding, accidental discovery protocol is part of the suite of volunteered conditions.
- d. Adverse effects upon *ecosystems* has been considered in part 2.2.4 where any adverse effects are considered acceptable. The subject site is not recognised as being of notable nature conservation value.

- 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 the development contribution to be paid for open space and recreation purposes.*

The proposal is considered to be consistent with Objective 27.2.4 and policy 27.2.4.4 for the following reasons:

- a. The amenity value and natural character of the ONL adjacent to that part of the site zoned WBLP has been considered in detail within the in the Patch Landscape Assessment. For the reasons

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discussed in the Landscape Assessment¹⁰ and subject to conditions, the proposal is not considered to compromise the amenity value and natural character of the ONL.

- b. The Patch Landscape Assessment¹¹ considers existing landscape features / vegetation and endorses the removal of wilding conifers within proposed Lot 1.
- c. There is no requirement for the creation of open space or reserve allotments. As stated, the level of open space in each allotment is sufficient to ensure a high level of rural amenity within the proposal lot arrangement.

3.4.5 Objective 27.2.5 - Infrastructure and services are provided to new subdivisions and developments.

Transport, Access and Roads

Policies

- 27.2.5.1 *Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling. For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.*
- 27.2.5.2 *Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.*
- 27.2.5.3 *Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.*
- 27.2.5.4 *Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.*
- 27.2.5.5 *Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:*
 - a. *the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;*
 - b. *the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;*
 - c. *the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;*
 - d. *the provision and vesting of corner splays or rounding at road intersections;*
 - e. *the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;*
 - f. *the provision of appropriate tree planting within roads;*
 - g. *any requirements for widening, formation or upgrading of existing roads;*
 - h. *any provisions relating to access for future subdivision on adjoining land;*
 - i. *the provision and location of public transport routes and bus shelters.*

¹⁰ Patch Landscape Assessment at paragraphs 2.6 & 5.34 (interalia).

¹¹ Patch Landscape Assessment at paragraphs 3.7 & 5.42 (interalia).

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The proposal is considered to be consistent with Objective 27.2.5 and the relevant policies listed above for the following reasons:

- a. *Traffic generation, Access and Safety* have been discussed in part 2 of the application document where it has been determined that any adverse effects in this regard are de minimis and acceptable.
- b. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report¹². All proposed infrastructure has been designed to be constructed so that it is fit for purpose.
- c. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.
- d. Subject to conditions, the proposed subdivision will be consistent with the *QLDC Subdivision Design Guidelines 2020*.
- e. The subject site does not share any known and logical pedestrian and/or cycleway trail connections. As such, the proposal does not include any pedestrian / cycle links.

Water supply, stormwater, wastewater

27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.

27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.

27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.

27.2.5.10 Ensure appropriate water supply, design and installation by having regard to: a. the availability, quantity, quality and security of the supply of water to the lots being created; b. water supplies for fire fighting purposes; c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision; d. any initiatives proposed to reduce water demand and water use.

The proposal is considered to be consistent with Objective 27.2.5 and the relevant policies listed above for the following reasons:

¹² Clark Fortune McDonald, Services Report – Attachment E3.

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- a. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report¹³. All proposed infrastructure has been designed and can be constructed so that it is fit for purpose.
- b. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.
- c. Subject to conditions, the proposed subdivision will be consistent with the *QLDC Subdivision Design Guidelines 2015*.

Stormwater

27.2.5.11 *Ensure appropriate stormwater design and management by having regard to:*

- a. *any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;*
- b. *the capacity of existing and proposed stormwater systems;*
- c. *the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;*
- d. *the location, scale and construction of stormwater infrastructure;*
- e. *the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater runoff, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.*

27.2.5.12 *Encourage subdivision design that includes the joint use of stormwater and flood management networks with open spaces and pedestrian/cycling transport corridors and recreational opportunities where these opportunities arise and will maintain the natural character and ecological values of wetlands and waterways.*

The proposal is considered to be consistent with Objective 27.2.5 and the relevant policies listed above for the following reasons:

- a. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report¹⁴. All proposed infrastructure has been designed and can be constructed so that it is fit for purpose.
- b. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.
- c. Subject to conditions, the proposed subdivision will be consistent with the *QLDC Subdivision Design Guidelines 2015*.

¹³ Clark Fortune McDonald, Services Report – Attachment E3.

¹⁴ Clark Fortune McDonald, Services Report – Attachment E3.

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Wastewater

27.2.5.13 *Treat and dispose of sewage in a manner that:*

- a. maintain public health;*
- b. avoids adverse effects on the environment in the first instance; and*
- c. where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.*

27.2.5.14 *Ensure appropriate sewage treatment and disposal by having regard to:*

- a. the method of sewage treatment and disposal;*
- b. the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;*
- c. the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.*

27.2.5.15 *Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity.*

The proposal is considered to be consistent with Objective 27.2.5 and the relevant policies listed above for the following reasons:

- a. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report¹⁵. All proposed infrastructure has been designed and can be constructed so that it is fit for purpose.
- b. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.
- c. Subject to conditions, the proposed subdivision will be consistent with the *QLDC Subdivision Design Guidelines 2015*.

Energy Supply and Telecommunications

27.2.5.16 *Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:*

- a. providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;*
- b. ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;*
- c. generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.*

¹⁵ Clark Fortune McDonald, Services Report – Attachment E3.

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Easements

27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

The proposal is considered to be consistent with Objective 27.2.5 and the relevant policies listed above for the following reasons:

- a. Infrastructural requirements have been introduced in part 1 of this application and discussed in detail within the Services Report¹⁶. All proposed infrastructure has been designed and can be constructed so that it is fit for purpose.
- b. All proposed infrastructure will be subject to confirmation through standard conditions that require Engineering Acceptance. Completion certification requirements are set out in the suite of volunteered conditions contained in Attachment [F]. Subject to these conditions, the proposed subdivision is considered to be adequately serviced with the required infrastructure.
- c. Subject to conditions, the proposed subdivision will be consistent with the *QLDC Subdivision Design Guidelines 2015*.

¹⁶ Clark Fortune McDonald, Services Report – Attachment E3.