

**APPLICATION AS NOTIFIED**

**Hogans Gully Farm Limited  
(RM221045)**

# FORM 12

File Number RM221045

## **QUEENSTOWN LAKES DISTRICT COUNCIL**

### **PUBLIC NOTIFICATION**

**Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.**

**The Queenstown Lakes District Council has received an application for a resource consent from:**

Hogans Gully Farm Limited (RM221045)

**What is proposed:**

Application under Section 88 of the Resource Management Act 1991 (RMA) to construct a maintenance compound outside the required Hogans Gully Structure Plan area location with associated buildings that exceeds building height and floor area requirements and to carry out earthworks breaching volume, area, cut and fill height and transportation of cleanfill standards in order to construct an irrigation pond and the maintenance compound and buildings.

Application under Section 127 of the Resource Management Act 1991 (RMA) to change conditions 1, 18 and 19 of Decision 3 – Land Use of RM180497 and condition 1 of Decision 4 of RM180497, to relocate the maintenance compound of the Hogans Gully Golf Course Development and changes to conditions of Decision 1 (subdivision consent) RM180497 to facilitate the vesting of a road (Lot 5000) with Council.

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

Adjacent to State Highway 6 and McDonnell Road, Wakatipu Basin (Section 2 Survey Office Plan 440817 Held in Record of Title 573582)

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

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

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM221045 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Courtney Briggs, who may be contacted by phone at 03 450 2220 or email [courtney.briggs@qldc.govt.nz](mailto:courtney.briggs@qldc.govt.nz)

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

**If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:**

**Wednesday 7<sup>th</sup> February 2024**

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

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

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

[https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other\\_forms](https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms)

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

C/- Morgan Shepherd  
Brown and Company Planning Group  
[Morgan@brownandcompany.co.nz](mailto:Morgan@brownandcompany.co.nz)  
1/20 Athol Street  
Queenstown

#### **QUEENSTOWN LAKES DISTRICT COUNCIL**



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

**Date of Notification: 20<sup>th</sup> December 2023.**

#### **Address for Service for Consent Authority:**

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

**Phone  
Email  
Website**

**03 441 0499  
[rcsubmission@qldc.govt.nz](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)**

## TechnologyOne ECM Document Summary

Printed On 13-Dec-2023

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	H. Form 9	7438330	1	24-Nov-2022
PUB_ACC	A. AEE - Updated 31 May 2023	7642133	1	01-Jun-2023
PUB_ACC	Record of Title	7649762	1	09-Jun-2023
PUB_ACC	C. Landscape Plans	7625913	1	18-May-2023
PUB_ACC	D. Landscape Assessment	7438334	1	24-Nov-2022
PUB_ACC	E. Hydrological Assessment	7438333	1	24-Nov-2022
PUB_ACC	F. Earthworks Plans	7625915	1	18-May-2023
PUB_ACC	G. Revised Scheme Plan	7438331	1	24-Nov-2022
PUB_ACC	I. Building Plans	7625911	1	18-May-2023
PUB_ACC	J. Environmental Management Plan	7625914	1	18-May-2023
PUB_ACC	H. RM180497 Decision	7625912	1	18-May-2023





APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



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

**PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.**

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



## APPLICANT //

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

\*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

\*Contact name for company or trust:

\*Postal Address:

\*Post code:

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

\*Email Address:

\*Phone Numbers: Day

Mobile:

\*The Applicant is:

☐

Owner

☐

Prospective Purchaser (of the site to which the application relates)

☐

Occupier

☐

Lessee

Other - Please Specify:



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

The **decision** will be sent to the Correspondence Details by **email** unless requested otherwise.



## CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

\*Name & Company:

\*Phone Numbers: Day

Mobile:

\*Email Address:

\*Postal Address:

\*Postcode:



## INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.  
For more information regarding payment please refer to the Fees Information section of this form.

\*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

☐

Agent:

☐

Other - Please specify:

Email:

☐

Post:

☐

\*Attention:

\*Postal Address:

\*Post code:

\*Please provide an email AND full postal address.

\*Email:



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

\*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

☐

Applicant:

☐

Landowner:

☐

Other, please specify:

\*Attention:

\*Email:

[Click here for further information and our estimate request form](#)



## DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

\*Address / Location to which this application relates:

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

District Plan Zone(s):



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

Is there a gate or security system restricting access by council?

YES ☐ NO ☐

Is there a dog on the property?

YES ☐ NO ☐

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES ☐ NO ☐

If 'yes' please provide information below



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

☐

Yes

☐

No

☐

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



## CONSENT(S) APPLIED FOR // \* Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

☐

Land use consent

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate

☐

Land use consent includes Earthworks



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

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

☐

## BRIEF DESCRIPTION OF THE PROPOSAL //

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

\*Consent is sought to:



## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☐

Yes

☐

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



## OTHER CONSENTS

### Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

➔ <https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

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

☐

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

☐

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

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



## OTHER CONSENTS // CONTINUED

☐

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☐

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

☒ Any other National Environmental Standard

☐

Yes

☐

N/A

### Do you need any consent(s) from Otago Regional Council?

☐

Yes

☐

N/A

If Yes have you applied for it?

☐

Yes

☐

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

☐

Yes

☐

No



## INFORMATION REQUIRED TO BE SUBMITTED //

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

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

☐

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

☐

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

☐

A site plan at a convenient scale.

☐

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

☐

An Assessment of Effects (AEE).

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



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



## PRIVACY INFORMATION

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



## FEES INFORMATION

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

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



## FEES INFORMATION // CONTINUED

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

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

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

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

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

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

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

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



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

Please reference your payments as follows:

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

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

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

I confirm payment by: ☐ Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZNZ22)

☐ Invoice for initial fee requested and payment to follow

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

\*Reference

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

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

\*Date of Payment

Invoices are available on request

## APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

☐

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

☐

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

☐

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or as authorised agent of the Applicant) \*\*

Full name of person lodging this form

Firm/Company

Dated

\*\*If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.

Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

Information provided within the Form above

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
  - (b) an assessment of the actual or potential effect on the environment of the activity;
  - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
  - (d) if the activity includes the discharge of any contaminant, a description of—
    - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
    - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
  - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
  - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
  - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
  - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
  - (a) oblige the applicant to consult any person; or
  - (b) create any ground for expecting that the applicant will consult any person.

## CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
  - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
  - (b) any physical effect on the locality, including any landscape and visual effects;
  - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
  - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
  - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
  - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



## UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
  - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
  - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
  - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
  - (g) the locations and areas of land to be set aside as new roads.

## Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
  - Water supply
  - Wastewater supply
  - Stormwater supply
  - Reserves, Reserve Improvements and Community Facilities
  - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request \*please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

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

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants &amp; Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

# **Hogans Gully Farming Limited**

## **Change of Conditions for RM180497 for the Relocation of Maintenance and Services Area and to Vest Roads at Hogans Gully**

**31 May 2023 (Revision 1)**

**BROWN&COMPANY**  
P L A N N I N G   G R O U P



# APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 AND SECTION 127 OF THE RESOURCE MANAGEMENT ACT 1991

**To: Queenstown Lakes District Council**

## **Hogans Gully Farming Limited**

c/- Brown & Company Planning Group Ltd, PO Box 1467, Queenstown, applies for resource consent as follows.

**1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:**

The applicants are the owners of the land.

**2. The land to which the application relates ("site") is:**

The 39.66 ha site is located west of McDonnell Road, north of State Highway 6, east of the Bendemeer Special Zone, and south of Hogans Gully Road, near Arrowtown. It is contained in the following Record of Title:

Record of Title	Legal Description	Area (ha)	Owners
573582	Section 2 Survey Office Plan 440817	39.6605	Hogans Gully Farming Limited

A copy of the of the Record of Title is at [Attachment B](#).

**3. The type of resource consent sought is as follows:**

- Land use consent pursuant to Section 88 of the Act for buildings and earthworks; and
- Section 127 Variation to change conditions of consent (RM180497); and

**4. A description of the activity to which the application relates is:**

The applicant proposes to change the location of the maintenance compound of a proposed golf course development, with the new location of the maintenance compound to be approximately 150m further to the northeast from the approved location.

The applicant also proposes to vest a road (Lot 5000) with the Council.

A detailed description of the proposal is contained in the Assessment of Environmental Effects ([Attachment A](#)).

**5. The following additional resource consents are required in relation to this proposal and have or have not been applied for:**

No additional resource consents have been identified; however this application seeks any other consents that are required.

- 6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with section 88 of, and the Fourth Schedule to, the Act:**

The Assessment of Environmental Effects is at [Attachment A](#).

- 7. I attach other information (if any), required to be included in the application by the district plan or regional plan or regulations.**

All information is contained in the application, the Assessment of Effects on the Environment ([Attachment A](#)) and the plans provided.

- 8. Where the application is for subdivision consent:**

Not applicable.

## Declaration

*The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.*

*If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.*

*If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.*

*I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.*



.....  
for Brown & Company Planning Group  
on behalf of

**Hogans Gully Farming Limited**

**31 May 2023 (Revision 1)**

### Address for service of the applicant:

Hogans Gully Farming Limited  
c/- Brown & Company Planning Group  
PO Box 1467  
Queenstown 9348

Attention: Morgan Shepherd

Telephone: 03 409 2258

Mobile: 021 246 7597

Email: [morgan@brownandcompany.co.nz](mailto:morgan@brownandcompany.co.nz)

### Address for Invoicing:

B & M Davies  
156 Hogans Gully Road  
RD 1  
Queenstown 9371

## **Attachments**

- A**      An assessment of effects on the environment in accordance with the Fourth Schedule to the Act
- B**      Record of Title
- C**      Landscape Plan
- D**      Landscape Assessment
- E**      Hydrological Assessment
- F**      Earthworks Plan
- G**      Revised Scheme Plan
- H**      RM180497 Decision
- I**      Building Plans
- J**      Environmental Management Plan
- K**      Form 9

## FOURTH SCHEDULE ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

### 1. A description of the proposal:

#### 1.1 Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the Site and surrounding locality;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan;
- An assessment of effects on the environment, including analysis of relevant assessment matters;
- Part 2 RMA considerations; and
- Section 95 Assessment.

#### 1.2 The site and locality

The subject site is 39.66 ha in area and is located to the west of McDonnell Road, north of State Highway 6, and to the east of the Bendemeer Special Zone.

The southern part of the site, adjacent to the State Highway and the southern part of McDonnell Road, is generally flat / undulating and is grazed. The northern part of the site rises to an elevated terrace, with a series of undulating terraces extended to the north rising in elevation from southeast to northwest. The site and surrounds are mostly in pastoral grassland with patches of scrub, lines of willows in the lower sections near McDonnell Road, some patches of pine forest, and pine shelter rows.

The property is not developed other than a single farm building located close to the SH6 boundary, fences, and informal farm tracks.

The subject site and setting (from a landscape perspective in particular) is described in further detail in the Landscape Assessment prepared by Baxter Design Group, at [Attachment D](#).

#### 1.3 Consent History

The relevant consenting history is set out below:

**RM180497** Land use and subdivision consent to establish an 18-hole golf course with associated clubhouse, driving range and maintenance compound, 96 residential and visitor accommodation units, and earthworks to construct the golf course of approximately 500,000m<sup>3</sup> in volume.

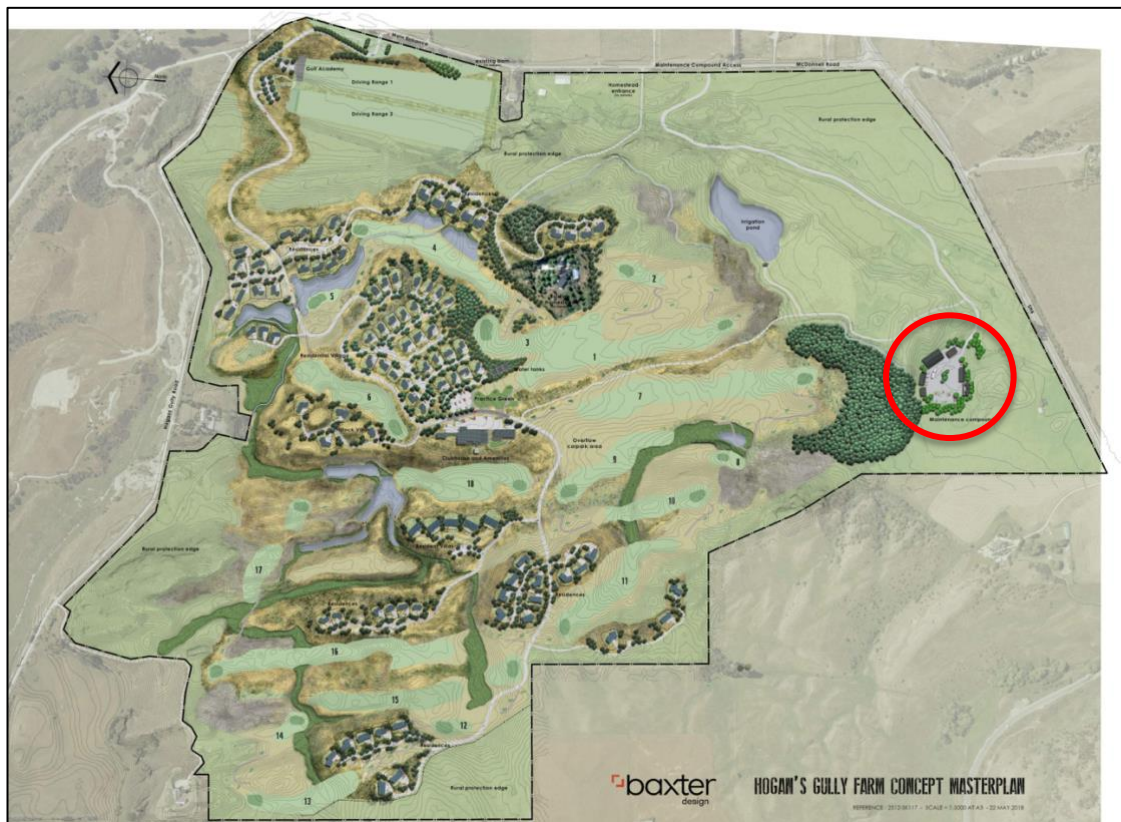
RM180497 is of particular relevance as it is this resource consent that is subject to the proposed variation to accommodate the updated location of the maintenance compound, and to provide for the vesting of roads with the Council. A copy of this consent is attached within **Attachment H**.

## 1.4 The Proposal

The applicant proposes to:

- shift the maintenance compound to the northeast of the approved location; and
- vest the main road running through the subdivision (Lot 5000) with the Council.

The location of the maintenance compound as approved by RM180497 is shown in Figure 1 below:

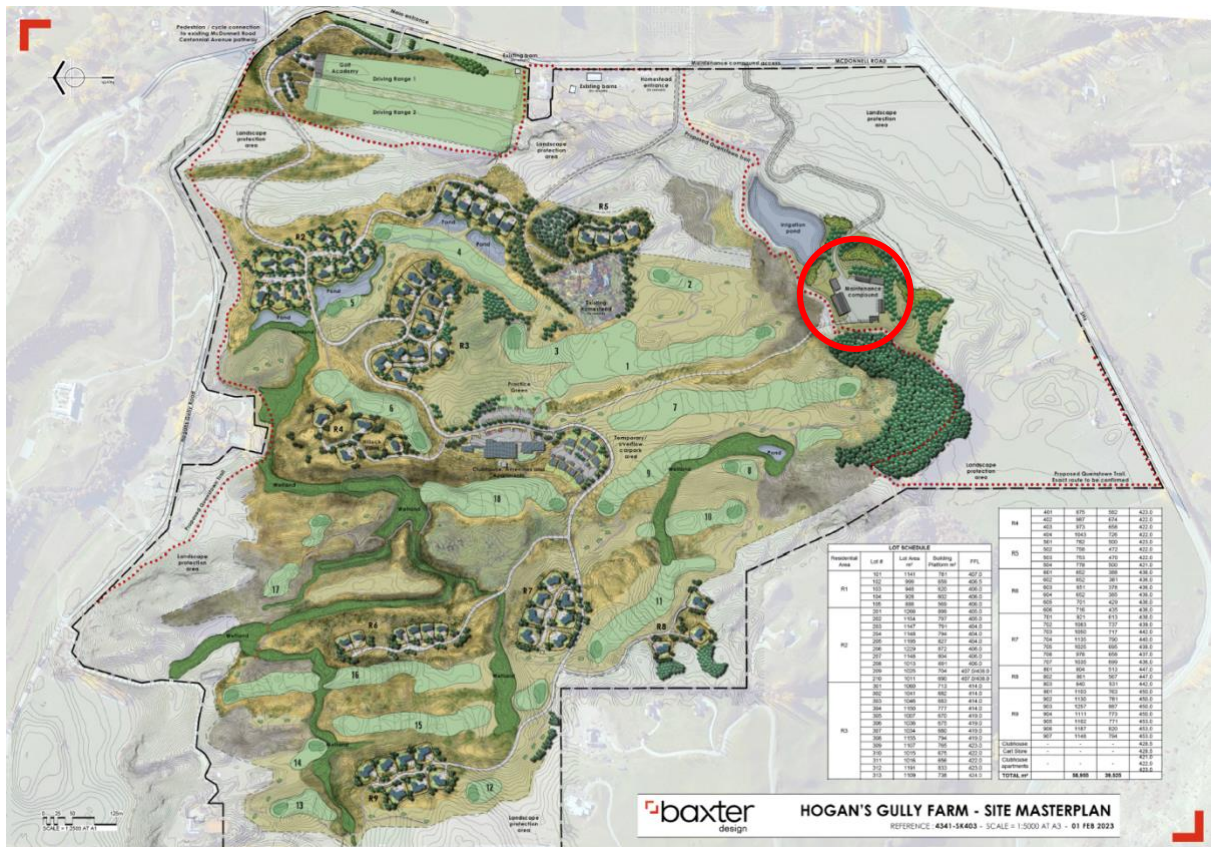


**Figure 1.** Location of approved maintenance compound (circled in red)

As is shown in Figure 1 above, the maintenance compound is located within the southern part of the site, tucked into the topography, with the main access to the compound being from McDonnell Road to the east.

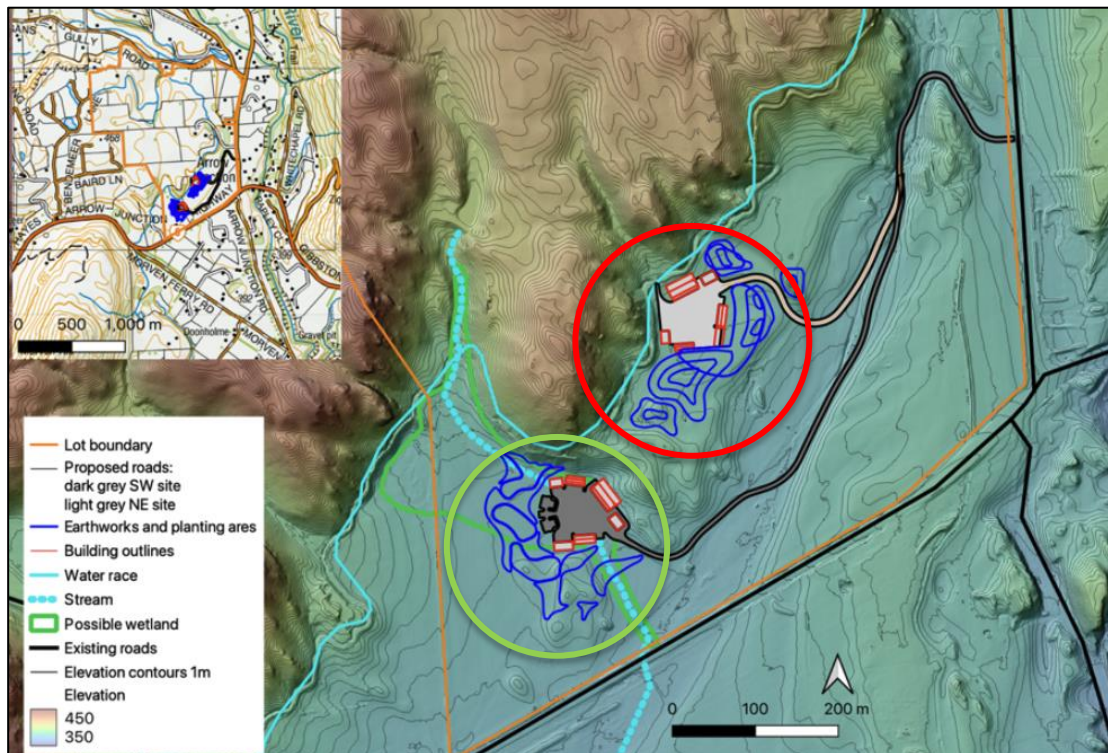
The proposed location of the maintenance compound is shown in Figure 2 below.





**Figure 2.** Revised Location of maintenance compound (circled in red)

The reason for revising the location of the maintenance compound is following the approval of the development, and prior to the construction of buildings within the location identified for the maintenance compound, an assessment of the ground conditions was undertaken to inform the foundation design of the buildings within the compound. However, based on this initial assessment it was discovered that the approved location of the maintenance compound was within an area where an intermittent stream flows through and is also occupied by a possible wetland, as is shown in Figure 3 below, which was prepared by E3 Scientific:



**Figure 3.** Location of approved (circled in green) and proposed (circled in red) maintenance compound with water features shown.

Given the sensitive nature of this portion of the site in relation to hydrology, a Hydrological Assessment was prepared by E3 Scientific in order to assess the suitability of the proposed location of the maintenance compound. This assessment is contained within **Attachment E** and concludes that the construction and operation of the maintenance compound in the revised location will not present concerns relative to the hydrologic setting of this part of the site, or the nearby streams and wetlands.

Given this conclusion, the location of the maintenance compound is proposed to be moved given that the previous location was not appropriate from a hydrological point of view, with the proposed location assessed to be appropriate hydrologically, specifically in relation to the nearby wetland and streams.

The layout of the revised maintenance compound is shown in Figure 4 below, which compares the consented layout with the proposed revised layout:



**Figure 4.** Consented and Revised Layout of Maintenance Compound

With reference to Figure 4 above, the buildings approved as part of the existing resource consent will be of the same size, colour, and dimensions, albeit laid out differently due to the



revised located and layout of the maintenance compound as approved by RM180497. The dimensions and areas of the buildings are outlined below:

Building Use	Dimensions	Area
'The Shed' – Mechanical Building	35m x 20m	700m <sup>2</sup>
Chemical/Fertiliser Mixing Building	25m x 10m	250m <sup>2</sup>
Office Building	22.5m x 10m	225m <sup>2</sup>
Material Bay	22.5m x 10m	225m <sup>2</sup>
Fuel Station/Washdown Area (covered)	11.5m x 18m	207m <sup>2</sup>
Bulk Storage Building	15m x 10m	150m <sup>2</sup>

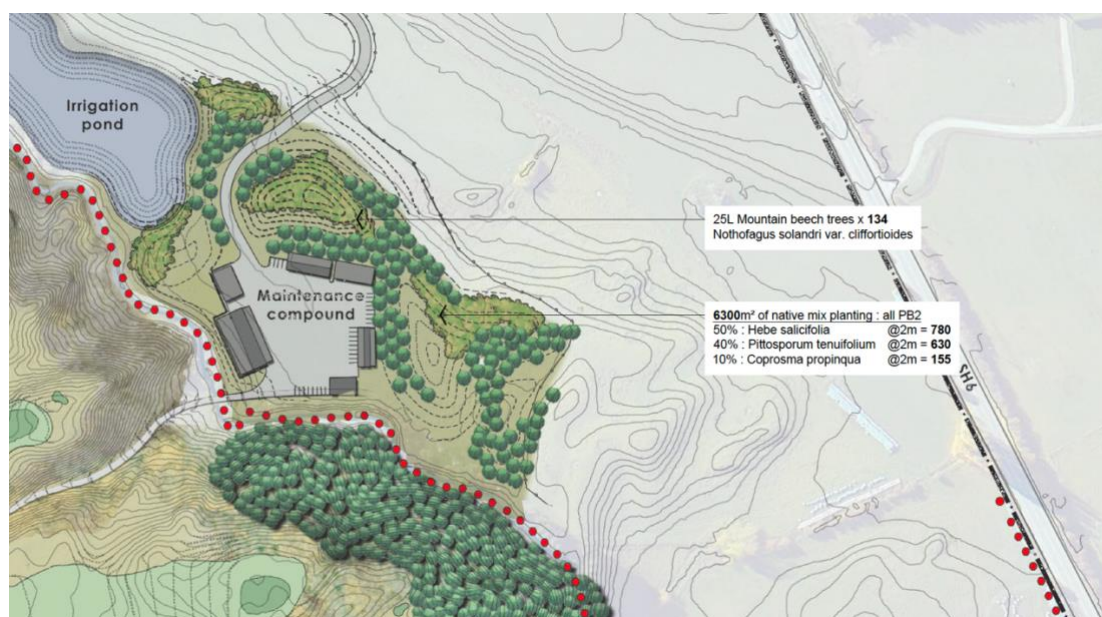
Plans of the buildings located in the maintenance compound are contained within [Attachment I](#).

### Access

The access point onto and from McDonnell Road will remain the same as the approved maintenance compound under RM180497. The accessway servicing the maintenance compound, given the updated location, will be shorter, with the path to meander toward the centre of the site, rather than previously being located closer to State Highway 6 to the south. The route of the revised accessway road is shown on the Landscape Plan in [Attachment C](#).

### Landscaping

Due to the revised location and layout of the maintenance compound, the landscaping in and around the compound will also be updated to take into account the different topographical and visual aspects of this part of the site. An updated Landscape Plan, which includes a planting schedule, is contained within [Attachment C](#), and is also shown in Figure 5 below



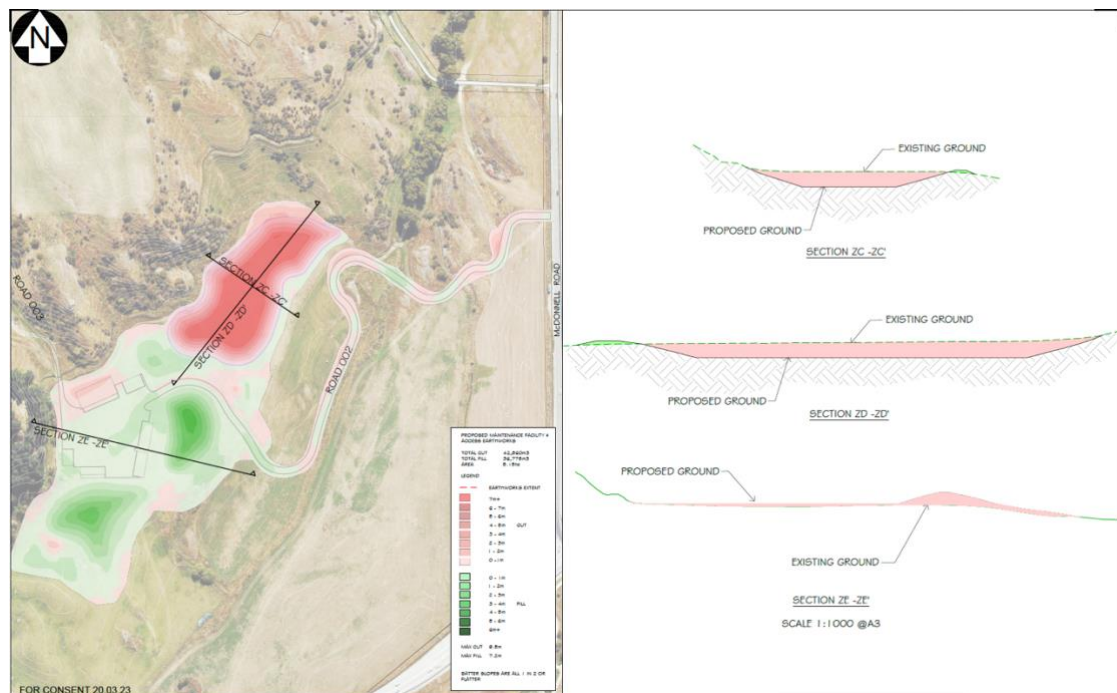
**Figure 5.** Revised Landscaping around Revised Location of Maintenance Compound

It is noted that the revised location of the maintenance compound will be at a slightly higher elevation from the previous location given the topography of the wider site rising up from the surrounding roads. Given this, a Landscape Assessment has been provided by Baxter Design and is contained within [Attachment D](#).

### Earthworks

Given the revised location of the maintenance compound and the recontouring around this location as part of the visual mitigation proposed, additional earthworks are required. The proposal includes a total of 79,635m<sup>3</sup>, with 42,860m<sup>3</sup> to be cut and 36,775m<sup>3</sup> to be fill, with the

depth of the cut to be up to 9.5m and the height of fill to be up to 7.2m, over an area of 5.15 ha. It is noted that this earthworks calculation includes the formation of the irrigation pond to the north east of the compound. The majority of the remainder of the earthworks will be for the purposes of forming the mounding around the buildings, with the extent of the earthworks shown in Figure 6 below:



**Figure 6.** Proposed Earthworks

An Earthworks Plan prepared by Clark Fortune McDonald & Associates is contained within **Attachment F** and outlines the extent of the earthworks that are to be undertaken as part of the proposal to move the maintenance compound. Following the earthworks, the site and the mounds are to be landscaped in accordance with the landscape plan shown in Figure 4 above, and as outlined within the Landscape Plan and Landscape Assessment contained within **Attachment C** and **Attachment D** respectively.

The earthworks will be undertaken in accordance with the Environmental Management Plan contained within **Attachment J** and the relevant QLDC Land Development Standards. The project specific EMP prepared by Enviroscope outlines the potential risks, and sets out methods to manage and mitigate these risks.

## Services

The servicing arrangement for the maintenance compound will be the same as has been approved by RM180497, in that wastewater will be discharged to the Council's network during off-peak times, stormwater will be managed on site (with no run-off into the Arrow Irrigation Race, domestic water supply will be from a bore, with firefighting water supply to come from the nearby irrigation pond.

## Vesting of Road

As outlined above, it is now proposed to vest the main road that runs through the proposed development/subdivision with the Council, with this road identified as Lot 5000 on the Scheme Plan at **Attachment G**. The revised scheme plan is also shown in Figure 7 below, with the road to be vested with the Council shown in grey:

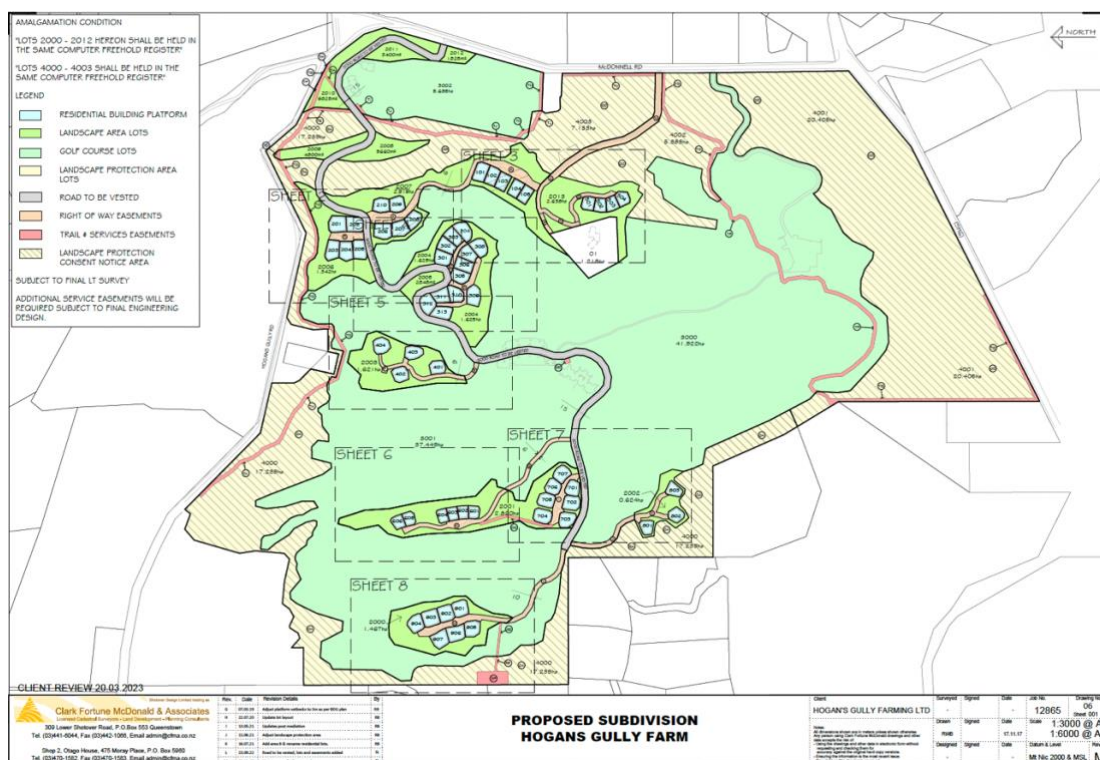


Figure 7. Revised Scheme Plan

It is noted that the Scheme Plan above has been updated to show the revised maintenance compound in the location as proposed by this application outlined above. The road will be constructed in accordance with the relevant standards in accordance with RM180497, and built to the standard required for vesting.

## 1.5 Resource Management Matters

The Queenstown Lakes District Plan has been progressively reviewed since 2015 and the site has been zoned Hogans Gully Resort Zone under the Proposed District Plan (**PDP**), the provisions of which have legal effect. Appeals have significantly progressed, and a number of consent orders have been issued, including on Chapter 24 Wakatipu Basin.

### 1.5.1 Proposed District Plan

The relevant PDP provisions (activities and standards) are set out in the tables below.

Table 1. Chapter 25 (Earthworks) – Standards

Provision	Detail	Activity status if breached	Consent required?
<b>Chapter 25 – Earthworks</b>			
25.4.2	Earthworks that do not comply with the standards for the maximum total volume of earthworks in Table 25.2	<b>Restricted Discretionary</b>	<b>Yes – Restricted Discretionary</b> activity consent is required for a total quantity of 79,635m <sup>3</sup> of earthworks, which exceeds the maximum permitted quantity of 400m <sup>3</sup> .
25.5.11	Earthworks over a contiguous area of land shall not exceed the following: 1. 2500m <sup>2</sup> where the slope is 10° or greater	<b>Restricted Discretionary</b>	<b>Yes – Restricted Discretionary</b> activity consent is required as earthworks are to be

Provision	Detail	Activity status if breached	Consent required?
	2. 10,000m <sup>2</sup> where the slope is less than 10°		undertaken over an area of 5.15 ha which exceeds the permitted maximum area.
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment existing the site, entering water bodies, and stormwater networks	<b>Restricted Discretionary</b>	<b>No</b> – appropriate erosion and sediment control measures will be implemented and maintained.
25.5.15	The maximum depth of any cut shall not exceed 2.4m	<b>Restricted Discretionary</b>	<b>No</b> – the maximum depth of cut will be 9.5m
25.5.16	The maximum height of any fill shall not exceed 2m	<b>Restricted Discretionary</b>	<b>Yes – Restricted Discretionary</b> activity consent is required for up to 7.2m of fill.
25.5.19	<p><b>Water bodies</b></p> <ol style="list-style-type: none"> <li>1. Earthworks within 10m of the bed of any water body<sup>1</sup>, or any drain or water race that flows to a lake or river, shall not exceed 5m<sup>3</sup> in total volume, within any consecutive 12-month period.</li> <li>2. Within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, earthworks for maintenance or reinstatement of existing water take structures, undertaken on up to two occasions within any consecutive 12-month period, on each occasion shall not exceed 10m<sup>3</sup> in total volume.</li> </ol> <p>These rules shall not apply to:</p> <ol style="list-style-type: none"> <li>a. Any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone;</li> <li>b. Maintenance and repairing of existing hazard protection structures in and around a water body; or</li> <li>c. Earthworks to clear debris affecting existing structures including water intakes.</li> </ol>	<b>Restricted Discretionary</b>	<b>No</b> – as has been outlined above, all earthworks will be located at least 10m from any water body located on the site.
25.5.21	<b>Cleanfill<sup>2</sup></b>	<b>Restricted Discretionary</b>	<b>Yes – Restricted Discretionary</b> activity is

<sup>1</sup> **Waterbody:** means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.

<sup>2</sup> **Cleanfill:** means material that, when buried, will have no adverse effect on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:



Provision	Detail	Activity status if breached	Consent required?
	No more than 300m <sup>3</sup> of Cleanfill shall be transported by road to or from an area subject to earthworks		required for more than 300m <sup>3</sup> of cleanfill to be transported to the site.

**Table 2. Chapter 48 (Hogans Gully Resort Zone) – Activities**

Provision	Detail	Activity status if breached	Consent required?
<b>Chapter 48 – Hogans Gully Resort Zone</b>			
48.4.4	Buildings in Activity Areas LP1, PG, EG, limited to buildings for resort infrastructure, and accessory buildings for golf and farming purposes Control is reserved to: a. External materials and colours b. Location with respect to effects when viewed from State Highway 6, McDonnell Road or Hogans Gully Road.	<b>Controlled</b>	<b>Yes – Controlled</b> activity consent is required as the maintenance compound will contain six buildings with Activity Area Landscape Protection 1 (LP1).

**Table 3. Chapter 48 (Hogans Gully Resort Zone) – Standards**

Provision	Detail	Activity status if breached	Consent required?
<b>Chapter 48 – Hogans Gully Resort Zone</b>			
48.5.1	Development shall be located in accordance with the Structure Plan	<b>Non-Complying</b>	<b>Yes – Non-Complying</b> activity consent is required as the maintenance compound will not be in accordance with the Structure Plan. It is proposed to relocate the maintenance compound to be within Activity Area LP1.
48.5.6	The maximum building height shall be as follows:  48.5.6.6 Activity Areas EG, PG and LP 3.8m	<b>Non-Complying</b>	<b>Yes – Non-Complying</b> activity consent is required as the buildings within the maintenance compound will exceed 3.8m in height.
48.5.14	Buildings for farming purposes or resort infrastructure (including existing buildings) in Activity Area LP1 a. The total number of buildings in Activity Area LP1 (including existing buildings) shall be 5.	<b>Non-Complying</b>	<b>Yes – Non-Complying</b> activity consent is required as six buildings are proposed within Activity Area LP1, and all the buildings will have a floor

- a. Combustible, putrescible, degradable or leachable components;
- b. Hazardous substances;
- c. Products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;
- d. Materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive substances; or
- e. Liquid waste

Provision	Detail	Activity status if breached	Consent required?
	b. The maximum gross floor area of any building for the purpose of this rule shall be 50m <sup>2</sup> c. No buildings shall be located south of the primary access road to Activity Area M.		area that is greater than 50m <sup>2</sup> .

## 1.5.2 Resource Management Act 1991

A **discretionary** activity resource consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. The applicant seeks to vary RM180497 to change the location of the maintenance compound, provide for additional landscaping, and to vest a road (Lot 5000) with the Council.

The following conditions of RM180497 are proposed to be varied, with the deletions shown in ~~strike through~~ and additions shown in **bold underline**:

### RM180497

#### Decision 3 (Land Use (Gold Facilities))

##### Condition 1

##### GENERAL

*That the development must be undertaken/carried out in general accordance with the plans:*

...

- ~~Baxter Design: Maintenance Compound with Mitigation: 2512-SK339, 09/06/21~~
- ~~Baxter Design: Maintenance Compound with Mitigation Section: 2512-SK193, 09/06/21~~
- **Maintenance Compound Planting Schedule. Reference: 4341-SK397, 01/02/2023**
- ~~Baxter Design: Building Site Coverage Summary: 2512-SK336, 15/07/21~~
- ~~Baxter Design: Site Masterplan: 2512-SK332, 15/07/21~~
- **Bater Design: Site Master Plan. Reference: 4341-SK403, 01/02/2023**

...

##### Condition 18

The earthworks and landscaping mitigation works [reference ~~Baxter Design: Maintenance Compound with Mitigation: 2512-SK339, 09/06/21; Baxter Design: Maintenance Compound with Mitigation Section: 2512-SK193, 09/06/21~~ **Maintenance Compound Planting Schedule. Reference: 4341-SK397, 01/02/2023** shall be completed prior to the occupation of the Maintenance Compound buildings.

##### Condition 19

The landscaping mitigation planting shall be in accordance with the ~~Baxter Design: Maintenance Compound with Mitigation: 2512-SK339, 09/06/21; Baxter Design: Maintenance Compound with Mitigation Section: 2512-SK193, 09/06/21~~ **Maintenance Compound Planting Schedule. Reference: 4341-SK397, 01/02/2023.**



## Decision 4

### Condition 1

#### GENERAL

*That the development must be undertaken/carried out in general accordance with the plans:*

- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 001, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Golf Earthworks 12865, Drawing No. 05, Sheet 001A, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 002, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 003, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 004, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 005, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 006, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 007, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 008, Rev G 11/06/2021*
- *Clark Fortune McDonald & Associates: Proposed Lot & Access Earthworks 12865, Drawing No. 05, Sheet 009, Rev G 11/06/2021*
- *Baxter Design: Proposed Golf Course Earthworks Plan: 2512-SK348 dated 15/07/21*
- *Baxter Design: Fairway 17 Revised Concept: 2512-SK347, 13/05/2021*

***stamped as approved on date***

***and amended by the following earthworks relating to the maintenance compound:***

- ***Clark Fortune McDonald & Associates: Hogan's Gully Farm Proposed Maintenance Facility & Access Earthworks, Drawing No. 022, Sheet 001, Rev J 06/12/2017***
- ***Clark Fortune McDonald & Associates: Hogan's Gully Farm Proposed Maintenance Facility & Access Earthworks, Drawing No. 022, Sheet 002 06/12/2017***

***stamped as approved on date***

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

### 1.5.3 Summary of consents required

In summary, the following consents are required for the proposal:

#### **Proposed District Plan**

- A **controlled** activity consent pursuant to Rule 48.4.4 for the construction of new buildings.
- A **restricted discretionary** activity consent pursuant to Rule 25.4.2 to breach the maximum earthworks volumes;

- A **restricted discretionary** activity consent pursuant to Rule 25.5.11 for earthworks area exceeding 10,000m<sup>2</sup>;
- A **restricted discretionary** activity consent pursuant to Rule 25.5.16 for fill exceeding 2m in height;
- A **restricted discretionary** activity consent pursuant to Rule 25.5.21 to transport more than 300m<sup>3</sup> of cleanfill to the site;
- A **non-complying** activity consent pursuant to Rule 48.5.1 for the construction of new buildings that are not in accordance with the Structure Plan.
- A **non-complying** activity consent pursuant to Rule 48.5.6 as all the buildings will have a maximum height greater than 3.8m.
- A **non-complying** activity consent pursuant to Rule 48.5.14 as the number of buildings proposed exceeds five, and all of the buildings will have a floor area greater than 50m<sup>2</sup>.

#### **Resource Management Act 1991**

- A **discretionary** activity resource consent pursuant to section 127(3)(a) of the RMA for the change of conditions to RM180497.

Overall, consent for a **non-complying** activity is required.

## **2. Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:**

The proposal does not result in any significant adverse effects on the environment for the reasons set out in Part 3 below.

## **3. An assessment of the actual or potential effect on the environment of the proposed activity:**

### **3.1 Introduction**

The assessment of effects on the environment addresses:

- Permitted baseline and existing environment;
- Effects on landscape character associated with the updated location of the maintenance compound;
- Effects of landform modification and landscaping;
- Effects relating to infrastructure and servicing;
- Effects relating to earthworks;
- Effects relating to the vesting of the road;
- Summary of effects.

### **3.2 Permitted baseline and existing environment**

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against

what is permitted under the District Plan (the permitted baseline) and what has been lawfully undertaken on the site (the existing environment).

### ***Permitted baseline***

In this instance, in relation to earthworks, the permitted activity includes 400m<sup>3</sup> of earthworks and a maximum fill height of 2m and depth of 2.4m, provided they are setback 10m from the bed of any waterbody.

### ***Existing environment***

The existing environment in the context of this application is the golf course development and the associated earthworks, landscaping, landform modification, built form, and access formation approved by resource consent RM180497.

## **3.3 Effects on landscape character associated with the updated location of the maintenance compound**

Although not relevant to the application, the portion of the site is located within the Morven Ferry Landscape Character Unit (LCU 17). This LCU is characterised as being predominantly rural residential land use and hobby farming (i.e. lifestyle blocks), with parts of the LCU being a more open pastoral appearance comprising of large fields and paddocks. With reference to the Landscape Assessment accompanying this application, this northern part of the LCU on the northern side of SH6 is described as 'a wide plateau of rolling landform, interspersed with deeply incised gullies'.

Taking into account the existing environment, being the Hogans Gully Resort Zone which seeks to enable a comprehensive and high quality golf course resort and the extent of development approved by RM180497, limited areas were available for the relocation of the maintenance compound given the purpose and planned use within the remainder of the Activity Areas within the zone. Given this, the area within the Landscape Protection Area at the southern portion of the zone was identified as being the most appropriate, with the final location being a result of landscape and hydrological considerations.

The proposed location of the maintenance compound, from a landscape point of view, is the only part of the site that can accommodate an area large enough for the compound, while also providing the space and relief to provide for screening (planting and landform modification) when viewed from SH6. Furthermore, this location would be set back further from SH6 when compared to the approved location of the maintenance compound. With reference to the Landscape Assessment ([Attachment D](#)), shifting the maintenance compound to the proposed location will offer the following benefits when compared to the approved location:

- Increase the distance of the maintenance compound from SH6;
- When viewed from SH6 and McDonnell Road, the proposed location will provide a strong enclosing landform backdrop which will enable appropriate design to better visually absorb the maintenance compound into the landscape;
- The length of the road required to access the maintenance compound will be greatly reduced, thus lowering the visual impact of this manmade feature on the landscape;
- The proposed location of the maintenance compound with its associated mitigative planting is able to better conform with the landscape within which it is located, in particular the well planted area of existing vegetation upslope to the west.

As part of the Landscape Assessment ([Attachment D](#)), a render was generated of the proposed maintenance compound in the setting of the existing landscape. This is shown in Figure 8 below:



**Figure 8.** *Render of Proposed Maintenance Compound Location*

When compared to the render of the consented location of the maintenance compound (shown below in Figure 9), the visual effects of the change in location from this vantage point, being from the Crown Terrace, will be indiscernible.



**Figure 9.** *Render of Consented Maintenance Compound Location*

The location and type of planting landscaping around the revised maintenance compound is shown in Figure 9 above, with the majority of the planting to be to the south of the compound, between the buildings SH6 to the south. No additional planting to the east is required due to the topography rising up to a terrace, with dense established trees located to the south of the proposed compound location.

With reference to the Landscape Assessment (**Attachment D**), in addition to the proposed landscaping and the recessive colours of the buildings, it is considered that the revised location of the maintenance compound is appropriate in respect of landscape character given that it is able to be appropriately screened from views from a closer distance at SH6, and will not be readily visible from a greater distance at the Crown Terrace. Overall, the proposed maintenance

compound will be nestled further into the site where the topography, natural features, and existing landscaping will result in an improved outcome in respect of visibility and potential effects on landscape character and amenity. When comparing the proposed change to the location of the approved maintenance compound, the visual amenity and landscape character effects will be similar at most, but when factoring in the considerations above, is considered to be of a lesser degree.

Therefore, taking into account the assessment above, and when also considering the assessment, analysis and further information provided within the landscape assessment accompanying this proposal, it is considered that the effects of changing the location of the maintenance compound in respect of landscape character will be no more than minor in the context of the approved golf course development consented under RM180497.

### **3.4 Effects of landform modification and landscaping**

As part of the proposal to amend the location of the maintenance compound, associated landscaping and landform modification is proposed in order to screen the compound from view, and to integrate this functional part of the golf course development into the site and landscape within which it is located.

Similar to what has been outlined and assessed within Section 3.3 above, the proposed landform modification and landscaping, when viewed in the context of the site, the surrounding environment, and the approved golf course development (RM180497), the proposed extent of works, including the mounding and landform modification, is appropriate for the landscape it is set within. When viewed from the surrounding area, the proposed landform modification, landscaping and planting will be well integrated into the topography and existing extent of planting located within the immediately surrounding area; in particular the slope immediately to the west rising to the terrace above, and the well-established planting located immediately to the south of the revised maintenance compound location. This is shown in Figures 8 and 9 above, where it has been demonstrated that visually, the change to the location of the maintenance compound, with the associated landscaping and landform modification, will be largely indiscernible in the context of the landscape and approved development.

Overall, any potential adverse effects arising from landform modification and landscaping will be less than minor given that the contours will be consistent with the landscape, with the planting to further assist in merging this with the existing environment of the approved golf course development it is set within.

### **3.5 Proposed Buildings**

As outlined within Section 1.5.1 of this report above, there are a number of resource consents required under Chapter 48 (Hogans Gully Resort Zone) for the construction of buildings within Activity Area LP1 and the associated non-compliances with the relevant standards relating to height, floor area, and the number of buildings.

However, due to the nature of this application being the relocation of the existing maintenance compound from the current location within the Activity Area Maintenance to the location proposed, with no further development or use of the Activity Area Maintenance proposed given the hydrological conditions, it is considered that the effects of the bulk, scale, appearance, and dimensions of the buildings were considered as part of the underlying RM180497 resource consent. As the buildings will remain the same in respect of size, shape, dimensions, and appearance, the relocation of these buildings to another part of the site, taking into account the associated landscaping that will integrate the buildings into the site (as assessed above in Section 3.3 of this report) will be appropriate, and will not result in any additional effects beyond what was approved as part of the existing RM180497 consent. The building plans, which are the same as were approved under RM180497, are contained within [Attachment I](#).

Given the assessment above, and taking into account the existing environment, the construction of the buildings, despite the standards breaches, will have effects on the



environment that will be no more than minor given that it will essentially be the moving of buildings that have already been approved for the maintenance compound, albeit in a location that is more internal to the site that can be better integrated to the landscape and landform of the site.

### **3.5 Effects relating to infrastructure and servicing**

As outlined within Section 1.4 above, the servicing arrangement for the maintenance compound will be the same as has been approved by RM180497, in that wastewater will be discharged to the Council's network during off-peak times, stormwater will be managed on site (with no run-off into the Arrow Irrigation Race), domestic water supply will be from a bore, with firefighting water supply to come from the nearby irrigation pond.

Given the above, and the ability of the maintenance compound to be adequately serviced in the same way as way approved by RM180497, there will be no adverse effects on infrastructure as a result of the proposal.

### **3.6 Effects relating to earthworks**

As outlined above, the proposal includes 42,860m<sup>3</sup> of cut and 36,775m<sup>3</sup> of fill, with the depth of the cut to be up to 9.5m and the height of fill to be up to 7.2m, over an area of 5.15ha. As part of the RM180497 consent for the overall development, 493,000m<sup>3</sup> of earthworks over an area of 32.45 ha was assessed and approved. The intention of the overall earthworks is to allow for the formation of roads, installation and establishment of services, landscaping, and to provide for building areas within the parts of the site where built form and development is proposed.

The proposed earthworks will be approximately 16% of the total quantity of earthworks assessed and approved by the underlying RM180497 consent. Given the large area of the site and the large quantity of the earthworks, it is considered that the alteration to a small proportion of the overall earthworks that will be amended in association with the proposed maintenance compound location will have effects on the environment that will be less than minor in the context of the total quantity of earthworks approved by the underlying RM180497 consent and the identification of a stream in the currently approved location.

In terms of the management of the works, a specific Earthworks Management Plan (EMP) for the earthworks associated with the updated location of the maintenance compound is contained within [Attachment J](#). The EMP has been prepared by a Certified Environmental Practitioner at Enviroscope, and provides a comprehensive outline of the works, and the potential risks, and methods to manage and mitigate the risk. Specifically, the EMP outlines potential environmental risks relating to erosion and sediment, water quality, dust, noise and vibration, cultural heritage, flora and fauna, contamination, chemicals and fuels, and the management of waste. For all the aforementioned areas of risk, the EMP sets out guidance and management procedures for prior to, during and following the completion of the works. Contingency measures are also set out should they be required. It is considered that this EMP is comprehensive, accurate, and is fit for purpose. The earthworks will be undertaken in accordance with the EMP that has been prepared by a suitably qualified and experienced practitioner (SQEP) to ensure that where risks are present, they are adequately mitigated to manage potential effects on the environment.

Further to the above, it is noted that RM180497 consent specifically included earthworks associated with the construction of the maintenance compound. Although the proposed location of the maintenance compound will involve a slightly different quantity and area of earthworks compared to the approved location of maintenance compound, given the nature and scale of earthworks approved, and the revised location being well within the confines of the site, the earthworks are considered to be largely within the scope of those already approved. Therefore, further to the EMP contained within [Attachment J](#), it is considered that the conditions included as part of RM180497 that relate to earthworks are appropriate and will ensure that the earthworks to be carried out in association with the revised maintenance compound are able to be sufficiently managed, and will have effects that will be within what has already been approved for the site and anticipated by the existing consent.

Given the assessment above, when viewed in the context of the scale and extent of works approved by RM180497, and taking into account the requirement for the earthworks to be carried out in accordance with the comprehensive project specific EMP, the effects of the earthworks on the environment will be no more than minor.

### 3.7 Effects relating to the vesting of the road

Given the number of allotments the road held in Lot 5000 will service and provide access to, it is now proposed to vest this road, being the main road of the development, with Council. The construction and formation of this road will continue to be undertaken in accordance with the recommendations and conditions contained within RM180497. Of note, it was assessed that the road will be constructed in accordance with the relevant Code of Practice and/or Council Standard(s), with the design plans for the road to be reviewed and accepted by the Council prior to the commencement of works. This condition is to remain, with the design of the road to be reviewed and accepted prior to construction.

Therefore, it is considered that the vesting of the Lot 5000, being the main road of the development, and the associated variation of the scheme plan to provide for this, will have effects on the environment that will be less than minor.

### 3.8 Summary of effects

Overall, the proposal will have effects on the environment that will be no more than minor.

## 4. Assessment under the relevant objectives and policies of the Proposed District Plan

The objectives and policies of Chapter 25 (Earthworks) and Chapter 48 (Hogans Gully Resort Zone) of the PDP are relevant. These are assessed below in [Table 4](#) & [5](#) below.

**Table 4.** Earthworks – Objectives and Policies

Provision	Detail of Provision	Assessment
<b>Objective 25.2.1</b>	<i>Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities</i>	The proposed earthworks will be undertaken in accordance with appropriate environmental management measures as required by conditions of consent. This will ensure all potential adverse effects arising from the proposed earthworks are minimised.  The proposal is therefore not contrary to this objective.
<b>Policy 25.2.1.1</b>	<i>Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.</i>	As the earthworks will be undertaken in accordance with appropriate environmental management measures, this will ensure all potential adverse effects arising from the proposed earthworks are managed and minimised. Appropriate conditions requiring the earthworks to be undertaken in accordance with QLDC standards are agreed to in principle for the purposes of managing and mitigating potential effects relating to erosion, land instability, and sediment generation.

Provision	Detail of Provision	Assessment
		The proposal is therefore not contrary to this policy.
<i>Policy 25.2.1.3</i>	<i>Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.</i>	<p>As has been outlined in this report above, the intention of the earthworks is to assist in the provision of visual mitigation of the proposed relocation of the maintenance compound. The earthworks will be undertaken in a manner where the landform modification will be contoured to be in keeping with the general pattern of landform within the surrounding environment, with this further supplemented with planting.</p> <p>The proposal will not be visually prominent within the receiving landscape, as has been determined by the Landscape Assessment (<b>Attachment E</b>).</p> <p>The proposal is therefore not contrary to this policy.</p>
<i>Policy 25.2.1.6</i>	<i>Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.</i>	<p>Given the location of the earthworks will be well away from infrastructure or buildings, and is located away from the site boundaries, there will not be any adverse effects on infrastructure, buildings, or the stability of adjoining sites.</p> <p>The proposal is therefore not contrary to this policy.</p>

**Table 5.** Hogans Gully Resort Zone – Objectives and Policies

Provision	Detail of Provision	Assessment
<b>Objective 48.1.4</b>	<i>A golf course resort that provides on-site visitor facilities and amenities, and limited residential activities, all located and designed to integrate with the rural landscape character and amenity values of the Zone and wider surroundings, and where nature conservation values are maintained and enhanced through significant native regeneration.</i>	<p>While it is proposed to change the location of the maintenance compound, the revised location and layout of the compound, in addition to the proposed landform modification, landscaping, and planting, will ensure that it is integrated into the landscape it is located within, and will not impact on the amenity values of the zone and wider surroundings.</p> <p>Therefore, the proposal is not contrary to this objective.</p>
<i>Policy 48.2.1.1</i>	<i>Enable the development, operation, use and maintenance of the golf course as the primary on-site visitor activity within the Zone.</i>	<p>The relocation of the maintenance compound will support the efficient operation, use, and maintenance of the golf course, which is the primary on-site visitor activity within the zone.</p> <p>Therefore, the proposal is not contrary to this policy.</p>
<i>Policy 48.2.1.2</i>	<i>Require development to be in accordance with a Structure Plan to ensure development appropriately integrates with and does not adversely affect the landscape, recreational, and ecological values and opportunities of the Zone and the wider Basin.</i>	<p>Although the maintenance compound is to be moved and located within LP1, as has been assessed above and within the Landscape Assessment within <b>Attachment E</b>, the compound within the location proposed will not result in adverse</p>



Provision	Detail of Provision	Assessment
		effects on landscape character or amenity values. Therefore, the proposal achieves and is not contrary to this policy.
<i>Policy 48.2.1.3</i>	<i>Development that is not located in accordance with the Structure Plan, where it will give rise to adverse effects on landscape character and amenity values, is avoided.</i>	The proposal is not in accordance with the Structure Plan as it located buildings within LP1, however it does not give rise to adverse effects on landscape character and amenity values as discussed above and within the Landscape Assessment ( <b>Attachment F</b> ). The proposal achieves this policy.
<i>Policy 48.2.1.4</i>	<i>Require that development is staged to ensure that the visitor industry facilities, including the golf course and related facilities (maintenance facilities, clubhouse and driving range), and visitor accommodation facilities in Activity Area VA, are established prior to further built development.</i>	The proposal will enable construction of the maintenance compound (outside the stream) which will subsequently enable the development of the golf course. The proposal achieves this policy.
<i>Policy 48.2.1.8</i>	<i>Provide for limited ancillary buildings for golf and resort purposes, farming and resort infrastructure that avoids or mitigates adverse effects on landscape and amenity values.</i>	The maintenance compound will still have the same number of buildings, with the buildings to be the same scale and appearance as the approved maintenance compound. Given this, and taking into account the assessment in this report above, the recessive nature of the buildings will avoid adverse effects on the landscape and amenity values of the environment it is located within. Therefore, the proposal is not contrary to this policy.
<i>Policy 48.2.1.12</i>	<i>Protect and enhance ecological values through an extensive ecological management and enhancement programme, including indigenous vegetation protection, restoration and enhancement, and other protection measures including plant and animal pest management and ongoing management and monitoring, to ensure that:</i> <i>a. indigenous habitats are viable and can support a variety of indigenous fauna are established within the Zone; and</i> <i>b. planting areas contribute to blending built development into the local and wider landscape.</i>	The purpose of changing the location of the maintenance compound is to avoid earthworks and buildings the natural wetland and waterways (as provided by the approved location). As discussed above, and in the accompanying Hydrological Assessment, the proposed location of the maintenance compound is appropriate in that adverse effects on the nearby wetland and waterways will be avoided, thus protecting the ecological values of the site. Planting in the form of native vegetation will contribute to the blending of built development into the landscape, and will also contribute toward the ecological values of the site. Therefore, the proposal is not contrary to this policy.
<i>Policy 48.2.1.15</i>	<i>Maintain landscape values in those parts of the Zone adjacent to the surrounding roads (Activity Area LP1) and visible from nearby properties (LP2), including by retaining open space and farming, and by restricting built development.</i>	The proposal maintains the landscape values of LP1 by ensuring that the built form and development that is proposed within Activity Area LP1 is appropriately screened from view and softened by way of planting, landscaping, and land

Provision	Detail of Provision	Assessment
		<p>contouring. As a result, the relocation of the maintenance compound, though within Activity Area LP1, will maintain landscape values, with the previous location of the maintenance compound to then contribute toward open space.</p> <p>Therefore, the proposal is not contrary to this policy.</p>
<i>Policy 48.2.1.17</i>	<p><i>Control building height, roof form, building coverage, external materials and colours, and glare in order to:</i></p> <p><i>a. Avoid or mitigate adverse visual effects of built form on landscape values when viewed from within and beyond the Zone; and</i></p> <p><i>b. Ensure that built development is subservient to the landscape within the context of the Zone and wider rural environment.</i></p>	<p>The buildings located within the maintenance compound will be of the same scale, use, and appearance as was previously approved by RM180497, which were deemed to be appropriate for the landscape setting. The buildings will continue to avoid adverse visual effects on landscape values when viewed from elevated locations in the context of the approved golf course development.</p> <p>The proposal is therefore not contrary to this policy.</p>
<i>Policy 48.2.1.18</i>	<p><i>Maintain landscape character by ensuring that the design of all accesses to the Zone, and the cycleway / walkway, are visually recessive and have a non-urban character.</i></p>	<p>The proposal will result in a shorter access road to the maintenance compound, thereby improving the landscape character in this regard as this shortened length will be more visually recessive.</p> <p>Therefore, the proposal achieves and is not contrary to this policy.</p>

As has been assessed above, the proposal to shift the location of the maintenance compound is consistent with the relevant objectives and policies of Proposed District Plan.

## 5. Non-Complying Activity – Section 104D Assessment

Pursuant to section 104D of the Resource Management Act if a proposal is a non-complying activity then it must pass at least one of the tests of either section 104D(1)(a) or section 104D(1)(b) before an application can be assessed to make a decision under section 104B of the Act. If the application fails both tests of section 104D then the application must be declined.

### Section 104D(1)(a) – Adverse effects on the environment will be minor

Section 104D(1)(a) of the Act requires that the Council have regard to any adverse effects on the environment of allowing the activity.

Pursuant to section 104(2), when forming an opinion for the purposes of section 104D(1)(a), a council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect (i.e. the council may consider the “permitted baseline”).

The adverse effects on the environment of allowing the activity for which resource consent is sought are identified and assessed in this Assessment of Environmental Effects above. It is concluded that the proposal will result in no more than minor effects on the environment.

The test in s104D(1)(a) is satisfied.

## **Section 104D(1)(b) – Proposal will not be contrary to the objectives and policies of the District Plan**

An assessment has been undertaken with respect to the relevant PDP objectives and policies for the zone above in Section 3. It concludes that the proposal is not contrary to the objectives and policies of the District Plan.

The test in s104D(1)(b) is satisfied.

## **6. Part 2 of the Resource Management Act 1991**

### **6.1. Section 5 – Purpose**

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

*... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*

- (a) Sustaining the potential of natural and physical resources... to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal will not have adverse landscape or amenity effects and will not be seen as out of character with the surrounding environment given the existing form, density, and appearance within the surrounding area. Water quality will be maintained as it has been established that on-site wastewater and stormwater disposal is feasible. Furthermore, as the intention of this application is to avoid the construction of buildings within a wetland, it will safeguard the life-supporting capacity of water and the wetland ecosystem.

The proposal is consistent with the purpose of the Act.

### **6.2. Section 6 – Matters of national importance**

No Section 6 matters are relevant. The land is not within an Outstanding Natural Landscape and Feature; it is not near or adjacent to the coastal marine area; lakes or rivers; it does not contain any significant indigenous vegetation or significant habitats of indigenous fauna (in the vicinity of the maintenance compound); it has no known cultural values of any significance, no historic heritage values; and there are no significant risks from natural hazards.

### **6.3. Section 7 – Other matters**

Section 7 of the Act identifies other matters that should be considered. Regard must be had to the following relevant Section 7 matters:

- (b) the efficient use and development of natural and physical resources:*
- (c) the maintenance and enhancement of amenity values:*
- (f) maintenance and enhancement of the quality of the environment:*

*(g) any finite characteristics of natural and physical resources:*

The proposal achieves this relevant Section 7 matters as the proposal is an efficient use and development in that it will enable the development of the golf course and associated facilities in the Hogans Gully Resort Zone. The amenity values and quality of the environment of the area will be maintained for the reasons discussed in the Landscape Assessment ([Attachment D](#)), with the application being of a benefit to the hydrological setting of the site and surrounds as outlined within the Hydrological Assessment ([Attachment E](#)).

As such, the proposal aligns with Part 2 of the Act.

**7. Where the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment, which are likely to arise from such use:**

Not applicable to this proposal.

**8. Where the activity includes the discharge of any contaminant:**

Not applicable.

**9. A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual and potential effect:**

As outlined within this application, the form and appearance of the buildings will be managed, and will be the same sizes and colours already approved for the existing maintenance compound. This is in addition to the landscape plan that is to be implemented. These mitigation measures, which form part of the application, will be undertaken to prevent the potential effects of the proposal development.

**10. Identification of affected persons and Section 95A assessment**

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

***Step 1 – Mandatory public notification***

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

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

Therefore, public notification is not required by Step 1.

***Step 2 – Public notification precluded***

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

***Step 3 – If not precluded by Step 2, public notification is required in certain circumstances***

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land.

Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));
- Trade competition and the effects of trade competition (s95D(d)); and
- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above (including 3.2 (permitted baseline)), the proposal will not have adverse effects on the environment that are more than minor, rather it will result in an improved outcome in relation to the stream through the currently approved location of the maintenance compound. Therefore, public notification is not required under Step 3.

***Step 4 – public notification in special circumstances***

There are no special circumstances in relation to this application.

***Limited Notification (s95B)***

Section 95B requires a decision on whether there are any affected persons.

There are no affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)). Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In light of the assessment undertaken within Section 3 of this report above, the effects on adjoining properties will be reduced as a result of the revised location of the maintenance compound given that it will be set back further within the site, and therefore further away from adjoining and nearby properties. With reference to the Landscape Assessment ([Attachment E](#)) and taking into account the existing environment with the approved golf course development (RM180497), the proposal will remain in keeping with the landscape character and will not detract from the amenity of the surrounding sites.

Given the above and taking into account the scale of development already approved by RM180497, it is considered that effects on any persons as a result of the proposal will be less than minor.

Limited notification or affected party approvals are therefore not required.

**11. Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom:**

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **573582**  
**Land Registration District** **Otago**  
**Date Issued** 15 December 2011

**Prior References**  
OT281/55

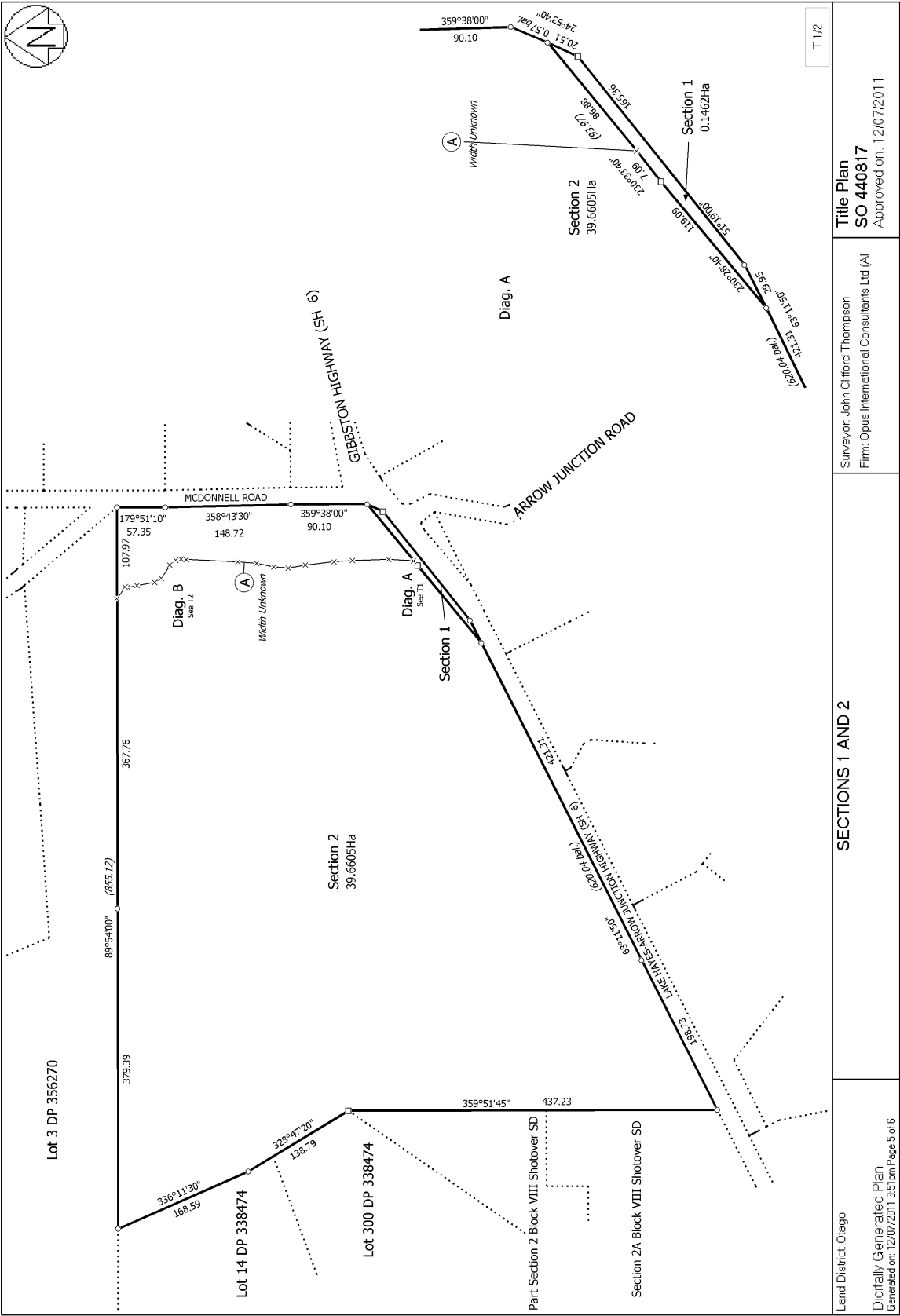
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**Estate** Fee Simple  
**Area** 39.6605 hectares more or less  
**Legal Description** Section 2 Survey Office Plan 440817  
**Registered Owners**  
Hogans Gully Farming Limited

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**Interests**

Subject to a right (in gross) to convey water over part marked A on SO 440817 and shown as EW and EX1 in the withinTransfer in favour of Arrow Irrigation Company Limited created by Transfer 831796 - 14.6.1993 at 10:46 am  
5002654.1 Gazette Notice declaring adjoining road (S.H.No 6) to be limited access road - 26.5.2000 at 2:26 pm  
Land Covenant in Easement Instrument 6021261.5 - 27.5.2004 at 9:00 am  
Land Covenant in Easement Instrument 6626529.3 - 28.10.2005 at 9:00 am  
Fencing Covenant in Transfer 7157449.1 - 12.12.2006 at 9:00 am  
Land Covenant in Easement Instrument 7157449.3 - 12.12.2006 at 9:00 am  
Land Covenant in Easement Instrument 7157449.4 - 12.12.2006 at 9:00 am  
Land Covenant in Easement Instrument 10607554.1 - 8.6.2017 at 5:11 pm  
Land Covenant in Easement Instrument 11041762.1 - 4.4.2018 at 4:10 pm  
Land Covenant in Easement Instrument 11041762.2 - 4.4.2018 at 4:10 pm



Title Plan

SO 440817

Approved on: 12/07/2011

Surveyor: John Clifford Thompson

Firm: Opus International Consultants Ltd (AI)

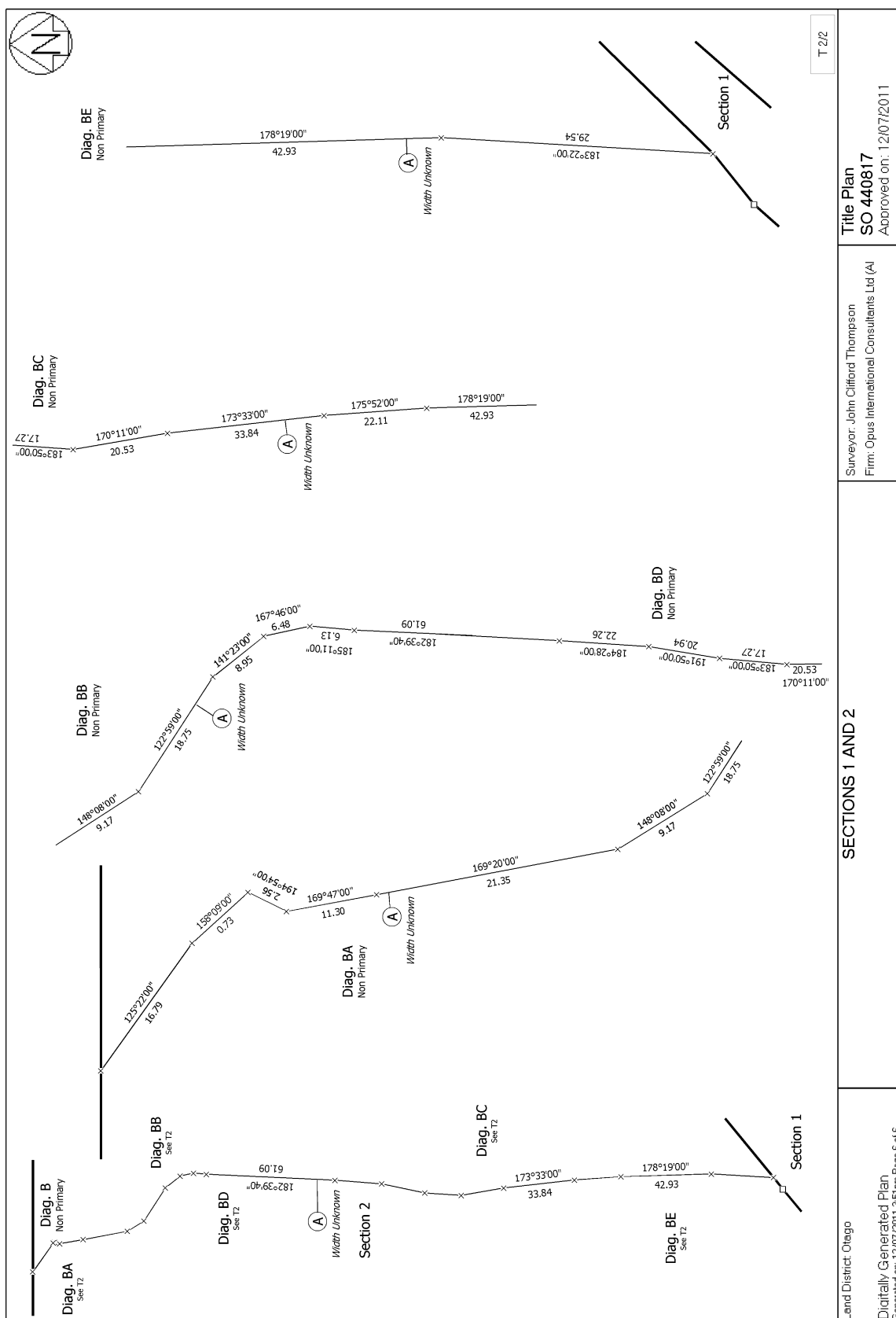
SECTIONS 1 AND 2

Land District: Otago

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CONSENTED MAINTENANCE COMPOUND REFERENCE 2512-SK332



PROPOSED MAINTENANCE COMPOUND REFERENCE 4341-SK403

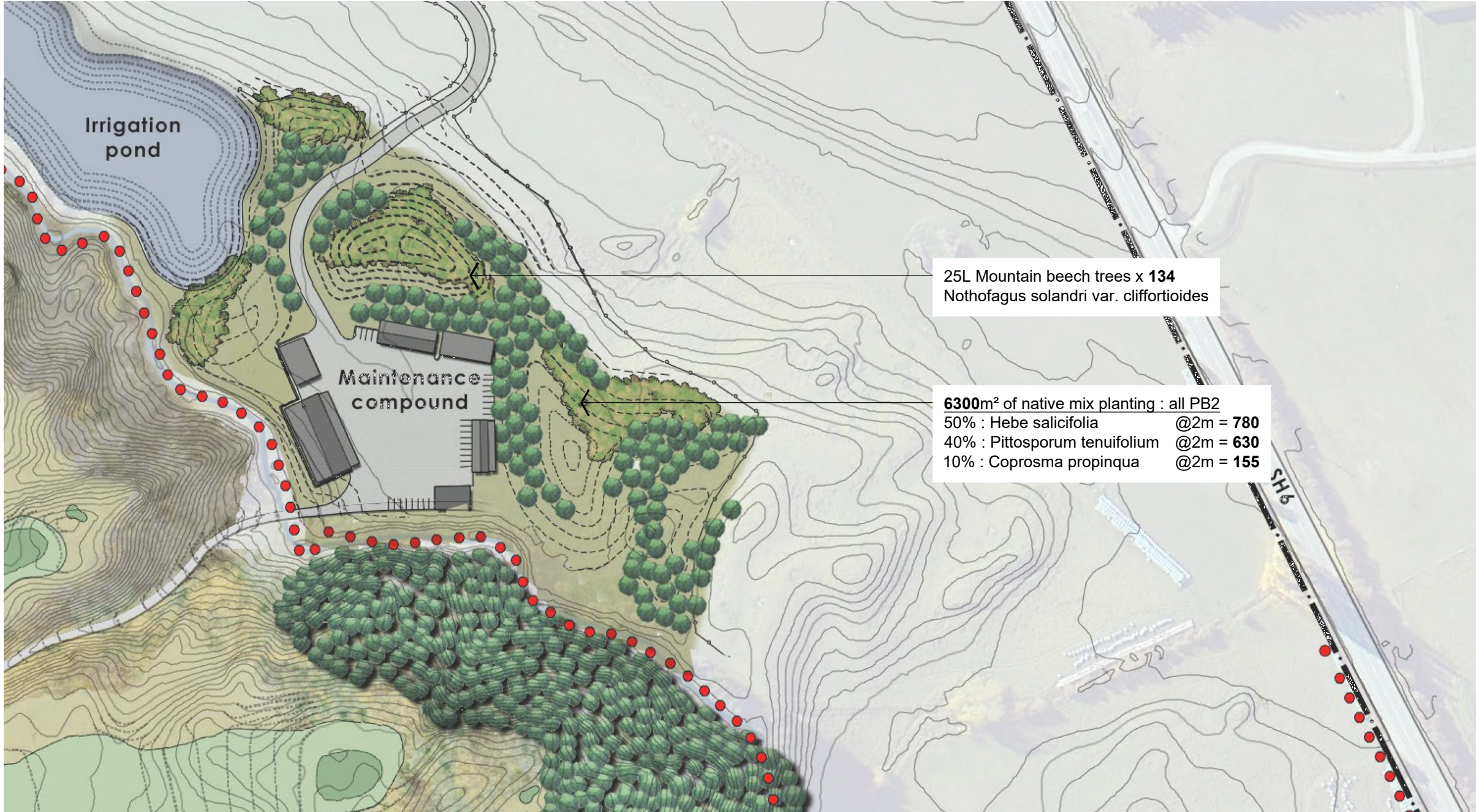
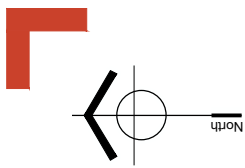




LOT SCHEDULE				
Residential Area	Lot #	Lot Area m <sup>2</sup>	Building Platform m <sup>2</sup>	FFL
R1	101	1141	781	407.0
	102	999	659	406.5
	103	948	620	406.0
	104	928	602	406.0
	105	888	569	406.0
R2	201	1266	899	405.0
	202	1154	797	405.0
	203	1147	791	404.0
	204	1148	794	404.0
	205	1195	827	404.0
	206	1229	872	406.0
	207	1148	804	406.0
	208	1013	691	406.0
	209	1025	704	407.0/408.0
	210	1011	690	407.0/408.0
R3	301	1060	713	414.0
	302	1041	682	414.0
	303	1046	683	414.0
	304	1150	777	414.0
	305	1007	670	419.0
	306	1036	675	419.0
	307	1034	680	419.0
	308	1155	794	419.0
	309	1107	765	423.0
	310	1015	675	422.0
	311	1016	656	422.0
	312	1191	833	423.0
	313	1109	738	424.0

R4	401	875	582	423.0
	402	987	674	422.0
	403	973	658	422.0
	404	1043	726	422.0
R5	501	782	500	423.0
	502	758	472	422.0
	503	753	470	422.0
	504	778	500	421.0
R6	601	652	388	436.0
	602	652	381	436.0
	603	651	378	436.0
	604	652	385	436.0
R7	701	701	429	436.0
	702	716	435	436.0
	703	921	613	438.0
	704	1083	737	439.0
	705	1050	717	442.0
	706	1135	790	440.0
	707	1025	695	438.0
R8	801	978	658	437.0
	802	1035	699	436.0
	803	804	513	447.0
	804	861	567	447.0
R9	901	840	531	442.0
	902	1103	763	450.0
	903	1130	781	450.0
	904	1257	887	450.0
	905	1111	773	450.0
	906	1102	771	453.0
	907	1187	820	453.0
Clubhouse		-	-	428.5
Cart Store		-	-	428.5
Clubhouse apartments		-	-	421.0
TOTAL m <sup>2</sup>		58,955	39,525	423.0









## Hogan Gully Resort Zone

### Landscape Overview – Proposed Maintenance / Services Activity Area Relocation

23<sup>rd</sup> June 2022

#### BACKGROUND

1. This report discusses potential effects arising from the relocation of the maintenance area in the Hogan Gully Resort Zone (HGRZ). The current maintenance area is located in the Maintenance / Service Activity Area (MSSA) described in the PDP (Hogans Gully Resort Zone 48.1.2. (e)) as:

*'Located in the southern part of the Zone and provides for golf course maintenance, equipment and materials storage, and staff facilities, and to support the ongoing operation and maintenance of the resort. Topography (including new earth mounding) and vegetation will ensure that structures and activities within this Activity Area will not be visible when viewed from SH6'*

2. By way of background, subsequent to the confirmation of the Hogans Gully Zone (HGRZ) by the Court in 2021, further investigation indicates that the site of the MSSA contains an intermittent stream and riparian wetlands. This has been confirmed in a report undertaken by E3s consultants <sup>1</sup>. The summary on page 11 of that document states:

*E3Scientific's independent hydrology assessment concludes that the approved SW maintenance facility site is problematic because it would directly adversely impact an intermittent stream, riparian wetlands, and likely more extensive potential wetlands within and outside of the building, parking lot and road, and earthwork footprints of the approved facility. These hydrologic features are considered rivers and wetlands under the RMA, NES-F, and NPS-FM. The effects would be much more than minor and would result in the loss of stream and wetland extent and function.*

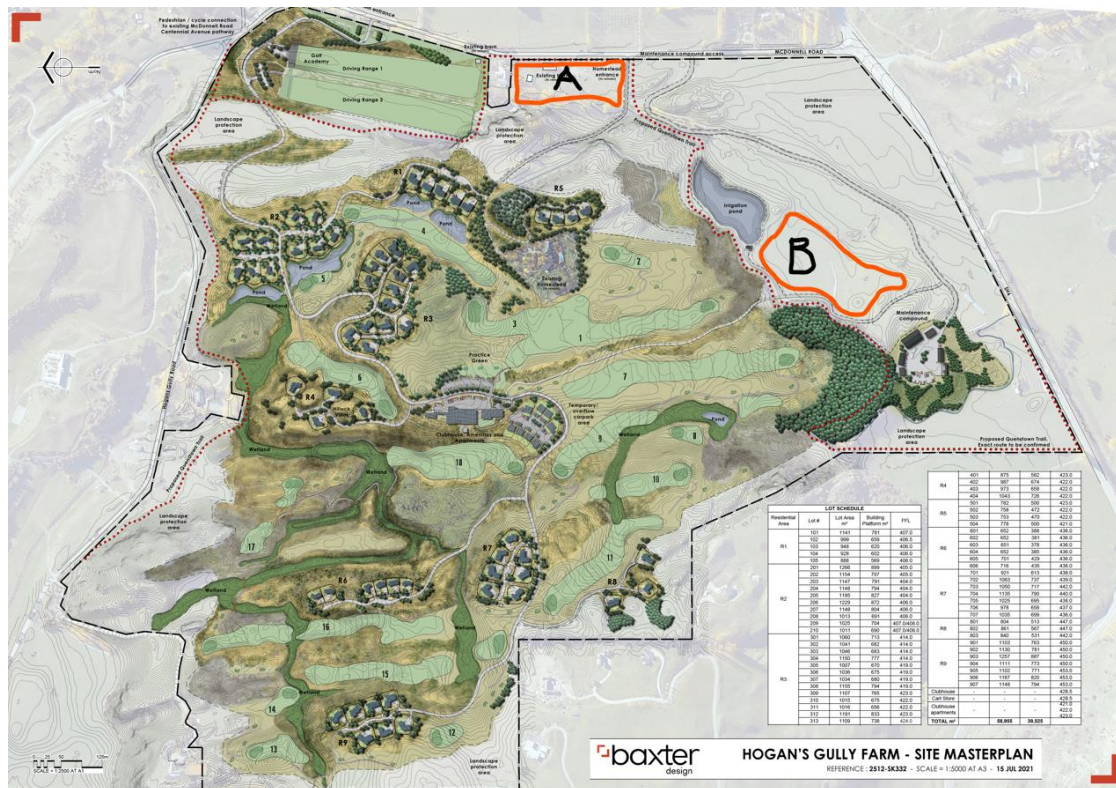
#### ALTERNATIVE SITES

3. As a result of the above, an alternative site for the MSSA is required. It is understood that, to function properly, the MSSA requires an area of approximately 7500m<sup>2</sup>, being the area required for the sheds and internal turning / parking space. The area required potentially for mitigating screening and mounding is approximately 3 times that area of 7500m<sup>2</sup>.

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<sup>1</sup> E3 Scientific - Hogans Gully Hydrology Assessment 3<sup>rd</sup> May 2022

4. The upper plateau area in the HGRZ is a wide plateau of rolling landform, interspersed with deeply incised gullies. The HGRZ fully covers this area with a mix of residential, golf, golf activities, golf buildings, open space grasslands and ecological areas.









*Crown Range Lookout View of relocated MSAA (computer modelled) – cropped panorama*



*Enlargement of Crown Range Lookout view (above) of relocated MSAA (computer modelled)*

- From SH6 and McDonnell Roads, the relocated MSAA on **Area B** would be able to be fully screened from those views with a combination of appropriately shaped landform and plantings.



*View from SH6 showing approximate extent and height of relocated MSAA – cropped panorama*

## CONCLUSION

The existing MSSA needs to be relocated because the original location is not suitable for reasons described in this report. The location shown as **Area B** is a suitable location, from both a practical and landscape perspective.



Ref: 22027

1 August, 2022

Shane Muir

Hogans Gully Farming Ltd

Level 2

The Station

Corner Shotover & Camp Streets Queenstown



## **RE: Proposed Northeast Maintenance Site Follow Up: Hogans Gully Hydrology Assessment**

### **1 Introduction**

e3Scientific was contacted to provide follow up information relative to a proposed golf course maintenance site in response to our initial assessment of the wetland and stream complications associated with an approved maintenance site location (Figure 1). This memo does not repeat the initial assessment of the area but rather provides additional detail on the new proposed site (northeast of the approved site) and its appropriateness from a hydrological perspective (Figure 1). Of particular concern are potential perennial streams, intermittent streams, and wetlands that could be in the area.

Therefore, the purpose of this hydrology assessment is to determine if there are any hydrologic features or hydrologic setting attribute concerns with respect to the construction and operation of a golf course maintenance facility in the proposed NE location generally described in the *e3Scientific Hogans Gully Hydrology Assessment*.

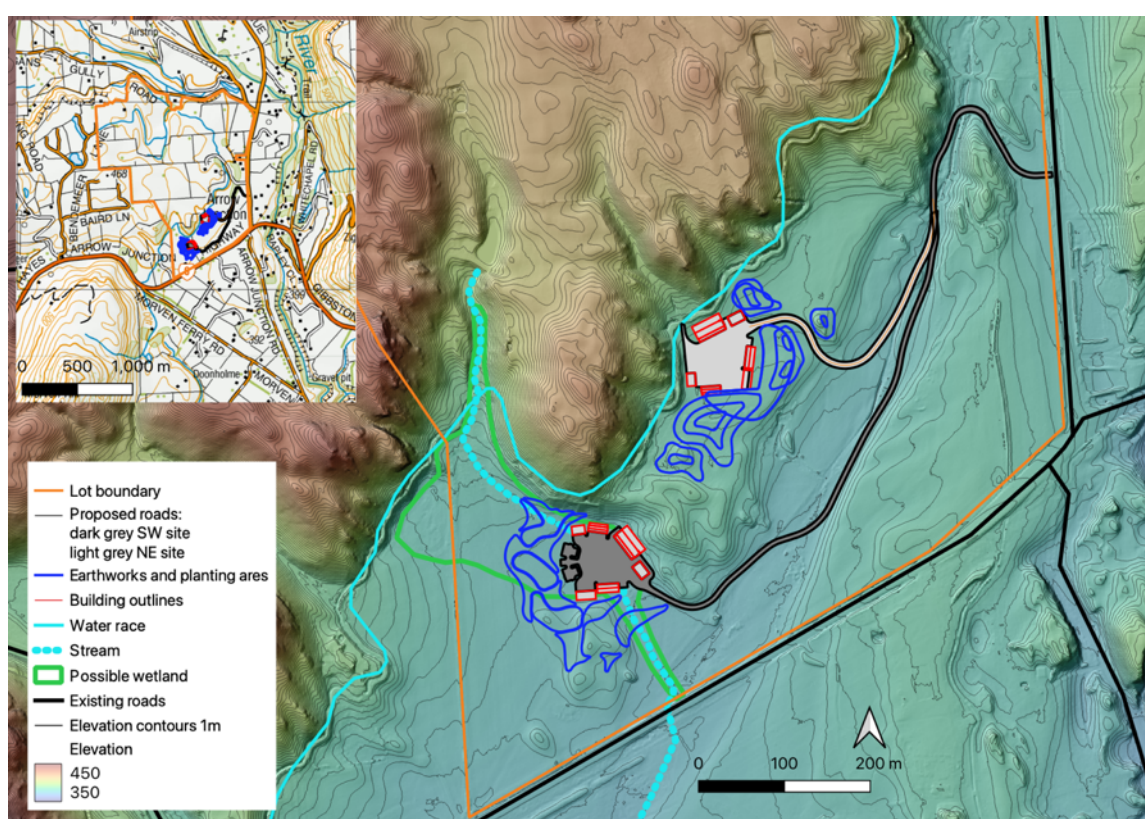
#### **1.1 Scope of Work**

e3Scientific performed a preliminary assessment of the hydrologic setting for the proposed location (northeast) (Figure 1), expanding on the findings reported in the *e3Scientific Hogans Gully Hydrology Assessment*. This new assessment consists of:

1. Non-invasive field visit for photo documentation (Attachment A) and landscape hydrologic setting assessment for potential streams (rivers), wetlands, and focal groundwater recharge areas. This was conducted

during relatively wet antecedent conditions and while it was raining (June 27, 2022).

2. Follow up invasive field investigation for wetland confirmation and delineation using prescribed vegetation, hydrology, and soils instruments completed during relatively dry conditions on 5 July, 2022.
3. Site assessment letter indicating stream and wetland presence / absence in the proposed building platform and earthworks areas and any other hydrological concerns.



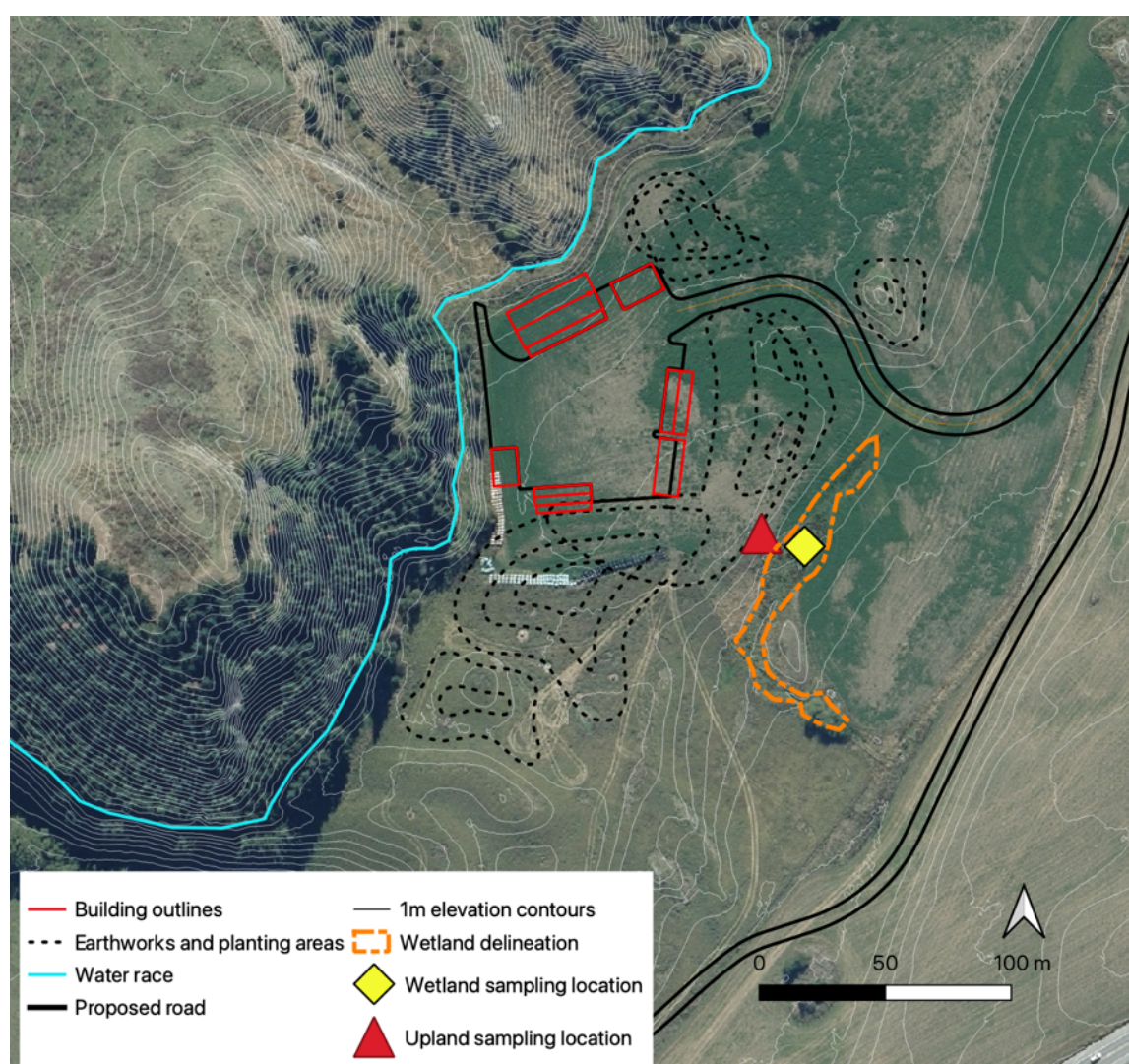
**Figure 1 Topographic map of the southern portion of the property with two possible maintenance building compound locations (approved SW and proposed NE).**

## 2 Landscape hydrologic setting

The hydrology of the study area varies due to site geology, topography and catchment areas; typically areas of higher elevation situated on low permeability bedrock have smaller catchments and are drier (NE proposed site), whereas low lying areas drain a larger catchment, have higher water tables and are more likely to therefore have significant water features such as wetlands, springs and perennial to intermittent streams (SW approved site). The two possible maintenance facilities (Figure 1) are located in very different hydrological landscapes as described in the *e3Scientific Hogans Gully Hydrology Assessment*.



The proposed NE site is situated on an intermediate terrace above the alluvial valley (Attachment A). As such, it exhibits relatively dry surficial soils and the stream valleys entering from the elevated terrace above carry relatively little water since they drain limited areas of the upper terrace. In addition, the water race cuts across the hillside and gullies uphill of the proposed NE site effectively diverting some downslope flow of water (Figure 2). Based on the topographic and geomorphic setting of this area, groundwater tables are likely much deeper below the ground than at the approved site to the southwest which is located in the alluvial valley gravels. Neither streams nor wetlands or potential wetlands were observed in the proposed NE building and earthworks platform areas. However natural inland wetlands were delineated to the southeast of the NE maintenance facility site (outlined with dashed orange line in Figure 2). Wetland assessment and delineation are detailed below.



**Figure 2** Satellite map of the proposed NE maintenance facility, earthworks location, and delineated natural inland wetland.

### 3 Wetland assessment and delineation

An e3Scientific ecologist and an e3Scientific hydrologist and biogeoscientist completed a detailed wetland assessment and delineation in the area in 5 July, 2022 based on the initial observations made 27 June, 2022. The assessment followed the MfE 2020 and 2021 wetland delineation protocols that give a robust method for delineating wetlands based on the United States delineation system. Dr. McGlynn has been familiar with the United States delineation system since 1995. This protocol uses three criteria for identifying and delineating wetlands: vegetation, soils, and hydrology. The vegetation and soils components have been adapted to New Zealand conditions and the hydrological component was completed in 2021. Soils, vegetation, and hydrologic indicators were examined across the wetland and adjacent upland areas but the rubrics (New Zealand Wetland Delineation Data Forms) were completed in depth at the upland sampling location and in the wetland sampling location once variability across the site was established and characteristic areas could be selected (Figure 2).

#### 3.1 Upland assessment

The upland pasture sampling site (indicated with a red triangle in Figure 2) was clearly not in a wetland. The upland sampling location exhibited upland (non-wetland) soils, clear indicators of dryland hydrology, and upland vegetation, failing all three wetland indicators included in the New Zealand Wetland Delineation Data Forms (Attachment C). Table 1 contains site overview photos and Table 4 contains sampling location photos that reflect upland soils, hydrology, and vegetation characteristics. The upland sampling site was located between the proposed earthworks / maintenance facility and the delineated wetland to the southeast.

#### 3.2 Wetland assessment

The wet landscape feature sampling location was selected as characteristic of the larger wet area of the landscape (Table 2). It is indicated with a yellow diamond in Figure 2. There were wetter (inundated) areas within the wet landscape feature but the sampling location selected reflected the most common surface and vegetation characteristics including saturated ground (Table 3). The wetland sampling location exhibited hydric (wetland) soils, clear indicators of wetland hydrology (surface saturation), and wetland vegetation



passing all three wetland indicators included in the New Zealand Wetland Delineation Data Forms (Attachment C). The NPS-FM wetland assessment flowchart (Attachment B) was followed and resulted in the wetland being clearly classified as a natural inland wetland.

### 3.3 Wetland delineation

Delineation of the wetland was based on reconnaissance of the entire wet landscape feature and dozens of 30-40 cm soil cores, observations of wetland hydrology (soil saturation), and observation of vegetation species. Based on these observations, the perimeter that demarcated the separation between uplands and the wetland was walked and mapped with a handheld GPS. This boundary was corroborated with aerial photos. The wetland boundary is included in Figure 2. The area of the mapped wetland is 1,409 m<sup>2</sup>.

The delineated wetland is located just over 10 m from the proposed earthworks areas along the wetland's northwest side but much farther away over much of the wetland extent. The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 with respect to activities near wetlands (Figure 3) indicate that non-complying activities include *(b) earthworks within, or within a 10 m setback from, a natural wetland*. The proposed maintenance facility and earthworks as proposed are complying activities since they will occur outside this 10 m setback. The wetland does not rely on overland flow of water, rather it is a deeper groundwater supported wetland. Therefore the proposed facility should not negatively impact the wetland or the wetland hydrology. However, the maintenance facility would divert some rainfall landing on facility roofs, pavement, and compacted surfaces. The diverted water would not be directed toward the wetland. Therefore, the facility would be a non-complying activity with respect to *(c) the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland* (Figure 3). Despite this, it is our assessment that the proposed facility would not negatively impact the hydrology of the delineated wetland.

*Other activities***54 Non-complying activities**

The following activities are non-complying activities if they do not have another status under this subpart:

- (a) vegetation clearance within, or within a 10 m setback from, a natural wetland;
- (b) earthworks within, or within a 10 m setback from, a natural wetland;
- (c) the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland.

**Figure 3 Resource Management (National Environmental Standards for Freshwater) Regulations 2020**

### 3.4 Site assessment

Desktop analyses of high resolution topography data, flow accumulation models, and aerial photos combined with field visits in February 2022 and a specific field visit to the northeast proposed site on 27 June and 5 July 2022 indicated that:

1. There do not appear to be any hydrologic concerns with respect to wetlands and streams within the proposed NE maintenance facility building and earthworks platforms. No wetlands were observed in the proposed NE facility location except for those described above which lie outside (to the SE) of the proposed platform. No perennial or intermittent streams were observed within the proposed building platform area.
2. The intermediate terrace setting of the proposed site elevated above the nearby lowlands (e.g. approved site) results in groundwater tables further below the ground surface than nearby areas at lower elevations (Figure 1 and Figure 2).
3. There is a natural inland wetland running parallel to the break in slope downhill and below the proposed NE facility site. This area exhibits water tables at the ground surface (27 June and 5 July, 2022), hydric soils, and wetland vegetation. It meets all three criteria and maps as a natural inland wetland following wetland assessment under the NPS-FM 2020 flowchart (Attachment B). This area is outside of the proposed facility site, and lies slightly more than 10 meters away from the proposed earthworks along its NW edge. This is a groundwater fed wetland, receiving water from outside of the proposed maintenance facility area. Therefore, the proposed maintenance facility should not have adverse impacts on the wetland if stormwater runoff is effectively managed away from the wetland area (Figure 3c).

Based on field reconnaissance and desktop analyses, there do not appear to be any potential perennial or intermittent streams or wetlands in the proposed NE maintenance facility and earthworks area (Attachment Table 1). There are natural inland wetlands to the southeast of the proposed site (delineated with an orange dashed line in Figure 2 and shown in Attachment Table 2). The completed field delineation of the wetland can help ensure that these areas and their 10 m buffers can be avoided to prevent adverse impacts on the wetland extent and function.

### 3.5 Assessment of the proposed maintenance facility with respect to NES-F 2020

The proposed maintenance facility earthworks lie outside of a 10 m buffer around the field delineated wetland. The hydrology of the delineated wetland is supported by subsurface groundwater flow and it is not reliant of surface runoff. The wetland is a groundwater discharge area and its water sources are not local but rather come from the accumulation of water from elevated portions of its groundwater catchment. It is highly unlikely that the proposed maintenance facility will impact the deeper groundwater flow that supports the wetland. Therefore, the proposed maintenance facility does not trip the following non-complying activity clauses in NES-F 2020 Regulation 54:

- (a) vegetation clearance within, or within a 10 m setback from, a natural wetland:
- (b) earthworks within, or within a 10 m setback from, a natural wetland:

However, since the maintenance facility would divert some rainfall landing on facility roofs, pavement, and compacted surfaces, the facility would be a non-complying activity relative to clause (c):

- (c) the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland.

Despite this, it is our assessment that the proposed facility would not negatively impact the hydrology of the delineated wetland.

## 4 Summary

e3Scientific performed remote desktop and field-based site reconnaissance to provide a hydrology assessment of the location associated with a proposed maintenance facility (NE site).

e3Scientific's independent hydrology and wetland assessment concludes that the construction and operation of a golf course maintenance facility generally described herein and in the *e3Scientific Hogans Gully Hydrology Assessment* at the proposed NE site does not present concerns relative to its hydrologic setting and nearby streams and wetlands.

e3Scientific has completed detailed investigation of the soils, vegetation, and hydrology of the wetland area to the SE of the proposed facility and earthworks following the prescribed wetland delineation protocols. The investigation using the rubric and methodology indicated that the wet area is a natural inland wetland. Earthworks within 10 meters are a non-complying activity (Figure 3). Fortunately, the earthworks proposed here lie outside of the 10 meter buffer around the mapped wetlands. This is a groundwater fed wetland, receiving water from far outside of the proposed maintenance facility area. The proposed maintenance facility should not have adverse impacts on the wetland.

The proposed facility would be a non-complying activity with respect to 54 (c) *the taking, use, damming, diversion, or discharge of water within, or within a 100 m setback from, a natural wetland* (Figure 3) because rainfall landing on roofs, pavement, and compacted surface would be diverted off-site but not toward the wetland. Despite this, it is our assessment that the proposed facility would not negatively impact the hydrology of the delineated wetland because it is sustained by deeper groundwater flow originating from a much large upslope catchment area.

The statements herein are based on professional judgement from site visits, desktop analyses, and the evidence provided in this document.

If you have any questions regarding the information provided in this letter, please contact Brian McGlynn on 021 169 7362 or via email at [Brian.McGlynn@e3scientific.co.nz](mailto:Brian.McGlynn@e3scientific.co.nz)

Yours sincerely,



Dr. Brian L. McGlynn

Hydrologists, Biogeoscientist, and Environmental Scientist

E3Scientific, Arrowtown New Zealand






## References

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**Attachment A Photographs from field reconnaissance of the proposed NE site during wet conditions on 27 June, 2022.**

**Table 1 Photos of proposed NE maintenance facility site.**

	
<p>Photo looking northwest across the proposed NW facility site. The soils in the site area appeared to be upland soils and no evidence of elevated water tables was observed. <i>Blue symbol and arrow indicate the position and direction of photographer.</i></p>	
	
<p>Photo looking southeast across the proposed NE facility site. The soils in the site area are upland soils and no evidence of elevated water tables was observed. <i>Blue symbol and arrow indicate the position and direction of photographer.</i></p>	

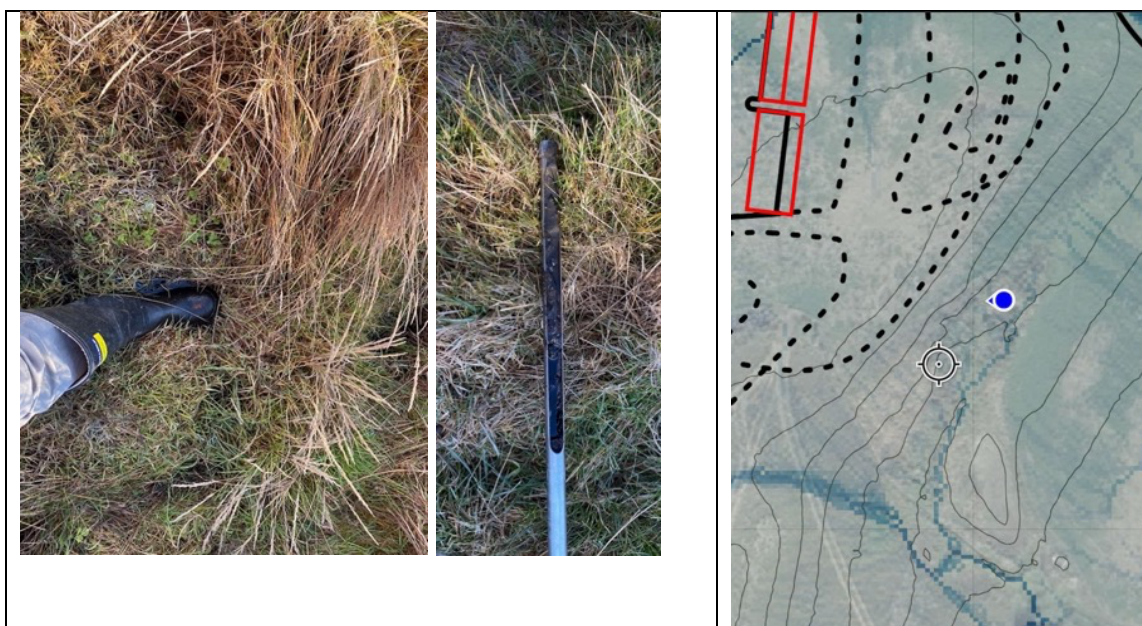


**Table 2 Photos of the assessed and delineated wetland located the southeast of the proposed site**

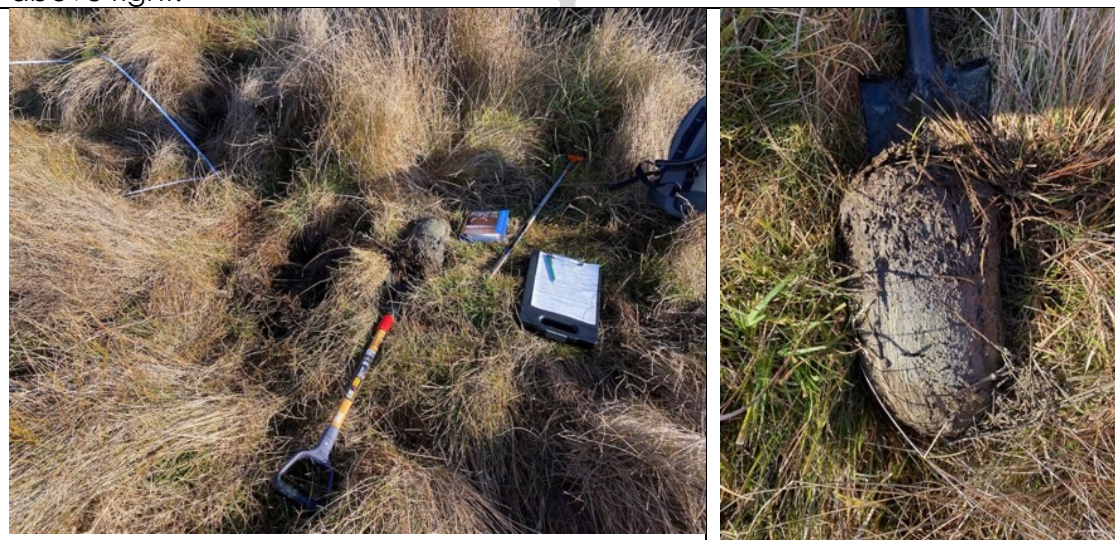
	
<p>Photo looking south within the wetland. Indicators of wetland hydrology, hydric soils, and wetland vegetation were apparent locally and continuing to the willows in the near distance. This area is outlined in orange in Figure 2. <i>Blue symbol and arrow indicate the position and direction of photographer.</i></p>	 <p>Local elevated water table (left) and surface saturation within the delineated wetland area (above).</p>



**Table 3 Wetland hydrology, soils, and vegetation**







The wetland assessment area contained extensive saturated ground (above left and below left). Soil cores were often fluid organic soils (above middle) and gleyed mineral soils (below right) with organic surficial soils depending on the specific location. The wetland assessment soil profile location is indicated above right.



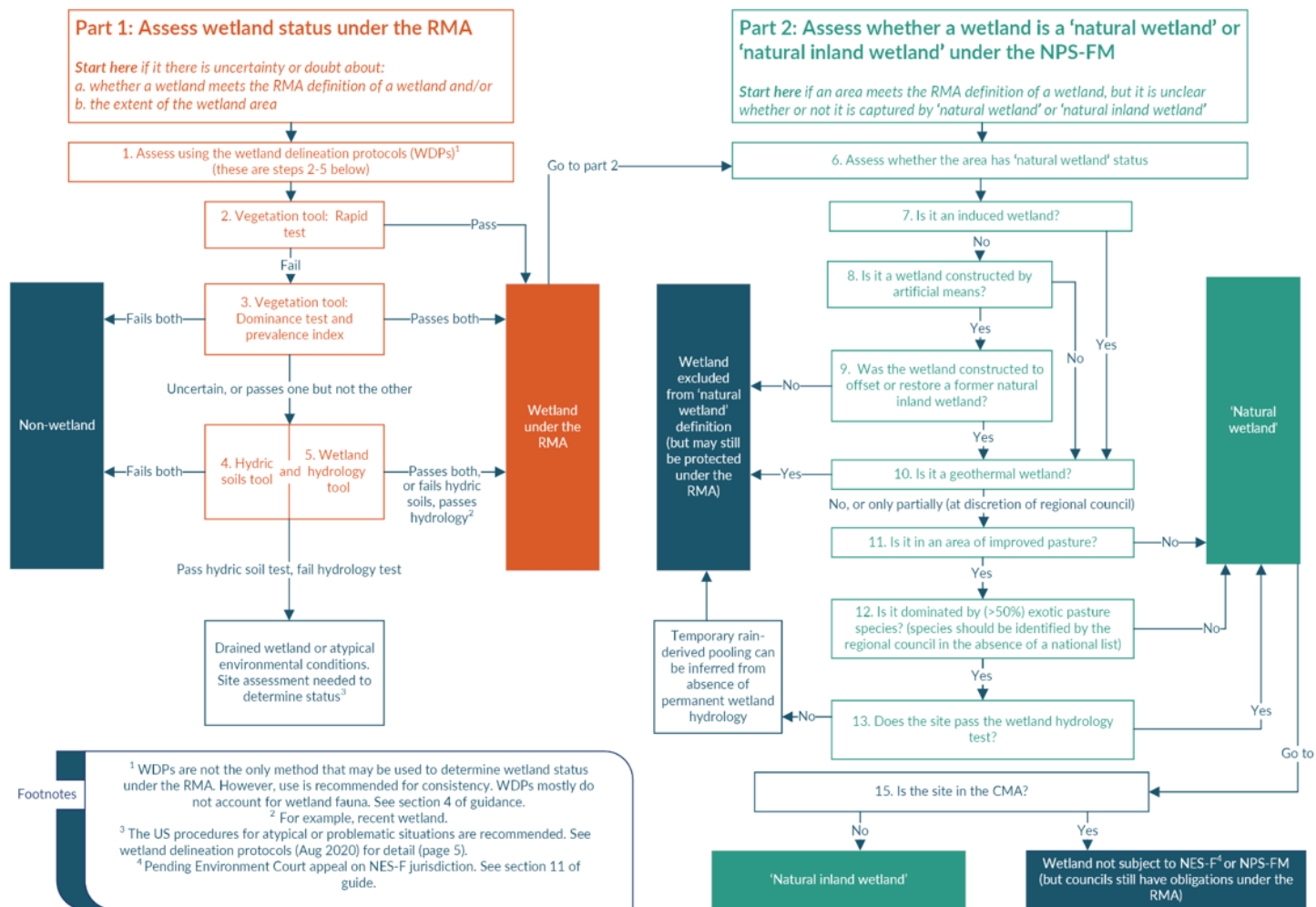
The wetland soil assessment was accomplished at the site pictured above left and the gleyed hydric soils were readily apparent (above right).



**Table 4 Upland soils, hydrology, and vegetation**

	
<p>Upland well-drained sandy soils (above). These soil exhibited no hydric soil (wetland) features.</p>	<p>The area associated with the upland soil sampling location shown in the photograph above.</p>
	
<p>Location of upland soil and vegetation sampling location looking NW toward the proposed maintenance facility site. Photographer located between the proposed earthworks and the mapped wetland (above right).</p>	<p><i>Blue symbol and arrow indicate the position and direction of photographer.</i></p>

## Attachment B Wetland assessment under the NPS-FM 2020 flowchart



# Attachment C New Zealand Wetland Delineation Data Forms

## NEW ZEALAND WETLAND DELINEATION DATA FORM

### SECTION A – SITE INFORMATION

Site: Hogans Gully Region: \_\_\_\_\_ Sampling point: wetland  
 Owner: \_\_\_\_\_ Date: 05/07/22 Land use: agricultural  
 Landform: \_\_\_\_\_ Local relief: \_\_\_\_\_ Land cover: \_\_\_\_\_  
 Is the land drained (circle) YES ☒ Investigator(s): CSW BM Soil \*C: \_\_\_\_\_ Slope\*: \_\_\_\_\_  
 GPS (NZTM): WNP 433 Altitude m: \_\_\_\_\_ Photo Nos: #1208-1209

Are climatic/hydrologic conditions on the site typical for this time of year? YES NO (circle appropriate; if NO explain in Remarks)  
 Are vegetation, soil or hydrology significantly disturbed? (circle) Are 'normal circumstances' present? (circle) YES NO  
 Are vegetation, soil or hydrology naturally problematic? (circle) Explain answers in Remarks if needed

### SUMMARY OF FINDINGS—Attach site map showing sampling point locations, transects, important features etc.

Hydrophytic vegetation present? YES ☒ NO ☐ Is the sampled area within a wetland? YES ☒ NO ☐  
 Hydric soils present? YES ☒ NO ☐  
 Wetland hydrology present? YES ☒ NO ☐

### SECTION B – VEGETATION

Use scientific names of plants.	Absolute Tree Stratum (Plot size: _____) % cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
Total cover = _____			
Sapling/Shrub Stratum (Plot size: _____)			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
Total cover = _____			
Herb Stratum (Plot size: <u>2m</u> )			
1. <u>Juncus spp 1</u>	<u>80%</u>	<u>y</u>	<u>OBL</u>
2. <u>Juncus spp 2</u>	<u>10%</u>		<u>FACW</u>
3. <u>Yorkshire fog</u>	<u>5%</u>		<u>FAC</u>
4. <u>Creeping buttercup?</u>	<u>&lt;1%</u>		<u>FAC</u>
5. <u>hawkbit/cats ear</u>	<u>&lt;1%</u>		<u>FAC/FACU</u>
6. <u>Sedge 1? (ex)</u>	<u>20%</u>	<u>y</u>	<u>FACW</u>
7. <u>Sedge 2? (spec)</u>	<u>&lt;1%</u>		<u>OBL</u>
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
Total cover = <u>118%</u>			

Dominance Test:  
 No. Dominant Spp. OBL/FACW/FAC (A) 2  
 Tot. Dominant Spp. across strata (B) 2  
 % OBL/FACW/FAC (A/B) 100%

Prevalence Index:  
 Total % cover of: Multiply by:  
 OBL 81 x 1 = 81  
 FACW 30 x 2 = 60  
 FAC 6 x 3 = 18  
 FACU 1 x 4 = 4  
 UPL \_\_\_\_\_ x 5 = \_\_\_\_\_  
 Total 118 (A) 173 (B)  
 Prevalence Index (B/A) = 1.47

Hydrophytic vegetation indicators:  
☒ Dominance Test is >50%  
☒ Prevalence Index is ≤3.0<sup>1</sup>  
☐ Morphological adaptations<sup>1</sup> (supporting data in Remarks)  
☐ Problematic hydrophytic vegetation<sup>1</sup>

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?  
 YES ☒  
 NO ☐  
 UNCERTAIN ☐

Remarks: #1208-

standing water

WNP 434-477 wetland edge

43 → Drainage ditch starts.



*bulbosus  
offusus*

*Carex leporina  
Eleocharis acuta*



Wet site

## SECTION C – SOIL AND HYDROLOGY

Profile description: (Describe to the depth needed to confirm indicator presence/absence, 30 cm default)

Depth (cm)	Matrix colour (moist)	Mottles colour (moist)	Mottles % <sup>1</sup>	Mottles Size <sup>2</sup>	Mottle location <sup>3</sup>	Material <sup>4</sup>	Remarks
0-10	2.5Y 3/1	-	-	-	-	roots and organic	Surface saturation - organic soils sulphur odor
10-40	6.5Y 5/10Y	2.5Y 4/8	15%	0.25 cm	Peds, roots w/in matrix	Mined	6.5Y soils with sulphur odor water table

<sup>1</sup>Use % area charts; <sup>2</sup>Use size classes; <sup>3</sup>Ped face, pore, within ped along roots, within matrix; <sup>4</sup>Organic (peaty), humic, mineral soil

### Hydric soil indicators:

#### Organic layers:

- ☒ Organic soil material
- ☒ Litter
- ☒ Fibric
- ☐ Mesic
- ☐ Humic
- ☒ Peaty topsoil
- ☐ Peaty subsoil

#### Concretions:

- ☐ Iron concretions
- ☐ Manganese concretions
- ☐ Nodular
- ☐ Plastic
- ☒ Sticky
- ☒ Fluid

#### Colour: profile form either:

- ☒ Gley OR
- ☒ Mottled
- ☐ Horizon
- ☒ Reductimorphic
- ☒ Redox mottled
- ☐ Redox segregations
- ☐ Perch-gley features

### Cause of wetness (circle appropriate):

- Location: Depression Flat Valley Gully Slope
- Water table: Depth (cm) < 5 cm
- High GW Perched depression Tidal Lithic
- Pans: Depth (cm) \_\_\_\_\_
- Pan Humus Fe-pan Densi Duri Fragi Ortstein
- Layers: Depth (cm) 40-60 @ 50 cm
- Slow perm argillic
- ☒ Fugged

Hydric soils present?

YES ☒

NO ☐

UNCERTAIN ☐

NZSC subgroup \_\_\_\_\_

### Primary hydrology indicators: minimum of 1 required; check all boxes that apply

- ☒ Surface water (1A)
- ☒ Groundwater < 30 cm (1B)
- ☒ Soil saturation < 30 cm (1C)
- ☒ Water marks (2A)
- ☐ Sediment deposits (2B)
- ☐ Drift deposits (2C)
- ☐ Algal mat/crust (2D)
- ☐ Iron deposits (2E)
- ☐ Surface soil cracks (2F)
- ☐ Inundation on aerial imagery (2G)
- ☐ Sparsely vegetated concave surface (2H)
- ☐ Salt crust (2J)
- ☐ Aquatic invertebrates (2J)
- ☐ Hydrogen sulphide odour (3A)
- ☒ Oxidised rhizosphere on roots (3B)
- ☒ Reduced iron (3C)
- ☐ Reduced iron in tilled soil (3D)
- ☐ High water table stunted/stressed plants (4A)

### Secondary hydrology indicators: minimum of 2 required; check all boxes that apply

- ☒ Water-stained leaves (2K)
- ☒ Drainage patterns (2L)
- ☐ Dry-season water table (3E)
- ☐ Saturation in aerial imagery (3F)
- ☒ Geomorphic position (4B)
- ☐ Shallow aquitard (4C)
- ☐ FAC-neutral test (4D)
- ☐ Frost-heave hummocks (4E)

FAC-neutral test (4D): refer to Section B: Vegetation

1. No. OBL & FACW dominant species 2 (A)
2. No. FACU & UPL dominant species 0 (B)
3. Total 2 (A+B)
4. FAC-neutral (>50%) 100% [(A/A+B)\*100]

Wetland hydrology present?

YES ☒

NO ☐

Sketch of site/soil:



Remarks:

strong wetland indicators + standing water mixed w/ vegetated hummocks and saturated soils.



Upland.

## NEW ZEALAND WETLAND DELINEATION DATA FORM

### SECTION A – SITE INFORMATION

Site: Hogans Gulley Region: \_\_\_\_\_ Sampling point: upland.  
 Owner: \_\_\_\_\_ Date: 5/07/22 Land use: agricultural.  
 Landform: \_\_\_\_\_ Local relief: \_\_\_\_\_ Land cover: \_\_\_\_\_  
 Is the land drained (circle) YES NO Investigator(s): LSW BM Soil °C: \_\_\_\_\_ Slope°: \_\_\_\_\_  
 GPS (NZTM): W432 Altitude m: \_\_\_\_\_ Photo Nos: 1196, 1197

Are climatic/hydrologic conditions on the site typical for this time of year? YES NO (circle appropriate; if NO explain in Remarks)  
 Are vegetation, soil or hydrology significantly disturbed? (circle) Are 'normal circumstances' present? (circle) YES NO  
 Are vegetation, soil or hydrology naturally problematic? (circle) Explain answers in Remarks if needed

### SUMMARY OF FINDINGS—Attach site map showing sampling point locations, transects, important features etc.

Hydrophytic vegetation present? YES ☐ NO ☒ Is the sampled area within a wetland? YES ☐  
 Hydric soils present? YES ☐ NO ☒ NO ☐  
 Wetland hydrology present? YES ☐ NO ☒

### SECTION B – VEGETATION

Use scientific names of plants.	Absolute % cover	Dominant Species?	Indicator Status	Dominance Test:
Tree Stratum (Plot size: _____)				No. Dominant Spp. OBL/FACW/FAC (A) _____
1. <u>Acaena (ex)</u>	<u>90%</u>			Tot. Dominant Spp. across strata (B) _____
2. <u>chickweed</u>	<u>40%</u>			% OBL/FACW/FAC (A/B) _____
3. <u>S</u>				
4. _____				
Total cover = _____				
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index:
1. _____				Total % cover of: Multiply by:
2. _____				OBL _____ x 1 = _____
3. _____				FACW _____ x 2 = _____
4. _____				FAC _____ x 3 = _____
5. _____				FACU _____ x 4 = _____
Total cover = _____				UPL _____ x 5 = _____
Herb Stratum (Plot size: <u>2m</u> )				Total (A) _____ (B) _____
1. <u>red stemmed starbush</u>	<u>90%</u>			Prevalence Index (B/A) = _____
2. <u>ex grass</u>	<u>10%</u>			
3. <u>chickweed</u> <u>Mouseear</u>	<u>&lt;5%</u>			Hydrophytic vegetation indicators:
4. <u>sheep sorrel</u>	<u>&lt;1%</u>			<input type="checkbox"/> Dominance Test is >50%
5. <u>broadleaf (cat's paw)</u>	<u>&lt;1%</u>			<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
6. _____				<input type="checkbox"/> Morphological adaptations <sup>1</sup> (supporting data in Remarks)
7. _____				<input type="checkbox"/> Problematic hydrophytic vegetation <sup>1</sup>
8. _____				
9. _____				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
10. _____				
11. _____				Hydrophytic vegetation present?
12. _____				YES <input type="checkbox"/>
Total cover = _____				NO <input type="checkbox"/>
				UNCERTAIN <input checked="" type="checkbox"/>

Remarks: #1198 - 1207

ex grass no seed heads



Upland site

## SECTION C – SOIL AND HYDROLOGY

Profile description: (Describe to the depth needed to confirm indicator presence/absence, 30 cm default)

Depth (cm)	Matrix colour (moist)	Mottles colour (moist)	Mottles % <sup>1</sup>	Mottles Size <sup>2</sup>	Mottle location <sup>3</sup>	Material <sup>4</sup>	Remarks
0-5	7.5R3/2	-	-	-	-	mineral sandy	sandy w/ some organic
5-20	10YR4/1	10YR6/2	50%	5cm	within peels	Sandy	Horde soil + mottle as 1) not redox mottles

<sup>1</sup>Use % area charts; <sup>2</sup>Use size classes; <sup>3</sup>Ped face, pore, within ped along roots, within matrix; <sup>4</sup>Organic (peaty), humic, mineral soil

**Hydric soil indicators:**

Soil drainage (circle): ☒ NW ☐ P ☐ VP

**Organic layers:**

☐ Organic soil material  
☐ Litter  
☐ Fibric  
☐ Mesic  
☐ Humic  
☐ Peaty topsoil  
☐ Peaty subsoil

**Concretions:**

☐ Iron concretions  
☐ Manganese concretions  
☐ Nodular

**Consistence:**

☐ Plastic  
☐ Sticky  
☐ Fluid

**Colours: profile form either:**

☐ Gley OR  
☐ Mottled

**Horizon:**

☐ Reductomorphic  
☐ Redox mottled  
☐ Redox segregations  
☐ Perch-gley features

**Cause of wetness (circle appropriate):**

Location: Depression ☒ Flat ☐ Valley ☐ Gully ☐ Slope

Water table: Depth (cm) >30 cm

High GW Perched Seepage Tidal Lithic

Pans: Depth (cm) \_\_\_\_\_

Pan Humus Fe-pan Densi- Duri- Fragi Ortstein

Layers: Depth (cm) \_\_\_\_\_

Slow perm argillic

☐ Pugged

Hydric soils present? YES ☐ NO ☒ UNCERTAIN ☐ NZSC subgroup \_\_\_\_\_

**Primary hydrology indicators: minimum of 1 required; check all boxes that apply**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Surface water (1A)          | <input type="checkbox"/> Algal mat/crust (2D)                    | <input type="checkbox"/> Aquatic invertebrates (2J)                    |
| <input type="checkbox"/> Groundwater <30 cm (1B)     | <input type="checkbox"/> Iron deposits (2E)                      | <input type="checkbox"/> Hydrogen sulphide odour (3A)                  |
| <input type="checkbox"/> Soil saturation <30 cm (1C) | <input type="checkbox"/> Surface soil cracks (2F)                | <input type="checkbox"/> Oxidised rhizosphere on roots (3B)            |
| <input type="checkbox"/> Water marks (2A)            | <input type="checkbox"/> Inundation on aerial imagery (2G)       | <input type="checkbox"/> Reduced iron (3C)                             |
| <input type="checkbox"/> Sediment deposits (2B)      | <input type="checkbox"/> Sparsely vegetated concave surface (2H) | <input type="checkbox"/> Reduced iron in tilled soil (3D)              |
| <input type="checkbox"/> Drift deposits (2C)         | <input type="checkbox"/> Salt crust (2I)                         | <input type="checkbox"/> High water table stunted/stressed plants (4A) |

**Secondary hydrology indicators: minimum of 2 required; check all boxes that apply**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Water-stained leaves (2K)         | <input type="checkbox"/> Geomorphic position (4B)  | <b>FAC-neutral test (4D): refer to Section B: Vegetation</b><br>1. No. OBL & FACW dominant species <u>0</u> (A)<br>2. No. FACU & UPL dominant species <u>0</u> (B)<br>3. Total <u>0</u> (A+B)<br>4. FAC-neutral (>50%) <u>0</u> (A/A+B)*100 |
| <input type="checkbox"/> Drainage patterns (2L)            | <input type="checkbox"/> Shallow aquitard (4C)     |   |
| <input type="checkbox"/> Dry-season water table (3E)       | <input type="checkbox"/> FAC-neutral test (4D)     |   |
| <input type="checkbox"/> Saturation in aerial imagery (3F) | <input type="checkbox"/> Frost-heave hummocks (4E) |   |

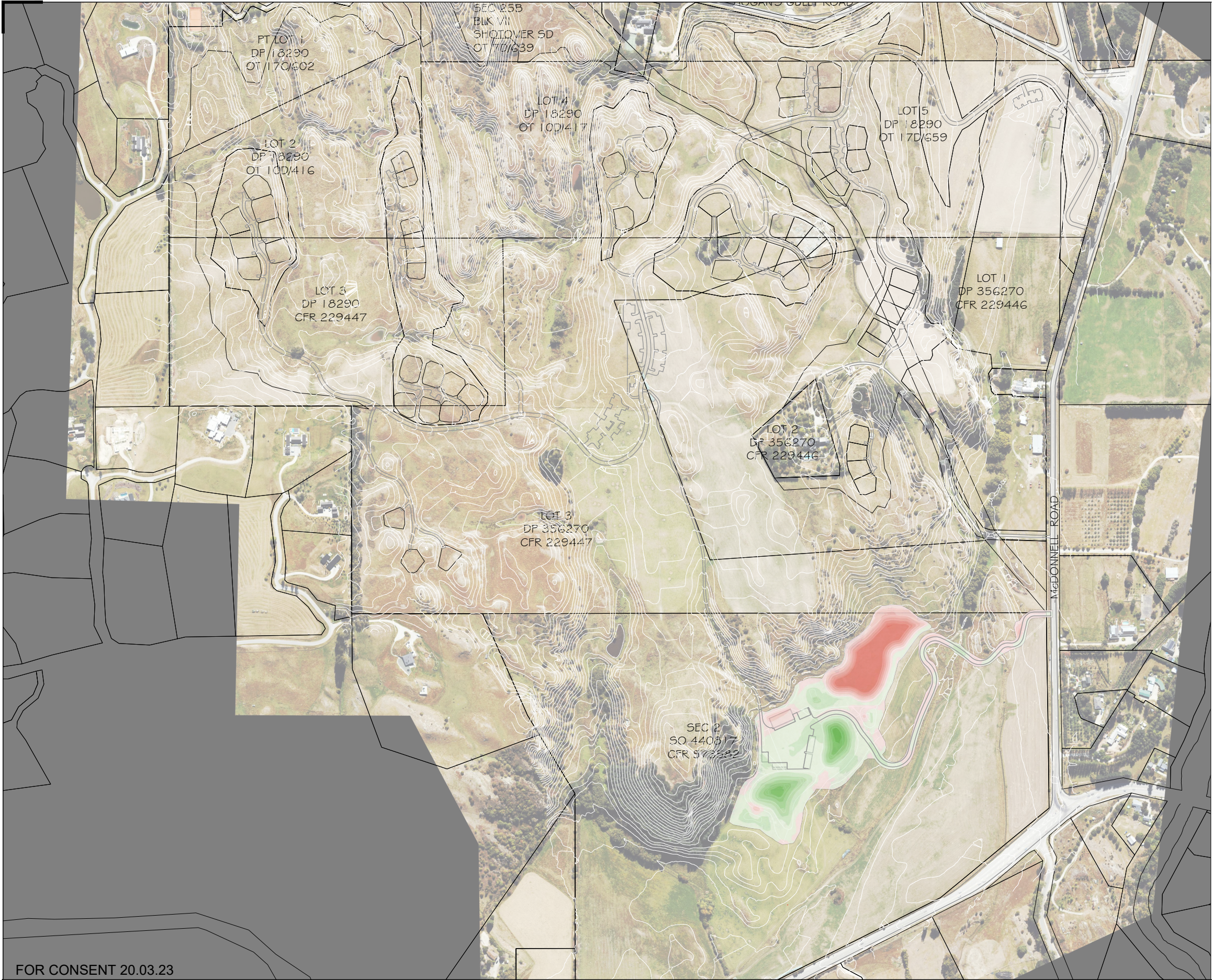
Wetland hydrology present? YES ☐ NO ☒

Sketch of site/soil:



Remarks: Dry pasture, rabbit holes, no wet indicators.





PROPOSED MAINTENANCE FACILITY &  
ACCESS EARTHWORKS

TOTAL CUT 42,860m<sup>3</sup>  
TOTAL FILL 36,775m<sup>3</sup>  
AREA 5.15ha

LEGEND

--- EARTHWORKS EXTENT

7m+	CUT
6 - 7m	
5 - 6m	
4 - 5m	
3 - 4m	
2 - 3m	
1 - 2m	
0 - 1m	

0 - 1m	FILL
1 - 2m	
2 - 3m	
3 - 4m	
4 - 5m	
5 - 6m	
6m+	

MAX CUT 9.5m  
MAX FILL 7.2m

BATTER SLOPES ARE ALL 1 IN 2 OR  
FLATTER



FOR CONSENT 20.03.23

**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

**HOGAN'S GULLY FARM**  
**PROPOSED MAINTENANCE FACILITY & ACCESS**  
**EARTHWORKS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
HOGANS GULLY FARMING LTD	-	-	-	12865	022
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.	Drawn	Signed	Date	Scale	Rev.
	RWB	-	06.12.17	1:3000 @ A1 1:6000 @ A3	
	Designed	Signed	Date	Datum & Level	
	-	-	-	Mt Nic 2000 & MSL	J

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