

**ATTACHMENT**

**Figs. 1-4**

**Proposed Subdivision**

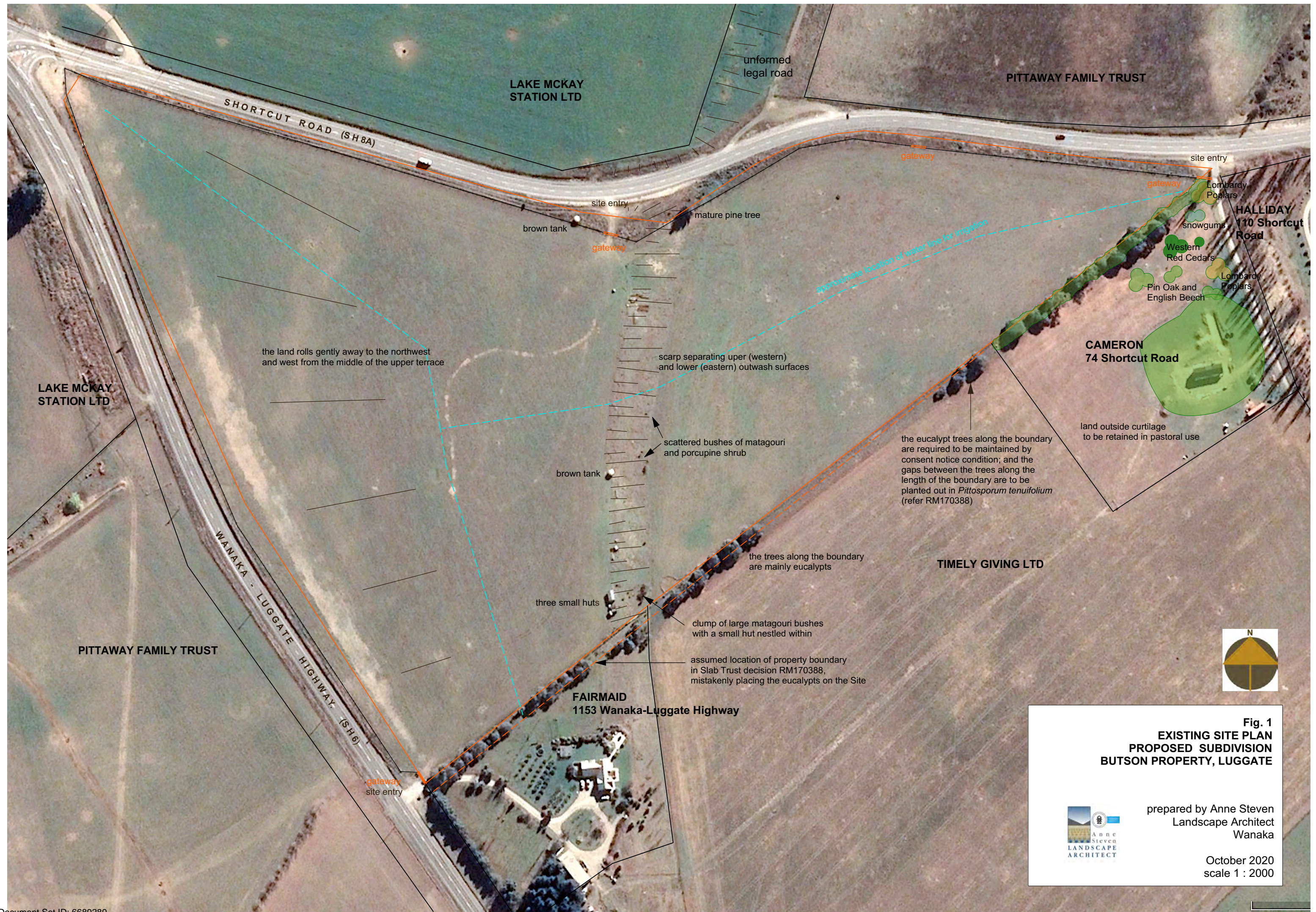
**Butson property, Wanaka- Luggate Highway**

**Landscape Assessment Report  
Anne Steven Landscape Architect**



**October 2020**

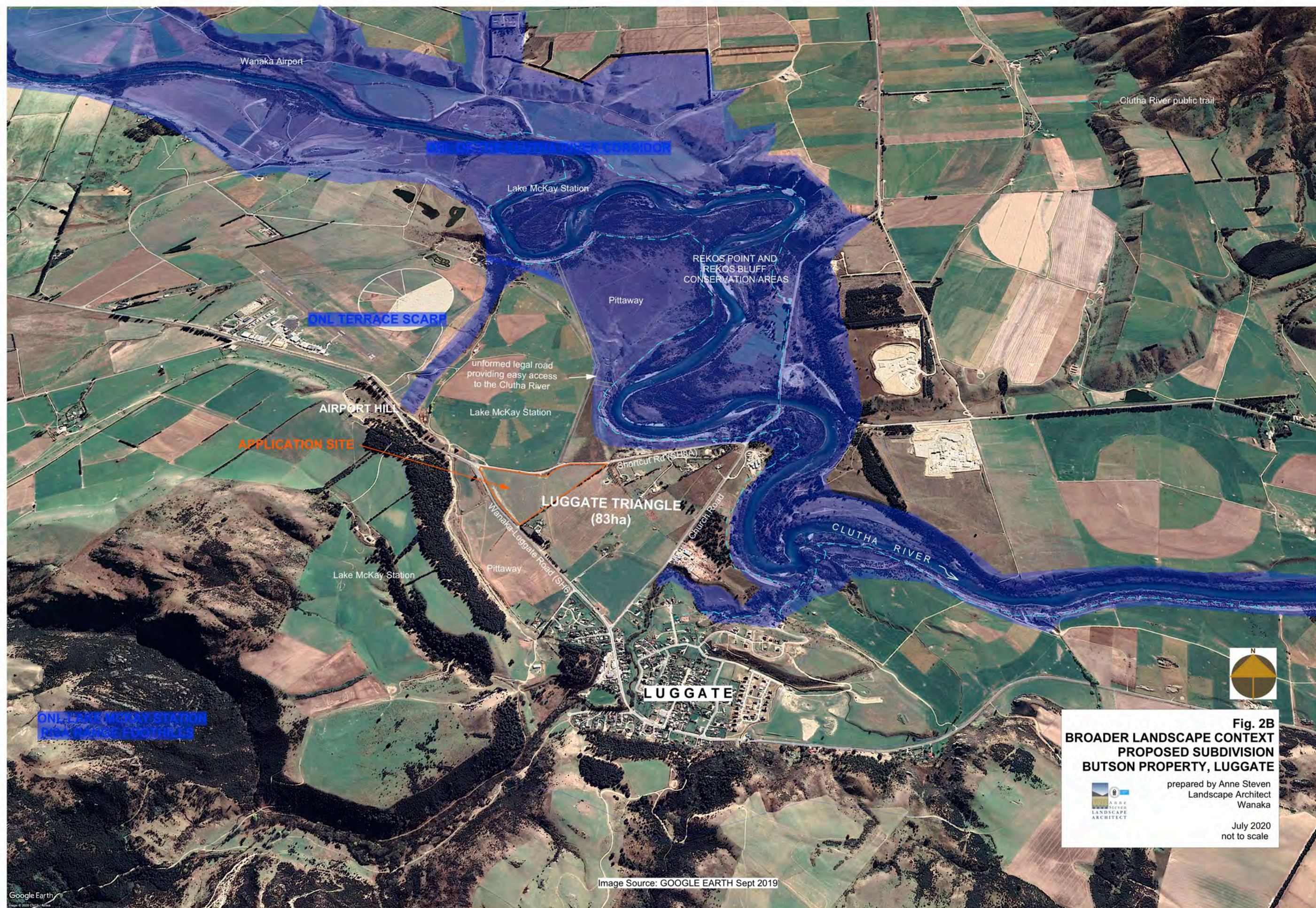












**Fig. 2B**  
**BROADER LANDSCAPE CONTEXT**  
**PROPOSED SUBDIVISION**  
**BUTSON PROPERTY, LUGGATE**

prepared by Anne Steven  
 Landscape Architect  
 Wanaka

July 2020  
 not to scale



# QLDC Web Map



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this site is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this site and data held within.





**ATTACHMENT**  
**Photo-images V1 – V22**

**Proposed Subdivision**  
**Butson property, Wanaka- Luggate Highway**

**Landscape Assessment Report**  
**Anne Steven Landscape Architect**



**October 2020**





**V1. View of Site from top of Airport Hill**  
panorama of 50mm images taken 21.5.20





**V1A. View of Site from top of Airport Hill**

stitched 50mm image taken 21.5.20





**V2. View of Site halfway along Airport Hill**

panorama of 50mm images taken 21.5.20





**V2A. View of Site halfway along Airport Hill**

stitched 50mm image taken 21.5.20





**V3. View of Site from close to bottom of Airport Hill**

panorama of 50mm images taken 21.5.20



**V4. View of Site at bottom of Airport Hill**

panorama of 50mm images taken 21.5.20





**V3A. View of Site Airport Hill**  
stitched 50mm image taken 21.5.20





**V4A. View of Site at bottom of Airport Hill**  
stitched 50mm image taken 21.5.20



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**October 2020**





**V11. View Southwest of Lower Terrace of Site from Shortcut Road**  
panorama of 50mm images taken 21.5.20



**V12. View South of Lower Terrace of Site from Shortcut Road**  
(continuation of photo above)  
panorama of 50mm images taken 21.5.20



**V13. View West Lower Terrace of Site from Shortcut Road**  
panorama of 50mm images taken 21.5.20





**V11A. View of Building Patform on Lots 1-4 from Shortcut Road**  
(continuation of V12A)

50mm image taken 21.5.20





**V12A. View of Building Patform on Lot 5 from Shortcut Road**  
(about half of the Building Platform is shown)

50mm image taken 21.5.20





**V13A. View of Building Patform on Lots 1- 5 from Shortcut Road**

50mm image taken 21.5.20





**V14. View of Lower Terrace of Site from River Trail  
on Conservation Land to the Northeast**

panorama of 50mm images taken 21.5.20



**V15. View of Lower Terrace of Site from River Trail  
on Conservation Land to the Northeast Closer to the Site**

panorama of 50mm images taken 21.5.20





**V15A. View of Building Platforms on Lots 1 and 5 from River Trail**

50mm image taken 21.5.20



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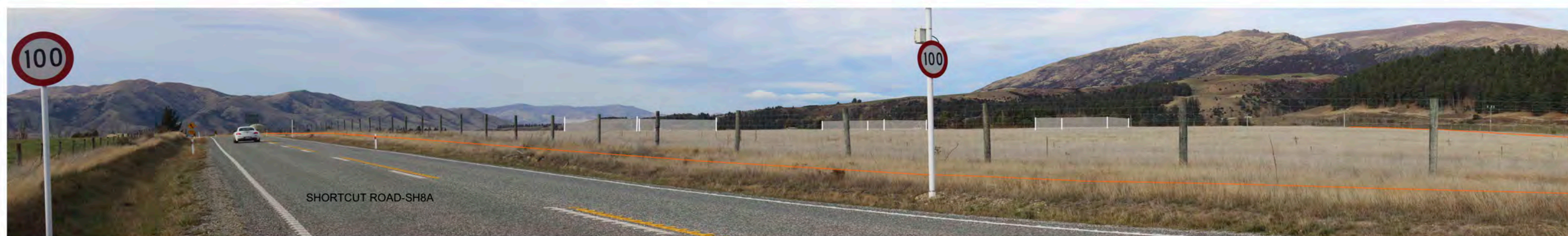
**October 2020**





**V5. View of Site c. 45m from Shortcut Road/SH6 Intersection**

panorama of 50mm images taken 21.5.20



**V6. View of Site c. 110m from Shortcut Road/SH6 Intersection**

panorama of 50mm images taken 21.5.20



**V7. View of Site c. 260m from Shortcut Road/SH6 Intersection**

panorama of 50mm images taken 21.5.20





**V5A.1. View of Site c.45m from Shortcut Road/SH6 Intersection**

stitched 50mm image taken 21.5.20





**V5A.2. View of Site c.45m from Shortcut Road/SH6 Intersection**  
stitched 50mm image taken 21.5.20





**V7A.1. View of Site c.260m from Shortcut Road/SH6 Intersection  
(Building platforms on Lots 1 and 3)**

50mm image taken 21.5.20

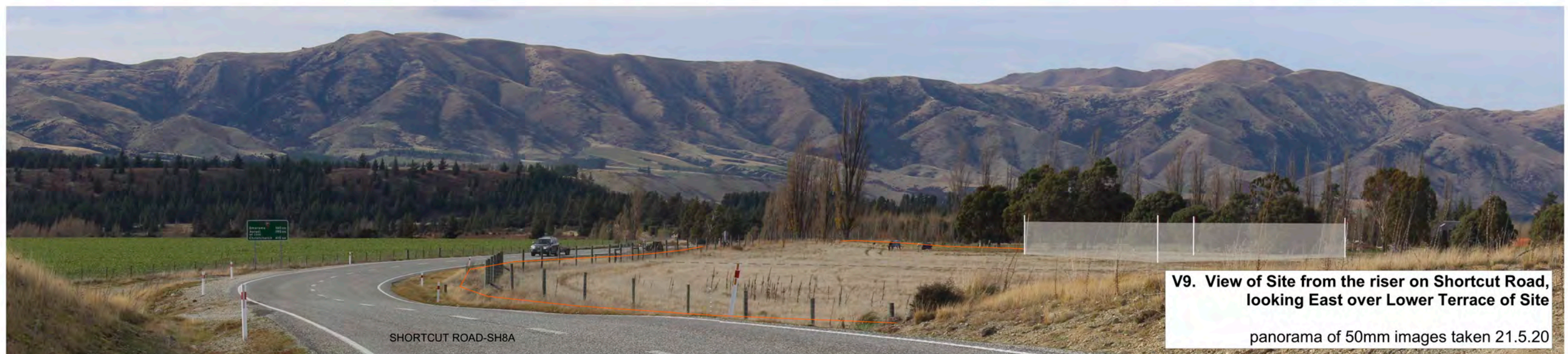




**V7A.2 View of Site c.260m from Shortcut Road/SH6 Intersection  
(Building Platforms on Lots 1, 3 and 4)**

stitched 50mm image taken 21.5.20





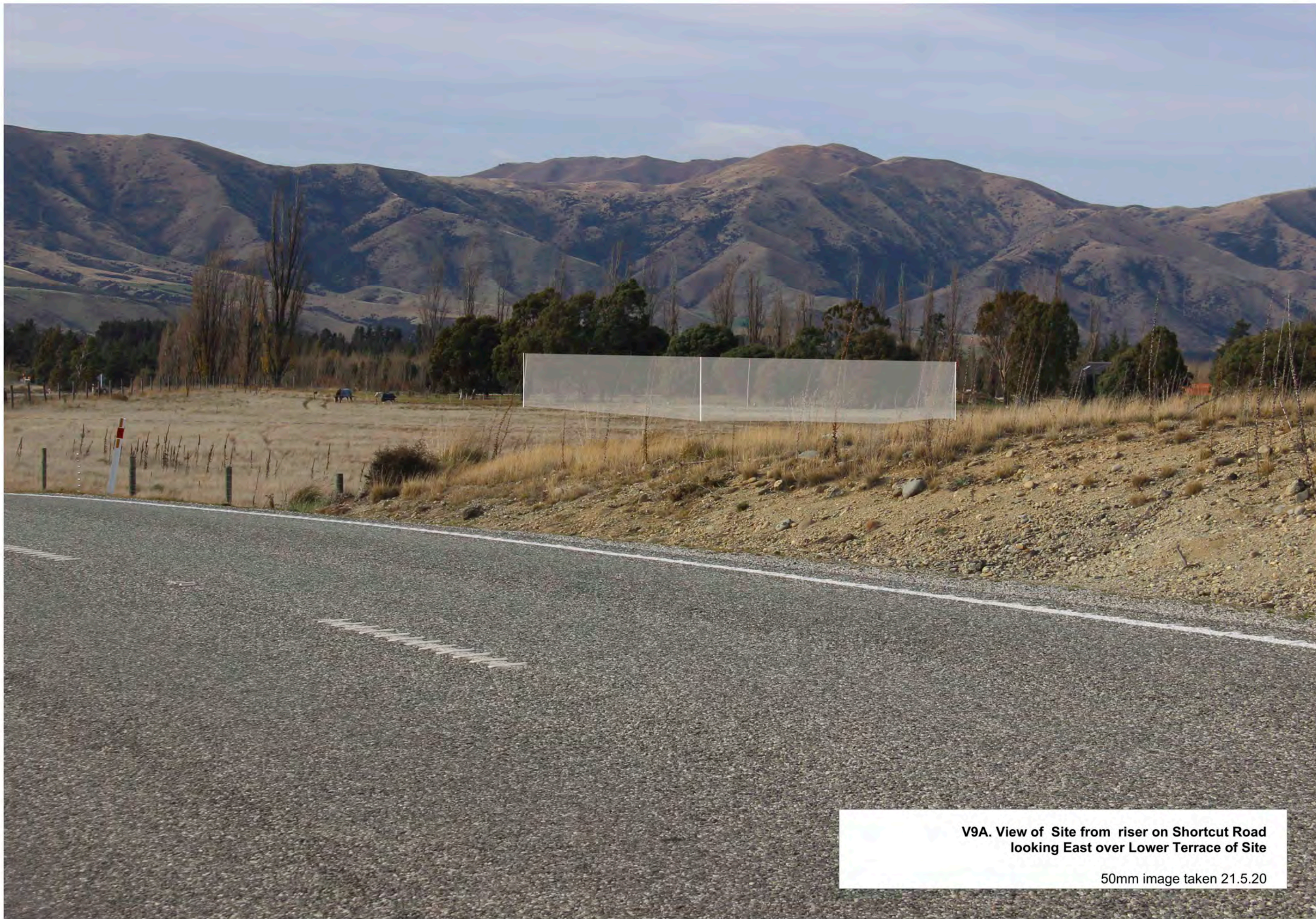




**V8A. View of Site c.270m from Shortcut Road/SH6 Intersection  
(Building platforms on Lots 1 and 3)**

50mm image taken 21.5.20





**V9A. View of Site from riser on Shortcut Road  
looking East over Lower Terrace of Site**

50mm image taken 21.5.20





**V10A.1. View of Site from Unformed Legal Road  
to the North of the Site**

50mm image taken 21.5.20





**V10A.2. View of Site from Unformed Legal Road  
to the North of the Site**

50mm image taken 21.5.20



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**October 2020**





WANAKA LUGGATE ROAD-SH6

**V16. View into Site from Wanaka-Luggate Road looking to the North through the Site entrance**

panorama of 50mm images taken 21.5.20



WANAKA LUGGATE ROAD-SH6

**V17. View into the Southeast Part of the Site from the Wanaka-Luggate Road, looking northwards**

panorama of 50mm images taken 21.5.20



**V18. View of the South part of the Site from the Wanaka-Luggate Road, looking northeast (continuation of photo above)**

panorama of 50mm images taken 21.5.20





**V16A. View of Building Platforms on Lots 3 and 4 from SH6**

50mm image taken 21.5.20

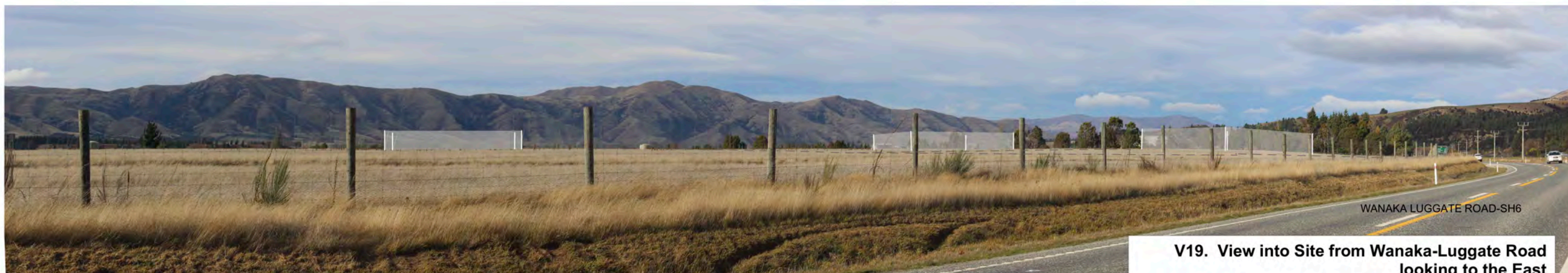




**V18A. 2. View of Building Platforms on Lots 3 and 4 from SH6**

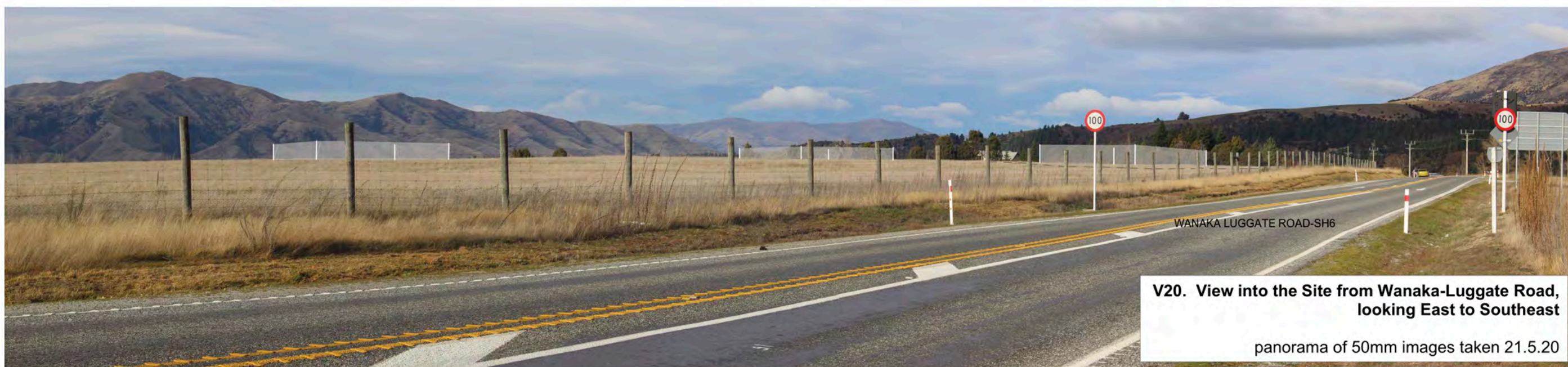
50mm image taken 21.5.20





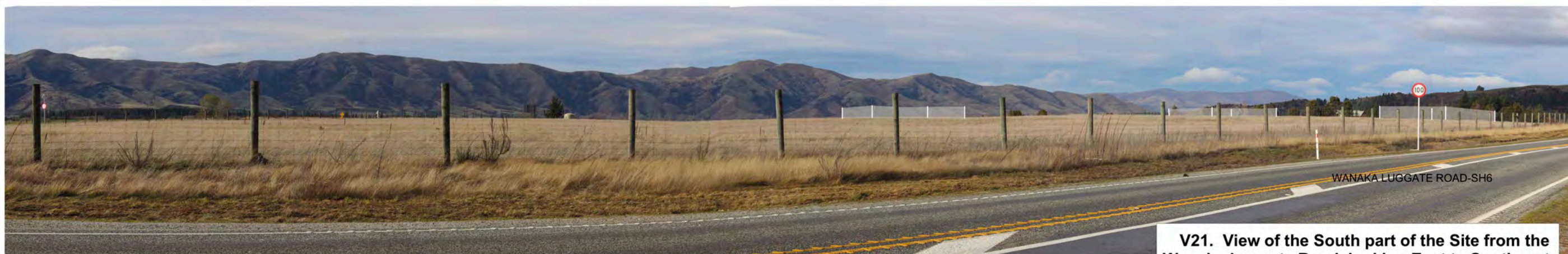
**V19. View into Site from Wanaka-Luggate Road looking to the East**

panorama of 50mm images taken 21.5.20



**V20. View into the Site from Wanaka-Luggate Road, looking East to Southeast**

panorama of 50mm images taken 21.5.20



**V21. View of the South part of the Site from the Wanaka-Luggate Road, looking East to Southeast (wider view of photo above)**

panorama of 50mm images taken 21.5.20

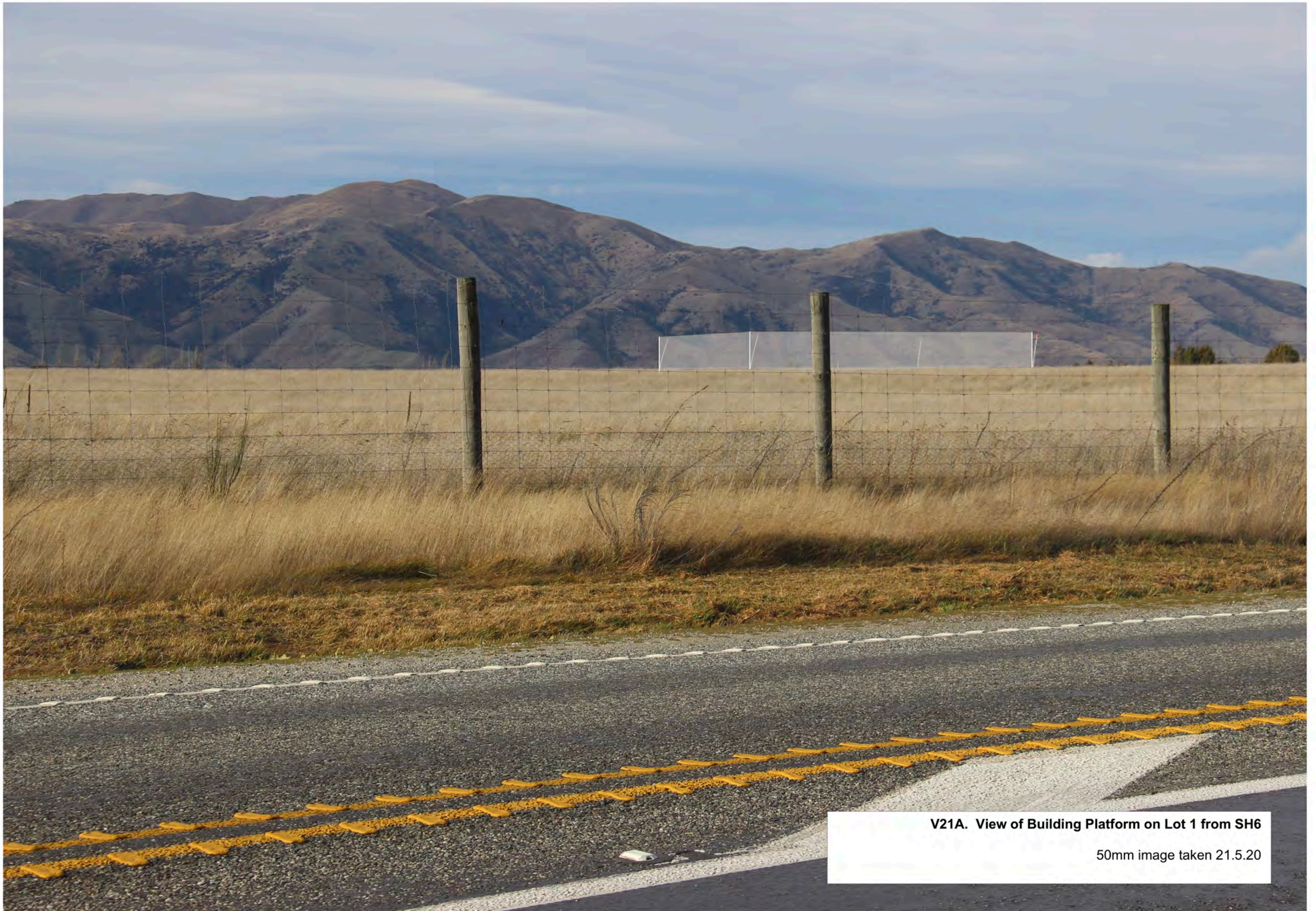




**V20A. View of Building Platforms on Lots 3 and 4 from SH6**

50mm image taken 21.5.20





**V21A. View of Building Platform on Lot 1 from SH6**

50mm image taken 21.5.20





**V22. View of Building Platform on Lot 5 from SH6  
looking across the neighbouring property to the southeast**

50mm image taken 21.5.20



**From:** Dan Curley  
**Sent:** Wed, 16 Dec 2020 11:41:24 +1300  
**To:** Sarah Gathercole  
**Cc:** Kerry Butson  
**Subject:** RM200946 - K & J Butson - s.92 request for further information  
**Attachments:** 5098.2R.1E - Proposed Subdivision.pdf, Butson AEE (151220).pdf, Fig 3 Landscape Scheme Plan Dec 2020[1].pdf

Hi Sarah,

**Thanks for your communication on this. Please find some updated information below and attached. We will provide all other info through processing, so advancing with notification would be greatly appreciated.**

Dan.

*Hi Dan,*

*Sorry for the delay in sending this through. To enable a full assessment of your application and to better understand the proposal and its potential effects on the environment prior to notification, further information is requested under Section 92(1) of the Resource Management Act 1991 (RMA). Happy to discuss once you've had a read through.*

***Requested Information***

*The following additional information is requested for the reasons set out below:*

- 1. Please identify the type of camera and lens used for the photographs attached to the landscape report.*

**As per the notes on each photo, the lens is 50mm. The Camera is a Canon EOSD digital SLR.**

- 2. Please confirm that height poles for each corner of each proposed building platform to the proposed height have been erected on site. The poles should be white with the top 1m coloured a hi-vis orange, red or pink colour.*

**Yes, as per the application and photos contained within you will see that poles have been erected. Their erection will be re-confirmed prior to notification commencing.**

- 3. Identify the grades and density of the proposed native planting, and the grades of proposed trees to be planted.*

**The plant grades will vary according to species. Shrub grades will be between 300-400mm min container size PB3 or 35F (eg kanuka); tree species will be between 400-600mm tall in PB5 grade minimum. Plants would be spaced at a rate of 0.8 to 1.2m spacings according to species.**



4. *Identify the area of each of the proposed curtilage areas (to include building platform area).*

**Please see attached updated landscape plan with areas annotated.**

5. *Please identify what the blue dotted line on the Scheme Plan relates to?*

**The blue dotted line is existing in ground water reticulation alignments.**

6. *The application states that consultation has been undertaken with Waka Kotahi (NZTA). Please provide a copy of this correspondence.*

**As the plan has evolved over time (pre application), the Applicant wishes for the NZTA to comment in respect of the application as part of the public notification process. The Applicant will also send the notified plans to NZTA and request approval for the access locations.**

7. *Please provide two survey ties to each building platform on the scheme plan. Please advise why the ties are not on the edge of the proposed building platform on proposed Lot 5.*

**This detail is currently being reviewed by Bruce of Aurum Surveyors. It appears that the line work is not visible on the pdf. version submitted to Council. This will be corrected, however is a technical consideration and so should not contribute to any scope issues.**

8. *Please provide the rights of way with unique identifiers on the scheme plan to confirm whether Lot 4 will have access off the proposed right of way or directly from the highway and identify the proposed access for Lots 3 and 5.*

**Page 3 of the AEE clarifies this situation.**

**There will only be two crossings/access points to the subdivision. The lower terrace containing proposed Lots 2 & 5 will be serviced from one access point only, while Lots 1,3 & 4 (upper terrace) will be accessed via the other existing crossing as indicated. There will be no ability for any lot to access the highway independently from the ROWs.**

9. *The AEE and the scheme plan don't appear to match in relation to proposed Lot 5, with the AEE stating that the building platform will be 900m<sup>2</sup> and the Scheme Plan showing 1000m<sup>2</sup>. Please confirm.*

**1,000m<sup>2</sup> is correct. Please note the error is within the AEE. New version attached with correct.**

10. *Please provide evidence of water supply and agreement from water scheme administrators that the allocation can be extended to the proposed lots.*

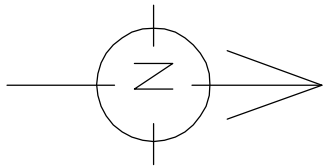
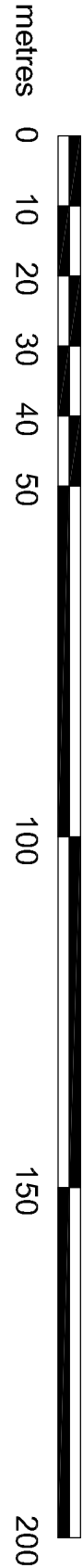
**The water supply already extends to the subject site as indicated by the blue dotted line. Further evidence of the ability for the water to be able to be used for potable use will be provided to Council in the near future.**



11. *Please provide details of the earthworks required for the construction of the rights of way, including a cross section of the rights of way formation. (Please note that the rights of way will need to be formed in general accordance with figure E2 of the QLDC Land Development and Subdivision code of practice. Formed width will need to be 3.5m to ensure fire applicants can access safely in an emergency).*

**Approximate earthworks volumes are now included on the attached scheme, as well as a typical cross section.**





Lot 7 DP 340031  
Crystal Rivers 2018 Ltd

Lot 3 DP 26911  
Tarbert Trustees (2017) Ltd

SH 8a

Shortcut Road

Lot 1  
6.78ha

Lot 2  
4.37ha

Lot 3  
1.03ha

Lot 4  
1.00ha

Lot 5  
1.00ha

PT Lot 7  
DP 24216  
14.1910ha

Pt Section 6 SO 300466  
Lake Mckey Station Ltd

Lot 5 DP 24216  
Pitaway & Cooney

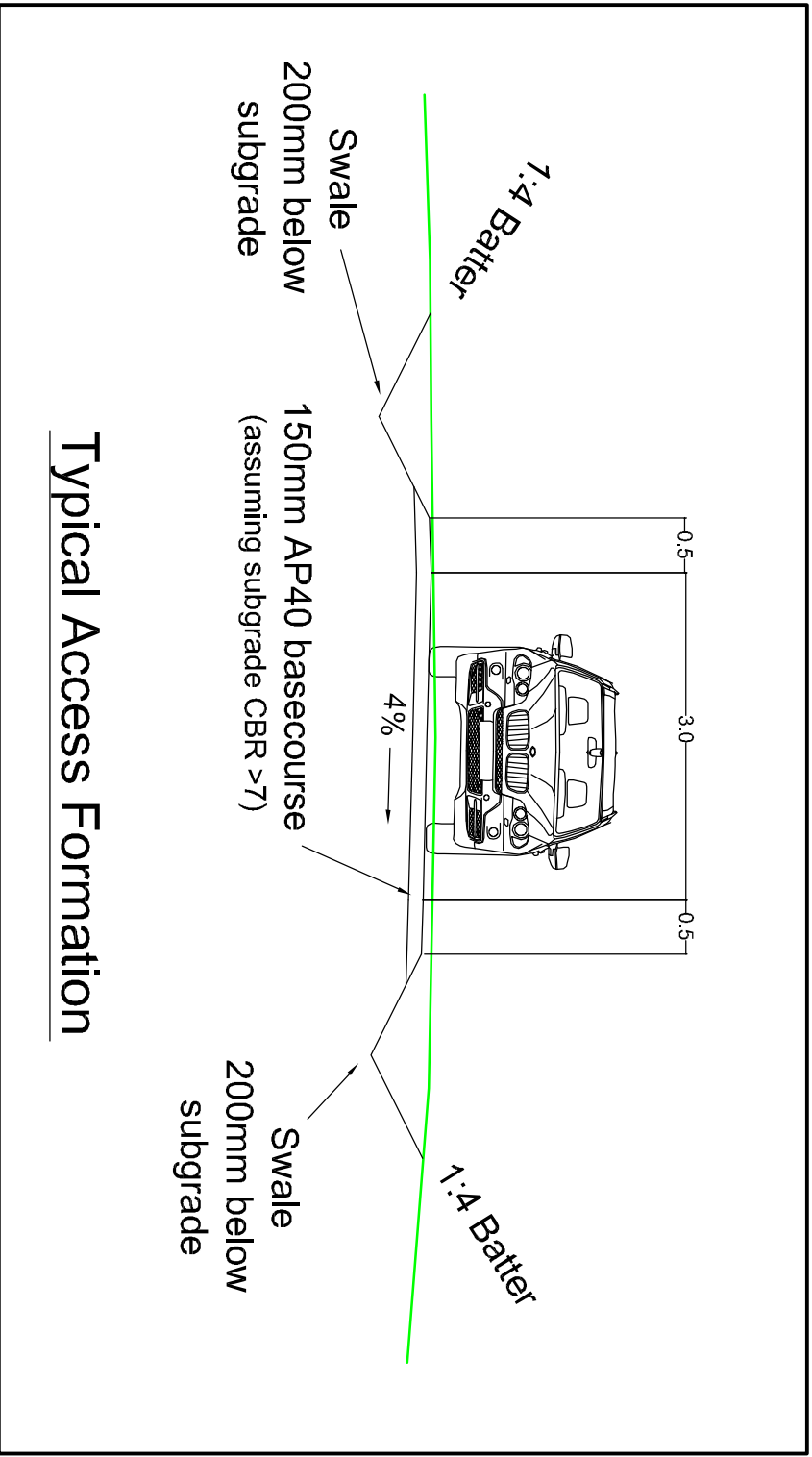
Proposed ROW

ROW over Lot 1 in  
favour of Lots 3 & 4

Lot 1  
DP 532503

Lot 3  
DP 532503

Lot 2  
DP 532503



Typical Access Formation

ACCESS EARTHWORKS

Cut	2000m³
Fill (road metal)	400m³
Max. Cut Depth	0.6m
Area	6150m²

DATA QUALITY STATEMENTS

**PROPERTY DATA**  
The property data has been sourced from land information New Zealand (LINZ) and is current as at February 2019. The boundary data has been compiled from various existing surveys of different ages. Boundary lengths shown as calculated may vary from those shown on the Certificate of Title, and are subject to a legal redefinition survey. The accuracy of the boundary data is estimated to be within 50mm.

**WARNING NOTE:**  
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to K. Butson. It should not be used by the client or any other person for any purpose whatsoever. Boundaries and areas are subject to final survey and further easements will be required for services.

PROPOSED SUBDIVISION

Project:  
**LOTS 1 - 5 BEING A SUBDIVISION  
OF PT LOT 7 DP 24216  
LUGGATE**

ISSUE DATE	ISSUE	PREPARED BY	NO. & RM
17 Feb 2020	A - Original Issue		
17 July 2020	B - Platform 5 subject		
24 Sep 2020	D - Minor adj		
16 Dec 2020	E - Minor adj		

Scale 1:1000 @ A1  
1:2000 @ A3  
DRAWING & ISSUE No.  
5098.2R.1E



PO Box 2402  
Waikeiso 1346  
PH 03 442 3465  
F 03 442 3466  
Email aurnum@aurnum.co.nz

1. Using the drawings and other data is electronic form without replicating and producing them for accuracy.  
2. Using the drawings to other data for any purpose not approved to it is written by Aurnum Survey Consultants.



QLDC Web Map



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