

Appendix D Diagrams & Drawings

Kawarau Falls Dam & Former Flour Mill Archaeological Site

NZAA F41/525 - NZTM E1263821 N5005022

Plan of existing and historical features

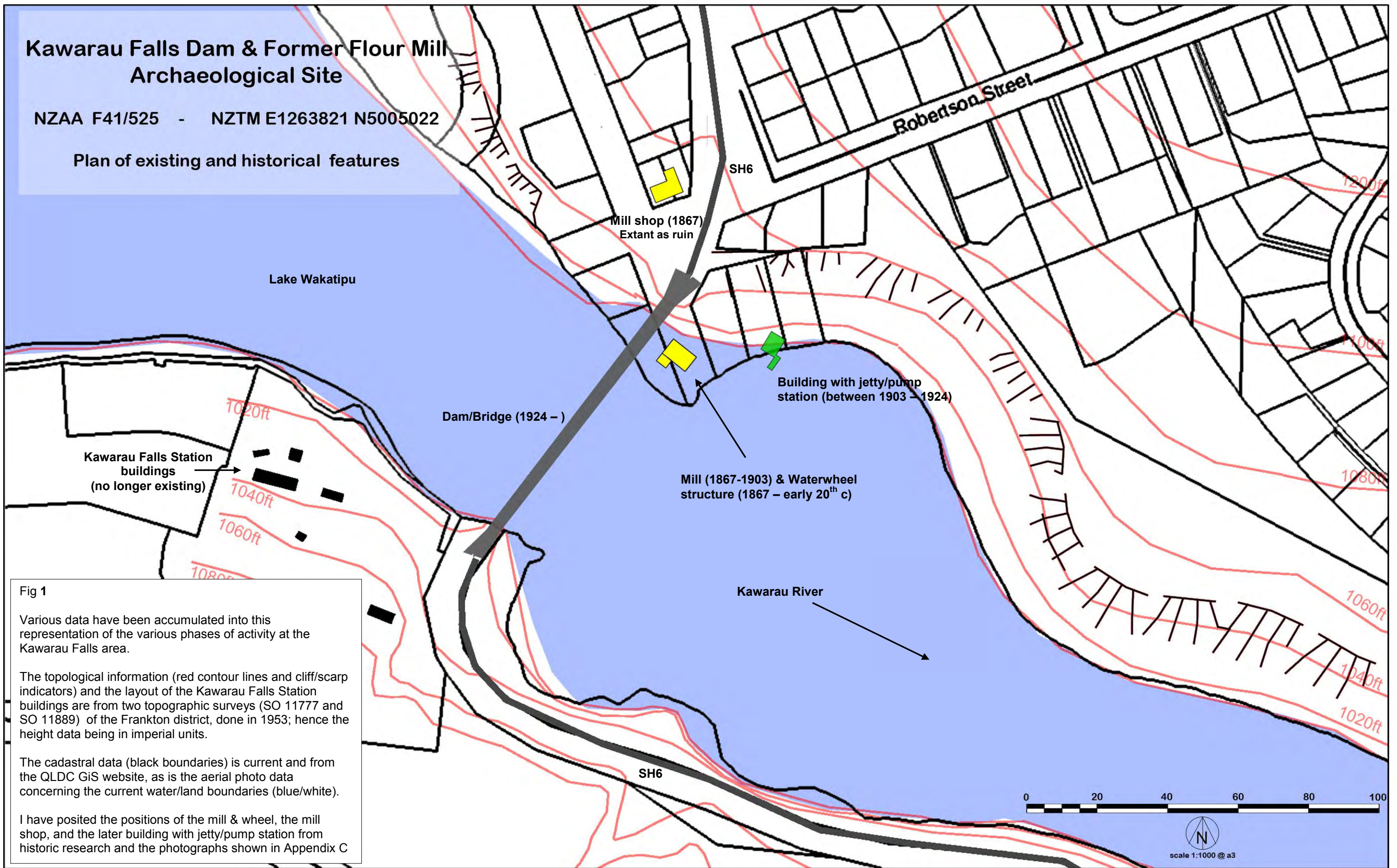


Fig 1

Various data have been accumulated into this representation of the various phases of activity at the Kawarau Falls area.

The topological information (red contour lines and cliff/scarp indicators) and the layout of the Kawarau Falls Station buildings are from two topographic surveys (SO 11777 and SO 11889) of the Frankton district, done in 1953; hence the height data being in imperial units.

The cadastral data (black boundaries) is current and from the QLDC GiS website, as is the aerial photo data concerning the current water/land boundaries (blue/white).

I have posited the positions of the mill & wheel, the mill shop, and the later building with jetty/pump station from historic research and the photographs shown in Appendix C

drawn by andrew winter from data supplied from LINZ, the QLDC,
other archival sources & historical photographs

Jackie Gillies
Architecture + Conservation + Archaeology
Associates

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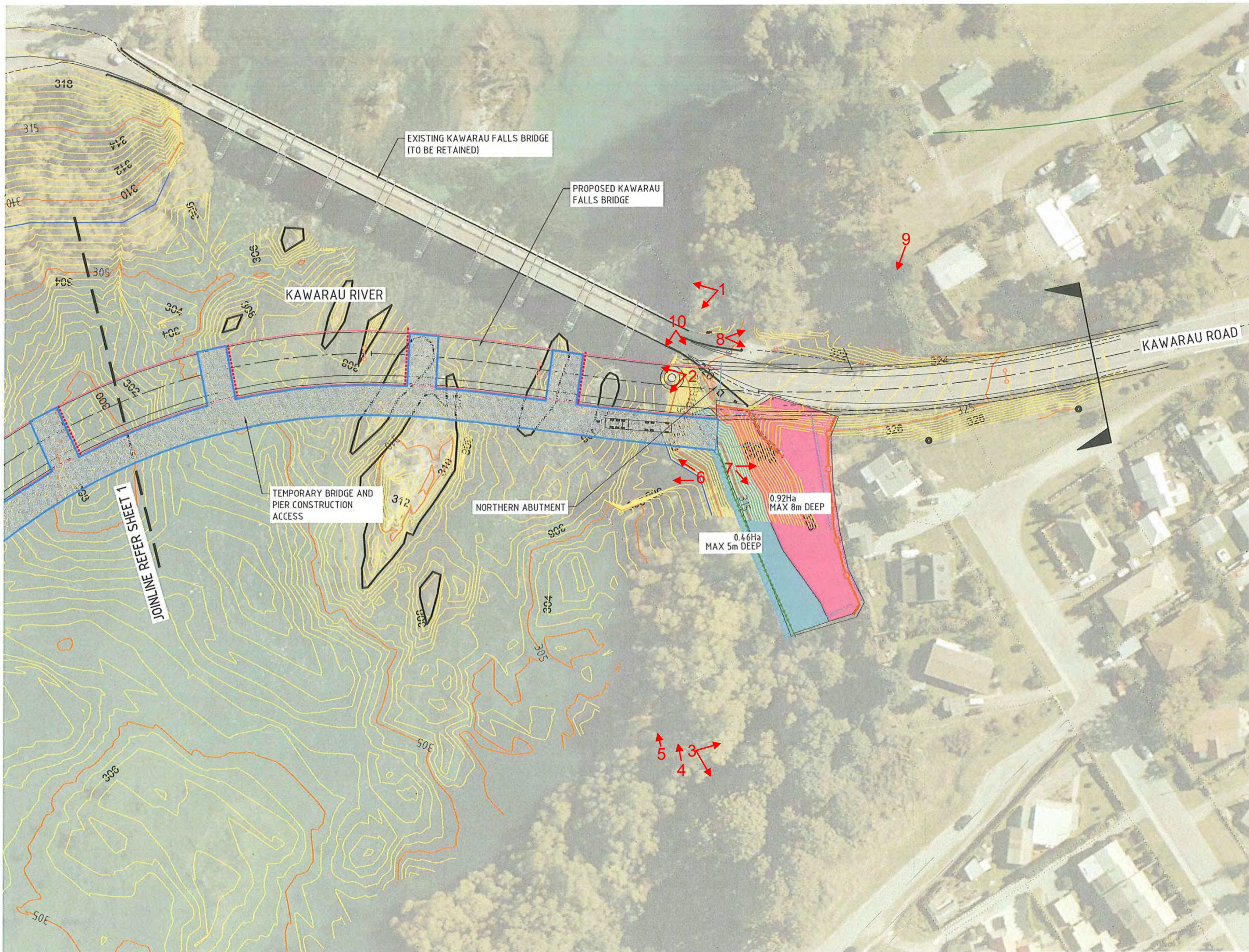


Fig 2.
 This figure shows the route of the proposed bridge running from the northern (Frankton) bank of the Kawarau, along with the necessary temporary structures and earthworks associated with its construction.
 I have shown the number and direction of shot of each site visit photograph depicted in Appendix E with a red, numbered arrow.

- LEGEND**
- TEMPORARY RETAINING WALL
 - DRAINAGE PATH TO SEDIMENT POND
 - BRIDGE PIER LOCATION (INDICATIVE)
 - 20' SHIPPING CONTAINER AS SEDIMENT POND
 - EXCAVATION
 - DEPOSITION
 - TEMPORARY BRIDGE AND PIER CONSTRUCTION ACCESS

ISSUED FOR INFORMATION

K:\BFA\Projects\ZB01194\TECHNICAL\Civil\Sketches\ZB01194_cuf_to_fill_plan.dwg Plot Date: 01 March, 2012 - 1:32 PM

No	DATE	DESIGN REVIEW	REVD P.MGR	APPO P.D.R	ISSUED FOR INFORMATION
A	29/02/12				

REF.	DRAWING NUMBER	REFERENCE DRAWING TITLE

CLIENT APPROVAL

NZ TRANSPORT AGENCY
WAKA KOTAHI

SKM

SKM PROJECT No
ZB01194

Sinclair Knight Merz Ltd
Carlisle Park Commercial
12-18 Vico's Lane
Parnell, Auckland
NEW ZEALAND
Tel: +64 9 928 5500
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Web: www.skmcontracting.com

CLIENT
NEW ZEALAND TRANSPORT AGENCY

PROJECT
**SH6 KAWARAU FALLS BRIDGE
SPECIMEN DESIGN**

DRAWN KJB	DRAFTING CHECK	REVIEWED PROJECT MANAGER	APPROVED PROJECT DIRECTOR
DESIGNED KJB	DESIGN REVIEW		

TITLE
**PROPOSED CUT TO FILL
WORKS FOR BRIDGE CONSTRUCTION
SHEET 2**

SCALE
AS SHOWN

DRAWING No
ZB01194-ECC-SK-0041

AMDT
A

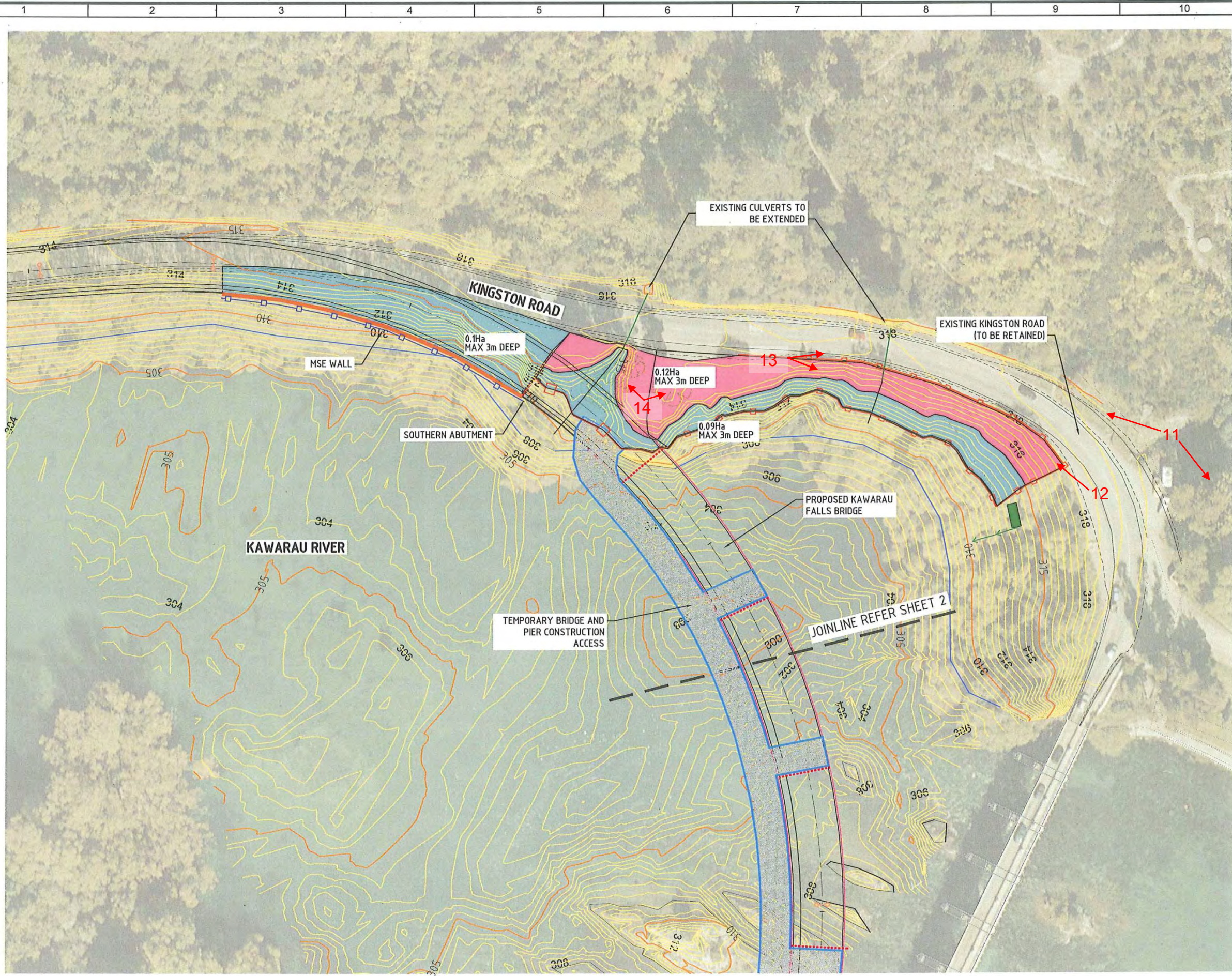


Fig 3.
 This figure shows the route of the proposed bridge running from the southern (Kingston) bank of the Kawarau, along with the necessary temporary structures and earthworks associated with its construction.
 I have shown the number and direction of shot of each site visit photograph depicted in Appendix E with a red, numbered arrow.

- LEGEND**
- TEMPORARY RETAINING WALL
 - DRAINAGE PATH TO SEDIMENT POND
 - BRIDGE PIER LOCATION (INDICATIVE)
 - 20' SHIPPING CONTAINER AS SEDIMENT POND
 - EXCAVATION
 - DEPOSITION
 - TEMPORARY BRIDGE AND PIER CONSTRUCTION ACCESS

ISSUED FOR INFORMATION

Plot Date: 01 March, 2012 - 13:35 PM

A	29/02/12	ISSUED FOR INFORMATION
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CLIENT APPROVAL

NZ TRANSPORT AGENCY
WAKA KOTAHI

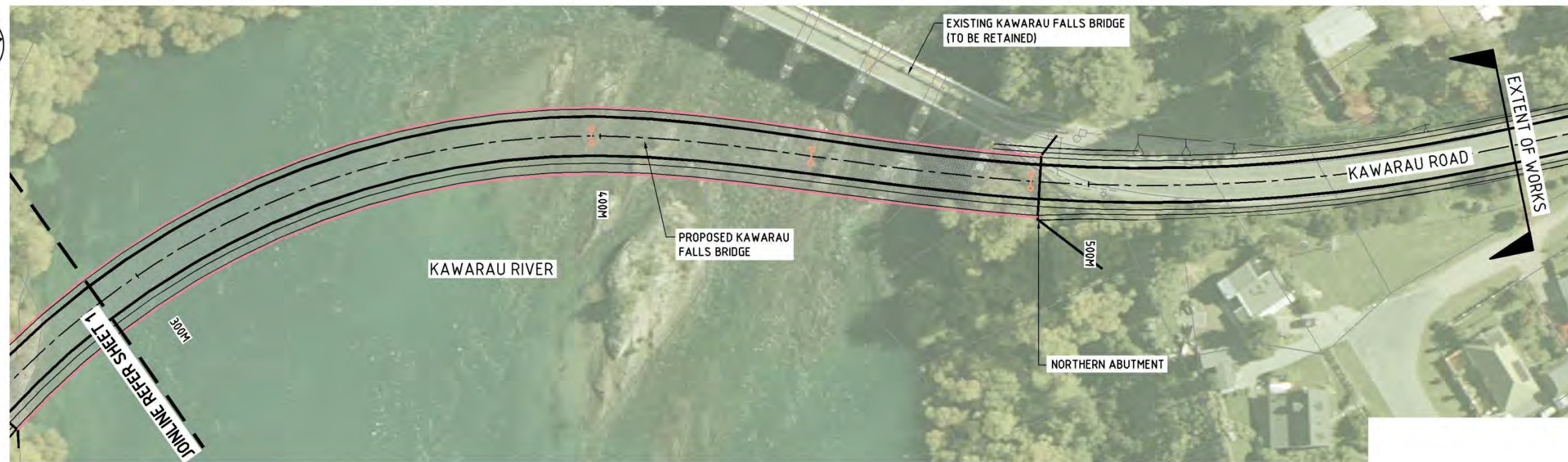
SKM
 5/100 Knight Street Ltd
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 12-18 Nichol's Lane
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 Tel: +64 9 928 5500
 Fax: +64 9 928 5501
 Web: www.skmconsulting.com

CLIENT: NEW ZEALAND TRANSPORT AGENCY
 PROJECT: SH6 KAWARAU FALLS BRIDGE
 SPECIMEN DESIGN

DRAWN: KJB	DRAFTING CHECK: []	REVIEWED: PROJECT MANAGER	APPROVED: PROJECT DIRECTOR
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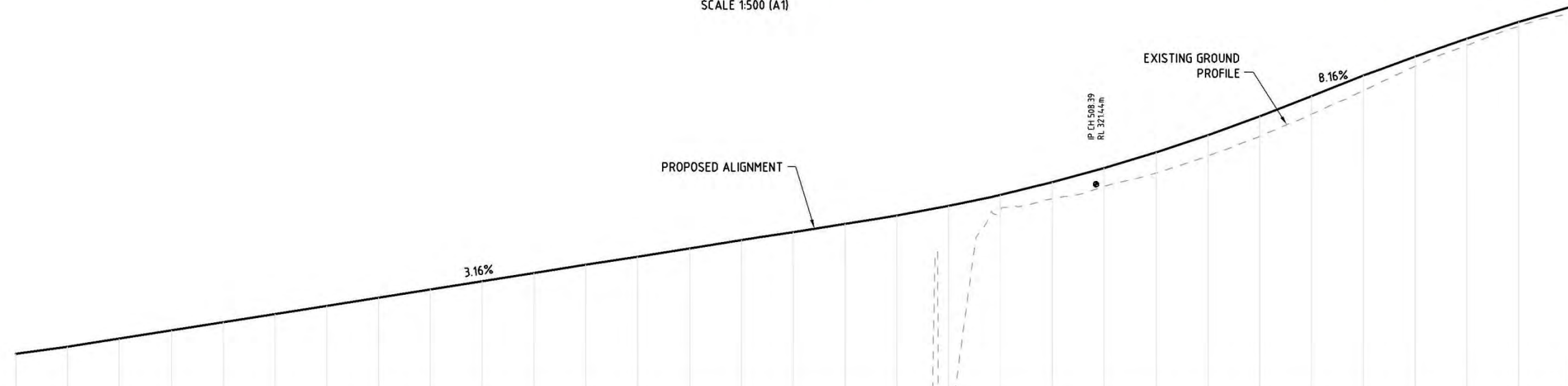
TITLE: PROPOSED CUT TO FILL WORKS FOR BRIDGE CONSTRUCTION SHEET 1

SCALE: []	DRAWING No: []	AMDT: []
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PLAN
SCALE 1:500 (A1)

Fig 4.
The northern side of the Kawarau River – aerials, plan & longitudinal section
Issued in February 2012



NOTE
1. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

LEGEND

- CUT/FILL BATTER SLOPE
- STRUCTURE/BRIDGE
- CONTROL STRING
- PROPOSED TL-5 RIGID CONCRETE F-SHAPED BARRIER

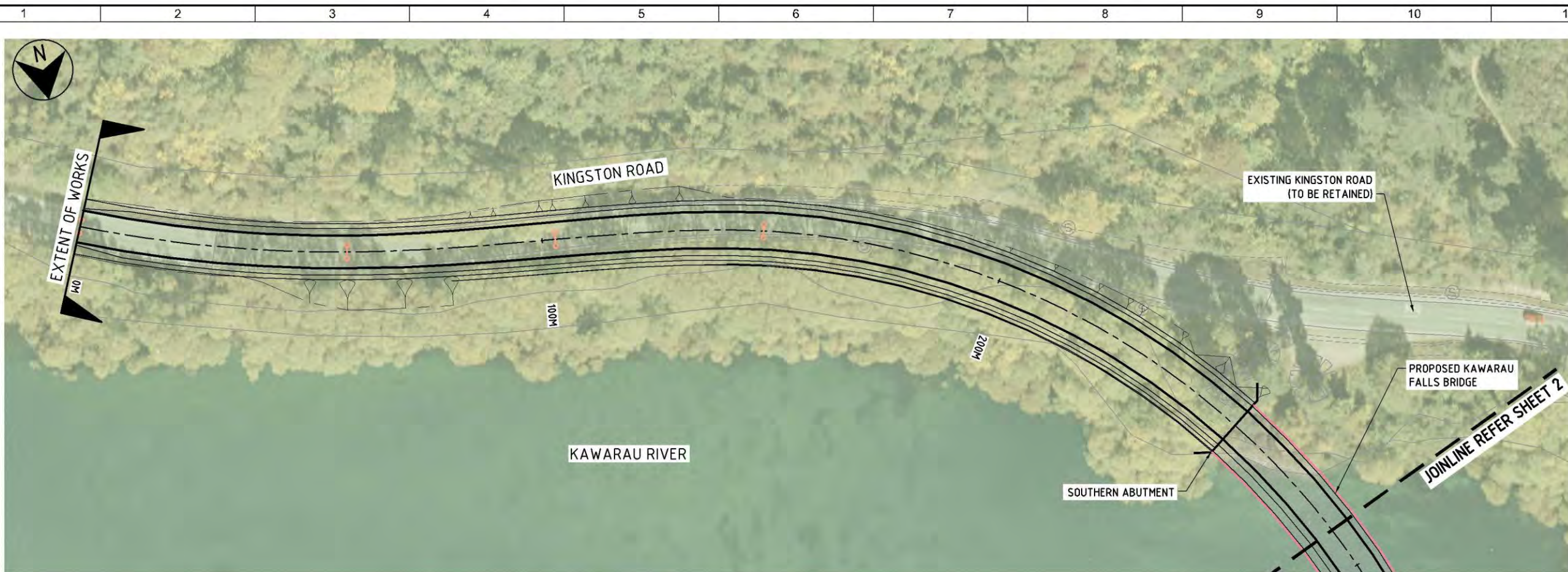
DES./EXIST. LEVEL DIFF.	DESIGN LEVELS	EXISTING LEVELS	CHAINAGE
-12.62	314.90	302.27	300
-13.91	315.17	301.25	310
-15.95	315.48	299.52	320
-15.82	315.79	299.97	330
-13.89	316.11	302.22	340
-11.62	316.43	304.80	350
-10.04	316.74	306.70	360
-9.91	317.06	307.14	370
-9.91	317.37	307.46	380
-9.65	317.69	308.05	390
-10.15	318.01	307.86	400
-9.41	318.32	308.91	410
-10.82	318.64	307.82	420
-10.96	318.96	307.99	430
-10.96	319.27	308.32	440
-11.48	319.59	308.76	450
-12.36	320.23	307.87	470
-8.90	320.60	311.69	480
-0.59	321.02	320.43	490
-0.64	321.51	320.87	500
-0.71	322.06	321.35	510
-0.79	322.66	321.87	520
-0.79	323.32	322.54	530
-0.77	324.05	323.28	540
-0.70	324.83	324.13	550
-0.57	325.62	325.05	560
-0.38	326.36	325.98	570
-0.26	327.05	326.79	580
-0.16	327.69	327.53	590
-0.22	328.27	328.05	600

LONGITUDINAL SECTION - CONTROL LINE (MC00)
1:500H 1:100V (A1)

ISSUED FOR INFORMATION

		<p>NZ TRANSPORT AGENCY WAKA KOTAHĪ</p>	<p>SKM PROJECT No ZB01194</p>	<p>CLIENT NEW ZEALAND TRANSPORT AGENCY</p> <p>PROJECT SH6 KAWARAU FALLS BRIDGE SPECIMEN DESIGN</p>	<p>TITLE GENERAL ARRANGEMENT WITH AERIALS PLAN & LONGITUDINAL SECTION SHEET 2</p>
<p>ISSUED FOR INFORMATION</p>		<p>CLIENT APPROVAL</p>		<p>DRAWN: GKK, DESIGNED: JRR, DRAFTING CHECK: MD, DESIGN REVIEW: MVL, REVIEWED: PROJECT MANAGER, APPROVED: PROJECT DIRECTOR</p>	
<p>DATE, DESIGN REVIEW, REV'D, APP'D, P.D.R., AMENDMENT</p>		<p>REF., DRAWING NUMBER, REFERENCE DRAWING TITLE</p>		<p>SCALE AS SHOWN, DRAWING No: ZB01194-ECC-SK-0004, AMDT: A</p>	

I:\ZBIFA\Projects\ZB01194\DELIVERABLES\Drawings\Sheets\ZB01194-ECC-SK-0003-0004.dwg Plot Date: 02 February, 2012 - 8:57 AM



PLAN
SCALE 1:500 (A1)

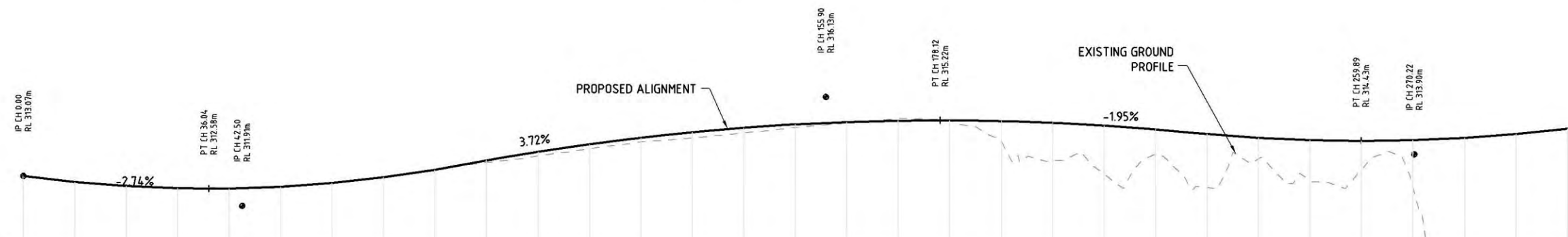
Fig 5.
The northern side of the Kawarau River – aerials, plan & longitudinal section
Issued in February 2012

NOTE

1. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.

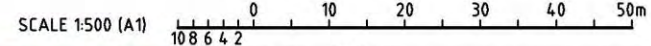
LEGEND

- CUT/FILL BATTER SLOPE
- STRUCTURE/BRIDGE
- CONTROL STRING
- PROPOSED TL-5 RIGID CONCRETE F-SHAPED BARRIER



CHAINAGE	DES./EXIST. LEVEL DIFF.	DESIGN LEVELS	EXISTING LEVELS
0	0.00	313.07	313.07
10	-0.01	312.83	312.84
20	-0.02	312.67	312.66
30	-0.00	312.59	312.59
40	-0.02	312.58	312.60
50	-0.03	312.65	312.68
60	-0.01	312.80	312.81
70	-0.01	313.02	313.02
80	-0.02	313.31	313.29
90	-0.08	313.67	313.58
100	-0.16	314.00	313.84
110	-0.17	314.29	314.12
120	-0.16	314.55	314.39
130	-0.22	314.76	314.54
140	-0.20	314.93	314.73
150	-0.12	315.06	314.94
160	-0.03	315.16	315.13
170	-0.07	315.21	315.28
180	0.00	315.22	315.22
190	-0.79	315.19	314.41
200	-1.47	315.13	313.66
210	-1.89	315.02	313.13
220	-0.97	314.87	313.90
230	-2.06	314.69	312.63
240	-0.81	314.54	313.74
250	-1.58	314.46	312.87
260	-1.10	314.43	313.33
270	-1.86	314.46	312.59
280	-6.07	314.55	306.48
290	-10.45	314.69	304.24
300	-12.82	314.90	302.27

LONGITUDINAL SECTION - CONTROL LINE (MC00)
1:500H 1:100V (A1)



ISSUED FOR INFORMATION

Project: ZB01194_DELIVERABLES\Drawings\Sketches\ZB01194-EC-0003-0004.dwg Plot Date: 02 February, 2012 - 8:56 AM

CLIENT APPROVAL

NZ TRANSPORT AGENCY
WAKA KOTAHĪ

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CLIENT: NEW ZEALAND TRANSPORT AGENCY
PROJECT: SH6 KAWARAU FALLS BRIDGE
SPECIMEN DESIGN

DRAWN: GJK	DRAFTING CHECK: MID	REVIEWED: PROJECT MANAGER	APPROVED: PROJECT DIRECTOR
DESIGNED: REGIONAL DESIGN			

TITLE: GENERAL ARRANGEMENT WITH AERIALS
PLAN & LONGITUDINAL SECTION
SHEET 1

SCALE:	DRAWING No:	AMDT:
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Appendix E Site Visit Photographs



Photograph 1:

On the northern (Frankton) bank and on the upstream (lake) side of the bridge.

The bottom edge of the nearest sluice gate is at approximately the same level as the highest point of original ground surface on which the mill building stood.

The "A" is an indication of the same point on the first concrete pier, seen from Photograph 2, below.



Photograph 2:

Looking towards Kelvin Heights from the current road level. The mill would have occupied the ground in the centre of the picture, with the waterwheel channel probably occupying the same, if narrower, channel running between the first and second piers.

I have arrowed the position on the far bank where the new bridge will join the road.



Photograph 3:

In the undergrowth below the steep hillside on the northern bank of the river.

A small timber and sheet-iron structure, sits at the base of the slope. Its function is unknown, although it is associated with small-bore water pipes, of both old and new types.



Photographs 4 & 5:

The small area of flat riverbank, between the water's edge and the base of the hill is strewn with a mixture of natural and man-made debris, supplied by the river at times of high-water.

This ranges from small pieces of sheet iron (photograph 4, left) to more recent debris (photograph 5, below).

The pipe in photograph 4 is the same one as associated with the unidentified timber structure in Photo 3.





Photograph 6:

This is the closest that one can safely get to the old mill site at the water level. The retaining wall on the right of the photo is the mirror of the downstream one shown in picture xiv of Appendix C, above. The level of the mill building's platform was about that of the highest visible course of stacked stone (arrowed).



Photograph 7:

Some parts of the site are inaccessible due to large trees lying horizontally across much of the site just downstream of the current bridge.

Visibility is reduced to just a few metres in places.



8

Photograph 8 :

The road as it heads north and east into Frankton is on the right-hand side of this photograph, the footpath curves around to the left, heading towards Frankton Beach. In between the two, the ruins of the „mill shop“ building (arrowed) still exists as a garden feature.

Photograph 9:

Although in a ruined state, much of this building is intact.



9



Photograph 10:

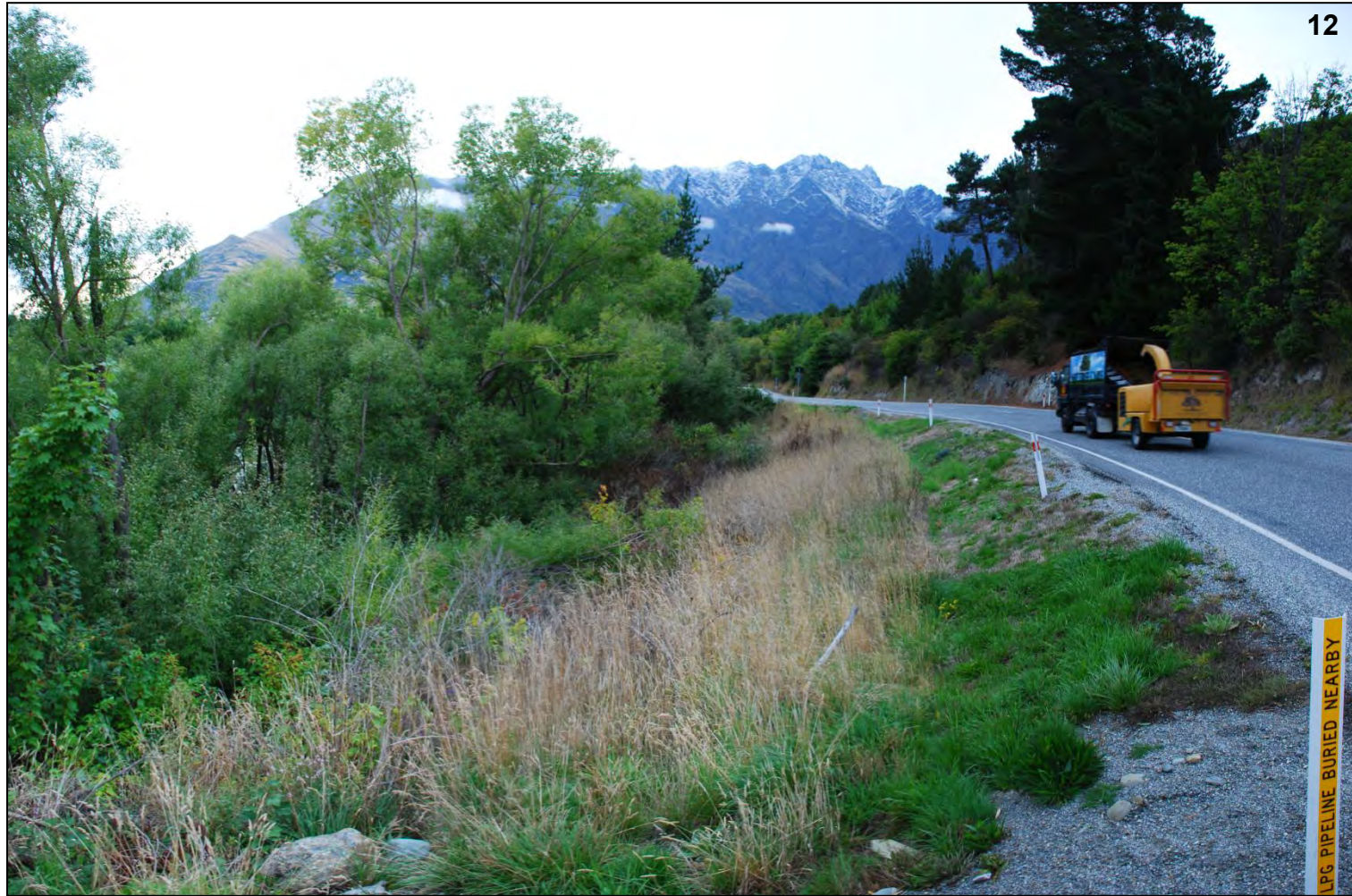
Looking towards the northern, downstream side of the current bridge. The bank drops very steeply from here to the level of the river.

It is here, unfortunately, that the access to the river bank is most impeded by the landscape and vegetation.



Photograph 11:

The area of the southern bank where the road meets the bridge (left). The area between the road and the river (the trees to the right of the bridge) will be extensively worked to produce a level area.



Photograph 12:
Looking southeast with the highway on the right, the land slopes down steep to the left, towards the river.

Photograph 13:
Looking northwest, towards the bridge.

Photograph 14:
Currently a layby the new road from the proposed bridge will rejoin the highway about here.

Appendix F NZAA Documents, nearby recorded archaeological sites

Kawarau Falls Station (F41/567)

Hallenstein's Mill site (Selected pages F41/525)

Findspot for a cache of adzes (F41/67)



Site Record Form

NZAA SITE NUMBER: F41/567

SITE TYPE: Agricultural/ pastoral

SITE NAME(s): Kawarau Falls Station

DATE RECORDED:

SITE COORDINATES (NZTM) Easting: 1263712

Northing: 5004964

Source: Handheld GPS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER: F41/567



Finding aids to the location of the site

The site is located at Frankton, on the south shore of the Frankton arm of Lake Wakatipu, immediately west and to the south of the Kawarau Falls Bridge, Queenstown. The property is currently used as a campground - the Kawarau Falls Holiday Park.

Brief description

Kawarau Falls Station was a huge run that extended up towards the Remarkables. Several old trees mark the location of the original Station Homestead. Two stone buildings are all that is visible of the Station today.

Recorded features

Building - farm, Tree

Other sites associated with this site

SITE RECORD HISTORY	NZAA SITE NUMBER: F41/567
<p>Site description</p> <p>Condition of the site</p> <p>Two stone buildings and a group of historic trees are all that is visible today of the homestead. The area has been substantially modified during the development of the 20th century camping ground. Site is located within a proposed subdivision. (2005)</p> <p>Statement of condition</p> <p>Current land use:</p> <p>Threats:</p>	

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD INVENTORY	NZAA SITE NUMBER: F41/567		
Observations about this site made in			
Author	Year	Title	Publication Details
Supporting documentation held in ArchSite			

*KAWARAU FALL STATION, QUEENSTOWN:
HERITAGE ASSESSMENT*



Report prepared for
Peninsula Road Ltd

By

Rod Clough (PhD)

17 October 2006

Clough & Associates Ltd.
heritage@clough.co.nz
321 Forest Hill Rd, Waiaatarua, Auckland
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NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (METRIC) Metric map number sheet: F41 Metric map name: Arrowtown NZMS 260 map: 1 st ed	NZAA METRIC SITE NUMBER : F41/567 DATE VISITED: 11 July 2005 SITE TYPE: Historic Farm CODE: SITE NAME: Kawarau Falls Station OTHER
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Grid Reference Easting 2173600 Northing 5566700

Aids to relocation of site (attach sketch map)
 The site is located at Frankton, on the south shore of the Frankton Arm of Lake Wakatipu, immediately west and to the south of the Kawarau Falls Bridge, Queenstown. The property is currently used as a camp ground – the Kawarau Falls Holiday Park. Legal Description Part Section 1 Block 1 Coneburn Survey District and Lot 2 DP300002 and Part Lot 3, DP 300002. GPS E2173691 N5566742

2. State of site and possible future damage.
 Two stone buildings and a group of historic trees are all that is visible today of the Kawarau Falls Station Homestead. The area has been substantially modified during the development of the 20th century camping ground. The site is located within a proposed residential subdivision.


3. Description of site (Supply full details: history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)
 Kawarau Falls Station was a huge run which extended up towards the Remarkables and which was owned at one stage by William Gilbert Rees, the first European settler in the Queenstown area.
 Several old trees mark the location of the original Station Homestead on the property. The former Kawarau Falls Station buildings were located on what is now the main campsite buildings and it is thought that while some of the terracing in this area would relate to the construction of the Station, most relates to the formation of terraces for camp and caravan sites in the latter half of the 20th century.
 Two stone buildings are all that is visible of the Station today. The buildings are located on the lower terraced area. Both are small (approximately 4m x 5m) with the walls built of local stone and in part plastered/mortared. Both have corrugated iron hip roofs. One is currently used as a camp cabin ('Dairy Cabin'), the other for a utility shed. An historic photograph of the Station Mill (EL0099 Lakes District Museum and Gallery) indicates that these buildings were part of Kawarau Falls Station in the 19th century and it is possible that the 'Dairy Cabin' was the dairy building at the time the station operated as a farm.

4. Owner Peninsula Road Ltd Address	Tenant/manager
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5. Nature of information (hearsay, brief or extended visit) - Extended Visit
Photographs (reference numbers and where held) photos taken – refer site assessment report Clough 2005
 'Kawarau Fall Station, Queenstown: Heritage Assessment'
Aerial photographs (reference numbers and clarity of site)

6. Record Update: Rod Clough Address 321 Forest Hill Road, Waiatarua, Auckland	Filekeeper Date <i>J. Hambl</i> 3/07
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7. New Zealand Historic Places Trust (for office use)

<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Type of site							<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Present condition and future danger of destruction						
<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Local environment							<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Local body						
<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Land classification													

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

<p>NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE DESCRIPTION</p> <p>NZMS 260 map number F41 NZMS 260 map name Arrowtown NZMS 260 map edition 1st</p>	<p>NZAA METRIC SITE NUMBER F41/567 DATE VISITED 11 July 2005 SITE TYPE Historic farmn SITE NAME: MAORI OTHER Kawarau Falls Station</p>
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The Kawarau Falls Station has connections with other notable residents. Charles Crofton Boyes, at one stage Town Clerk of Queenstown (*The Cyclopaedia of New Zealand*, 4: 1020), owned 3479 acres as 'tenant in common' and is described as a runholder on the certificate of title issued on 21 November 1884 (CT 75/25 - see appendix for archaeological assessment Clough 2006). He had been part owner for some years before title was issued, as an 1872 plan showing the Kawarau Falls Station buildings, located on the survey property, names him and two other members of the Boyes family. Ownership passed to his mortgagor in 1886. Subsequent owners of the station included the McBride family and Grieve Templeton Jardine.

The 1872 plan also shows the flour mill at Kawarau Falls, on the north side of the river (Fig.6) first owned by Bendix Hallenstein and J.W. Robertson (the first Mayor of Queenstown). It was taken over by Mr James Robertson, who ran it until 1904. (Salmond 1962: 49). The Kawarau Falls Station buildings and the flour mill across the river are shown in an early photograph (EL0099 Lakes District Museum and Gallery).



Site Record Form

NZAA SITE NUMBER: F41/525

SITE TYPE: Flour milling

SITE NAME(s): Hallenstein's Mill

Kawarau Falls Mill/Brunswick Mill Store

DATE RECORDED:

SITE COORDINATES (NZTM) Easting: 1263821

Northing: 5005022

Source: CINZAS

IMPERIAL SITE NUMBER:

METRIC SITE NUMBER: F41/525



Finding aids to the location of the site

On NW bank of the Kawarau Falls bridge and on the W side of the SH. The mill may have been partly under or on the line of the SH since it pre-dates the Falls dam and bridge superstructure. Address of the mill store is 8 Bridge Street.

Brief description

Mill store.

Recorded features

Building

Other sites associated with this site

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM NZMS260 map number F41 NZMS260 map name Arrowtown NZMS260 map edition ED 1 1991		NZAA METRIC SITE NUMBER F41/525 DATE VISITED Feb/Mar 2003 SITE TYPE Mill Store SITE NAME: MAORI OTHER Hallenstein's Mill /Kawarau Falls Mill/Brunswick Mill store	
Grid Reference Easting 21 73800		Northing 506800	
1. Aids to relocation of site (attach a sketch map) On N W bank of the Kawarau Falls bridge and on the west side of the SH. The mill may have been partly under or on the line of the SH since it pre-dates the Falls dam and bridge superstructure. Address of the mill store is 8 Bridge St. or 30 Bridge St.			
2. State of site and possible future damage The walls of the store stand more or less intact but with roof and almost all window/door fittings no longer extant.			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) Photographs suggest that the mill floor was on an elevated terrace above the falls on the north side (see location plan). The wheel was large (10 m diameter?) and would have been undershot, using the current on the north side of the falls. Passage of water through the falls may have been increased by digging on the north side of the falls. No fittings observable beneath water surface but much of the likely area is obscured by willows. The terrace down which went the road to the mill has been planed down and is currently about 900m ² in area. The turbine re-located on this terrace is not related to the mill. In the Bridge St section belonging to Dr Chapman and the Egerton family, there survives a remarkable ruin of the store for the mill (probably a store for unmilled grain). This building was of a single storey, detached from the mill, with 3.8 m high walls and occupying a plan of 16.2 x 8.9 m (see building plan). It is constructed of earth-mortared (little or no lime) natural schist with interesting use of very large slabs for sills, lintels and the lintel/facing over the two fire places. The external schist slabs are sized to take up 2/3 of the thickness of the wall, the internal 1/3 and there is a small zone of earth fill between. There are loosely placed schist voussoirs over the window lintels but the lintels (schist on the outer face and split beech on the inner) carry most of the wall load. There were full-height entrances at both ends of the building, the eastern end being 2m wide while the western end may have been enlarged subsequent to use. The NE elevation is a mirror image of the SW elevation. (One window opening has been taken down to ground level to give access to the modern property.) The walls were plastered and whitewashed externally with a pink lime wash internally.			
4. Owner Egerton Family (Jill Egerton) Address Lake Hayes Rd RD 1 Queenstown Ph: 442 1559. Transit NZ or Q Lakes Dist Council.		Tenant/Manager Address	
5. Nature of information (hearsay, brief or extended visit, etc.) Photographs (reference numbers and where they are held) Aerial photographs (reference numbers and clarity of site)		Extended visit and tape and compass plan. Levels estimated, measured drawing of SW elevation interior of store. K. Jones	
6. Reported by K Jones Address DOC Wellington.		Filekeeper Peter Bristow Date 8/4/03	
7. Central File (for office use)			
HA Type of site KC Land classification		BA Condition/threat TN Local body	



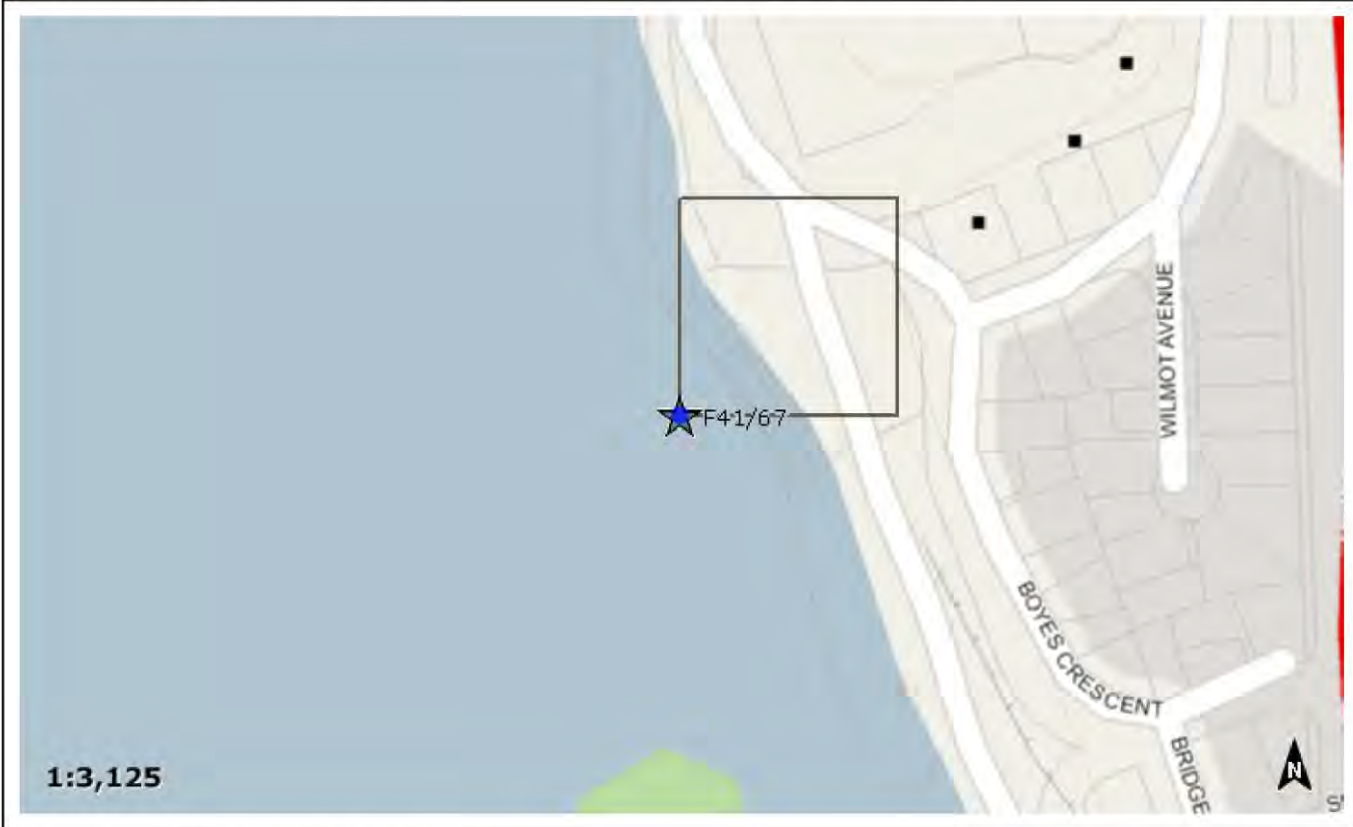
SITE RECORD HISTORY	NZAA SITE NUMBER: F41/525
Site description	
Condition of the site The walls of the store stand more or less intact but with roof and almost all window/door fittings no longer extant. (2003)	
Statement of condition	
Current land use:	
Threats:	

SITE RECORD INVENTORY	NZAA SITE NUMBER: F41/525
------------------------------	----------------------------------

 <p>Site Record Form</p>	<p>NZAA SITE NUMBER: F41/67</p> <p>SITE TYPE: Artefact find</p> <p>SITE NAME(s):</p> <p>DATE RECORDED:</p>
--	--

SITE COORDINATES (NZTM) Easting: 1263621	Northing: 5005422	Source: CINZAS
---	--------------------------	-----------------------

IMPERIAL SITE NUMBER: S132/30	METRIC SITE NUMBER: F41/67
--------------------------------------	-----------------------------------



Finding aids to the location of the site
 The cache was situated along the shores of the Frankton Arm of Lake Wakatipu, northeast of Queenstown, towards the outlet of the Kawarau River.

Brief description
 Findspot for a cache of adzes. Found in a pit, associated with a shellfish midden.

Recorded features
 Artefact - cache

Other sites associated with this site

PROVISIONAL FORM

Map number Map name Grid reference	S. 132	SITE NUMBER	S. 132/12 transferred to S. 132/30 &
		SITE TYPE	'Pit'

5 quadrangular adzes, 1 broken quadrangular adze, 2 quadrangular adze blanks, 2 triangular 'hogback' adzes, 1 Chisel, 1 irregular flake of graywacke, from Queenstown area - probably from shores of Frankton Arm.

See: Keyes, I.W., 1967 'N.Z. Artifacts from the United States "Transit of Venus Expedition" 1874-1875', Somkromian Contributions to Anthropology, 2, 2: 21-7, esp 21-4.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE RECORD FORM (NZMS1)		NZAA NZMS 1 SITE NUMBER S132/30 DATE VISITED 1874 SITE TYPE Prehistoric cache SITE NAME: MAORI OTHER													
NZMS 1 map number S132 NZMS 1 map name Wakatipu NZMS 1 map edition 2nd 1978															
Grid Reference Easting <u>3 6 0 4 0 0</u>		Northing <u>3 7 1 0 0 0</u>													
1. Aids to relocation of site (attach a sketch map) Cache is situated along the shores of the Frankton Arm of Lake Wakatipu, northeast of Queenstown, towards the outlet of the Kawarau River.															
2. State of site and possible future damage Site no longer exists.															
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here) A cache of Maori adzes were found in a pit in the Lake Wakatipu visit of the United States "Transit of Venus" expedition to New Zealand. The cache was found associated with a shell fish midden. The find has been discussed by I.W.Keyes in the attached article.															
4. Owner Address Not known		Tenant/Manager Address													
5. Nature of information (hearsay, brief or extended visit, etc.) Literature Photographs (reference numbers, and where they are held) Aerial photographs (reference numbers, and clarity of site)															
6. Reported by Address N. Ritchie and A. Ross Clutha Valley Development Cromwell		Filekeeper Date WJHansen 15/11/79													
7. Key words cache, shell midden															
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code															
<table border="1"> <tr><td>B</td><td>A</td></tr> <tr><td>A</td><td>M</td></tr> <tr><td>-</td><td>-</td></tr> </table> Type of site Local environment today Land classification	B	A	A	M	-	-	<table border="1"> <tr><td>C</td><td>A</td></tr> <tr><td>A</td><td>A</td></tr> <tr><td>D</td><td>I</td></tr> </table> Present condition and future danger of destruction Security code Local body	C	A	A	A	D	I		
B	A														
A	M														
-	-														
C	A														
A	A														
D	I														

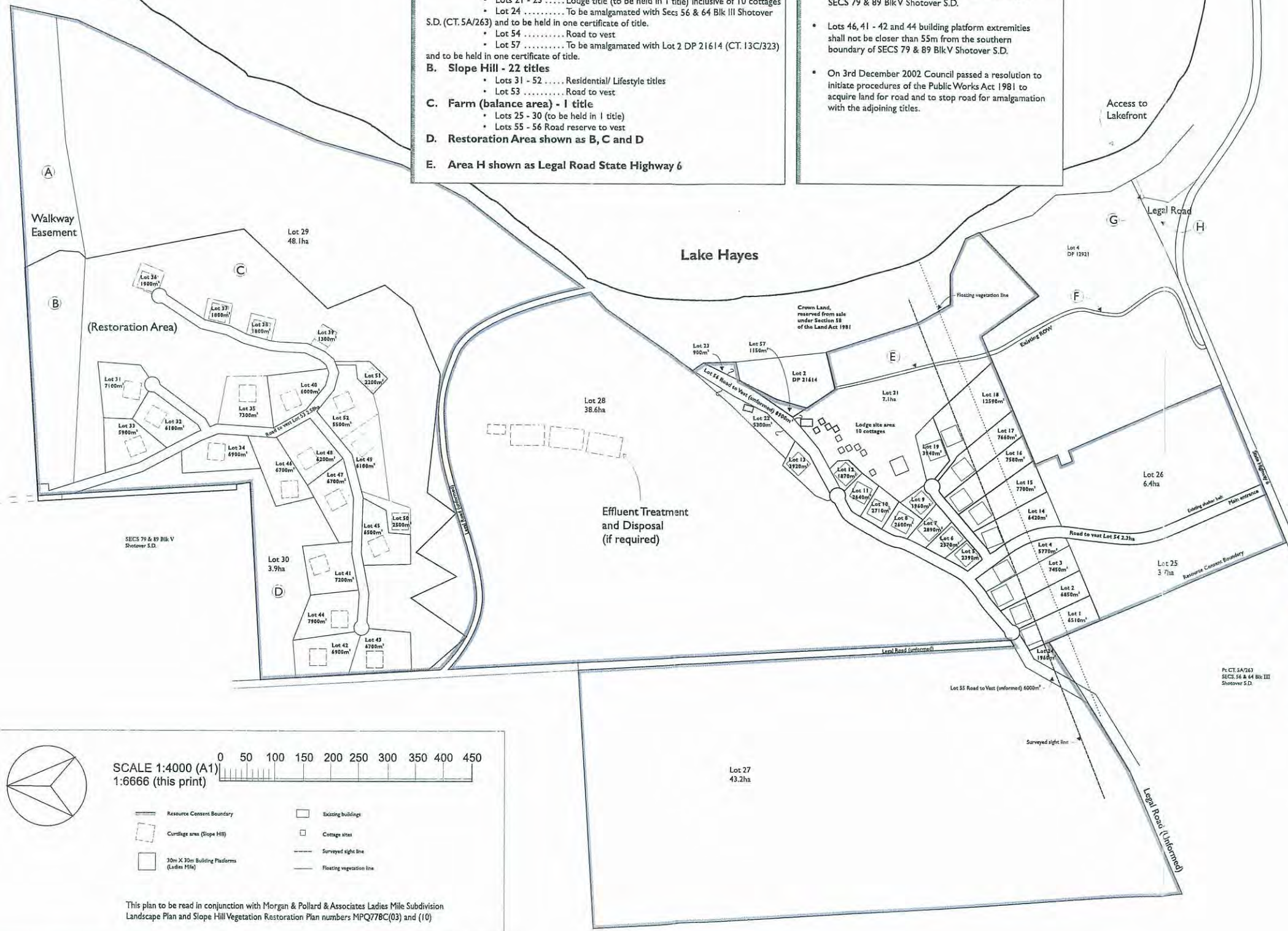
Appendix C
**Information relating to the resource consent application that the Council is
processing in respect of the Threepwood site**

The fee simple subdivision of:

- A. Ladies Mile - 20 titles**
 - Lots 1 - 19 Residential/ Lifestyle titles
 - Lots 21 - 23 Lodge title (to be held in 1 title) inclusive of 10 cottages
 - Lot 24 To be amalgamated with Secs 56 & 64 Blk III Shotover S.D. (CT.5A/263) and to be held in one certificate of title.
 - Lot 54 Road to vest
 - Lot 57 To be amalgamated with Lot 2 DP 21614 (CT.13C/323) and to be held in one certificate of title.
- B. Slope Hill - 22 titles**
 - Lots 31 - 52 Residential/ Lifestyle titles
 - Lot 53 Road to vest
- C. Farm (balance area) - 1 title**
 - Lots 25 - 30 (to be held in 1 title)
 - Lots 55 - 56 Road reserve to vest
- D. Restoration Area shown as B, C and D**
- E. Area H shown as Legal Road State Highway 6**

NOTES:

- Lots 32 - 34 building platform extremities shall not be closer than 30m from the north eastern boundary of SECS 79 & 89 Blk V Shotover S.D.
- Lots 46, 41 - 42 and 44 building platform extremities shall not be closer than 55m from the southern boundary of SECS 79 & 89 Blk V Shotover S.D.
- On 3rd December 2002 Council passed a resolution to initiate procedures of the Public Works Act 1981 to acquire land for road and to stop road for amalgamation with the adjoining titles.



AREA SCHEDULE	
Lots	180.48ha
Road Reserve	6.02ha
Drainage Reserve	
Total	186.5 ha

SCHEDULE OF EXISTING EASEMENT				
PURPOSE	SHOW	SECTION	DOCUMENT	CREATED BY
ROW	E	Lot 21	Lot 2	6/C/774416/2
ROW	F	VARIOUS	Lot 21	1/3710/6

PROPOSED MEMORANDUM OF EASEMENTS in gross			
PURPOSE	SHOW	SECTION	GRANTEE
ROW	A-E	LEGAL	BLB.C.
ROW	E	Lot 4 DP 12921	BLB.C.

APPLICANT: PRITCHARD GROUP LTD.
REGISTERED PROPRIETOR: THREEPWOOD FARM LTD.
COMPRISED IN: VARIOUS

PREPARED BY: PRITCHARD GROUP LTD.
SCALE: 1:4000(A1) 1:6666 (this print)
DATE: 13/1/04
DRAWING NUMBER: Jun 04 ver 6



TEL: (06) 344 7215
FAX: (06) 344 5142
EMAIL: p@pritchardgroup.co.nz
WEB: www.pritchardgroup.co.nz
ADDRESS: 35 Ardington Road, Christchurch, New Zealand
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Areas and dimensions subject to final survey

SCALE 1:4000 (A1)
1:6666 (this print)

Resource Consent Boundary
 Curtilage area (Slope Hill)
 30m X 30m Building Platforms (Ladies Mile)
 Existing buildings
 Cottage sites
 Surveyed sight line
 Floating vegetation line

This plan to be read in conjunction with Morgan & Pollard & Associates Ladies Mile Subdivision Landscape Plan and Slope Hill Vegetation Restoration Plan numbers MPQ/78C(03) and (10)

K Mactaggart & J Crane

Relocation of an Approved Guest Cottage
Associated with the Threepwood Homestead

**Application for Resource Consent and to
Vary Conditions of Resource Consent RM150272**

May 2016

John Edmonds
& Associates Ltd
PLANNING ■ ENVIRONMENT

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT

Schedule 4 Clause 6 Matters

1. I attach in accordance with the fourth schedule of the Resource Management Act an assessment of the actual or potential effect on the environment of the activity. The proposal does not result in any significant adverse effects on the environment.

2. The activity does not include the use of hazardous substances and installations.

3. The following mitigation measures are proposed (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.

The proposed guest cottage will be partly subterranean and will be constructed from recessive cladding materials. Planting is also proposed to mitigate the visual effects of the building. Please refer to the AEE for further details.

4. I attach within the AEE an assessment of any persons affected by the activity and any consultation undertaken.

Not relevant.

5. 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.

No specific monitoring will be required.

6. 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).

Not relevant.

6. A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

The information provided is in accordance with the information required in the Queenstown Lakes District Plan (QLDP).

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Appendix B Site Plan and Cottage Elevation Plans
Appendix C Planting Plan

COMMON ABBREVIATIONS

- QLDC** Queenstown Lakes District Council
QLDP Queenstown Lakes District Plan
RMA Resource Management Act 1991
CFR Computer Freehold Register
NES National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

DOCUMENT STATUS

Version	Purpose of Document	Prepared By	Reviewer	Review Date
Draft A	Internal Draft	AR	BA	3/5/16
Draft B	Draft to Client	AR	KM/JC	3/5/16
FINAL	Lodgement	AR	-	-

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

To:

Queenstown Lakes District Council – Planning & Development
PO Box 50072, Queenstown 9348
Attention: Manager, Resource Consents

Applicant:

K Mactaggart & J Crane apply to relocate the guest cottage approved under RM150272.

Address for Service:

John Edmonds & Associates
Attention: Annemarie Robertson
Email: annemarie@jea.co.nz
Phone: (03) 450 0009
PO Box 95, Queenstown 9348

Address for Invoicing:

Attention: K Mactaggart & J Crane
Email: kirstymactaggart@me.com
Phone: +65 9100 9630
24 Kay Siang Road, Singapore 248938

1.0 INTRODUCTION

1.1 Overview

Consent is sought to change the location of the 'Fairy Glen' guest cottage that was approved under RM150272. This requires land use consent and for Conditions 1 and 3 of RM150272 to be varied.

Resource consent was granted under RM150272 (dated 5 August 2015) to undertake additions and alterations to the Threepwood Homestead and associated buildings; to construct a new guest cottage, barn for workers' accommodation and swimming pool; and to undertake associated earthworks and landscaping. The decision also granted consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the NES) as the site is a HAIL site, and a variation to conditions of RM980171 to enable an amended landscaping plan.

The guest cottage approved under RM150272 was to be constructed to the north east of the homestead. It is now proposed to relocate the guest cottage to a position south east of the homestead, adjoining the north eastern side of the visitor parking quadrangle (which was also approved under RM150272). It is now proposed to make minor changes to the cladding materials for the guest cottage, and to undertake additional planting.

The proposed changes are described in detail in Section 2.0 below.

1.2 Consent History

The site has an extensive consenting history, which is outlined in detail in the application for RM150272.

An application was made in January 2016 (RM160062) to vary Conditions 1 and 3 of RM150272 to make changes to the approved alterations and additions to the homestead and to relocate the guest cottage to a position south of the existing sewer easement running through the site. In April 2016, the Council refused to assess the relocation of the guest cottage as a variation to the original consent, and requested that a new resource consent application be made to address the changes to the cottage. RM160062 now relates only to the changes to the homestead, and was granted on 29 April 2016.

The proposed position of the guest cottage has been revised since the original variation application was made, so that it will be located closer to the existing homestead building and adjoining the approved formal visitor parking quadrangle. The finished floor level has also been lowered by an additional 500mm, so that the cottage will have a more subterranean appearance, a darker roof material is proposed, and mitigation planting is proposed to soften and partly screen the cottage in views from the south and east.

1.3 Consultation

No consultation has been undertaken as it is not considered that any person is adversely affected by the proposal.

1.4 Notification

The adverse effects of the proposal are considered to be minor and no persons are considered to be affected by the proposal. It is therefore considered appropriate to process this application on a non-notified basis.

2.0 DESCRIPTION OF THE PROPOSAL

2.1 Site Description and Location

The site is located at the end of Ellen Johnson Terrace in Threepwood. The site is legally described as Lot 21 DP 437509, held in Computer Freehold Register 720776. A copy of this is attached in [Appendix A](#). At the time RM150272 was granted, the site was part of a larger title, however all of the works approved under RM150272, as well as the proposed new location of the guest cottage, are located wholly within Lot 21.

The title has the following instruments registered on it:

- Consent Notice 7568445.4 – This relates to the requirement of a management company / incorporated society and covenant areas on Lots 31 to 52 DP378242.
- Land Covenant 7568445.13 – This is the general design covenant for all of the lots in Threepwood Farm.
- Consent Notice 7891377.4 – This relates to a management company / incorporated society and the use of Lot 25 as access.
- Land Covenant in Easement Instrument 7891377.11 – this relates to the remedial landscaping.
- 8959166.1 Variation of Land Covenant 7891377.11 – this relates to remedial landscaping.
- Land Covenant 10130774.2 – This relates to the presence of uncertified fill within parts of the site.

The proposed application is consistent with the above consent notices.

Figure 1 below is an aerial of the site showing its location at the base of Slope Hill, overlooking Lake Hayes to the east, adjoining the Lake Hayes walking track and accessed via the end of Ellen Johnson Terrace. The site is irregular in shape and includes a number of buildings and farmland. The Threepwood Homestead and associated stone buildings are listed as Category 2 Heritage Structures within the QLDP. It is noted that the

homestead is not listed with the New Zealand Historic Places Trust and was constructed in 1909, so this part of the site is not defined as an archaeological site under the Historic Place Act 1993.

The site is zoned Rural General in the QLDP and is classified as Visual Amenity Landscape in accordance with Appendix 8 of the QLDP.



Figure 1: Aerial View of Lot 21 DP 437509

2.2 Description of the Proposal

Consent is sought to construct a guest cottage, which will be located to the south east of the homestead adjoining the visitor parking quadrangle. The guest cottage has been designed as a hidden retreat called the 'Fairy Glen Cottage'. The building was approved with the same general design in a different location (to the north east of the homestead) under RM150272. Please refer to Figure 2 below which is part of the proposed Site Plan included in [Appendix B](#).

Please refer to the Architectural Elevation Plans attached as [Appendix B](#). The cottage will be set into the ground so that it is partly subterranean and has a low profile. The cottage will be constructed from recessive materials, and surrounded by a schist wall. The height of the schist walls surrounding the cottage will be a maximum of approximately 2m above existing ground level. It is proposed to level and slightly raise the ground level to form the visitor parking quadrangle behind the cottage (as approved under RM150272); this will result in the back wall of the cottage above finished ground level being approximately the same height as the hedge around the quadrangle.

The cottage design is the same as that approved under RM150272, with the exception of the following small changes:

- The roof material will be changed from a turf roof to Colorsteel in the colour 'Greyfriars'.
- The fascia material will be changed from concrete to grey coloured plaster. The exact colour has not been chosen yet, but will have a light reflectance value of less than 36% (in accordance with Condition 3 of RM150272).
- Non-reflective glass will be used for the cottage windows.

- The finished floor level will be lowered to 347m (compared to 348.8m as approved under RM150272).

The change in roof cladding (Colorsteel instead of turf) will result in the height of the cottage roof above finished floor level being slightly lower than previously proposed under RM150272.

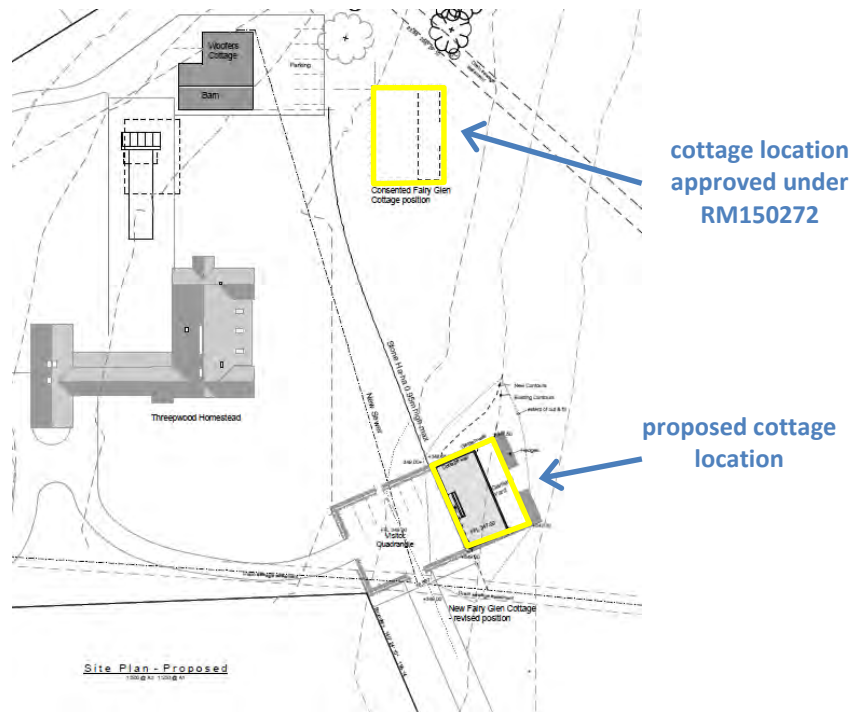


Figure 2: Proposed Relocation of Fairy Glen Cottage

2.2.1 Earthworks

Minor earthworks will be required to bench the Fairy Glen cottage into the site at its new location. The volume will be similar to that required at the location approved under RM150272. The maximum cut depth will be approximately 1.5 - 2m along the back wall of the building. The extent of the earthworks is shown on the Site Plan, attached in [Appendix B](#). All earthworks will be contained well within the boundaries and standard conditions of consent are appropriate to mitigate any effects.

2.2.2 Landscaping

It is proposed to plant a holly hedge along the front (eastern elevation) of the cottage. Under RM150272, in views from the east a clipped hedge would be seen along the front of the visitor parking quadrangle; that hedge will now be screened by the proposed cottage. It is also proposed to plant a group of trees on the southern side of the cottage and around its south eastern corner to partly screen and soften the appearance of the building in views from the south and east. It is intended that a Japanese maple will partly overhang the cottage roof. The plantings include climbers which will grow up the side of the cottage and over its roof. Please refer to the Planting Plan attached as [Appendix C](#).

2.2.3 Proposed Changes to Conditions of RM150272

It is proposed to vary Conditions 1 and 3 of RM150272, as varied by RM160062, as follows (proposed deletions in ~~strike through~~; proposed additions in **bold underline**) to update the plans in regard to the guest cottage location:

General Conditions

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

Pattersons

- Site Plan: ~~(1)01 rev A 11/4/2016~~ **Cover Sheet: 1(01) 26/04/2016**
- Floor Plan Existing: RC 02A July 2015
- Ground Floor – Proposed Homestead (1)03 Rev F 11/04/2016
- Garage & Loft – Floor Plan (1)07 Rev E 11/04/2016
- NE Elevations: (2)01 Rev A 11/04/2016
- NW Elevations: (2)02 Rev C 11/04/2016
- SE Elevations: (2)03 Rev C 11/04/2016
- SW Elevations: (2)04 Rev C 11/04/2016
- SW and NE Garage (2)05 Rev C 11/04/2016
- ~~Guest Cottage Proposed Floor Plan: RC 12B July 2015~~
- ~~Section A Sight Line Diagram: RC 12B July 2015~~
- Barn Proposed Floor Plan: RC 14B July 2015
- Barn Elevations: RC 15B July 2015

Baxter Design Group

- 2402-SK48: Courtyard Plan
- 2402-SK49: Courtyard Elevation
- 2402-SK51: Landscape Masterplan
- 2402-SK51: Proposed and Existing Contours
- 2402-SK52: Existing and Proposed Trees
- 2402-SK55: Pool Section

stamped as approved on 5 August 2015 or 26 April 2016 or ~~XXXXX 2016~~ and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Landscaping

3. The landscape plans submitted with the application shall be amended and resubmitted to council for certification prior to construction beginning on site. Amendments shall achieve the following objectives:
 - All proposed planting or relocating of birch shall be substituted with an alternative species that is not a high allergen or invasive species and shall be consistent with other proposed and existing species on the site of similar form and mature height.

Details for the external colours and materials for the 'Fairy Glen Cottage' (Guest House) concrete **plaster** fascia (~~a sample of the concrete finish shall be provided to Council to assess~~), joinery and skylights shall be submitted to council for certification prior to construction. ~~Concrete shall be coloured or textured and~~ **Plaster and** aluminium joinery shall be coloured to provide a natural grey, brown or V1_08/08/14 RM150272 green colouring below a light reflectivity value of 36%. Details for skylights shall demonstrate that they are either tinted a dark colour (grey, brown or green), or 100% clear so as to avoid any pale opaque colouring or otherwise sufficiently recessed as not to be visible from beyond the

property. Any amendment to the specified colours and/or materials shall be certified by the Council Planning and Development division prior to use on the building. The exterior colours shall be derived from the natural landscape and in the natural range of browns, greens and greys, with a light reflectance value of less than 36%, and in accordance with Council's "A Guide to Suitable Building Colours and Materials in Rural Zones".

3.0 DISTRICT PLAN REQUIREMENTS

3.1 District Plan Provisions

The site is zoned Rural General in the QLDP and the purpose of the Rural General Zone is to:

"manage activities so they can be carried out in a way that:

- *protects and enhances nature conservation and landscape values;*
- *sustains the life supporting capacity of the soil and vegetation;*
- *maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and*
- *ensures a wide range of outdoor recreational opportunities remain viable within the Zone."*

The zone is characterised by farming activities and a diversification of activities such as horticulture and viticulture. The zone includes the majority of the rural lands including alpine areas and national parks"

3.2 Consents Required and Status of the Activity

Resource consent is required for the following:

- A **discretionary** activity land use consent pursuant to Rule 5.3.3.3i for the construction of a building, including any physical activity associated with any building such as roading, landscaping or earthworks.
- A **discretionary** activity pursuant to Section 127(1) of the Resource Management Act to vary Conditions 1 and 3 of RM150272.

4.0 SECTION 104(1)(B) CONSIDERATIONS

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- *(b) any relevant provisions of—*
 - *(i) a national environmental standard:*
 - *(ii) other regulations:*
 - *(iii) a national policy statement:*
 - *(iv) a New Zealand coastal policy statement:*
 - *(v) a regional policy statement or proposed regional policy statement:*
 - *(vi) a plan or proposed plan; and*

The objectives and policies of the QLDP and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 are assessed below. No other statutes are considered relevant to this application.

4.1 Objectives and Policies of the Operative District Plan

The relevant objectives and policies are contained within Part 5 (Rural Areas) of the operative District Plan.

4.1.1 Part 5 Objectives and Policies

Objective 1 - Character and Landscape Value

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

The above objective and associated policies are the most relevant for this application and seek to protect the character and landscape value of the rural area whilst avoiding adverse effects. The proposed guest cottage will continue to be located within the general area of a cluster of farm buildings and associated exotic tree plantings, which are typical of the rural homestead setting. The land around the cottage (except where it adjoins the parking area) will be grazed. The proposed external materials and colours, as well as additional landscaping, will mitigate the visual effects of the building. The cottage will be sunk into the ground, so that it has a partly subterranean appearance. It will be viewed against a backdrop of existing mature trees, and will not break the line or form of any prominent landscape feature.

Objective 3 - Rural Amenity

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

The above objective and associated policies relate to avoiding, remedying or mitigating adverse effects on rural amenity and include a specific policy regarding the setback of buildings from property boundaries. The proposed guest cottage location complies with the minimum 15m boundary setback required for buildings in this zone.

4.2 Objectives and Policies of the Proposed District Plan

The QLDC's Proposed District Plan was notified on 26 August 2015. Submissions closed on 23 October 2015, and further submissions closed on 18 December 2015. Rural hearings commence in May 2016. The proposed provisions should be given limited weighting (if any) at this stage.

Most relevant to this application are the provisions in proposed Part 6 – Landscapes and Part 21 – Rural.

4.2.1 Proposed Part 6 Objectives and Policies

6.3.1 Objective - The District contains and values Outstanding Natural Features, Outstanding Natural Landscapes, and Rural Landscapes that require protection from inappropriate subdivision and development.

6.3.2 Objective - Avoid adverse cumulative effects on landscape character and amenity values caused by incremental subdivision and development.

6.3.5 Objective - Ensure subdivision and development does not degrade landscape character and diminish visual amenity values of the Rural Landscapes (RLC).

These objectives and associated policies are similar to the existing objectives, policies and assessment matters for the Rural General Zone in the operative plan. Some specific policies which are relevant to the proposal include for example to recognise that proposals which seek support from existing or consented development have the potential for adverse cumulative effects, and to ensure that incremental changes do not degrade the landscape as a result of activities associated with mitigation of the visual effects of development such as screening planting, mounding and earthworks. In this case, it is not considered that the proposed cottage will have adverse cumulative effects which are more than minor compared to what has already been approved under RM150272. The proposed mitigation is considered to be appropriate in the context of the existing and established character of the site. The position of the cottage is not entirely consistent with the proposed policy which states that development should be located where it will be least visible and have the least disruption to the landform and rural character. However, it is noted that the cottage would also have been visible from public places such as the reserve surrounding Lake Hayes in the location approved under RM150272. Existing buildings, including the homestead which is highly visible, contribute to the site's amenity and character.

4.2.2 Proposed Part 21 Objectives and Policies

21.2.1 Objective - Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

This objective in Part 21 includes a policy which requires buildings to be set back a minimum distance from boundaries to mitigate potential adverse effects on landscape character, visual amenity and the outlook from neighbouring properties, as well as to avoid adverse effects on established and anticipated activities. As discussed above, the proposed guest cottage location is set back from the site's boundaries. In views from the closest adjoining neighbour (14 Ellen Johnson Terrace), the building will be screened by the hedge surrounding the parking quadrangle, which was approved under RM150272.

4.3 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

RM150272 included consent under the NES as it has been identified that HAIL activities have previously been undertaken at the site. Consent to undertake remediation works was granted under RM140541, and these works have now been completed.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Landscape and Visual Effects

The relevant assessment matters for Visual Amenity Landscapes are outlined in Section 5.4.2.2(3) of the QLDP. These are assessed as follows:

(a) Effects on natural and pastoral character

The site is located within a Visual Amenity Landscape, adjacent to the Outstanding Natural Feature (ONF) of Lake Hayes and Slope Hill. The homestead and surrounding buildings form part of this rural and cultural landscape and have been visible in the foreground to Slope Hill and overlooking Lake Hayes for approximately a century. It is considered that the scale and extent of development proposed in this application is similar to what has been approved under RM150272, so will not result in over domestication. Views towards the site

will continue to be dominated by the homestead and surrounding trees, as the cottage has been designed to be visually recessive and will be further softened by existing and proposed landscaping. The height of the cottage relative to the homestead will decrease by 1.8m as it is proposed to lower the finished floor level by this amount.

The proposed location of the Fairy Glen cottage is within an area to the south east of the homestead which does not currently contain any buildings. However, it is not an area devoid of any existing domestic character, as the cottage will be adjacent to the approved visitor parking area and associated plantings, as well as an avenue of existing mature, exotic trees. In views from the west, the building will be seen as an extension to the approved stone landscaping wall along the lawn in front of the homestead.

It is not considered that the proposed new site layout will adversely affect the open character of the adjoining ONF.

(b) Visibility of Development

The proposed guest cottage will generally be screened from views from within Threepwood (to the east) by existing trees, as well as the proposed hedging around the visitor parking area. The low profile of the building, recessive external colours, and planting will mitigate the visual effects of the building in views from the west, which include views from public reserves and roads. The proposed guest cottage location and associated earthworks will not break the skyline, or the form of any ridge, hill or prominent slope.

(c) Form and Density of Development

The proposed cottage will be located between approved domestic elements including the visitor parking area to the east, which is surrounded by a formal hedge, an avenue of existing exotic trees to the south, and a stone landscaping wall to the north. The building form will be low profile and recessive so that it does not detract from the existing character of the site.

(d) Cumulative effects of development on the landscape

Given the small scale and recessive design of the cottage, it is not considered that it will visually compromise the existing landscape or adversely affect the existing character of the site to a degree which is more than minor. The effects in terms of the level of domestication will be similar to the development approved under RM150272.

(e) Rural Amenities

It is not considered that the proposed cottage will adversely affect visual access to open space, including views of the adjoining ONF. The effect on views across the existing pastoral landscape which the site is contained within will be minor. The proposed relocation of the cottage will not adversely affect the ability to undertake agricultural activities on surrounding land, and the land surrounding the cottage will be grazed. The proposed location of the guest cottage is sufficiently set back from the site boundary such that it is unlikely to have adverse effects on the existing amenity of any neighbouring properties.

5.2 Neighbourhood Effects

The proposed guest cottage location will not adversely affect any neighbouring properties, and will generally maintain the existing character of the site and surrounding area. Although the proposed cottage will be located closer to the site boundary than approved under RM150272, it is considered that the setback of

approximately 18m, together with the building design and extensive planting between the building and the western boundary, will ensure that there will be no adverse effects on the existing amenity of the neighbouring property to the west.

The cottage will be visible from residential properties to the east, although given the distance to these properties combined with the visual mitigation proposed, any effects on these views are likely to be less than minor.

5.3 Ecosystems

The proposal will not result in adverse effects to any ecosystems, plants, animals or disturbance of habitats.

5.4 Natural and Physical Resources

The proposal will not adversely affect any natural or physical resources. As discussed above, the pastoral land (which is a physical resource) surrounding the cottage will be grazed. The cottage will not compromise or detract from the character or visual appearance of the historic homestead, compared to the location approved under RM150272.

5.5 Discharge of Contaminants

The proposal will not result in any discharge of contaminants or unreasonable emission noise from the site.

5.6 Natural Hazards / Hazardous Substances

The proposal will not exacerbate or increase the risk associated with any natural hazards. No hazardous substances are proposed.

6.0 THE MATTERS IN PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Resource Management Act 1991 details its purpose: to promote the sustainable management of natural and physical resources. This proposal will allow the applicant to provide for their economic and social wellbeing by optimising the redevelopment of the site to meet their needs. As outlined in Section 6, the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance which must be had regard to. For the reasons outlined in this assessment of effects, the proposed changes to the works approved under RM150272 are considered to be appropriate in the context of the historic values of the homestead and the character of the site. In regard to the other matters in Section 7, the proposal provides for efficient use of the land resource while generally maintaining the existing amenity values of the surrounding environment.

7.0 SUMMARY

It is proposed to change the location and external materials of the Fairy Glen guest cottage, which was part of the works approved previously under RM150272. These changes to the cottage will have effects on the environment which are considered to be no more than minor. No persons will be adversely affected.

The proposal is generally consistent with the relevant objectives and policies of the operative and proposed District Plans, as well as with Part 2 of the Resource Management Act.

Notes

2 External Walls

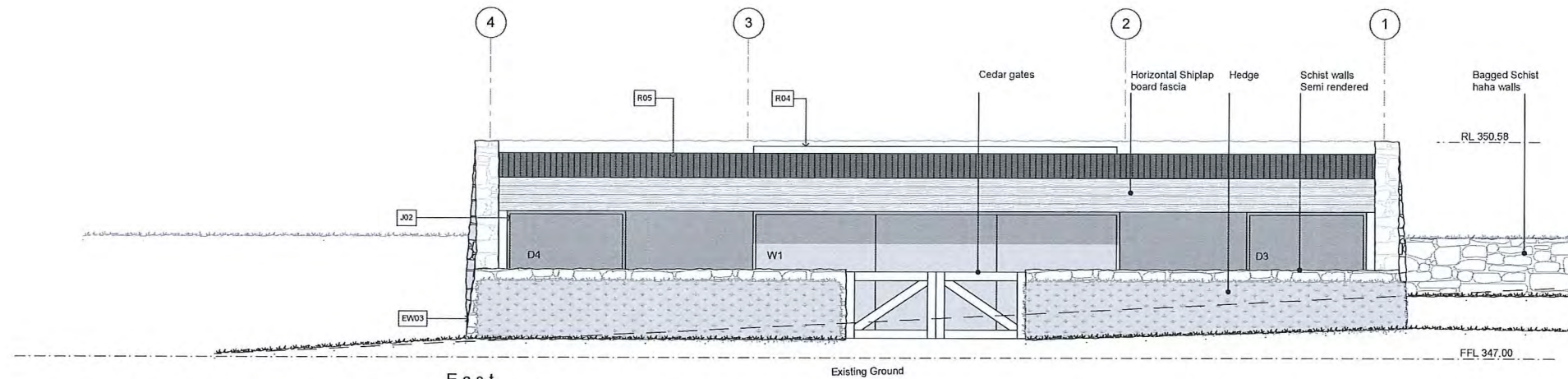
- EW01 External walls
Semi rendered schist veneer on Etepan Base back on sloped 75-140 x 35 H3 2 battens over Secondary Framed wall 50x45 H3 2 200 studs @ 200 & rags @ 300 cut to 90mm cavity RAS board over building wrap to 90x45 GGG H1 2 Framing studs @ 200 & rags @ 600 cut. Fa to slab with N12 Dymabloc @ 250 c/c. DPC (midline) between bottom plate and slab. Level with 12mm Standard Gie (Aquafix to wet areas) Level 5 finish. R.C.S Insulation.
- EW03 External Schist Rock Wall
External schist rock wall with a semi rendered appearance over 200 concrete block wall to regions details.

5 Roof

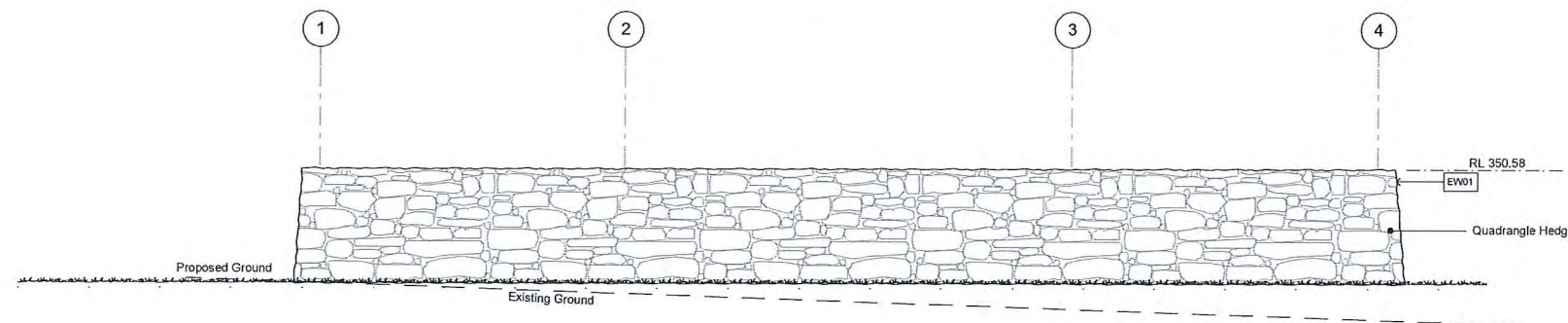
- RO4 Roof Skylight
Allow for structure as per engineer's specification. Confirm fixings with Architect.
- RO5 Corbated Roof
Corbated Endura Triangular profile roofing on timber framing - Colour Grey/Green - refer also structural engineer's documentation.

7 Joinery

- J02 Aluminium Joinery
Double Glazed powder coated aluminium privacy, 160x1100 for sizes



East
1:50@A1 1:100@A3



West
1:50@A1 1:100@A3

NOTE: All details subject to architect's final detailed design revision



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P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

Threepwood - Fairy Glen cottage

Consultants	
Quantity Surveyors	**
Structural Engineers	Hadley consultants 03 450 2140
Services Engineers	**

scale 1:50 @ A1 date 20/04/2016

designed	** 185
drawn	** 185
checked	** 185
peer review	** N/A

title
Elevations

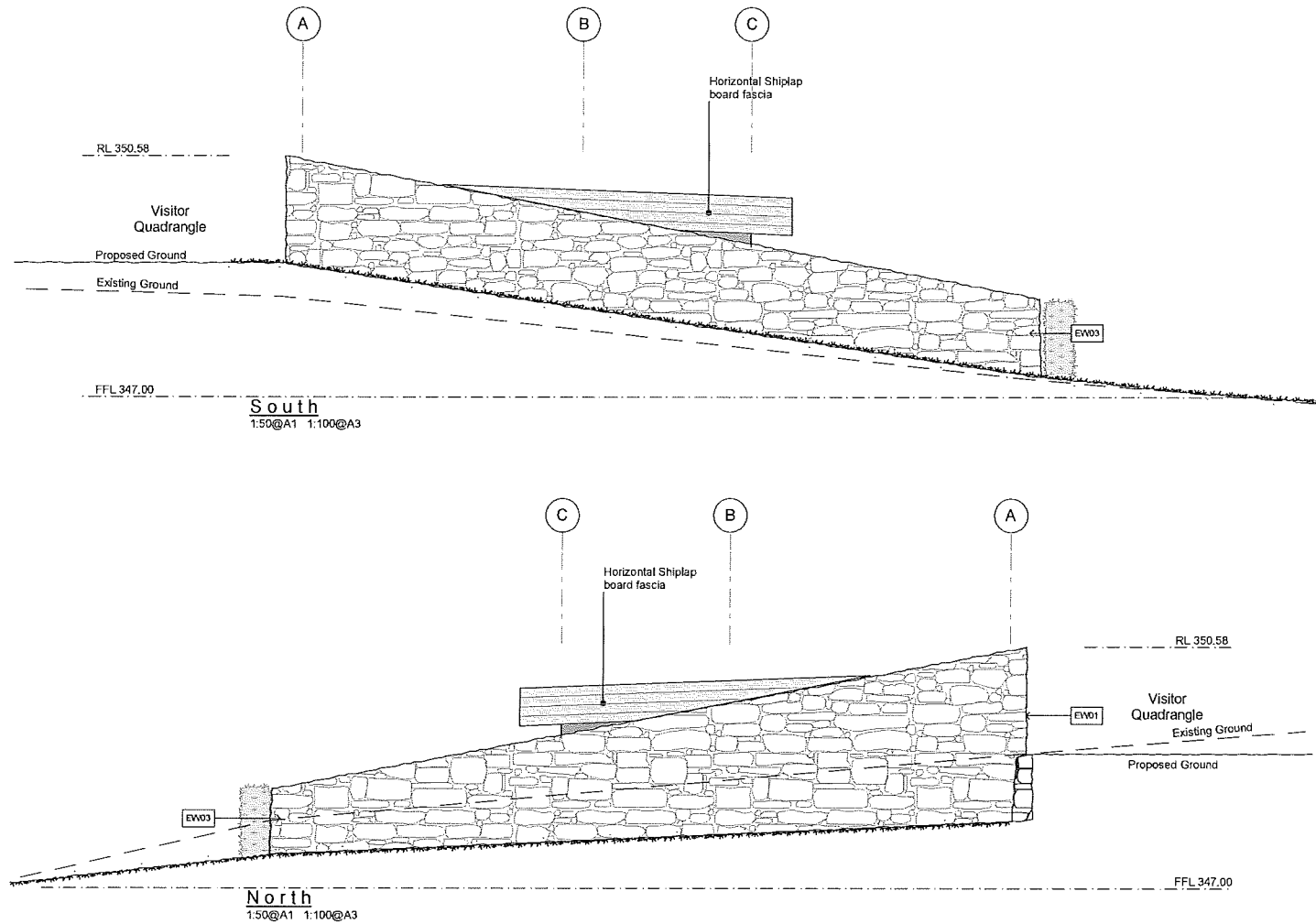
drawing set	
BUILDING CONSENT	
ref no.	14039
sheet no.	(2)01
revision	**

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Do not scale dimensions from drawings
K Drive/Projects14/14039/Dwgs/

Notes

2 External Walls

- EW01 External walls
 Stone masonry wall on
 stone base with a top of
 140 x 45 H3 2 battens over Secondary
 Framed 60x45 H3 2 200 studs @
 400 c/c over 100 c/c to 100mm cavity
 RAB board over 1.5kg step to
 100x45 H3 2 Framing chook @
 400 c/c over 500 c/c. Finish with
 M12 D posts @ 200 c/c, DPC
 continuous between bottom plate and
 slab. Lined with 12mm standard G-
 7 quilted to not exceed level 5 finish.
 R.C. & insulation.
- EW02 External Sheet Rock Wall
 External sheet rock wall with a semi
 finished appearance over 200 c/c
 block wall to engineers details.



NOTE: All details subject to architect's final detailed design revision



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Threeewood - Fairy Glen cottage

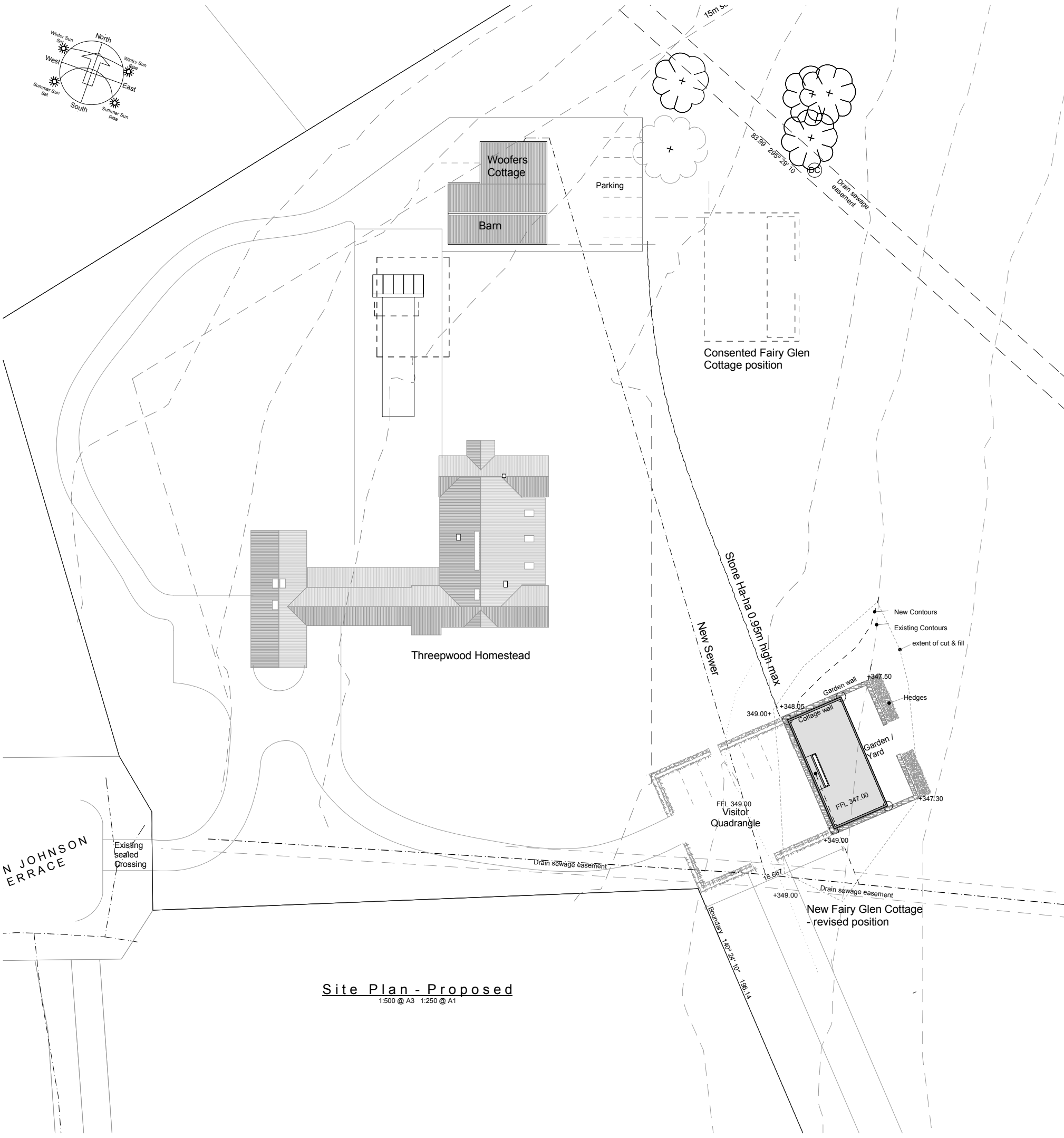
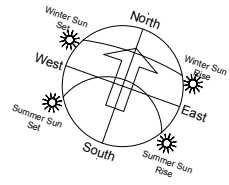
Consultants	
Quantity Surveyors	**
Structural Engineers	Hadley consultants 03 450 2140
Services Engineers	**

scale	1:50 @ A1	date	20/04/2016
designed	** 1B5		
drawn	** 1B5		
checked	** 1B5		
peer review	** N/A		

title
Elevations

drawing set	
BUILDING CONSENT	
ref no.	14039
sheet no.	(2)02
revision	**

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Site Plan - Proposed
1:500 @ A3 1:250 @ A1

RISK MATRIX

Project No 14039 Project Title: Threewood Fairy Glen Cottage

Date 7/10/2015

Building Face	Risk Item	Selection	Description	Score
North Elevation	Wind Zone	High	High wind zone	1
	Stores	1	1 storey	0
	Roof/Wall Intersection	Fully exposed	(parapets or eaves > 90° to vertical with soffits linings)	3
	Eaves Width	0 - 100mm	at 1st floor level, or 100 - 450mm at 2nd floor level, or 450 - 600mm at 3rd floor level	5
	Envelope Complexity	Simple rectangular, L, T or boomerang shape	with single cladding type	0
Deck Design	None	timber slat deck or porch at ground level	0	
Total Risk Factor				9
South Elevation	Wind Zone	High	High wind zone	1
	Stores	1	1 storey	0
	Roof/Wall Intersection	Fully exposed	(parapets or eaves > 90° to vertical with soffits linings)	3
	Eaves Width	0 - 100mm	at 1st floor level, or 100 - 450mm at 2nd floor level, or 450 - 600mm at 3rd floor level	5
	Envelope Complexity	Simple rectangular, L, T or boomerang shape	with single cladding type	0
Deck Design	None	timber slat deck or porch at ground level	0	
Total Risk Factor				9
East Elevation	Wind Zone	High	High wind zone	1
	Stores	1	1 storey	0
	Roof/Wall Intersection	Fully protected	(e.g. hip & gable with eaves)	0
	Eaves Width	450 - 600mm	at 1st floor level, or greater than 600mm at 2nd floor	1
	Envelope Complexity	Simple rectangular, L, T or boomerang shape	with single cladding type	0
Deck Design	None	timber slat deck or porch at ground level	0	
Total Risk Factor				2
West Elevation	Wind Zone	High	High wind zone	1
	Stores	1	1 storey	0
	Roof/Wall Intersection	Fully exposed	(parapets or eaves > 90° to vertical with soffits linings)	3
	Eaves Width	0 - 100mm	at 1st floor level, or 100 - 450mm at 2nd floor level, or 450 - 600mm at 3rd floor level	5
	Envelope Complexity	Simple rectangular, L, T or boomerang shape	with single cladding type	0
Deck Design	None	timber slat deck or porch at ground level	0	
Total Risk Factor				9

TIMBER TREATMENT GUIDE		
LOCATION	BUILDING ELEMENT	TREATMENT LEVELS
Internal Wall Framing	Internal walls	H1.2

* BASED ON RADIATA PINE. FOR STRUCTURAL USE OF OTHER SPECIES, REFER TO NZS3602:2003 TABLES 1 & 2
 * FOR NON-STRUCTURAL USE OF RADIATA PINE, DOUGLAS FIR & OTHER SPECIES, REFER TO NZS3602:2003 TABLE 3
 * A HIGHER TREATMENT LEVEL ALSO SATISFIES THE LEVEL SPECIFIED IN THIS TABLE
 * ALSO REFER TO BIA'S ACCEPTABLE SOLUTION FOR DURABILITY CLAUSE OF THE BUILDING CODE (B2/AS1)
 * WHERE TIMBER IS TREATED WITH COPPER BASED, ACQ OR CuAz, PRESERVATIVES (H3.2 TREATED), ALL FIXINGS, NAILS ETC ARE TO BE STAINLESS STEEL (304 GRADE MIN.)

WALL FRAMING GUIDE:

- Timber wall stud spacing at 600cbs with nogs at 800, or as required by NZS 3604 Table 8.2 (To comply with nailing schedules NZS 3604). Studs and nogs to shower walls to be at 400cbs max each.
- Top plate 2 / 90x45 (Refer to table 8.17 NZS3604)
- Bottom Plate 2 / 90x45 (Refer to table 8.17 NZS3604)
- Top plate fixing type B 2/90 X 3.15 end nails + 2 wire dogs (refer NZS 3604)
- Bottom plate fixing: Concrete floors - M12 bolts set within 150mm of each end plate. Spaced at 900 centres, bent to prevent turning and projecting sufficiently to allow a washer and fully threaded nut above the timber. Refer to NZS3604 7.5.12.1 for required embedment. Or alternatively proprietary post fixed anchors to be installed in accordance with manufacturer's specification and shall be within 150mm of each end of the plate and be spaced at a maximum of 900 centres or 600 centres when used on slab edges formed by masonry header blocks. (NZS3604 7.5.12.2)
- Confirm all fixings with NZS3604:2011 & Structural engineer's calculations & Specifications

- SITE NOTES:**
- Architectural drawings to be read in conjunction with specifications, schedules and Structural Engineering documentation.
 - Unless otherwise noted all levels are in metres and all dimensions in millimetres.
 - All discrepancies shall be referred to the Architect and Engineer for resolution prior to proceeding with the work.
 - Contractor to verify all dimensions, levels and location of existing services prior to construction.
 - Contractor to allow to make good at road and boundary including re-grassing, re-kerbing and re-paving as required.
 - Allow to connect all Stormwater and Drainage to disposal systems at boundaries.
 - Contractors work area restricted to the legal boundary of the site.
 - For landscaping work refer to the Landscape Architects documentation.

Legal Description
Lot 21 DP 437509 CT 538717 Otago

Area 8.7509 Ha

Wind zone High

Exposure zone B

Earthquake zone 3

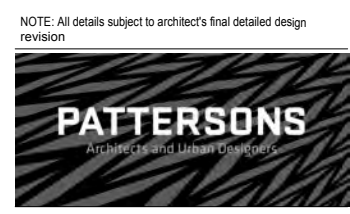
Climate zone 3

SITE COVERAGE 80m² - 0.001%

EARTHWORKS - approximate volumes

Total 102m³

General Landscaping
- Refer Resource consent



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TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

Threewood - Fairy Glen cottage

Consultants	
Quantity Surveyors	**
Structural Engineers	Hadley consultants 03 450 2140
Services Engineers	**

scale 1:250, 1:50 @ A1 date 26/04/2016

designed	** 185
drawn	** 185
checked	** 185
peer review	** N/A

Site Plan - Cover sheet

drawing set	
BUILDING CONSENT	
ref no.	14039
sheet no.	revision
(1)01	**
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Appendix D
Resource consent RM140233



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Gem Lake Limited
RM reference:	RM140223
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to remove a protected heritage tree
Location:	113 & 117 Lakeside Road, Wanaka
Legal Description:	Section 1 – 2 Block X Town of Wanaka held in Computer Freehold Register OT5C/807
Zoning:	High Density Residential
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Blair Devlin – Manager, Resource Consenting
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	6 June 2014

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Blair Devlin, Manager, Resource Consenting, as delegate for the Council.

1.0 PROPOSAL AND SITE DESCRIPTION

The section 42A report prepared for Council (attached as Appendix 2) provides a full description of the proposal and the site and surrounds.

2.0 NOTIFICATION AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 17 April 2014. Thirty one submissions were received in support. The applicant does not seek to be heard at a hearing. No submitters have indicated they wish to be heard if a hearing is held and the consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 4 June 2014.

3.0 THE RELEVANT STATUTORY PROVISIONS

3.1 DISTRICT PLAN CONSENT REQUIREMENTS

The site is zoned High Density Residential under the District Plan.

The purpose of the High Density Residential Zone is to make provision of the continuation and establishment of higher density residential and visitor accommodation activities in recognition of these areas proximity to the town centres, entertainment, shopping facilities and the transport routes which provide a link to attractions elsewhere in the District.

The proposal requires the following resource consent:

- A **discretionary** activity resource consent pursuant to Rule 13.2.3.2 (iii)(a) which relates to the removal of a protected heritage tree.

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 7 of the S42A report outlines S104 of the Act in more detail.

4.0 THE PRINCIPAL ISSUES THAT WERE IN CONTENTION

The principal issues in contention are the effects on the environment by allowing the removal of the protected heritage tree.

The findings relating to this principal issue of contention are outlined in Section 8 of the attached S42A report.

5.0 SUMMARY OF EVIDENCE HEARD

This is not applicable in this case as there has not been a hearing.

6.0 S104 ASSESSMENT

6.1 EFFECTS (s104(1)(a))

Section 8 of the S42A report prepared for Council provides a full assessment of the application. A summary of conclusions of that report following a full assessment are outlined below:

- The arborist assessments relating to the subject tree conclude while there is no immediate safety threat from the tree, this is likely to change and in the future the tree will be vulnerable to failure given its size and multi limb composition.
- A STEM (RNZIH Tree Evaluation System) analysis of the subject tree has given the tree a STEM score of 120. A 120 STEM score is a starting point when considering if a tree should be protected.

- The arborist assessments conclude that this tree is not a good example of a Eucalyptus species and whilst it is large and readily visible it does not have outstanding cultural, heritage or botanical values (based on the STEM analysis) and is not worthy of protection as a heritage item.
- Submissions received relating to this application strongly indicates that the public do not recognise this tree as a feature that holds significant character or amenity values to the Wanaka town. Thirty one submissions were received supporting the trees removal.
- On the basis of public submissions, the STEM analysis and the trees declining health any effects as a result of the trees removal on the character and amenity of the site and its surrounds are not likely to be significant or adverse.

Overall, the proposed activity is not likely result in adverse effects on the environment.

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

As outlined in detail in Section 8.3 of the S42A report, the proposal is not contrary with the relevant heritage tree objective in the District Plan but is inconsistent with some of the associated policies which aim to protect heritage trees from avoidable loss or destruction. Although the proposal is inconsistent with some of the relevant policies, the removal of the protected heritage tree is considered appropriate in the context of the relevant objective and the effects assessment that concludes the proposal will not result in any adverse effects.

6.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 8.4 of the S42A report.

7.0 DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Section 104 of the Act directs that when considering an application for resource consent and any submissions received in response to it, the Consent Authority must, subject to Part 2, have regard to the actual and potential effects on the environment of allowing the activity and the relevant provisions of the District Plan. The following decision is made following the assessment in accordance with 104 of the RMA:

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

8.0 OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

Should you not be satisfied with the decision an appeal may be lodged with the Environment Court, Justice Department, PO Box 2069, Christchurch, telephone 03 9624170 and all parties, not later than 15 working days from the date this notice is received.

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. The Council will contact you in due course to arrange the required monitoring. It is

suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the RMA.

If you have any enquiries please contact Ian Greaves on phone (03) 441 0499 or email ian.greaves@qldc.govt.nz.

Report prepared by

Decision made by



Ian Greaves
SENIOR PLANNER

Blair Devlin
MANAGER, RESOURCE CONSENTING

APPENDIX 1 – Consent Conditions
APPENDIX 2 – Section 42A Report

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

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

- 'Existing Site Plan' by Assembly Architects Limited.

stamped as approved on 3 June 2014

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.
3. The removal of the tree is to be undertaken by a qualified arborist, in line with accepted arboricultural practice.
4. Prior to commencing works on site, the consent holder shall obtain and implement an approved traffic management plan from Council if any parking or traffic will be disrupted, inconvenienced or delayed during the trees removal.

APPENDIX 2 – SECTION 42A REPORT

FILE REF: RM140223

TO Blair Devlin, Manager Resource Consents
FROM Ian Greaves
SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: Gem Lake Limited
Location: 113 & 117 Lakeside Road, Wanaka
Proposal: To remove a protected tree
Legal Description: Section 1 – 2 Block X Town of Wanaka held in Computer Freehold Register OT5C/807
Zoning: High Density Residential
Public Notification Date: 17 April 2014
Closing Date for Submissions: 20 May 2014
Submissions: 31

The following submissions have been received in support of the application:

1. G Vallance – 153 Warren Street, Wanaka
2. D Hudson – 3 Sunrise Bay Drive, Wanaka
3. B Kennedy – 118 Rob Roy Lane, Wanaka
4. J Hallum – 209 Mt Aspiring Road, Wanaka
5. R Gardiner – 149 Stone Street, Wanaka
6. B Ecroyd – 5 Cliff Wilson Street, Wanaka
7. D Orton – 50 Youghal Street, Wanaka
8. P Marsden – 38 Haliday Road, Wanaka
9. A Campbell – 133 Lakeside Road, Wanaka
10. M Barton – 76 Roche Street, Wanaka
11. P Dowling – 129 Lakeside Road, Wanaka
12. N Vallance – 153 Warren Street, Wanaka
13. M Gould – 131 Meadowstone Drive, Wanaka
14. J Clarke – 600 Lake Hawea – Albert Town Road, Wanaka
15. J Beck – 75 Alison Avenue, Albert Town
16. G King – 13 Frye Crescent, Albert Town
17. D Henderson – 3471 Luggate – Cromwell Road, Cromwell
18. R McGregor – 9 Clutha Place, Wanaka
19. K Wilson – 67 Grandview Road, Lake Hawea
20. F Cleveland – 16 Greenbelt Place, Wanaka
21. A Armstrong – 20 Kingan Road, Wanaka
22. J Oakes – 18 Bell Street, Lake Hawea
23. D Hoogduin – 17 Frye Crescent, Albert Town
24. S Donnelly – 36a Matai Road, Wanaka
25. J Caughey – 150 Cardrona Road, Wanaka

A late submission was received from:

- 26. Gill Lucas – 64 Warren Street, Wanaka
- 27. P Ecroyd – 52 Lismore Street, Wanaka
- 28. S Pinfold – 1/71 Heritage Park, Wanaka
- 29. J Rowley – 617 Mount Barker Road, Wanaka
- 30. G McDonald – 259 Beacon Point Road, Wanaka
- 31. G Winslow – 34 Ardmore Street, Wanaka

** No submitters have indicated that they wish to speak at a hearing*

Implications For:

- | | | |
|------|----------------|----|
| i) | Policy | No |
| ii) | Annual Plan | No |
| iii) | Strategic Plan | No |

RECOMMENDATION

Pursuant to Section 37 it is recommended that the late submissions be received.

The application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 for the following reasons:

- 1. It is considered that the adverse effects of the activity will be minor.
- 2. The proposal is not contrary with the relevant heritage tree objective in the District Plan but is inconsistent with some of the associated policies which aim to protect heritage trees from avoidable loss or destruction. Although the proposal is inconsistent with some of the relevant policies, the removal of the protected heritage tree is considered appropriate in the context of the relevant objective and the effects assessment that concludes the proposal will not result in any adverse effects.
- 3. The proposal will promote the overall purpose of the Act.

These conclusions are discussed in detail in the following report.

REPORT

1.0 INTRODUCTION

My name is Ian Christopher Greaves. I hold the qualification of Bachelor of Applied Science (Environmental Management (Hons)) from the University of Otago. I am associate member of the New Zealand Planning Institute.

I hold the position of Senior Planner at Queenstown Lakes District Council. I have approximately seven years experience as a planner in roles with Opus International Consultants (NZ), the Environment Agency (UK) and Queenstown Lakes District Council (formerly Lakes Environmental Limited). This experience includes four years based in the Queenstown Lakes District where I have been involved with a wide variety of resource management matters.

2.0 SITE & ENVIRONMENT

The subject site contains 'Wanaka Bakpaka' which is an established visitor accommodation facility. Three buildings are established within the site to provide for this activity. The site overlooks Lakeside Road and Lake Wanaka to the south west. A large car parking area is situated on the south western boundary of the site and contains the protected tree which is subject to this application. While Appendix 3 of the District Plan states that the subject tree is located in the Lakeside Road reserve, the applicant has supplied information confirming that the base of the tree is within the subject property

The surrounding area is consistent with the High Density Residential Zone with a number dwellings and apartments on surrounding sites.

3.0 PROPOSAL

Consent is sought to remove a protected heritage tree (reference 573 Appendix 3 of the District Plan). The protected tree is a large Blue Gum-Eucalyptus Globules that is located in the south western corner of the subject site. The tree contains five separate trunks and reaches a maximum height of approximately 26 metres.

4.0 SUBMISSIONS

4.1 SUBMISSIONS

Thirty one submissions were received in support of the application. The common theme amongst the submissions was the tree represents a safety hazard and the protection of an exotic tree is unwarranted.

4.2 LATE SUBMISSIONS

Under Section 37 of the Resource Management Act 1991 the Consent Authority may waive the requirement to make a submission within the required time period provided Section 37A(1) is considered.

Section 37A(1) states:

A consent authority or local authority must not extend a time limit or waive compliance with a time limit, a method of service, or the service of a document in accordance with section 37 unless it has taken into account -

- (a) The interest of any person who, in its opinion, may be directly affected by the extension or waive; and*
- (b) The interests of the community in achieving adequate assessment of the effects of any proposal, policy statement or plan; and*
- (c) Its duty under section 21 to avoid unreasonable delay.*

The issues raised in the late submissions are generally covered in other submissions and relate to public safety.

It is therefore recommended that the submissions be received and accepted pursuant to the above section of the Act.

5.0 CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on this person have been disregarded (s95D(e)):

Person (owner/occupier)	Address (location in respect of subject site)
Diane Maxwell	121 Lakeside Road, Wanaka (property directly north west of the subject site).

6.0 DISTRICT PLAN PROVISIONS

6.1 THE DISTRICT PLAN

The site is zoned High Density Residential under the District Plan.

The purpose of the High Density Residential Zone is to make provision of the continuation and establishment of higher density residential and visitor accommodation activities in recognition of these areas proximity to the town centres, entertainment, shopping facilities and the transport routes which provide a link to attractions elsewhere in the District.

The proposal requires the following resource consent:

- A **discretionary** activity resource consent pursuant to Rule 13.2.3.2 (iii)(a) which relates to the removal of a protected heritage tree.

7.0 STATUTORY CONSIDERATIONS

This application must be considered in terms of Section 104 of the Resource Management Act 1991.

Subject to Part 2 of the Act, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standards;*
 - (ii) *Other regulations;*
 - (iii) *a national policy statement*
 - (iv) *a New Zealand coastal policy statement*
 - (v) *a regional policy statement or proposed regional policy statement*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

Following assessment under Section 104, the application must be considered under Section 104B of the Act. Section 104B states:

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

- a) *may grant or refuse the application; and*
- b) *if it grants the application, may impose conditions under section 108.*

The application must also be assessed with respect to the purpose of the Act which is to promote the sustainable management of natural and physical resources. Section 8.4 of this report outlines Part 2 of the Act in more detail.

Section 108 empower the consent authority to impose conditions on a resource consent.

8.0 ASSESSMENT

8.1 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case there is no applicable permitted baseline because the removal of heritage trees requires resource consent as a discretionary activity.

8.2.2 Actual and Potential Effects on the Environment

The relevant assessment matters relating to discretionary activities for the removal of heritage trees are listed below and are taken into consideration in the following assessment:

iv Discretionary Activity - Heritage Trees

- (a) *whether the applicant has the ability to undertake a permitted activity without removal or any major trimming of the tree.*
- (b) *the condition of the tree including any potential hazard.*
- (c) *the effect of any trimming, or disturbance of the root system, of the tree on its appearance or health.*
- (d) *the effect of any building on the visibility of the tree from a road or public place.*
- (e) *whether the tree or trees are currently causing, or likely to cause, significant damage to buildings, services or property, whether public or privately owned.*
- (f) *the provisions of Section 129(c) of the Property Law Act.*
- (g) *whether the tree or trees seriously restrict the development.*
- (h) *any substitute or compensating tree planting or landscaping proposed.*

As a discretionary activity, the matters for the Council's consideration are not restricted to the above criteria. However, the criteria do provide relevant guidance in the determination of whether the activity will have or is likely to have adverse effects on the environment.

Safety

The applicant commissioned Mr David Glenn (Arborist) of Asplundh to assess the health of the subject tree and provide advice on potential effects associated with its removal. Mr Glenn notes that several of the trees five stems are showing signs of included bark and stem separation. This represents a weak point in the trees structure. This weakness in conjunction with the trees size and multiple stems causes Mr Glenn to conclude that one or more of the stems is likely to fail at some point in the future.

A peer review of the Asplundh report was commissioned by Mr Mark Roberts (Arborist) of Thought Planters. Mr Roberts is less concerned that the subject tree poses a safety risk. Mr Roberts comments '*I do not believe that the tree is currently hazardous but due to the species, size, and the tree or trees configuration that possibility of part or complete failure in the future is likely*'.

Council holds three additional arborist reports relating to this tree that were submitted with a previous resource consent application (RM120354). The conclusions of these reports are similar to those made by Mr Glenn and Mr Roberts and suggest there is no immediate safety threat posed by the subject tree but its composition and size do make it vulnerable to failure in the future.

Overall, whilst the expert evidence suggests the tree is not an immediate safety threat this is likely to change and in the future the tree will be vulnerable to failure.

Character and Visual Amenity

The size, stature and location of subject tree make it a dominant feature of Lakeside Road. The tree is visible for a long stretch of Lakeside Road and is also visible for a considerable stretch of the Wanaka Lake front making it a notable feature, see photo 1 below.



Photo 1: Looking north east from the intersection of the marina access and Lakeside Road

The District Plan has listed specific heritage trees or groups of trees *'because they have either outstanding cultural/heritage values, botanical values or high amenity values'*. The subject tree falls into the later category and offers amenity value to its location on Lakeside Road and more broadly the Lake Wanaka landscape when viewed from the Wanaka foreshore in the vicinity of the town centre.

Queenstown Lakes District Council (QLDC) Tree Policy (September 2010) recommends the use of the RNZIH Tree Evaluation System (STEM) to assess the health and condition of trees within Council land. The STEM analysis is a standardised method of evaluating the health and intrinsic quality of trees using ten different criteria. Whilst the STEM evaluation system is not referenced in the District Plan it provides a helpful methodology for assessing the character and amenity values of the subject tree. Both Mr Glenn and Mr Roberts have undertaken a STEM analysis of the subject tree and given the tree a STEM score of 120. A 120 STEM score is a starting point when considering if a tree should be protected. The main contributing factor to this score was the trees amenity valuation relating to stature, visibility and proximity.

Both Mr Glenn and Mr Roberts agree that this tree is not a good example of a Eucalyptus species and whilst it is large and readily visible it does not have outstanding cultural, heritage or botanical values (based on the STEM analysis) and therefore in their opinion is not worthy of protection as a heritage item.

In my view the removal of this tree will represent a significant change to this environment and will undoubtedly change the character and amenity values of its location and surrounds. Trees of this stature are uncommon within residential areas and do contribute to residential character and amenity values. However, it is also important to recognise that trees of this size can conflict with residential expansion and cause nuisance effects.

Trees are a finite resource and do have varying life spans. The proposed tree is estimated to be in excess of 100 years of age and, as outlined above, the arborist assessments have provided advice indicating that the subject tree at some point in the future could fail in part. Therefore the amenity values associated within this tree will decline in conjunction with its state of health.

It is acknowledged that the tree was listed in the District Plan as a result of a public submission. The specifics of which are discussed in Section 3.2 of the application report submitted in support of the application by Southern Planning Group dated 1 April 2014. Submissions received relating to this application strongly indicate that the public do not recognise this tree as a feature that holds significant character or amenity values to the Wanaka town. A common theme contained in the submissions was that the tree is not native to New Zealand and therefore its protection is not proportionate to the value it would have if it was a native tree of this size or stature. On the basis of public submissions, the STEM analysis and the trees declining health I consider any effects as a result of the trees removal on the character and amenity of the site and its surrounds are not likely to be significant or adverse.

No substitute or compensating tree planting is proposed. It is the case that replacing this tree with a replacement tree is unlikely to offer any valuable mitigation given the size and nature of the subject tree.

8.3 OBJECTIVES AND POLICIES

The relevant objectives and policies relating to heritage trees and found in Section 13.1.3 of the District Plan and are listed below:

Objective 2 - Heritage Trees

The protection of trees and groups of trees which contribute significantly to the District's amenity and/or heritage

Policies:

- 2.1 To identify and draw to the public attention heritage trees that are in public and private ownership and to protect them from avoidable loss or destruction.*
- 2.2 To protect particularly notable specimens and groups of mature trees from avoidable loss or destruction, recognising them as an important character element in maintaining and enhancing the environment of the District.*

This objective promotes the protection of trees which contribute significantly to the District's amenity and/or heritage. The removal of the subject tree will represent a change to this environment and will undoubtedly change the character and amenity values of its location and surrounds. Therefore, the proposal on face value is not in accordance with this objective because it proposes removing a protected heritage tree that on some level contributes to the amenity values of its location and surrounds. However, the objective specifically refers to 'trees or groups of trees which contribute significantly to the District's amenity and/or heritage' (emphasise added). It is my opinion based on the above assessment that the subject tree does not contribute significantly to the District's amenity and/or heritage and therefore is not contrary to this objective.

In terms of Policies 2.1 and 2.2 the proposal is not protecting the subject tree from avoidable loss or destruction and therefore is inconsistent with these policies.

As a result of this assessment I conclude that proposal is not contrary to the above objective but does not meet the intent of the associated policies.

8.4 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Resource Management Act 1991 details the purpose of the Act in promoting the sustainable management of natural and physical resources. Sustainable management is defined 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 (excluding minerals) 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 effect of activities on the environment.*

The removal of the heritage tree will enable the applicant to better utilise the site for its intended residential or visitor accommodation purposes which will provide for their social and economic well being. The proposed development adequately avoids, remedies or mitigates adverse effects on the surrounding environment.

Under Part 2 of the Act, regard must be had to the relevant matters of Section 7 – Other Matters, including:

- (c) *the maintenance and enhancement of amenity values:*
- (f) *the maintenance and enhancement of the quality of the environment:*

Whilst the proposed development will not maintain or enhance amenity values I consider that the removal of the proposed heritage tree is compatible with the surrounding environment and will not inappropriately undermine the amenity values of the surrounding area.

Overall, I consider the proposal promotes the overall purpose of the Act.

9.0 CONCLUSION

Consent is sought to remove a protected heritage tree (reference 573 Appendix 3 of the District Plan).

Section 8 of this report considers the proposal in relation to:

- (i) Effects on the Environment;
- (ii) The District Plans Objectives and Policies;
- (iii) Part 2 of the Act.

I have come to the overall view, as outlined in this report, that the removal of the subject tree will not adversely affect the character and amenity values of the site and its surrounds. This conclusion is reached as a result of the supporting public submissions and the expert arborist advice which has provided evidence that the tree is vulnerable to future failure and does not have outstanding cultural, heritage or botanical values (based on the STEM analysis)

I conclude that proposal is not contrary to the relevant objective contained in the District Plan relating to heritage trees but is inconsistent with the associated policies. Although the proposal is contrary with some of the relevant policies, the removal of the protected heritage tree is considered appropriate in the context of the relevant objective and the effects assessment that concludes the proposal will not result in any adverse effects.

In terms of Part 2 of the Act, the proposal is considered to represent sustainable development consistent with the primary purpose of the Act.

Having regard to Section 104 I recommend that resource consent is granted to remove the protected heritage tree.

Prepared by:



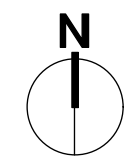
Ian Greaves
SENIOR PLANNER

Reviewed by:



Blair Devlin
MANAGER, RESOURCE CONSENTS

Report Dated: 4 June 2014



EXISTING HOSTEL BUILDING 100M2

EXISTING HOSTEL BUILDING 138 M2

EXISTING HOSTEL BUILDING 282 M2

INDICATIVE POSITION OF EXISTING
NEIGHBOURING HOUSE: 121 LAKESIDE
ROAD.

EXISTING CARPARK

EXISTING PROTECTED SYDNEY BLUE GUM
TREE LOCATED IN SITE.
TREE SHOWN APPROXIMATE ONLY.

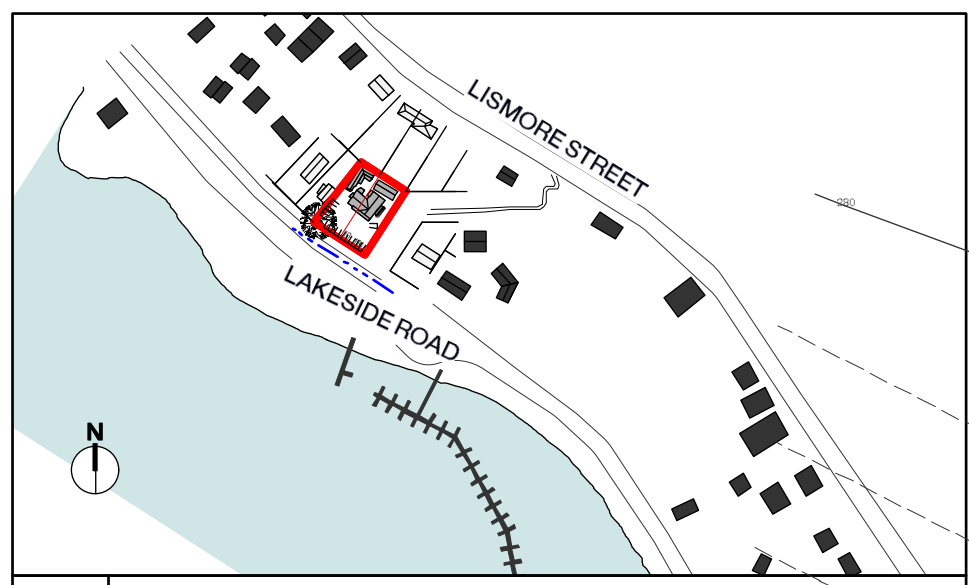
INDICATIVE POSITION OF EXISTING HOUSE:
109 LAKESIDE ROAD.

TRAMORE STREET

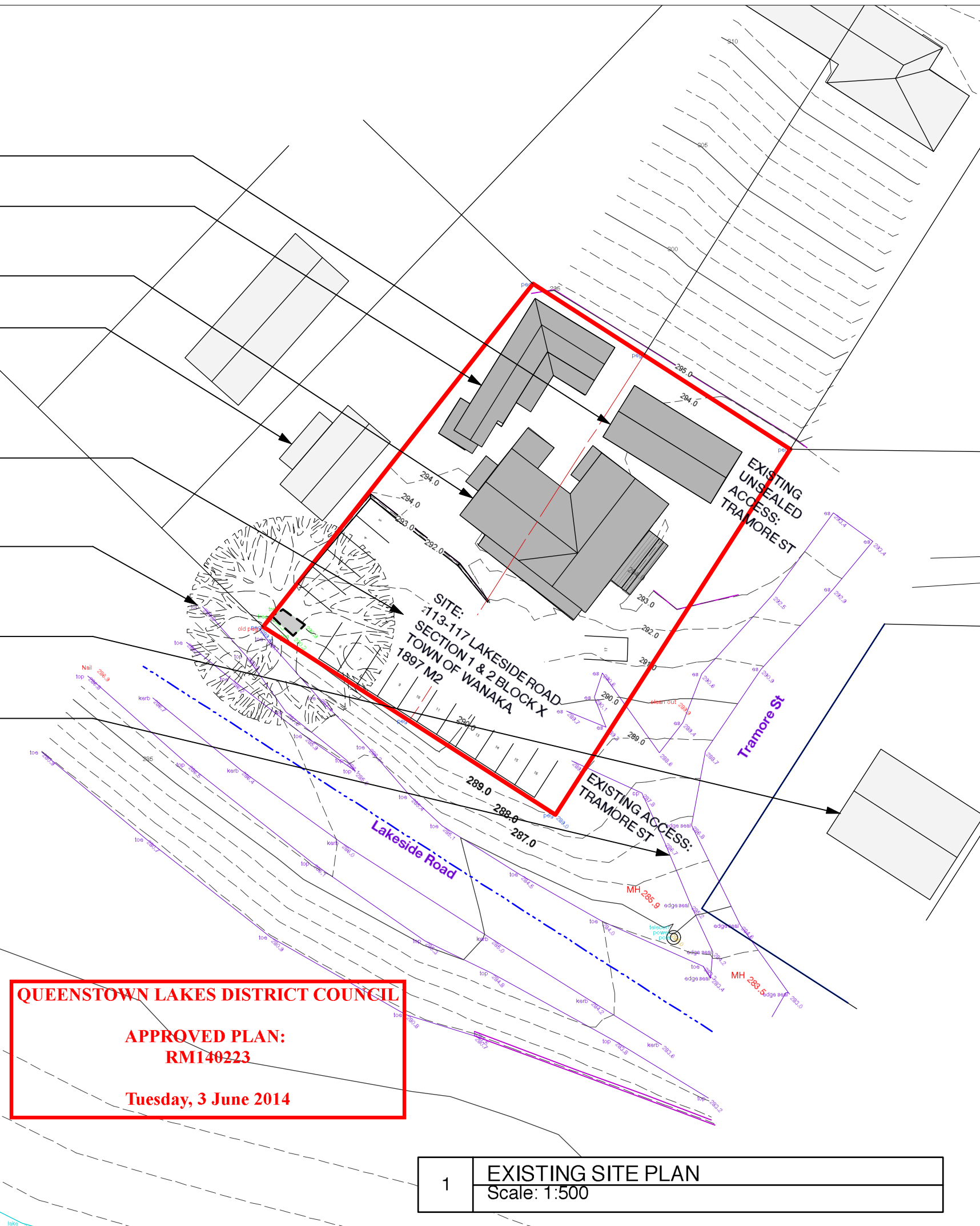
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM140223**

Tuesday, 3 June 2014



2 SITE LOCATION PLAN
Scale: 1:5000



1 EXISTING SITE PLAN
Scale: 1:500

117 LAKESIDE ROAD, WANAKA	
Client	GEM LAKE LTD
Project Name	WANAKA BAKPAKA
Issue Date	
Issue	
Revision	A
Assembly File Number	1126