

APPLICATION AS NOTIFIED

**Cardrona Valley Farms Limited
(RM230676)**

FORM 12

File Number RM230676

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

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

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

Cardrona Valley Farms Limited

What is proposed:

Subdivision Consent for boundary adjustments between three existing allotments, converting the existing 82.6ha, 34.9ha and 18.9ha allotments into one large 130.3ha lot, and two smaller lots of 2.56ha and 3.78ha; and to establish a residential platform on each of the three lots; and to undertake earthworks to establish vehicular access to each allotment.

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

2032 and 2084 Cardrona Valley Road, RD2, Wanaka

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

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka

during normal office hours (8.30am to 5.00pm).

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM230676 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Tara Enright, who may be contacted by phone at 027 276 9797 or email at tara.enright@qldc.govt.nz.

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

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

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

15th December 2023.

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

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

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

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant (Cardrona Valley Farms Limited), as soon as reasonably practicable after serving your submission to Council:

C/- Tom Overton
IP Solutions Limited
tom@ipsolutions.nz
5 Chalmers Street
Wanaka 9382

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Jacob Neaves, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 17th November 2023.

Address for Service for Consent Authority:

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

Phone
Email
Website

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

TechnologyOne ECM Document Summary

Printed On 07-Nov-2023

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7750312	1	07-Sep-2023
PUB_ACC	AEE	7750313	1	07-Sep-2023
PUB_ACC	Appendix Ai Record of Title 928992	7750314	1	07-Sep-2023
PUB_ACC	Appendix Aii Record of Title 928991	7750315	1	07-Sep-2023
PUB_ACC	Appendix Aiii Record of Title OT217/3	7750316	1	07-Sep-2023
PUB_ACC	Appendix Aiv EI 10960006.4	7750317	1	07-Sep-2023
PUB_ACC	Appendix B Scheme Plan	7750318	1	07-Sep-2023
PUB_ACC	Appendix C Landscape Assessment	7750319	1	07-Sep-2023
PUB_ACC	Appendix D Geotech Report	7750320	1	07-Sep-2023
PUB_ACC	Appendix E Aurora Confirmation	7750321	1	07-Sep-2023
PUB_ACC	Appendix F Chorus Confirmation	7750322	1	07-Sep-2023
PUB_ACC	Appendix G Section 417 Certificate	7750323	1	07-Sep-2023
PUB_ACC	Appendix H Electrical Design	7750324	1	07-Sep-2023
PUB_ACC	Appendix Ii Cardrona Alpine Resort Limited APA	7750325	1	07-Sep-2023



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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



APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Cardrona Valley Farms Limited**

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Jo Jones**

*Postal Address: **PO Box 641, Wanaka**

*Post code:

9343

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

*Email Address: **cardronafarms@gmail.com**

*Phone Numbers: Day

Mobile: **021888753**

*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



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

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



CORRESPONDENCE DETAILS //

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

*Name & Company: **Tom Overton IP Solutions Limited**

*Phone Numbers: Day

Mobile: **0274184730**

*Email Address: **tom@ipsolutions.nz**

*Postal Address: **5 Chalmers Street, Wanaka**

*Postcode:

9382



INVOICING DETAILS //

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

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **Cardrona Valley Farms Ltd**

*Postal Address: **PO Box 641, Wanaka**

*Post code:

9343

*Please provide an email AND full postal address.

*Email: **cardronafarms@gmail.com**



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing ☒

Applicant:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

2084 Cardrona Valley Road

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

Lot 1 DP 546120, Lot 2 DP 546120, Section 9 Block II Cardrona SD

District Plan Zone(s): Rural



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

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

YES ☒ NO ☐

Is there a dog on the property?

YES ☒ NO ☐

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

YES ☒ NO ☐

If 'yes' please provide information below

Irrigation ponds, stock, farm machinery

Please make contact to arrange a site visit



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

☐

Yes

☒

No

☐

Copy of minutes attached

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



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

☒

Land use consent

☒

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate

☐

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

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

☐

BRIEF DESCRIPTION OF THE PROPOSAL // * Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Boundary adjustment of 3 existing titles and the addition of a residential building platform to each amended title



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☐

Yes

☒

No

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



OTHER CONSENTS

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

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

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

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

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

☐

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

☒

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

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



OTHER CONSENTS // CONTINUED

☐

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

☐

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

☒ Any other National Environmental Standard

☐

Yes

☒

N/A

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

☐

Yes

☒

N/A

If Yes have you applied for it?

☐

Yes

☐

No

If Yes supply ORC Consent Reference(s)

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

☐

Yes

☐

No



INFORMATION REQUIRED TO BE SUBMITTED //

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

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

☒

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

☒

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

☒

A site plan at a convenient scale.

☒

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

☒

An Assessment of Effects (AEE).

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



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



PRIVACY INFORMATION

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



FEES INFORMATION

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

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



FEES INFORMATION // CONTINUED

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

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

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

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

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

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

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



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

Please reference your payments as follows:

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

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

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

I confirm payment by:

☐

Bank transfer to account 02 0948 0002000 00(If paying from overseas swiftcode is – BKNZNZ22)

☒

Invoice for initial fee requested and payment to follow

☐

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

*Reference CVF

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

\$2541 - Discretionary (overall consent status)



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

*Date of Payment TBC

Invoices are available on request



APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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



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

Full name of person lodging this form **Tom Overton**

Firm/Company **IP Solutions Ltd**

Dated **6/9/2023**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

Information provided within the Form above

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

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

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

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

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

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

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

UNDER THE FOURTH SCHEDULE TO THE ACT:

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

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

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

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

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



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

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

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

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

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

6th September 2023

Queenstown Lakes District Council

Wanaka Office

47 Ardmore Street

Wanaka

Attention: Wanaka Planning Department

1.0 SUMMARY

Please find an application for resource consent to undertake boundary adjustments and establish 3 residential building platforms on the proposed modified titles at 2084 Cardrona Valley Road, Cardrona.

This application includes a site description, description of the proposed activity and an assessment of how the proposal aligns with the relevant District Plan rules and assessment criteria. A Landscape Assessment from Vivian and Espie and Geotech Report from Mt Iron Geodrill are also attached.

Overall, this application determines that the proposed boundary adjustment and associated building platforms will result in potential adverse effects that are no more than minor in degree.

It is understood that Council will likely request a Peer Review of the Landscape Assessment contained within this application. Whilst the applicant is agreeable to this, a time-cost estimate is requested prior to commencing please.

2.0 APPLICATION DETAILS

APPLICANT	CARDRONA VALLEY FARMS LIMITED
SITE LOCATION	2084 CARDRONA VALLEY ROAD, WANAKA
LEGAL DESCRIPTION	Lot 1 DP 546120, Lot 2 DP 546120, Section 9 BLOCK II CARDRONA SD
SITE AREA	136.64HA
ZONING	RURAL

3.0 APPENDICES

APPENDIX A	CERTIFICATE OF TITLE
APPENDIX B	BOUNDARY ADJUSTMENT SCHEME PLAN
APPENDIX C	LANDSCAPE ASSESSMENT AND APPENDICES
APPENDIX D	GEOTECH REPORT
APPENDIX E	AURORA ENERGY SUPPLY CONFIRMATION
APPENDIX F	CHORUS TELECOM SUPPLY CONFIRMATION
APPENDIX G	SECTION 417 CERTIFICATE
APPENDIX H	ELECTRICAL DESIGN
APPENDIX I	AFFECTED PARTY APPROVALS

4.0 SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

This application seeks subdivision consent to reconfigure property boundaries via boundary adjustments and land use consent to establish three residential building platforms with a platform on each title. No new titles would be created. The proposal involves a reconfiguration of existing titles and the addition of a building platform to each title.

The sites are located within the Cardrona Valley north of the lower Cardrona Alpine Resort Road adjacent to Boundary Creek. In total the three titles include a combined area of 136.64ha.

The topography is mixture of gently sloping cultivated paddocks separated by terraces on the western side of the site with steeper slopes and gullies on the east side sloping towards

Cardrona Valley Road. There are two ponds within the site which are used for irrigation. The only building presently onsite is an existing haybarn located near the western boundary of proposed Lot 1.

The site comprises almost entirely of modified farmland which is vegetated with cultivated pasture and seasonal feed crop. Some of the slopes and terrace risers which are too steep for cultivation include areas of scattered scrub species such as matagouri.

Existing farm roads provide access to the site from both Cardrona Valley Road via Branch Creek and from the Cardrona Alpine Resort Road (over which the applicant has a ROW).

The applicant also owns Lot 5 DP 546120 to the south which is adjacent to the Cardrona Alpine Resort Road. A building platform was approved on this lot by RM171415.

The site is zoned Rural General under the Operative District Plan (ODP) and Rural under the Proposed District Plan. The ODP doesn't specifically categorise the landscape. The Proposed District Plan Maps identifies the area as Outstanding Natural Landscape (ONL). The site is also within the Cardrona Valley Landscape Priority Area. The landscape priority areas have been notified and are subject to submissions. Little weight can be placed on these as they are likely to change through the hearing process. However, of some relevance, the Cardrona Valley Priority Area schedule notes that there is *"limited landscape capacity for rural living development where it is co-located with existing development on the valley floor and Cardrona hills and sited so that it is set back from Cardrona Valley Road and contained by landform. Location, scale and design should be difficult to see from external viewpoints."* Consideration has been given to the location of the proposed building platforms to achieve these outcomes.

Surrounding adjacent land uses include Cardrona Alpine Resort and the ski area sub zone to the west, rural land use to the north and east and the Mount Cardrona Station Special Zone,

Cardrona Whiskey Distillery and Cardrona Village to the south.

The Landscape Assessment attached as **Appendix C** provides further site details and describes the landscape values associated with the site and surrounds.



Figure 1. Outline of the 3 subject titles. The Cardrona Alpine Resort Road adjoins part of the southern boundary

4.0 DESCRIPTION OF PROPOSAL

This application seeks to reconfigure 3 existing titles to achieve more logical boundary alignments in terms of topography and land use. Currently Lot 2 DP 546120 and Section 9 Block II Cardrona SD are not of a sufficient size to be used productively as independent titles in their own right if separated from the wider Cardrona Valley Farms property. While resource consent would be required, there would be a reasonable expectation from any future owner (if existing titles were to be sold as is) to live on/occupy their site.

The boundary adjustment scheme as proposed would create one larger title (proposed lot 1) which could be productively farmed as a stand-alone property or as part of the wider

Cardrona Valley Farms operation. Two smaller titles would be created which would establish rural living opportunities within the site in locations which are considered most suitable with regard to land use, topography, visibility and outlook.

The proposed building platforms have been sited to allow the land to continue to be used productively and to minimise visibility from outside of the site. None of the three building platforms would be visible from Cardrona Valley Road.

Proposed Lot 1 has an area of 130.3ha, proposed Lot 2 has an area of 2.56ha and proposed Lot 3 has an area of 3.78ha. Each proposed lot would include a 1000m² residential building platform. Please refer to the Scheme Plan below and attached as **Appendix B**. The proposed building platforms have been located to avoid visibility from Cardrona Valley Road, to avoid impacting on the surrounding ONL and to minimise disruption to productive farmland. The proposed boundary adjustment and building platforms would result in a title configuration which allows more efficient utilisation of the rural land resource through the creation of a large balance lot and creates rural living opportunities which are sensitive to the site and surrounding ONL without creating any additional titles.

The Landscape Assessment includes a Structural Landscape Plan which shows defined curtilage areas around each proposed building platform and extensive areas of mixed native planting in proximity to the proposed building platforms which will provide screening of future built form.

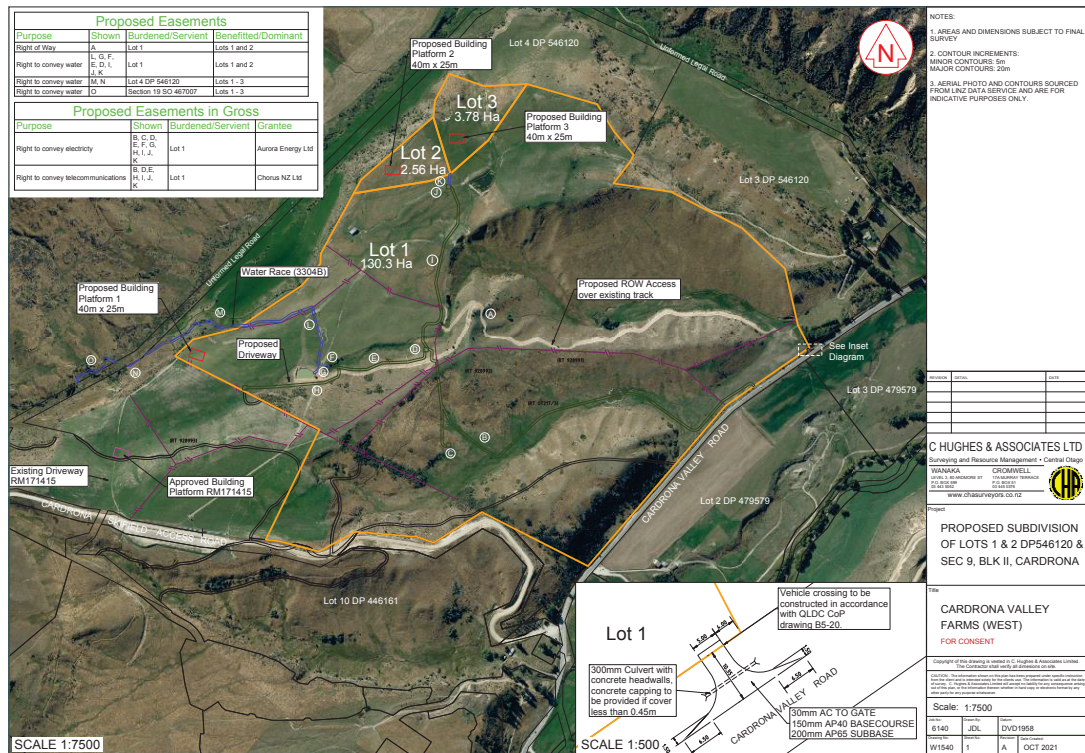


Figure 2. Boundary adjustment scheme plan

4.1 PROPOSED BOUNDARY ADJUSTMENT

Table 1. Existing Lot Configurations

Existing Lot	Area (ha)	Building Platform	Access
Lot 1 DP 546120	82.6	None	Existing track via Lot 2 DP 546120
Lot 2 DP 546120	34.8	None	Direct from Cardrona Valley Road
Section 9 Block II Cardrona SD	18.9	None	Via ROW over Cardrona Ski Area Road or from Cardrona Valley Road and through Lot 2.

Table 2. Proposed Lot Configurations

Proposed Lot	Area (ha)	Building Platform	Access
1	130.3	Proposed 40m x 25m 1000m ²	Directly from Cardrona Valley Road or via a ROW over Cardrona Ski Area Road

2	2.56	Proposed 40m x 25m 1000m ²	Proposed ROW over Lot 1 from Cardrona Valley Road
3	3.78	Proposed 40m x 25m 1000m ²	Proposed ROW over Lot 1 from Cardrona Valley Road

4.2 SERVICING

Water

Water Permit RM21.094 was recently approved to Cardrona Valley Farms Ltd. This permit is to take 83l/sec up to 5857m³/day. In addition to this irrigation take, up to 25,000l/day can be taken as a permitted activity for domestic use. There is an existing intake structure within Boundary Creek and a pipeline from Boundary Creek to the irrigation pond within Lot 1. Cardrona Valley Farms hold a Section 417 Certificate (attached as **Appendix G**) issued by ORC which gives the right to maintain, occupy and convey water along its length as shown within the map within the Section 417 Certificate.

A valve would be installed on the pipeline before it enters the irrigation pond within proposed Lot 1. An easement for water would go from this valve to Lots 2 and 3. An appropriate potable water treatment system such as UV treatment would be installed prior to occupation of any future residential unit on each of the platforms. A condition of resource consent is offered in this regard.

A minimum of 55,000l of firefighting water would be made available at each building platform prior to occupation of future residential units. This would either be stored in tanks or any alternative storage or firefighting method approved by FENZ.

Electricity

Electricity is available adjacent to Cardrona Valley Road. A cable could be extended underground from this supply to each proposed building platform. Easements for electricity

are shown on the scheme plan within **Appendix B**. An electrical design is included as **Appendix H**. Confirmation from Aurora Energy that these connections can be made is attached as **Appendix E**.

Telecom

An easement extends from Cardrona Valley Road to each proposed building platform to provide for telecom connections. Confirmation from Chorus is attached as **Appendix F** showing that a wired supply can be made available. The building platforms may alternatively utilise wireless telecom connections (e.g. Starlink) therefore it is requested that flexibility is allowed in consent conditions to allow for either physical or wireless connections.

Waste Water

Onsite wastewater disposal systems would be installed to service future dwellings on the respective building platforms. A report prepared by Mount Iron Geodrill is attached as **Appendix D** which shows that ground conditions at each platform are suitable for disposal to ground. A consent condition is volunteered that a waste water disposal system would be designed and installed by a suitably qualified professional prior to occupation of a future dwelling.

Access

There is existing access to the subject site via an established farm road from Cardrona Valley Road. This farm road would be upgraded to comply with the standard shown in Figure E1 of the 2020 Land Development and Subdivision Code of Practice (COP). The vehicle crossing would be upgraded and constructed in accordance with the COP as shown on the scheme plan attached as **Appendix B**. There is visibility in excess of 250m in both directions. This comfortably exceeds the minimum requirement of 170m for residential activity.

4.3 EARTHWORKS

Any earthworks associated with this application would be limited to a topsoil scrape to establish driveways to each lot from the end of the existing farm road. This would comprise approximately 610 lineal metres of new driveway with a width of 3.5m (including shoulders) to a depth of approximately 300mm. This would equate to approximately 640m³ of earthworks.

Earthworks would also be required for a site scrape of each building platform however this does not form part of this application. If approved, it is likely to be some time before the consent is implemented and construction of dwellings commences. Earthworks for site building site scrapes would also comply with the permitted activity limit of 1000m³ per site per 12 months.

4.4 NATURAL HAZARDS

Natural hazards have been considered in the Geotech report attached as **Appendix D**. The following hazards have been addressed:

- Overland Flow
- Alluvial Fan
- Liquefaction
- Seismic Faults
- Landslides

The building platforms are appropriately sited in respect of all natural hazards. Seismic risk is able to be managed via engineering of appropriate foundation design and is considered to be no greater than the wider area. All other natural hazards are considered to be low/nil at each platform.

4.5 PROPOSED DEVELOPMENT CONTROLS

The following controls on development associated with the boundary adjustment and building platforms are proposed. These align with the recommendations in the Landscape Report and are volunteered as conditions of consent:

- All buildings within the approved building platforms shall be a maximum of 5.5m above the finished ground level at the centre of the residential building platforms;
- All gardens and outdoor domestic activities shall be confined to the specified “curtilage areas” as identified on the proposed Structural Landscape Plan (Appendix 2) of **Appendix B**;
- All external lighting shall be down lighting only and not create light spill beyond the property. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the lot. All external lighting shall be located within the curtilage area as identified on the landscape plan;
- Any new fencing shall be of post and wire with a maximum height of 1.2m;
- The internal driveways shall be maintained in an unsealed gravel formation. The use of kerb and channel is prohibited.

4.6 NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site.

Both the Queenstown Lakes District Council’s GIS hazard register and Otago Regional Council records have been searched and there are no known HAIL sites within the subject site. Accordingly, no adverse effects are anticipated in this regard.

4.7 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND

None of the subject sites include land classified as LUC 1, 2 or 3 therefore the land is not considered to be highly productive. The provisions of the NPS for HPL are not relevant to this application.

5.0 EXISTING ENVIRONMENT

The existing environment includes farm roads, fencing, irrigation ponds, a farm shed, improved pasture, feed crops and livestock. RM220823 was also recently approved to Snowsports NZ to construct a dry slope training facility with an airbag. This is within Lot 1 DP 546120.

5.1 RECEIVING ENVIRONMENT

The receiving environment includes existing and consented development and zoning in the vicinity of the application site. In this instance the receiving environment includes the development provided for in the Mount Cardrona Station Special Zone to the south of the application site, traffic and activities associated with the Cardrona Alpine Resort, the Cardrona Distillery and the Crown Range Road. The adjacent lot to the south which is owned by the applicant includes a residential building platform approved by RM171415.

5.2 PERMITTED BASELINE

The permitted baseline needs to be considered to provide context regarding what activities can occur without requiring resource consent. These include:

- Farming activities;
- Fencing;

- Maintenance of existing farm tracks;
- Earthworks up to 1000m³ (cultivation exempt);
- Landscape Planting;
- An additional farm building (subject to applicable controls).

6.0 RELEVANT PROVISIONS OF THE OPERATIVE DISTRICT PLAN

6.1 ACTIVITY STATUS (Operative District Plan)

The subject site is zoned Rural General under the Operative District Plan. Neither of the applicable rules within the PDP were appealed therefore the relevant ODP rules can now be considered inoperative.

6.2 ACTIVITY STATUS (Proposed District Plan)

Under the Proposed District Plan, the site is zoned Rural and the proposed boundary adjustment and building platforms require the following consents:

- A **discretionary** activity consent pursuant to Rule **27.5.12** regarding subdivision activities (boundary adjustment) within the rural zone which isn't provided for by any other rule;
- A **discretionary** activity consent pursuant to **Rule 21.4.10** regarding identification of building platforms not less than 70m² and not greater than 1000m²;

Overall, under the Proposed District Plan, the proposal qualifies as a **discretionary** activity.

7.0 ASSESSMENT OF ADVERSE EFFECTS

The following assessment of effects has been guided by the relevant assessment matters of the Proposed District Plan and the amendments directed by Environment Court Decision 2023

NZEnvC 58. The relevant matters are addressed in Chapters 21 (Rural) and 27 (Subdivision and Development).

7.1 CHAPTER 21 RURAL ZONE ASSESSMENT MATTERS

The assessment matters include:

- 21.21.1.1 *Landscape Values*
- 21.21.1.2 *Visibility*
- 21.21.1.3 *Design and Density of Development*
- 21.21.1.4 *Cumulative Effects*
- 21.21.3 *Other Factors and Positive Effects*

These matters have been addressed in the landscape and visual effects assessment prepared by Jessica McKenzie of Vivian + Espie which is attached as **Appendix C**. The conclusions contained within are adopted for the purposes of this application. In summary Ms. McKenzie considers that the application site is located within the ONL but is located within the most modified and occupied part of the Cardrona Valley and finds that:

- The site of the 3 building platforms sits within the north-facing Boundary Creek gully and is considerably contained by landform;
- Visual amenity to the public will be affected to a low degree at most;
- Visibility of the new elements in the landscape would be difficult to see;
- Effects on visual amenity from surrounding private land would be low;
- Effects on visual amenity from distant private viewpoints would be very low;
- Cumulative effects on landscape character will be of a low degree;
- Effects associated with the design and density of development will be of a low degree;
- The proposal is not contrary to the values associated with the landscape; and

- The proposal will allow the values of the surrounding rural vicinity and the broader ONL to be maintained.

Ms McKenzie's landscape assessment includes a range of design controls which would mitigate potential adverse landscape effects of the proposal. These design controls have been adopted by the applicant and are proposed as conditions of resource consent.

Based on Ms McKenzie's assessment and the volunteered design controls, it is considered that the adverse effects of the proposal on landscape character and visual amenity would be less than minor.

21.21.3.1 *Other Factors*

This proposal does not provide specific building designs however design controls relating to built form have been offered as conditions of resource consent and future buildings would also need to comply with the relevant standards for buildings contained within Table 4 of Chapter 21. Structural landscape plans have also been provided for each lot therefore a high level of certainty has been provided regarding the external appearance of future built form/development and landscaping within each proposed building platform and lot.

7.2 EFFECTS RELATING TO BOUNDARY ADJUSTMENT

Assessment matters relevant to the proposed boundary adjustment/subdivision activity are in Chapter 27 and include:

- 27.9.1.1a *whether the location of the proposed boundaries is appropriate, including in relation to their relationship to approved residential building platforms, existing buildings and vegetation patterns and existing or proposed accesses;*
- b *whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces;*

- c whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and if so, the proposed means for their protection;*
- d the extent to which Policies 27.2.1.7, 27.2.3.2, 27.2.5.10, 27.2.5.11, 27.2.5.14 and 27.2.7.2 are achieved;*
- e whether the proposed lots and building platforms can be appropriately serviced (not a specific assessment matter but still considered relevant).*

These assessment matters are addressed below:

The alignment of the proposed new boundary locations follows existing fence lines and/or topography wherever possible to create logical boundary locations which support ongoing productive rural land use and rural living opportunities. The boundary adjustments include an easement which allows the existing farm access road to be utilised. The proposed building platforms would comply with the boundary setback requirements and are logically located within the proposed lot configurations to provide outlooks over open space and views while retaining privacy. The proposed boundaries will not have any influence on existing vegetation. It is therefore considered that the proposed boundary locations are appropriate and any adverse effects would be no more than minor in this regard.

Proposed lot 1 is of sufficient size to be a productive rural landholding. Proposed lots 2 and 3 are appropriately sized for rural living opportunities. All lots have ample space for manoeuvring areas, outdoor living areas and landscaping. The topography of each building platform is flat/gently sloping and is therefore suitable for future buildings. Due to the location of the sites and the private access, there will not be any adverse effects on other pedestrians or cyclists. The proposed lot sizes and dimensions are not considered to generate any adverse effects.

The entire site is within the ONL but does not contain any specific outstanding landscape features. The building platforms have been carefully sited to ensure that they are not visible from Cardrona Valley Road and are on flat areas rather than terrace risers. Design controls have been included which all contribute to preserving the values associated with the ONL. There are no areas of significant vegetation within the subject site. Any adverse effects in this regard are considered to be less than minor.

Each proposed building platform can be appropriately serviced. Electricity and telecommunications connections can be extended from Cardrona Valley Road. Water can be provided via a water take from boundary creek and waste water and storm water can be suitably treated and disposed of onsite. No adverse effects are anticipated in this regard.

The policies referred to in assessment matter (d) above relate to servicing. Servicing details are described in section 4.2 above and the relevant objectives and policies are addressed in section 9 below. The proposed lots can be appropriately serviced in all regards.

8.0 LANDSCAPE PRIORITY AREA

Schedule 21.22 identifies the Cardrona Valley as one of 24 priority areas with regard to outstanding natural features or outstanding natural landscapes as set out in Strategic Policy 3.3.36. The schedules are a macro scale tool to assist with the identification of the landscape values that are to be protected within each priority area and related landscape capacity.

A more detailed location-specific assessment of landscape attributes and values is required for resource consent applications. Other landscape values may be identified through these site-specific assessments such as that contained within **Appendix C**.

Schedule 21.22 outlines the landscape capacity for the Cardrona Valley priority area for a range of activities. With regard to the capacity for rural living, the schedule states the following:

“limited landscape capacity for rural living development co-located with existing development on the valley floor and Cardrona hills and sited so that it is set back from Cardrona Valley Road and contained by landform and/or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally difficult to see from external viewpoints. Very limited landscape capacity for rural living development close to Cardrona Village or Mount Cardrona Special Zone without cumulative adverse effects on the rural character and naturalness of the PA.”

Schedule 22.21 also states that the landscape capacity descriptions are based on the scale of the priority area and should not be taken as prescribing the capacity of specific sites. Across each priority area there is likely to be variations in landscape capacity, which require detailed consideration and assessment through resource consent applications.

In considering the landscape capacity of the subject site we therefore need to consider the landscape capacity as outlined in the schedule but also the detailed site-specific assessment included within the Landscape Assessment in **Appendix C**.

Whilst it is noted that the notified Schedule 21.22.18 describes capacity of the relevant PA in relation to Rural Living as ‘limited’, it is considered in this regard that the *“topography of the site and the proximity to nodes of development provides a unique opportunity for the ONL to absorb additional development without compromising the values of the wider ONL, largely due to the separation of the building platform locations from the Cardrona Valley Road and their lack of visibility.”*

9.0 OBJECTIVES AND POLICIES OF THE OPERATIVE & PROPOSED DISTRICT PLAN

Operative District Plan

The objectives and policies contained in Operative Chapters 4 & 5 that are relevant to this application generally seek to manage the effects of rural activity and protect rural amenity values while productive effects, employment and development of pleasant built form are allowed for. It is considered that outcomes associated with the proposed boundary

adjustment and building platforms will be consistent with relevant objectives and related policies contained within operative Chapters 4 & 5 of the District Plan.

Of particular relevance are objective 4.2.5 regarding subdivision, use and development which avoids, remedies or mitigates adverse effects on landscape and visual amenity values. The proposal is also consistent with associated policies 1(a)-(c) as the proposal avoids and mitigates adverse landscape effects while ensuring that development is encouraged in areas with the potential to absorb change.

Turning to Rural Chapter 5, Objective 1 and associated policies seek to protect the character and landscape of the rural area. It is considered that the proposal is consistent with this objective and policies.

Objective 2 and associated policies seek to retain the life supporting capacity of soils in rural areas. The majority of the site will be retained as productive irrigated farmland within a single large balance lot therefore the proposal is consistent in this regard.

Objective 3 and associated policies have regard to rural amenity. Of particular relevance is policy 3.5 which seeks to ensure that residential dwellings are setback from property boundaries. The proposal is consistent in this regard.

The following objectives and policies within Subdivision Chapter 15 are also relevant to this application:

Objective 1 and associated policies seek to ensure that subdivided lots can be appropriated serviced. Each amended lot can be suitably serviced therefore the proposal is consistent in this regard.

Objective 2 and associated policies require that the cost of servicing is met by the subdivider. The applicant will meet the cost of providing servicing therefore the proposal is consistent in this regard.

Objective 5 and associated policies seek to protect amenity values by ensuring appropriate lot sizes, layout and encouraging subdivision design consistent with the maintenance of amenity values. The proposal is consistent in this regard.

Proposed District Plan

Relevant Objectives and Policies from Chapters 3, 6, 21 and 27 have been addressed. They are discussed below.

Chapter 21 Rural

Objective – 21.2.1 – A range of land uses, including farming, are enabled while:

- a) Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;*
- b) Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values*
- c) Maintaining or enhancing amenity values within the rural environment; and*
- d) Maintaining or enhancing nature conservation values.*

Policy 21.2.1.1 - Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, and the natural character and nature conservation values of the District's lakes and rivers and their margins.

The proposed building platforms have been located to avoid adverse effects on landscape values, to maintain rural amenity while still enabling farming activity to continue. The large balance lot (proposed lot 1) has sufficient scale to be a standalone productive property. The proposal is therefore consistent in this regard.

Policy 21.2.1.3 - Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.

The proposed building platforms comply with the setback requirements and are located to protect the outlook from each proposed platform therefore the proposal is consistent in this regard.

Policy 21.2.1.5 - Have regard to the location and direction of lights so they do not cause glare to other properties, waterbodies, roads, public places or views of the night sky.

A condition is volunteered that all external lighting shall be down lighting only and will not create light spill beyond the lot boundaries. The proposal is therefore consistent in this regard.

Policy 21.2.1.9 - Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

Firefighting water will be stored on site in tanks or via an alternative approved by FENZ prior to the occupation of any future residential unit. The proposal is therefore consistent in this regard.

Objective 21.2.2 – The life supporting capacity of soils is sustained

Policy 21.2.2.1 - Allow for the establishment of a range of activities that utilise the soil resource in a sustainable manner.

Farming will continue to be the predominant land use within the subject sites. The proposed smaller rural living lots are still of a sufficient size to utilise the soil resource in a sustainable manner such as through gardens, a small number of livestock and indigenous planting. The proposal is consistent in this regard.

Policy 21.2.2.2 - Maintain the productive potential and soil resource of Rural Zoned land and encourage land management practices and activities that benefit soil and vegetation cover.

Farming will continue to be the predominant land use within the subject site. Landscape planting is proposed around each building platform. The proposal is consistent in this regard.

Objective 21.2.4 - Situations where sensitive activities conflict with existing and anticipated activities are managed to minimise conflict between incompatible land uses.

Policy 21.2.4.1 - New activities must recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

Any future occupants of the proposed building platforms would be aware that they are living in a rural zone and would be using the land for rural purposes themselves (albeit at a smaller scale). The lots are of sufficient size that reverse sensitivity is unlikely to be an issue. The proposal is consistent in this regard.

Policy 21.2.4.2 - Control the nature, scale and location of activities seeking to establish in the Rural Zone, so as to minimise conflict with permitted and established activities, that may be incompatible with those activities.

As per the commentary above, rural living within the rural zone is not uncommon and those living within the proposed lots would likely be undertaking rural activities within their own lots. Conflict between existing permitted rural land use and the proposed occupation of the land is considered to be unlikely. The proposal is consistent in this regard.

Chapter 27 Subdivision

Relevant objectives and policies within the Subdivision and Development Chapter are addressed below:

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

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

Each proposed building platform can be appropriately serviced using widely accepted methods which are fit for purpose. Allowing the option for wireless telecom connections takes advantage of the innovation where wired connections are now not always necessary. The proposal is consistent in this regard.

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

Proposed lot 1 is of a sufficient size and shape to be a productive rural lot. Proposed lots 2 and 3 are suitably sized for rural living opportunities while retaining sufficient size to graze a small number of animals or have horses etc. The lot shapes and location of the proposed building platforms seek to maximise the productive potential of the land by locating platforms near the Boundary Creek terrace. As described above, the proposed building platforms can be appropriately serviced. The proposal is therefore consistent in this regard.

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

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

The proposed lot boundaries and building platforms have utilised topography to minimise visibility from outside of the site; importantly there is no visibility from Cardrona Valley Road. The proposed building platforms have outstanding views especially to the north and are sheltered from the prevailing north west wind. The proposal is consistent in this regard.

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

The proposal avoids disturbance to natural features and topography. There are no known specific biodiversity or heritage values that would be affected by the proposal. Biodiversity would be enhanced by the proposed indigenous landscape planting within each lot. The proposal is consistent in this regard.

Policy 27.2.4.2 - Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.

There are no known heritage features within the site. Schedule 21.22 identifies the Cardrona Valley as a ONL priority area. It has been determined that the landscape has the capacity to

absorb the development as proposed. The proposal is therefore considered to be consistent in this regard.

Policy 27.2.4.4 - Encourage initiatives to protect and enhance landscape, vegetation and indigenous biodiversity by having regard to:

- 1. whether any landscape features or vegetation are of a sufficient value that they should be retained and the proposed means of protection;*

The building platforms have been located to minimise visibility to ensure that landscape values are preserved. Landscape features and prominent slopes have been avoided. No vegetation which would be affected by the proposal however considerable indigenous landscape planting is proposed around each building platform which would be protected by way of a structural landscape plan.

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

Policy 27.2.5.4 - Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

An existing farm road provides access from Cardrona Valley Road up onto the terrace where the proposed building platforms are located. This road would be extended to each building platform and would be of a gravel formation only. These new sections of road/driveway would not be visible from Cardrona Valley Road due to the intervening topography therefore the proposal is consistent in this regard.

Policy 27.2.5.5 - Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:

- a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;*
- b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;*

c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;

The vehicle crossing from Cardrona Valley Road is existing but would be upgraded to the required standard as shown on the scheme plan in **Appendix B**. The existing farm access road would be upgraded to comply with the required standard for a private right of way which services 3 lots. The proposal is consistent in this regard. Walkways, cycleways, service lanes and pedestrian access are not relevant to this proposal.

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

Water supply would be sourced from Boundary Creek. 25,000l/day can be taken for domestic use as a permitted activity. In addition to this, resource consent has been granted by ORC which provides a daily volume of up to 5,857m³ of water/day at a rate of 83l/sec. This would provide ample water for any irrigation requirements. The proposal is therefore consistent in this regard.

Policy 27.2.5.10 - Ensure appropriate water supply, design and installation by having regard to:

- 1. the availability, quantity, quality and security of the supply of water to the lots being created;*
- 2. water supplies for fire fighting purposes;*
- 3. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;*

Water would be piped from Boundary Creek and then treated at each building platform to a potable standard, this would be a condition of resource consent. Firefighting water would be stored onsite in tanks or by any other method approved by FENZ. The proposal is consistent in this regard.

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

b. the capacity of existing and proposed stormwater systems;

Each lot is of a sufficient size such that storm water can be disposed of to ground via soak pits without adversely affecting any other property. The proposal is consistent in this regard.

Policy 27.2.5.13 - Treat and dispose of sewage in a manner that:

- 1. maintains public health;*
- 2. avoids adverse effects on the environment in the first instance*

Wastewater can be appropriately treated and disposed of via suitably designed septic tank systems and dispersal areas. The proposal is consistent in this regard.

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

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

Reticulated electricity and telecom connections can be extended underground from Cardrona Valley Road to each building platform. Flexibility is also sort to allow for wireless telecom connections as an alternative option. Underground/wireless connections avoid affecting landscape values therefore the proposal is consistent in this regard.

Objective 27.2.7 - Boundary adjustments, cross-lease and unit title subdivision are provided for.

Policy 27.2.7.2 - Ensure boundary adjustment, cross-lease and unit title subdivisions are appropriate with regard to:

- 1. the location of the proposed boundaries;*

2. *in rural areas, the location of boundaries with regard to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;*
3. *boundary treatment;*
4. *the location and terms of existing or proposed easements or other arrangements for access and services.*

The proposed boundary adjustments and building platforms have been located to retain the productive potential of the land while also providing appealing locations for rural living. Boundaries follow topography or existing fence lines wherever possible. The proposed building platforms comply with boundary setback requirements. Access would be extended from an existing farm road and easements are proposed for the access and services. The proposal is therefore consistent in this regard.

Chapter 6 Landscapes and Rural Character

Objective 6.3.2 - Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone

Policy 6.3.2.1 - Avoid urban development and subdivision to urban densities in the rural zones

The proposal will retain the productive rural land use and create 3 rural living opportunities. Lot size and density would be rural/rural living in character and not of an urban nature. The proposal is consistent in this regard.

Policy 6.3.2.2 - Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character.

A condition is volunteered that all external lighting shall be down lighting only and will not create light spill beyond the lot boundaries. The proposal is therefore consistent in this regard.

Policy 6.3.2.3 - Ensure the District's distinctive landscapes are not degraded by production forestry planting and harvesting activities.

The proposal does not propose any forestry planting or harvesting.

Policy 6.3.2.4 - Enable continuation of the contribution low-intensity pastoral farming in the Rural Zone and viticulture in the Gibbston Character Zone on large landholdings makes to the District's landscape character.

As previously discussed, pastoral farming will continue to be the predominant land use within the subject site.

Policy 6.3.2.6 - Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.

The structural landscape plan included requires indigenous planting at each proposed building platform to ensure that future buildings are appropriately integrated into the environment. The proposal is consistent in this regard.

Policy 6.3.2.7 - Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.

The landscape and visual effects assessment included within **Appendix C** details how the proposed building platforms are contained by topography and avoid adverse effects on the landscape character of the ONL. The proposal is consistent in this regard.

Policy 6.3.2.8 - Encourage any landscaping to be ecologically viable and consistent with the established character of the area.

The structural landscape plan, included within **Appendix C**, details appropriate indigenous planting that is both ecologically viable and consistent with the existing and historical natural landscape. These sizable sweeps of native vegetation on the southern side of the proposed curtilages will produce screening effects and will appear as sweeps of native vegetation sited within open farmed country.

Objective 6.3.3 - Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes

Policy 6.3.3.1 - Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- 1. landscape values are protected;*
- 2. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.*

As detailed above, the proposal ensures that landscape values are protected/retained. None of the proposed building platforms or future buildings would be visible from Cardrona Valley Road. Landscape planting would minimise visibility from adjacent properties. The proposal is therefore consistent in this regard.

Policy 6.3.3.5 - Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.

The proposal will not result in any changes to the open landscape character of any Outstanding Natural Features. The impact on the open landscape character of the subject site within the Outstanding Natural Landscape is considered to be very low. The receiving environment has ample potential to absorb the proposed boundary adjustments and building platforms. The proposal is consistent in this regard.

Chapter 3 Strategic Direction

Objective 3.2.5 - The retention of the District's distinctive landscapes

Policy 3.2.5.2 - Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- 1. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected.*

The landscape and visual effects assessment details how the values associated with the Cardrona Valley ONL priority area will be protected. The proposal is consistent in this regard.

Policy 3.3.21 - Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with:

- a. protection of the landscape values of Outstanding Natural Features or Outstanding Natural Landscapes.*

The proposal would enable farming activities as existing to continue. The values associated with the ONL would be retained therefore the proposal is consistent in this regard.

Policy 3.3.23 - Ensure that the effect of cumulative subdivision and development for the purposes of Rural Living does not compromise:

- a. the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes*

The subject sites are located on a terrace within a small tributary valley which is contained by topography. This provides an opportunity to establish rural living opportunities while protecting the landscape values of the ONL therefore the proposal is consistent in this regard.

Policy 3.3.30 - Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.

As detailed within the landscape and visual effects assessment, the landscape values of the ONL would be protected therefore the proposal is consistent in this regard.

Policy 3.3.31 - Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.

The landscape and visual effects assessment details that the subject site has the landscape capacity to absorb the development as proposed without adversely affecting the values of the ONL.

Summary of Assessment Against Objectives and Policies

After considering all relevant objectives and policies within Chapter 21 Rural Zone, Chapter 27 Subdivision and Development, Chapter 6 Landscapes and Rural Character and Chapter 3 Strategic Direction, it is considered that the proposal as applied for is consistent in all regards.

10.0 WRITTEN APPROVALS

Written approval has been provided by Cardrona Alpine Resort and Snow Farm NZ Limited. Affected party approvals are attached as **Appendix I**. These two landowners potentially have the greatest visibility towards the subject site. Any adverse effects on these entities cannot be considered.

11.0 PART II OF RMA 1991

In consideration of the relevant principles outlined in Sections 6, 7 and 8 of the Act, it is considered if approved, the proposed boundary adjustment and building platforms will achieve the purpose of the Act as presented in Section 5.

12.0 CONCLUSION

This application seeks resource consent for boundary adjustments and the establishment of 3 building platforms at Cardrona Valley Farms, 2084 Cardrona Valley Road.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the boundary adjustments and building platforms as proposed will promote outcomes consistent with the rules, assessment criteria, objectives and policies of the Rural Zone, Chapter 27 Subdivision and Development, Chapter 6 Landscapes and Rural Character and Chapter 3 Strategic Direction.

The proposal will not give rise to any adverse effects which are more than minor.

Kind Regards,



Tom Overton
IP Solutions Ltd



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **928992**

Land Registration District **Otago**

Date Issued 21 April 2022

Prior References

182389 794769 OT83/174

Estate Fee Simple

Area 82.6061 hectares more or less

Legal Description Lot 1 Deposited Plan 546120

Registered Owners

Cardrona Valley Farms Limited

Interests

Subject to Section 59 Land Act 1948 (affects part formerly Lot 9 DP 21223)

Appurtenant to part formerly Lot 9 DP 21223 is a right of way created by Transfer 838333.3 - 10.9.1993 at 10:33 am

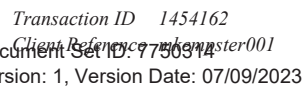
Fencing Covenant in Transfer 838333.3 - 10.9.1993 at 10:33 am (affects part formerly Lot 9 DP 21223)

Land Covenant in Easement Instrument 10960006.4 - 2.2.2018 at 4:48 pm (affects part formerly Sections 4 and 7 Block II Cardrona Survey District)

12174723.1 Certificate pursuant to Section 417 Resource Management Act 1991 to Cardrona Valley Farms Limited - 6.7.2021 at 2:54 pm (affects parts formerly Lot 9 DP 21223 and Section 7 Block II Cardrona Survey District)

12402785.6 Mortgage to ASB Bank Limited - 21.4.2022 at 11:56 am

12611557.1 CAVEAT BY AURORA ENERGY LIMITED - 21.11.2022 at 9:22 am





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 928991
Land Registration District Otago
Date Issued 21 April 2022

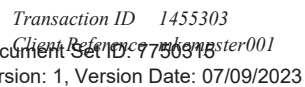
Prior References

OT172/71 OT83/174

Estate Fee Simple
Area 34.8563 hectares more or less
Legal Description Lot 2 Deposited Plan 546120
Registered Owners
Cardrona Valley Farms Limited

Interests

Land Covenant in Easement Instrument 10960006.4 - 2.2.2018 at 4:48 pm
12174723.1 Certificate pursuant to Section 417 Resource Management Act 1991 to Cardrona Valley Farms Limited -
6.7.2021 at 2:54 pm (affects part formerly Section 7 Block II Cardrona Survey District)
12402785.6 Mortgage to ASB Bank Limited - 21.4.2022 at 11:56 am
12611557.1 CAVEAT BY AURORA ENERGY LIMITED - 21.11.2022 at 9:22 am





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **OT217/3**

Land Registration District **Otago**

Date Issued 11 June 1926

Prior References

OTPR19/133 WA 5/19

Estate Fee Simple
Area 18.9191 hectares more or less
Legal Description Section 9 Block II Cardrona Survey
District

Registered Owners

Cardrona Valley Farms Limited

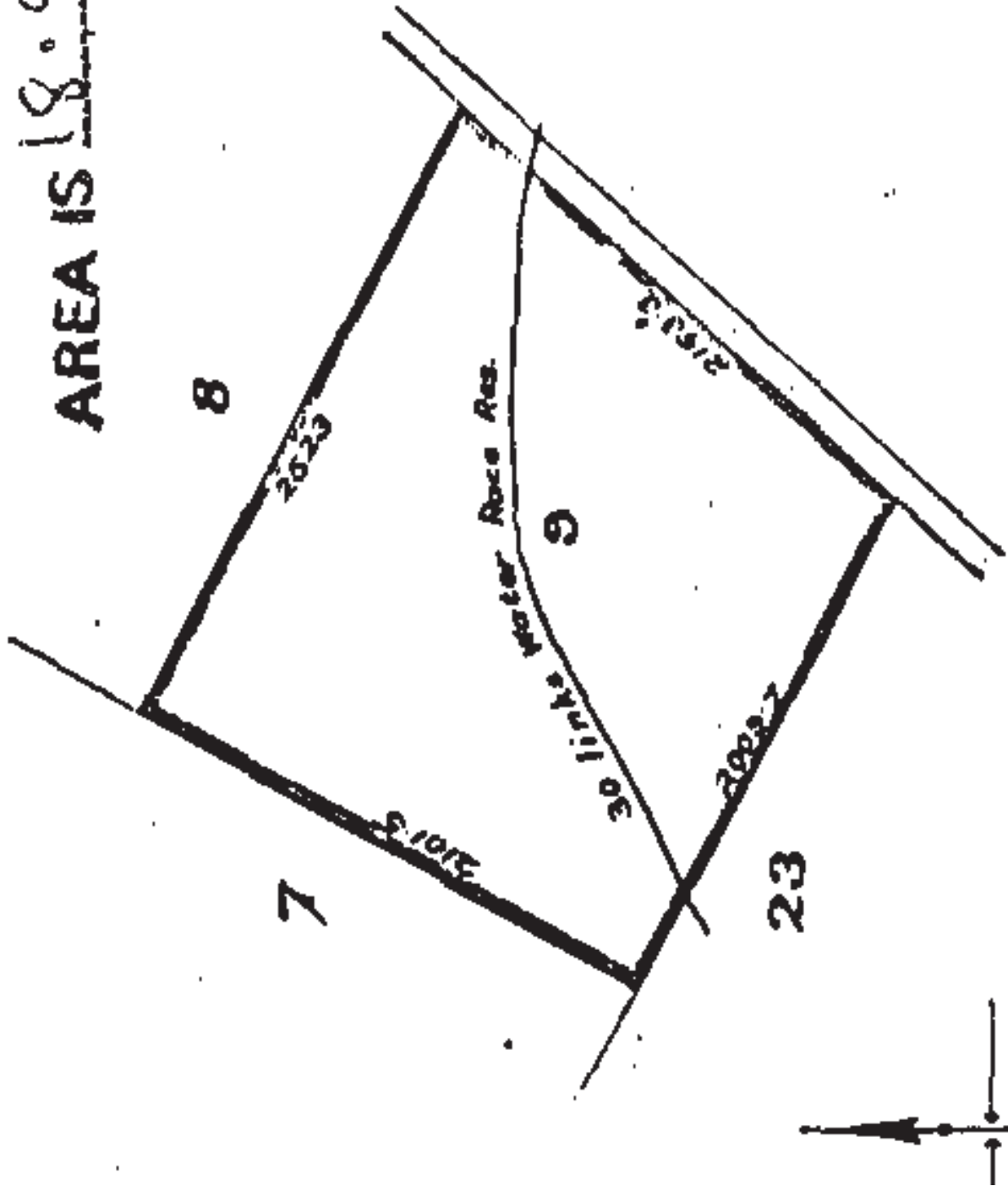
Interests

Subject to Section 315 Land Act 1924

Land Covenant in Easement Instrument 10960006.4 - 2.2.2018 at 4:48 pm

12611557.1 CAVEAT BY AURORA ENERGY LIMITED - 21.11.2022 at 9:22 am

EQUIVALENT M
AREA IS 18.91





View Instrument Details

Instrument No. 10960006.4
Status Registered
Date & Time Lodged 02 Feb 2018 16:48
Lodged By Lister, Margaret Christina
Instrument Type Easement Instrument

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
-----------------------------	---------------

794768	Otago
794769	Otago
OT172/71	Otago
OT217/3	Otago
OT338/77	Otago
OT83/174	Otago

Annexure Schedule: Contains 3 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Mortgage 9044253.2 does not affect the servient tenement, therefore the consent of the Mortgagee is not required ☒

I certify that the Mortgagee under Mortgage 9044301.1 has consented to this transaction and I hold that consent ☒

Signature

Signed by Margaret Christina Lister as Grantor Representative on 02/02/2018 04:44 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Margaret Christina Lister as Grantee Representative on 02/02/2018 04:44 PM

*** End of Report ***

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

RAYMOND ERIC ANDERSON

Grantee

RAYMOND ERIC ANDERSON and BRANCH CREEK HOLDINGS LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Land Covenant		Lot 1 DP513686 CFR 794768	Lot 2 DP513686 and Section 4 Block II Cardrona SD CFR 794769 Section 7 Block II Cardrona SD CFR OT83/174 Section 8 Block II Cardrona SD CFR OT172/71 Section 9 Block II Cardrona SD CFR OT217/3 and Part Run 340B and Section 1 Survey Office Plan 21853 and Section 4 Survey Office Plan 24713 CFR OT338/77

Form B - continued

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negative]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

Annexure Schedule B

Annexure Schedule B

PROVISIONS APPLYING TO SPECIFIED COVENANTS

1. The Grantor covenants and agrees:
 - a. To observe and perform the Covenants set out below in paragraph 3; and that
 - b. The Covenants will forever run with and bind the Servient Tenement for the benefit of the Dominant Tenement.

2. In this Instrument the following words have the following meanings:

"Grantee" means and includes all persons executing this Easement Instrument as Grantee jointly and severally (if more than one) and their executors, administrators, assigns, successors in title and their tenants, licensees and invitees.

"Grantor" means and includes all persons executing this Easement Instrument as Grantor jointly and severally (if more than one) and their executors, administrators, assigns, successors in title and their tenants, licensees and invitees.

"Lot" means any Lot that is recorded as one of the servient tenements in Schedule A (and "Lots" shall have a corresponding meaning).

"Subdivide" means any "subdivision of land" as defined by section 218 of the Resource Management Act 1991 (and "subdivided" and "subdivision" shall have a corresponding meaning).

3. The Covenants:
 - 3.1 No Objection to future applications for resource consent

The Grantor will not make or lodge, be party to, procure, assist or support, finance or contribute to the cost of any submission or proceeding (under Resource Management Act 1991 or otherwise) designed or intended to or having the effect of limiting, preventing or restricting the future subdivision of the land held by the Grantee and or an associated company in CFRs 794769, OT217/3, OT83/174, OT172/71 and OT338/77
 - 3.2 No Objection to farming activities

The Grantor and any persons residing on the Grantor's land shall not be permitted to object to adverse amenity effects arising from agricultural activities, including pest control, carried out on the land held by the Grantee and or an associated company in CFRs 794769, OT217/3, OT83/174, OT172/71 and OT338/77
 - 3.3 Lot 1 DP 513686 may not be further subdivided without the consent in writing from the Grantee, such consent not to be unreasonably withheld

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

PROPOSAL TO ADJUST THE
BOUNDARIES BETWEEN FOUR
EXISTING LOTS AT CARDRONA
VALLEY FARMS AND IDENTIFY THREE
BUILDING PLATFORMS

vivian+espie
resource management and landscape planning

INTRODUCTION & DESCRIPTION OF THE PROPOSAL

- 1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to undertake a three-lot boundary adjustment subdivision and identify three residential building platforms at Cardrona Valley Farms, Cardrona Valley Road, Cardrona. The proposed layout is shown on Appendix 2 to this report, which is a proposed Structural Landscape Plan. The collection of lots that are to be adjusted (**the site**) sits to the north of the Cardrona Alpine Resort access road, to the west of Cardona Valley Road (**CVR**) and to the east and south of Boundary Creek. The site is part of the very large Cardrona Valley Farms agricultural operation that takes in a significant part of the Cardrona Valley including flats, terraces and slopes on both sides of the valley, extending up the Criffel and Pisa Ranges and the slopes of Mt Cardrona.
- 2 The site is located in the Rural Zone and an Outstanding Natural Landscape (**ONL**) pursuant to the Proposed District Plan (**PDP**).
- 3 The details and layout of the proposed activities are set out in the resource consent application and its various appendices. I will not repeat that detail here, other than to make the following summary points that are relevant to an assessment of landscape issues.
- 4 The proposed Lot sizes are:
 - Lot 1: 130.3ha
 - Lot 2: 2.56ha
 - Lot 3: 3.78ha
- 5 A 1000m² building platform is proposed on each of proposed Lots 1, 2 and 3.
- 6 A proposed Structural Landscape Plan is attached as Appendix 2. The proposal includes the planting of areas on mixed native vegetation in the proximity of the three proposed building platforms. Volunteered consent conditions are also included to restrict the height and final appearance of future buildings within the proposed RBPs. While Lots 2 and 3 will be rural living sites, Lot 1 will be a balance lot (with an RBP), that will include a significant amount of land retained for productive purposes.
- 7 The volunteered conditions include the following:
 - The maximum height for any built form within the building platforms shall be 5.5m from existing ground level.

- Any new fencing shall be of post and wire with a maximum height of 1.2m.
- All gardens and outdoor domestic activities shall be confined to the specified “curtilage areas” as identified on the proposed Structural Landscape Plan (Appendix 2).
- All external lighting shall be down lighting only and not create light spill beyond any of the lots. External lighting shall not be used to accentuate or highlight built form as it is viewed from beyond any of the lots. All external lighting shall be located within the curtilage areas only as identified on the Structural Landscape Plan.
- The internal driveways shall be maintained in an unsealed gravel formation. The use of kerb and channel is prohibited.

METHODOLOGY

8 The methodology for this assessment has been guided by:

- The Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines¹.
- The landscape-related provisions of the Proposed District Plan.

9 When describing effects, we will use the hierarchy of adjectives given in the bottom row of the table below. The top rows show how the adjectives that we use can be related to specific wording within the RMA².

							SIGNIFICANT
LESS THAN MINOR		MINOR		MORE THAN MINOR			
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH	

EXISTING LANDSCAPE

Physical (collective natural and built components and processes)

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

² Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

- 10 The site is within the Cardrona Valley, a well-defined valley that follows the Cardrona River from the saddle between Mount Scott and Mount Hocken down to the open landscape that surrounds Wanaka (the floor of the Wanaka/Upper Clutha basin). For the most part, the valley has a flat floor associated with the path of the Cardrona River and its flood plain. This flat floor is up to 700 metres in width in the northern half of the valley but narrows to have no discernible floor in the southern half (approximately south of Cardrona township. Cardrona Valley Road runs along the valley floor from the Wanaka area and then over the Crown Range to meet the Crown Terrace and the Wakatipu Basin.
- 11 In terms of ecology, the flat floor of the northern end of the Cardrona Valley, stretching from the Wanaka area to the Cardrona township is dominated by exotic species associated with farming, being mainly pasture grasses and willows. Pasture grasses continue up the sides of the valley to a significant altitude (very approximately 600masl). On the eastern side of the valley, and agricultural improvement over recent years has pushed improved pastureland higher upslope to take in significant areas of the foothill terraces. From here upwards the exotic grasses increasingly give way to native alpine grasses and intermittent grey shrub species. The upper walls of the valley are dominated by these native species. To the south of Cardrona township, the valley is increasingly (as one moves south) dominated by modified rural landscapes and the native species mentioned above.
- 12 The site sits within a relatively modified part of the Cardrona Valley. To the immediate south of the site is the Mount Cardrona Station Special Zone (**MCSSZ**) that allows for resort-like development. Large-scale earthworks associated with infrastructure and roading is currently being carried out within the MCSSZ. To the west of the site is the Cardrona Alpine Resort Ski Area Sub Zone and to the east of the site is a group of tourist attractions including the Cardrona Distillery, the “Experience the Cardrona” tourism operation and the entrance to the Snow Farm. These elements are shown on Appendix 3. The MCSSZ, the existing Cardrona Township (and its area of zoning), The Cardrona Alpine Resort Ski Area Sub Zone and the Snow Farm Ski Area Sub Zone sit as individual instances of development within the Cardrona Valley. These affect landscape character in that they read as nodes of human influence and occupation within a landscape dominated by natural patterns and agricultural land use. These elements combine (along with other elements such as the Cardrona Distillery, the “Experience the Cardrona” tourism operation, the Pringles Creek rural living area and the dwellings of Tuohy’s Gully Road/Old Coach

Road) such that the part of Cardrona Valley between Little Meg (to the south) and Boundary Creek (to the north) is the most modified and occupied part of the valley.

- 13 The site itself is located on the lower foothills and terraces of Mt Cardrona and comprises paddocks and hill country associated with productive agriculture. The site has a modified rural character, the flatter paddocks are generally arable pastures, while the less accessible slopes remain uncultivated and more natural in character. There is a clear distinction between the verdant cultivated paddocks of the productive farmland and the muted tones of the natural grey scrubland and tussock land of the upper slopes. Barns/sheds, ponds, and established vehicle tracks linking the various paddocks are visible.

Associative (intangible aspects that influence how places are perceived)

- 14 I am unaware of any cultural values associated with this land. The area is known for its gold mining and agricultural history. As with many landscapes in the Queenstown Lakes District, the valley is recognised for its aesthetic values.

Perceptual (both sensory experience and interpretation)

- 15 The Cardrona Valley, particularly at higher elevations, is recognised for its high natural character, infinitely varied elevation and terrain, relative emptiness, remoteness and wildness. These all contribute to a landscape that is likely to be very memorable to visitors and locals alike. This is more evident towards the southern end of the valley where the landscape is almost entirely natural high country.
- 16 The northern half of the valley is lower in elevation and has a more rural and modified landscape character, particularly on the valley floor and lower slopes. To an observer travelling up the Cardrona Valley from the north, the aesthetic pattern on the floor of the valley is similar to that of the farming landscape of the Wanaka/Upper Clutha basin floor and is perceived as a relatively rural landscape. The areas surrounding the site sits within this more rural landscape, adjacent to a node of relatively intense development that include residential, visitors' accommodation, recreation and tourism.
- 17 Once past the Cardrona township, the floor of the agricultural valley disappears, and the landscape becomes more natural. An observer in this higher part of the valley landscape feels they are in a more remote and natural part of the valley.

RELEVANT STATUTORY CONTEXT

18 Part 2 of the PDP (Strategy – Chapters 3 to 6) is now final pursuant to Environment Court Decision [2021] NZEnvC 155 (Decision 2.12). Environment Court decisions have not yet been issued regarding Part 4 of the PDP (Rural Environment). However, no appeals seek to change the Rural Zoning of the area of the subject site. I therefore understand that considerable weight can be placed on the PDP provisions.

19 The most relevant provisions from Chapter 3 of the PDP are:

STRATEGIC OBJECTIVES

3.2.5.1 *The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.*

3.2.5.2 *Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:*

a. *where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or*

b. *where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.*

20 I understand that the site is part of the Cardrona Valley Priority Area. Strategic Policies 3.3.28 to 3.3.31 then set out that the landscape values and the related landscape capacity of each Priority Area³ shall be identified and set out in a Schedule in the PDP (Schedule 21.23). The proposed landscape schedules have been drafted and have been publicly notified, while these schedules are useful, little weight can be placed on these schedules as they are likely to be amended through the hearing process.

21 The most relevant provisions from Chapter 6 are:

6.3.3.1 *Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:*

a. *landscape values are protected; and*

³ Policy 3.3.44, as per the above Environment Court Decision, makes it clear that Priority Areas are prioritised in terms of scheduling, not in terms of their landscape merit, sensitivity or importance.

- b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.*

6.3.3.5 *Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.*

22 In summary in relation to the PDP:

- In relation to the RZ, the relevant area is also part of an ONL (and part of a Priority Area). The relevant provisions direct that:
 - Landscape values shall be protected;
 - Buildings and physical changes shall be reasonably difficult to see from beyond the boundary of the site.
 - Open character shall be maintained.

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

23 In light of the above description of the existing landscape and the relevant statutory provisions, the relevant potential issues raised by the proposed subdivision in this location are related to the landscape values of the relevant part of the Cardrona Valley and the potential degradation of these by an additional rural living lot and dwelling.

VISUAL CATCHMENT AND VIEWING AUDIENCES

24 The three proposed building platforms were marked with building profile poles and these were examined from the surrounding landscape through a number of site visits. There is some degree of potential visibility from:

- Cardrona Alpine Resort Access Road
- Snow Farm Access Road (Waiorau Nordic Road/Paddy's Ridge)
- Meg Hut Pack Track
- Pisa Conservation area
- An unnamed legal road that follows Boundary Creek from Cardrona Valley Road to the Cardrona Alpine Resort Access Road
- Neighbouring properties

EFFECTS ON VIEWS AND VISUAL AMENITY

25 Visual effects are:

“effects on landscape values as experienced in views. ... A proposal that is in keeping with the landscape values, for example, may have no adverse visual effects even if the proposal is a notable change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a portion of the view”⁴.

26 Appendix 1 of this report gives comments in relation to the relevant PDP assessment matters, some of which relate to effects on views and visual amenity. In this section of my report, I set out my overall findings in relation to views and visual amenity.

27 Appendix 3 of this report shows viewpoint locations from which photographs have been taken. The photographs then form Appendix 4. Reference to those appendices is useful when reading this section of this report. There is no visibility to the proposed building platforms from Cardrona Valley Road.

Cardrona Alpine Resort Access Road

28 The Cardrona Alpine Resort Access Road is a private road used by paying customers of the ski resort. I understand that Cardrona Alpine Resort has provided written approval to the current proposal. Therefore, potential effects as experienced from this private road can be disregarded. In any event, the proposed building platforms will be able to be seen from some relatively limited stretches of the access road from a southerly direction. Sizable sweeps of native vegetation are proposed on the southern side of the proposed curtilage areas that will screen future residential activity (once some maturity is reached). In these views, this vegetation will appear as mid-ground sweeps of native vegetation siting within open farmed country.

⁴ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, April 2021, New Zealand Institute of Landscape Architecture, paragraphs 6.25 and 6.27.

Snow Farm Access Road (Waiorau Nordic Road/Paddy's Ridge)

- 29 The access road and is owned by the Pisa Alpine Charitable Trust. Hence, the land and the road are not public, however, I understand that the trust allow use of the road by customers of the Snowfarm operation and also by users of the Pisa Conservation area, but at a charge. Access is by vehicle only; the trust does not allow pedestrian use of the road.
- 30 From approximately the upper three quarters of the Snowfarm access road views are gained across to the area that takes in the subject site as shown on the Photograph 2 of Appendix 4. These views are at distances of between 1 and 5 kilometres. In these views and the entire MCSSZ (which enabled resort-like development) is seen to the immediate left of the Cardrona Alpine Resort Access Road. Other built development such as the Pringles Creek rural living area, The Cardrona Distillery and Cardrona township are also visible.
- 31 With reference to Photograph 2, the three proposed building platforms are curtilage areas will be in a line-of-sight in these views, as is the existing haybarn within the subject site. The platform locations will be seen on the flat farmed terrace land with the more rugged mountain slopes behind them. They will sit on the roughly horizontal line of change between the farmed land and the mountain slopes and will appear as small interruptions to the current landscape pattern, each appearing as a spot of vegetation with some built form visible (although the Lot 2 and 3 platforms will effectively combine to read as one cluster).
- 32 These views from the Snowfarm access road are extremely broad and panoramic. A viewer that focuses on the particular location will be able to notice an increase in built form. Views will be at long distances and the details of what the new elements are will not be easily apparent. The development of the MCSSZ will be an easily recognisable element in these views.
- 33 Overall, I consider that the proposed activities will exacerbate the presence of human modification in views such as those from Viewpoint 2. In views of an ONL, this sort of exacerbation must be considered to be adverse. However, the visual effect is tempered by the fact that the MCSSZ and associated development will be seen in any event and by the relative size of the new elements in these views; they will be somewhat insignificant to the overall composition of the scene that is taken in. I consider that the degree of adverse effect on views of this sort and of the amenity of Snowfarm Road users is best described as low.

Meg Hut Pack Track

- 34 The Meg Hut Pack Track is a public track that climbs over Tuohy's Gully on the eastern side of Cardrona Valley, leading to Meg Hut and also connecting to a number of trails within the Pisa Conservation Area.
- 35 The section of this track that ascends Tuohy's Gully allows views back towards the Cardrona Valley. The track follows the low floor of Tuohy's Gully and hence is enclosed by the gully walls. Therefore, it appears that no built form enabled by the proposed building platforms will be visible, except perhaps from the very upper parts of track to the proposed Lot 1 building platform. A view from part of the Meg Hut Pack Track is included as Photograph 3 of Appendix 4.
- 36 These upper parts of the track from which the development may be visible are more than 3km from the site. The dominant views are of the relatively natural high-country farmland in the foreground and the mountains in the background. The more modified Cardrona Valley floor and lower terrace (on which the building platforms are proposed) sit in the mid-ground of the views. Modification and development are evident on the valley floor including several buildings, roads, structures and car parking areas associated with farming, recreation and tourism activities. This modified landscape makes up a small portion of the wider view that comprises the agricultural valley floor and the expansive natural mountains that form the valley walls.
- 37 While some part of the development may be seen from this location, views will be from a considerable distance and I consider that any of the proposed development that is in a line-of-sight will be difficult to distinguish or identify. Additionally, the development will be viewed as part of an area of existing development, including relatively significant development within the MCSSZ, that makes up a small part of the wider views.
- 38 The degree of adverse visual effects on the users of Meg Hut Pack Track is considered to be very low at most.

Pisa Conservation Area

- 39 The development may be visible from parts of the Pisa Conservation Area, which lies approximately 6km east of the site, on the upper parts of the Pisa Range between the Snowfarm and Mount Allen. The parts of the Pisa Conservation Area from which the development may be seen sit on a plateau at the crest of the Criffel Range. The site will only be visible from a small section of the very western reaches of the conservation area. As with views from Meg Hut Pack

Track and the upper parts of the Snowfarm Road, views will be distant, and the development will only form a tiny part of the wider view. The nature of the development will be difficult to distinguish when viewed from this distance and, if noticed, it may be taken for some farming activity or infrastructure associated the landholding in which it sits. The degree of adverse effects on the users of the Pisa Conservation Area is considered to be very low at most.

Paper Road

- 40 As can be seen in part on Appendix 3, an unformed legal road follows Boundary Creek from Cardrona Valley Road to the Cardrona Alpine Resort access road. I understand that some parts of this legal road are on topography that is effectively part of the bed of Boundary Creek and that it would be very difficult or impossible to form the road. As discussed, The Cardrona Alpine Resort access road is a private road on land owned by Cardrona Alpine Resort Limited. The unformed legal road does not connect to any other public land or public roads/trails. It appears very unlikely that this legal road would ever be formed or used.
- 41 From the highest (i.e. the southernmost) part of the legal road alignment, close to the Cardrona Alpine Resort access road, it appears that views down the terrace (in a northeasterly direction) would be available that would take in the proposed building platforms. These views would be very similar to those from the part of the Cardrona Alpine Resort access road discussed in paragraph 10; the southern side of the curtilage areas and building platforms will be exposed to view and this side of the building platforms will be considerably vegetated. Until vegetation reaches some maturity, residential activity will be recognisable and will be somewhat incongruous in this view when compared to the existing situation. However, this part of the paper road is currently across fenced paddocks and is not used. As discussed, it appears particularly unlikely that this area of paper road would ever be formed.

Neighbouring properties

- 42 Neighbouring properties that gain some potential views of the proposed activities are:
- a) Pastoral lease parts of Branch Creek Station that take the form of farmed mountain slopes to the north and west of the subject site;
 - b) Areas of mountains slopes to the southwest of the subject site owned by Mount Cardrona Station Ltd and Cardrona Alpine Resort. Much of this land is within the Ski Area Sub Zone;

- c) Distant mountain slopes land on the eastern side of Cardrona Valley. Most of the land that allows possible views to the activities is owned by the applicant. However, some visibility is available from upper parts of Robrosa Station (J & J Patterson).
- 43 The above areas are generally steep, unoccupied farmland that is used for extensive grazing. The Ski Area Sub-Zone land allows for ski-related recreation and visitor activities. In relation to the land of Branch Creek and Robrosa Stations, the potential observers are occasional farm workers, engaged in some farming activity. From Robrosa these views are likely to be very distant and intermittently available. The majority of the subject site will appear as it does now, but three rural dwellings will be seen within the farming land. This will be in addition to the existing haybarn and a dwelling to the immediate west of the site within the approved building platform consented by RM171415 (that can be seen on Appendix 2). Branch Creek Station is adjacent to the site and at views will be available from as close as few hundred meters away. Views from Branch Creek Station comprise the wider Cardrona Valley that includes instances of human modification amongst the more expansive agricultural and natural landscape. Farm workers on these properties will come across various rural dwellings in the course of the existing situation. The proposal will add three more. Given that there will be very limited observers frequenting these areas and the likely agricultural activities that a potential observer will be engaged in, I consider that the visual amenity that an observer of this sort experiences will be affected to a low degree.
- 44 Views from the areas of private land within the Ski Area Sub-Zone to the southwest of the subject site are at distances of approximately 1.5km and more and are from steep country that is currently unoccupied. Views in a north-easterly direction are down the valley of Boundary Creek. In the event that this private land is used for some recreational/visitor activity in the future, there will be some visibility to the southwestern parts of the three proposed building platforms and curtilage areas. As has been discussed in relation to the Cardrona Alpine Resort access road, vegetation is proposed to screen the curtilage areas in views from this direction. Again, given the distances involved, I consider that the existing views will change very little and hence, visual amenity will be affected to a very low degree.

Summary in relation to views and visual amenity

- 45 The subject site sits within the north-facing Boundary Creek gully and hence is considerably contained by landform. Views to it are only available from elevated land to the south (including

parts of the Cardrona Alpine Resort access road), the east (elevated slopes on the far side of Cardrona Valley) and high surrounding farmland. Visual amenity available to the public will be affected to a very minimal degree. Some occupiers of particular parts of elevated private land on both sides of Cardrona Valley will be able to gain views that include the proposed activities; however, these views are from unoccupied farmed land that is often steep and only used for working purposes. Any effects on visual amenity will be of a low degree.

LANDSCAPE EFFECTS

- 46 *“A landscape effect is a consequence of changes in a landscape’s physical attributes on that landscape’s values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. To assess effects, it is therefore necessary to first identify the landscape’s ‘values’ – and the attributes on which such values depend”⁵.*
- 47 Again, Appendix 1 of this report gives comments in relation to the relevant PDP assessment matters, which are relevant to the consideration of landscape effects. In this section of my report, I set out my overall findings in relation to landscape effects.
- 48 The proposed subdivision and building platforms are to be located within the ONL. The ONL comprises the entire Cardrona Valley, of which a considerable amount is productive rural land. Generally, the mountain slopes are more extensively (rather than intensively) farmed and retained as a rugged natural landscape, while the lower terraces and river flats are more developed and more intensively farmed. Essentially, the lower terraces and valley floor has a more modified agricultural character while the mountain slopes retain a more natural character.
- 49 A description of the relevant existing landscape character and values is set out above in paragraphs 10 to 17. The actual changes to the landscape that will occur as a result of the proposal will ultimately be the addition of three new instances of rural living, two of which are on relatively small lots. In relation to landscape character, these will be additional elements of human modification and occupation.
- 50 The farming operation of Cardrona Valley Farms will continue as it currently does, taking in a very large overall landholding. The three instances of rural living will sit within this farming operation, with one building platform being on a 130ha block that will continue to be part of the overall farming

⁵ Ibid, paragraphs 6.1 and 6.2.

operation. The two smaller lots (2.56 and 3.78ha) are likely to be run as small hobby farming blocks and, in fact, the parts of these small blocks outside the curtilage areas may well continue to be managed by Cardrona Valley Farms, even if these small blocks are sold on to new owners.

- 51 It is not unusual for large farming operations to contain a number of dwellings. In these circumstances, dwellings are traditionally located on valley floor / terrace land. Notwithstanding this, three future dwellings and curtilage areas will add to the overall human modification of the vicinity and therefore will bring a cumulative reduction in the influence of natural patterns relative to human patterns. As discussed, this part of the Cardrona Valley (approximately between Little Meg and Boundary Creek) is the most occupied and modified part of the valley floor and is already considerably characterised by human action.
- 52 A collection of rural living dwellings within an appreciated and valued rural landscape is potentially adverse in terms of landscape character. If rural living activity of this sort is located such that it significantly competes with or dilutes the traditionally farming-dominated character of the Cardrona Valley, then I consider that it could be considerably adverse. In this particular instance, the rural living activity is surrounded by farmed land that will continue to be part of the vast Cardrona Valley Farms operation and is located in the contained valley of Boundary Creek. In this sense, I consider that the three future dwellings and curtilage areas (that will be significantly screened by vegetation, once established) will be subsumed by the surrounding farming landscape character. The occupants of the proposed building platforms will very much have the experience of being within a working farm.
- 53 The provisions of the PDP that relate to ONLs place emphasis on maintaining existing landscape values. With the Pringles Creek area as an example, I consider that in this particular part of the Cardrona Valley (and also in some other parts), appropriately located rural living activity is not inherently contradictory to existing character and values, provided that the activity is carefully configured so as to be subordinate to a genuinely rural, farming character. I consider that this will be achieved in this case. Farming character will continue to dominate. The incremental increase of human/residential patterns over natural and/or farming patterns will result in an adverse cumulative effect on landscape character and values of a low degree.

CONCLUSIONS

- 54 The subject site sits within the Cardrona Valley which is an ONL. The particular part of the Cardrona Valley within which the site sits is the most modified and occupied part of the valley,

with Cardrona township, the Pringles Creek rural living area, the MCSSZ and a number of visitor-related activities being present. The landscape values of this area stem from the board geomorphology of the Cardrona Valley, its natural character and majestic aesthetics, but also from the human elements of the existing development and development enabled by the existing zones.

- 55 In relation to views and visibility, the site of the three proposed building platforms sits within the north-facing Boundary Creek gully and hence is considerably contained by landform. Visual amenity available to the public will be affected to a low degree at most, with visibility of the new elements in the landscape being reasonably difficult. Some occupiers of particular parts of elevated private land on both sides of Cardrona Valley will be able to gain views that include the proposed activities; however, these views are from unoccupied farmed land that is often steep and only used for working purposes. Any effects on visual amenity will be of a low degree. Visibility will be available from some private property which takes the form of steep, elevated farming country. Given the nature and use of this private land, viewing distances and the details of the proposed activities (including proposed vegetation), any effects on visual amenity will be of a low degree.
- 56 In relation to landscape effects overall, while the proposed rural living activity will add to the accumulation of human modifications, it is not an activity that is inherently contrary to the values associated with the relevant area of landscape. In this instance, the activity will be located within the valley of Boundary Creek and will allow the values of the surrounding rural vicinity and the broader ONL to be maintained.

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7 August 2023

APPENDIX 1B: QUEENSTOWN LAKES PROPOSED DISTRICT PLAN ASSESSMENT MATTERS 21.21.3 RELATING TO OTHER FACTORS AND POSITIVE EFFECTS, APPLICABLE IN ALL THE LANDSCAPE CATEGORIES (ONF, ONL AND RCL)

21.21.1 OUTSTANDING NATURAL FEATURES AND OUTSTANDING NATURAL LANDSCAPES (ONF & ONL).		
ASSESSMENT MATTER	ASSESSED EFFECTS	
21.21.1.1 Landscape values		
For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.29, SP 3.3.30, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.51, 6.3.2.7, 6.3.3.1 and 6.3.3.2, 6.3.3.3, 6.3.3.5, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to:	a. the landscape values identified in Schedule 21.22, where relevant;	<p>The Schedule is relevant in this instance since part 21.22.18 of the Schedule describes the Cardrona Valley ONL, within which the site is located. The landscape values set out in that Schedule are discussed in the body of this report. We largely agree with the content of 21.22.18 but note that significant weight cannot yet be placed on it since it is subject to summary of submissions and hearings.</p>
	b. the landscape values identified in accordance with SP 3.3.43 and SP 3.3.45;	<p>Landscape values have been identified in accordance with this methodology and are set out in the notified Schedule 21.22.18.</p> <p>Notwithstanding the Schedule, we have assessed and considered the landscape values of the relevant ONL and set this out in the body of this report.</p> <p>In physical terms, this landscape is dominated by the slopes and floor of the Cardrona Valley enclosed by the Pisal/Criffin Range and the Cardrona Range/Harris Mountains. Views are from the valley floor are dramatic and enclosed by the reality open and natural mountain slopes.</p> <p>In terms of land use, the Cardrona Valley is a more developed ONL there are several locations where human occupation exists. Human occupation is generally concentrated on the valley floor and includes the Cardona Village, Ski Fields Mount, Cardrona Station and various tourism and rural living activities clustered around the Cardrona Village. To the north of the Cardrona Village the valley floor is relatively intensively developed for agriculture while the land to the south remains more natural and rugged tussock land. The site sits within the more modified part of the ONL.</p> <p>Apart from the above areas of occupation, the mountain slopes that contain the Cardrona Valley are extensively grazed farmland within or areas that have been retired for conservation or recreation. As</p>

	<p>such, they take the form of open, rugged, brown-top and tussock mountain faces, with pockets of remnant native shrubland on shady faces with gullies.</p> <p>The ONL has important historical attributes associated with goldmining and high-country farming.</p> <p>The Cardrona landscape rates very highly in terms of aesthetics with a strong sense of enclosure created by the legible valley and the contrast between the natural mountain slopes and the pastoral valley floor. Dramatic views are available from Cardrona Valley Road where the scale of the views dwarfs the viewer.</p> <p>Transient characteristics in terms of light, weather and atmospheric conditions, throughout the day and throughout the year are likely to be an important part of the appreciated aesthetics.</p> <p>The Cardrona Valley ONL PA has a relatively high degree of human influence associated with agriculture, recreation, tourism and rural living. Human influence is present and recognisable but is not dominant; it is overwhelmed by natural characteristics. At a broad scale, farming and management is evident, particularly at lower altitudes; fences, pasture, farm tracks and occasional buildings form part of the visual amenity that is experienced.</p> <p>Nodes of more intense human management and occupation are evident in the vicinity of the Cardrona Village, with tourism, recreational and rural and residential activities all clearly visible. However, natural elements continue to dominate due to the large of the surrounding mountain slopes.</p> <p>The area that takes in the site is a more modified, intensively farmed part of the lower slopes. The site is within a more developed part of the Cardrona Valley the vicinity of the Cardrona Village, the Mount Cardrona Station Special Zone and the Cardrona Alpine Resort.</p> <p>The community have recognised the Cardrona Valley landscape as an ONL. We consider that this demonstrates that its character is widely valued. Additionally, as alluded to above, we consider that both locals and visitors will recognise and appreciate the dramatic aesthetics of the landscape and its naturalness, and (to some degree) appreciate its formative processes.</p> <p>We also consider that it will be widely recognised that there is a node of more modified as developed landscape that takes in the Cardrona Village and the land to the north. This area is more developed and less natural and but remains less dominant than the pastoral valley floor and rugged mountain slopes.</p>
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	<p>c. whether, and to what extent, the proposal will protect Tangata Whenua values, including Tōpuni or nohoanga.</p> <p><i>Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.</i></p>	<p>We are not aware of any Tangata Whenua beliefs and values associated with the site. However, the Cardrona Valley is recognised as being a traditional ara tawhito (travel route) and mana whenua values associated with the ONL include Mahika kai, ara tawhito and nohoaka.</p>
21.21.1.2 Visibility		
<p>For the implementation of relevant policies including SP 3.3.23, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.7, 6.3.2.8, 6.3.3.1, 6.3.3.5, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which:</p>	<p>a. unformed legal roads in the vicinity of the proposal will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;</p> <p>b. the proposal will detract from public or private views of and within Outstanding Natural Features and Outstanding Natural Landscapes;</p>	<p>An unformed legal road surrounds the site. The topography of the unformed legal road is such that it unlikely to be used access by any means.</p> <p>The topography of the site is terraced and hummocky with landforms providing considerable screening in views below the site including from Cardrona Valley Road.</p> <p>With regard to views from private locations, the site will be visible from elevated private land within the valley. Neighbouring properties that have not given written approval include Branch Creek Station, Mount Cardrona Station Ltd and Robrosa Station (J & J Patterson). These areas are steep upper slopes that are generally extensively farmed and not frequented by people. In the unlikely event that the site was viewed from these elevated viewpoints the proposed development would form a very small part of the expansive wider views and would not detract from views of the wider ONL.</p>
	<p>c. mitigation is provided by elements that are in keeping with the protection of landscape values;</p> <p>d. structures will break the line and form of any ridges, hills and slopes;</p>	<p>The elements that will serve the purpose of reducing or filtering visibility of future buildings are natural topography and proposed vegetation. All of these elements are part of, and in keeping with, the existing character of the landscape.</p> <p>Future dwellings that are built in accordance with the details of the application will sit on the rolling terrace of the relevant part of the subject site. They will only be visible from elevated viewpoints and will not break the line or form of any ridge, hill or slope.</p>

	<p>e. any roads, access, lighting, earthworks and landscaping are visible from beyond the boundary of the site of the proposal;</p>	<p>The proposed access roads may involve upgrading an existing farm track and relatively minor cut and fill resulting in gentle batters, consider that there will be no significant effect on visual amenity.</p> <p>No other earthworks are proposed as part of the current application. Earthworks associated with future dwellings will be specifically designed in combination with dwelling design. Any dwelling design must remain below the stipulated height plane. We consider that earthworks are very unlikely to be visible from outside the subject site and will, in any event, be re-grassed and/or otherwise revegetated.</p> <p>Outside lighting associated with future residential activity will be subject to the relevant standards in the PDP.</p> <p>The landscaping that is proposed takes the form of broad sweeps of mixed native revegetation. In views from the elevated locations, the proposed revegetation will appear as dark colour and varied texture in a configuration that follows natural landform and replicates natural patterns. We consider that the vegetative patterns that will result from the proposal will be positive in a visual sense in that it will create an area of visually recognisable natural character.</p>
<p>f. if the proposal would be located within a landscape that exhibits open space or has an open character, it:</p>	<p>i. will maintain open space or open character when viewed from public roads and other public places;</p> <p>ii. is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place;</p> <p>iii. is likely to affect open space or open character values with respect to the site and the surrounding landscape;</p>	<p>The visibility of the site and its characteristics is set out in detail elsewhere in this report. Public views are limited to certain distant elevated viewpoints. As has been discussed, while visible, the changes that will be brought by the proposed activities will visually interrupt the openness of the landscape to a low degree.</p> <p>From elevated viewpoints, the site is within a broadly visible expanse of open landscape.</p> <p>The site is a currently relatively open in that it is void of built form or structural vegetation. However, the hummocky topography offers a level of enclosure. The perceived openness increases in elevated views where topography is less enclosing. The proposed residential activity will be contained within a curtilage area and form a very small part of wider views with the bulk of the site being retained as open</p>

			<p>landscape ensuring the open character values of the site and surrounding landscape are retained.</p> <p>iv. is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the proposal;</p> <p>g. the visibility of the proposal will contribute to adverse cumulative effects on the landscape values identified in Schedule 21.22, or identified in accordance with SP 3.3.45.</p>	<p>Certainly, natural topography serves to visually contain the location of the proposed building platforms such that they are within a hummocky landform. This contains potential effects such that they may only be perceived from lower elevations.</p> <p>This issue is discussed in relation to matters 21.21.1.2 (b) regarding visual effects, matter 21.21.1.3(e) regarding design and density and matter 21.21.1.4 (c) regarding cumulative effects, and in the body of this report.</p>
21.21.1.3 Design and density of development				
For the implementation of relevant policies including SP 3.3.23, SP 3.3.31, SP 3.3.43, SP 3.3.45, 3.3.46, 6.3.2.1, 6.3.2.7, 6.3.2.8, 6.3.3.1, 6.3.4.8, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the	<p>a. the proposal, including access, is designed and located in response to the identified landscape values;</p> <p>b. opportunities have been taken to aggregate built development in order to utilise common access ways, including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);</p>	<p>As is set out in the body of this report the configuration of the application including its layout (including access), restrictions and design controls and vegetation regime has been designed so as to respond to the identified values of the landscape.</p> <p>The proposal uses an existing road access point off Cardrona Valley Road and shares one access road between the three proposed building platforms initially, branching off on the upper terrace to two access roads, one provides access to the proposed Lot 1 platform, and one provides access to the lots 2 & 3 platforms.</p> <p>No particular pedestrian connections or common open space are proposed, and we can see no opportunity to advantageously do so.</p>		

Council will have regard to the extent to which:	c. there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change;	This premise has been a main driver of the design of the proposal. As has been discussed, the three building platforms are located such that the platforms are hidden from Cardrona Valley Road and within hummocky topography providing containment, shelter and screening. In a broader sense, the development location is within the terraced landform that accommodates the improved pasture with a more modified part of the Cardrona Valley. We consider that the proposed activities are located in an area that is least sensitive to change, when we consider the ONL as a whole.
	d. any proposed new or modified boundaries will give rise to artificial or unnatural lines in the landscape (such as planting and fence lines) which are inconsistent with identified landscape values;	The new boundary lines have been designed to follow the natural lines of the landscape and will be consistent with the identified landscape values.
	e. the design and density of the proposal contributes to adverse cumulative effects on landscape values.	The proposal will enable three additional dwellings to the landscape as has been described. In this sense the proposal will cumulatively add domestication to the Cardrona Valley landscape. The design involves visually recessive dwelling locations that are hidden from Cardrona Valley Road. For all of the reasons discussed in this report, we consider that the degree to which the proposed activities will combine with the existing elements in the landscape to create an adverse cumulative effect will be of a low degree and will only be experienced by a few particular observers.
21.21.1.4 Cumulative effects		
For the implementation of relevant policies including SP 3.3.23, SP 3.3.29, SP 3.3.31, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.3.1, 6.3.2.7, 6.3.3.5, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development	aa. the soundness of the methodology applied for the consideration of cumulative effects on landscape values including as to:	i. whether the assessment applies measurable spatial or other limits to inform its conclusions concerning those effects (including matters of location, quantity, density and design treatment); The location of the proposed activities within the more modified part of the Cardrona Valley in the vicinity of the Cardrona Village and MCSSZ which allow for relatively dense residential development. The proposal has been designed as discreet rural living activity which sits within a working rural landscape and will have a distinct character when compared to these more developed nodes. All effects of the proposed activities are discussed in the context of the receiving environment and all elements of this receiving environment are taken account of, as is set out in this report. Appendix 3 to this report illustrates this context.

proposal, whether located within or outside any Outstanding Natural Feature or Outstanding Natural Landscape, the Council will have regard to:			<p>Schedule 21.22.18 has been prepared while taking account of all existing, consented or permitted development and has found that there is some (limited) capacity for rural living development if setback from Cardrona Valley Road and contained so as to be generally difficult to see. We have applied this stated limit in our consideration of the cumulative effects of the proposal.</p>
		ii. how it accounts for contribution to those effects from existing, consented or permitted development within the relevant landscape character area;	<p>Existing development that forms part of the site context is described in detail in the body of this report. It is made clear that existing development/modification/occupation in this particular part of the Cardrona Valley is important. Again, the effects of the proposed activities have been considered with full account being taken of all aspects of the existing environment.</p>
	a. the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.29 and SP 3.3.45 that is relevant to the proposal being considered;		<p>The notified Schedule 21.22 has been prepared in accordance with SP3.3.29 and 2.3.45. The relevant capacity is then set out in notified Schedule 21.22.18. In relation to Rural Living, the Schedule describes capacity as limited. The topography of the site and the proximity to nodes of development allows provides a unique opportunity for the ONL to absorb additional development without compromising the values of the wider ONL, largely due to the separation of the building platform locations from Cardrona Valley Road and their lack of visibility.</p>
	b. the contribution existing, consented or permitted subdivision or development (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity; and		<p>Existing development and modification mean that the character of this particular part of the ONL is more modified and occupied, such that the proposed development will be less out-of-character than it would be in the vast majority of locations within this landscape.</p>
	c. the effect the proposal would have on landscape values and landscape capacity.		<p>In short, the actual changes to the landscape that will occur as a result of the proposal will be three future dwellings and associated curtilage and access and native vegetation. The domestic activity will be recognisable to viewers in elevated views.</p>

		<p>In relation to landscape character, the changes that the proposal will bring will mean that domestic occupation is increased in a specific part of the landscape, being the land to the north the Cardrona Village. This part of the perimeter of the Cardrona Valley is (at least in part) characterised human modification.</p> <p>The proposed vegetation of the proposed activities will significantly increase the natural character of the site over time albeit to a limited degree.</p> <p>In relation to effects on landscape values, the intensification of human occupation in this the part of the Cardrona Valley to the north of the Cardrona Village will amount to an increase in human modification within a natural landscape and will be a detraction from the relatively empty character of this vast, open landscape. The location of the proposed building platforms is considerably contained by topography and the visual inconspicuousness of the future dwellings and occupation (only perceivable from elevated viewpoints) are important factors. Ultimately, because of these factors, we consider that adverse landscape effects of the proposal will be of a low degree.</p> <p>Overall, we consider that the proposal will appropriately maintain the values of the landscape. Notwithstanding that, the proposal is likely to mean that the remaining capacity to absorb development in this part of the ONL becomes reduced.</p>
21.21.3 Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL)		
21.21.3.1 For the implementation of relevant policies including 6.3.2.5, 6.3.2.6, 21.2.1.1, 21.2.1.6 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to the extent to which indigenous biodiversity values, in particular the habitat of any threatened species, or environments identified as chronically or acutely threatened on the Land Environments New Zealand (LENZ) threatened environment status, are protected or enhanced.		<p>The current proposal involves swathes of native vegetation that will somewhat increase in natural character and biodiversity values of the site over time.</p>
21.21.3.2 For the implementation of policy 21.2.1.16, in considering a subdivision or development proposal, the Council will have regard to whether easements for public access such as walking, cycling or bridleways or access to lakes, rivers or conservation areas would be provided for.		<p>No easements for public access are proposed.</p>

21.21.3.3 For the implementation of policy 6.3.2.6, in considering a subdivision or development proposal, the Council will have regard to the extent to which any marginal farming land is to be retired and reverted to indigenous vegetation.	This proposal will involve retirement of farmland and planting of native vegetation in the form of structural landscaping.
21.21.3.4 For the implementation of policy 21.2.5.6, in considering a mineral extraction proposal where adverse effects cannot be avoided, mitigated or remedied, the Council will have regard to the merits of any proposed environmental compensation.	Mineral extraction is not proposed.



LEGEND

- Proposed Native Planting
- Proposed Building Platforms
- Proposed Curtilage Areas
- Proposed Access
- Proposed Lot Boundaries

Approved building platform consented by RM171415

NATIVE PLANTING PLANT SCHEDULE

Common Name	Botanical Name	Min Size	Spacings	Mature height	Qty
Mountain Beech	Fuscopora effonoides	10.L	2m	12m	50
Mountain Beech	Fuscopora effonoides	2.5L	2m	12m	50
Hall's Totara	Podocarpus totara 'Halli'	2.5L	2m	12m	90
Ti Kouka/Cabbage Tree	Cordyline australis	2.5L	2m	10m	180
Mikimiki	Coprosma virens	2.5L	2m	3m	275
Kohuhu/Black Matipo	Pitcairnia lenitifolia	2.5L	2m	6m	275
Kowhai	Sophora microphylla	2.5L	2m	8m	275
Ribwort	Platanus regis	2.5L	2m	12m	275
Mirring	Coprosma propinqua	2.5L	2m	5m	36
					1825

Species shall be evenly distributed throughout the native plantings. Organic mulch and appropriate pest protection shall be applied to areas of new planting. If any plant dies or becomes diseased, it shall be replaced with a specimen of a similar species within the next planting season.

CARDRONA VALLEY FARMS - LANDSCAPE REPORT - MCKENZIE - APPENDIX 2 - STRUCTURAL LANDSCAPE PLAN

Structural Landscape Plan
Cardrona Valley Farms - Cardrona

REF: 1635-01(V2)
DATE: 19.11.21
SCALE: 1:10,000 @ A3



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vivian+espie limited Resource Management and Landscape Planning
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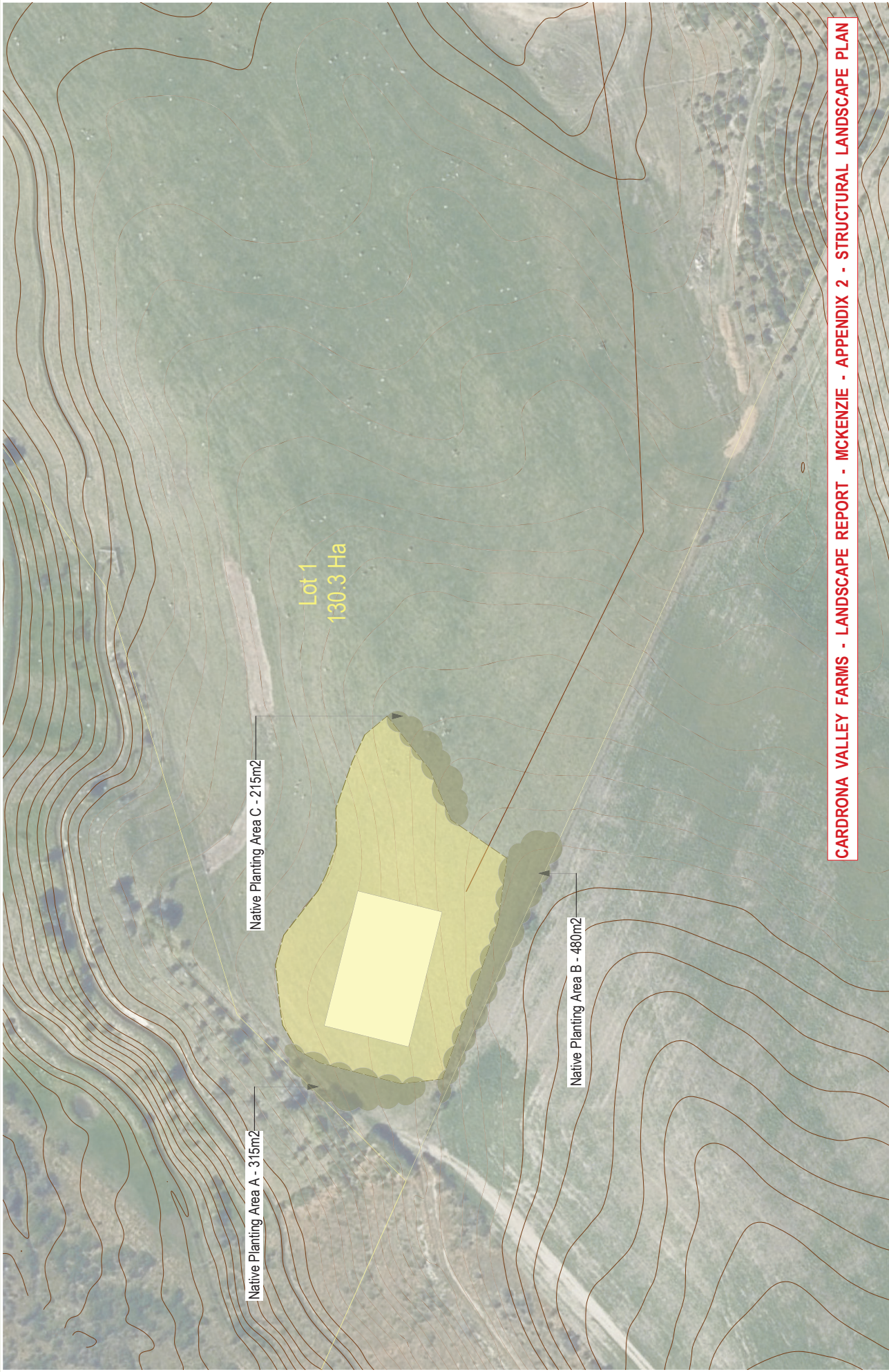
CARDRONA VALLEY FARMS - LANDSCAPE REPORT - MCKENZIE - APPENDIX 2 - STRUCTURAL LANDSCAPE PLAN



REF: 1435-02 (V2)
DATE: 19.11.21
SCALE: 1:1000 @ A3

Structural Landscape Plan
Cardrona Valley Farms - Cardrona

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CARDRONA VALLEY FARMS - LANDSCAPE REPORT - MCKENZIE - APPENDIX 2 - STRUCTURAL LANDSCAPE PLAN

Structural Landscape Plan
Cardrona Valley Farms - Cardrona

REF: 1635-03(v2)
DATE: 19.11.21
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CARDRONA VALLEY FARMS - LANDSCAPE REPORT - MCKENZIE - APPENDIX 3 - CONTEXT AND VIEWPOINT MAP

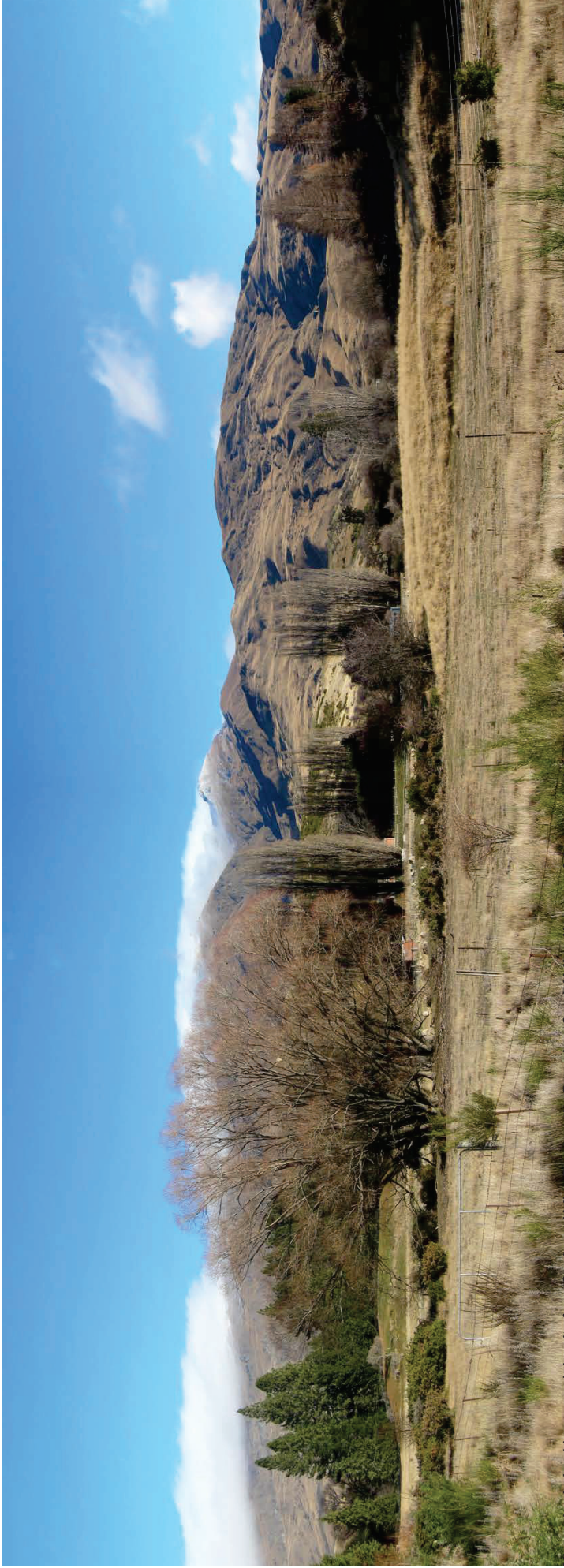
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DATE: 19.11.21
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Context and Viewpoint Map

Cardrona Valley Farms - Cardrona

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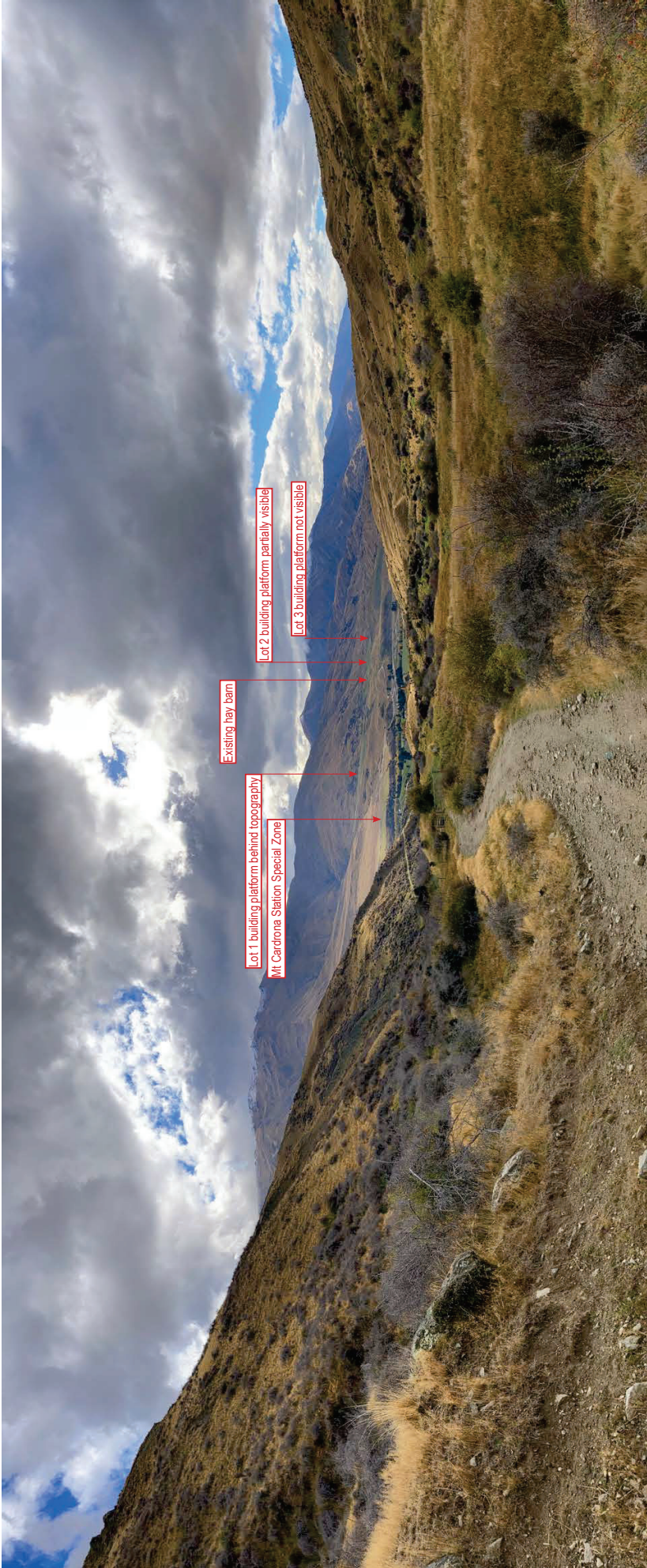
Viewpoint 1 - Looking toward the site from Cardrona Valley Road up the Boundary Creek Valley. No parts of the proposed development are visible.



Viewpoint 2 - Looking toward the site from the Snow Farm access road.

CARDRONA VALLEY FARMS - LANDSCAPE REPORT - APPENDIX 4: PHOTOGRAPHS

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



Viewpoint 3 - Looking toward the site from the Meg Hut Track.

CARDRONA VALLEY FARMS - LANDSCAPE REPORT - APPENDIX 4: PHOTOGRAPHS

Photographs were taken with a fixed focal length of 50mm. Photographs are intended to illustrate points made in this report. If this sheet is printed at A3 size, the photographs are not at full size so as to replicate the full-scale field of view as taken in by the human eye.



GEOTECHNICAL ASSESSMENT REPORT

Revision 1

IP CARDRONA VALLEY GEOTECH

CARDRONA VALLEY ROAD CARDRONA

CLIENT: Cardrona Valley Farms Ltd

JOB REF: G22043

DATE: 10 March 2022

MT IRON GEODRILL



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Version: 1, Version Date: 07/09/2023

TABLE OF CONTENTS

1 INTRODUCTION

1.1 RELATED DOCUMENTS

2 SITE INFORMATION

3 GEOLOGY

4 SITE ASSESSMENT

5 RESULTS OF INVESTIGATION

5.1 SURFACE CONDITIONS

5.2 INTERPRETED SUBSURFACE CONDITIONS

5.3 EXISTING FILL

6 GROUNDWATER

7 LABORATORY TESTING

8 NATURAL HAZARDS

8.1 GENERAL

8.2 OVERLAND FLOW

8.3 ALLUVIAL FAN HAZARD

8.4 LIQUEFACTION

8.5 SEISMIC FAULTS

8.6 LANDSLIDES

9 SUBSOIL SUBCLASS FOR SEISMIC DESIGN

10 DISCUSSION AND RECOMMENDATIONS

10.1 SITE PREPARATION

10.2 EXCAVATION CONDITIONS

10.3 SUITABILITY OF SITE SOILS AS FILL

10.4 BEARING CAPACITY STRESSES AND SETTLEMENT

10.5 BATTER SLOPE ANGLES

10.6 GEOTECHNICAL SOIL PARAMETERS

10.7 PERMEABILITY

10.8 SUITABILITY FOR ONSITE STORMWATER DISPOSAL

10.9 SUITABILITY FOR ONSITE WASTEWATER DISPOSAL

11 CONCLUSIONS

12 APPLICABILITY

13 COMPETENCY STATEMENT

APPENDICES

A SITE INVESTIGATION PLANS

B ENGINEERING LOGS

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Engineering Geologist

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1 INTRODUCTION

This report presents the results of a geotechnical assessment carried out by Mt Iron Geodrill on behalf of Cardrona Valley Farms Ltd for the proposed development of Section 7 Block II Cardrona SD located at Cardrona Valley Road, Cardrona as indicated in the attached Appendix A.

The work was commissioned by Joanna Jones on behalf of Cardrona Valley Farm Ltd in a signed SFA, dated 29 June 2021.

The scope of work for the geotechnical assessment includes recommendations on:

- Natural hazards assessment
- Preliminary foundation bearing capacity assessment for design
- Suitability for onsite wastewater disposal
- Suitability for onsite stormwater disposal

Mt Iron Geodrill conducted the work in general accordance with our proposal, reference G22153 IP Cardrona Valley Geotech- SFA, dated 21 June 2021.

The following report presents the results of field investigations, provides discussion and recommendations relevant to the above scope of work.

Limitations

Findings presented as a part of this report are for the sole use of Cardrona Valley Farms Ltd and the Queenstown Lakes District Council in accordance with the specific scope and the purposes outlined above. While other parties may find this reporting useful, the findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practising in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

1.1 RELATED DOCUMENTS

The following sources were used in compiling this report:

- NZS 4431:1989 and amendments. Code of Practice for Earthfill for Residential Development
- NZS 3604: 2011 Timber Framed Buildings
- NZS 1170.5: 2004 Structural design actions Part 5 Earthquake actions – New Zealand
- Geology of the Wakatipu area 1:250,000 QMap (Qm18), GNS Science: 2000
- Part D: Guidelines for the investigation and assessment of subdivisions in the Canterbury region
- ORC Publication - Seismic Hazard in Queenstown Lakes District, August 2015
- Earthquake Geotechnical Engineering Practice: Module 3, May 2016
- General distributions and characteristics of active faults and folds in the Queenstown Lakes and Central Otago Districts, Otago. DJA Barrell, GNS Science Consultancy Report 2018/207, March 2019



2 SITE INFORMATION

- The property is located to the west of the Cardrona Valley Road and North of the Cardrona Ski Resort access Road (Section 7 Block II Cardrona SD)
- The property is approximately 81ha in size and is roughly rectangular in shape
- The property is currently bare land with some farm sheds
- The adjacent sites in all directions are pasture land for livestock grazing
- The property is situated on the glacial outwash plains of the glaciers that were in the Wanaka and Hawea basins.
- No known geotechnical reports have been done for the site.

Investigation was undertaken across the block near the proposed locations of some building platforms. Some locations have been relocated since field investigation. However, this report is considered suitable for resource consent to cover the block as a more detailed investigation for each platform at the time of building is envisaged.

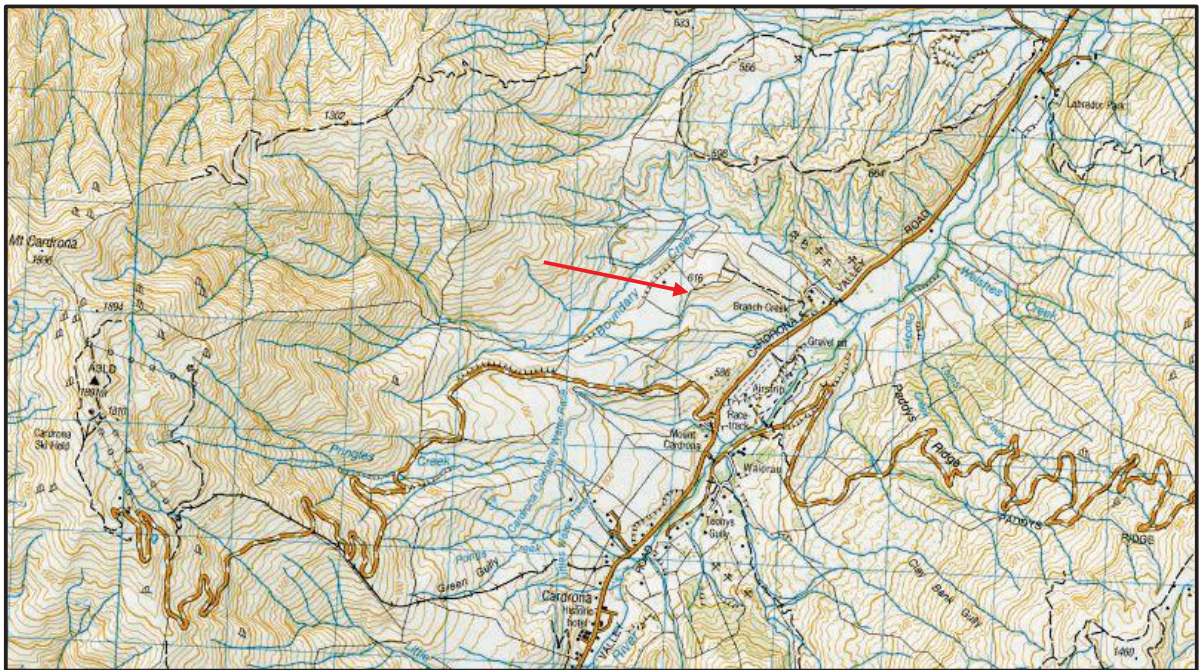


Figure 1 - Site location is shown by the red arrow

3 GEOLOGY

The geology of the site is mapped by the Qm18 as comprising:

Quaternary – Holocene; river and fan deposits.

The Qmap is at a 1:250,000 scale so only details the larger units present.

The local geology for the Cardrona Valley is somewhat complex. The flanking ranges, composed of highly erodible schist, have been formed and uplifted by the active NW and SE Cardrona Faults, which trace sub-parallel to the valley. The Cardrona River and its tributaries have deeply eroded into the basement schist, forming the contemporary valley that exists today. On the valley's lower slopes very old terraces, which pre-date the last glacial period about 12,000 – 15,000 years ago, are being actively eroded, and consequently, contribute sediment to the river. In general, these older preserved terraces are on the

downthrown side of the NW Cardrona Fault. At the base of these terraces and the confluence of many of the tributaries, alluvial fans have formed.

On the flanks of the ranges, there are a number of large scale schist landslides as well as smaller mass movements. These slope failures have and still do contribute a large amount of sediment to the streams and rivers in the area which have resulted in many alluvial fans being deposited throughout the valley.

The Active NW Cardrona Fault is the main geological control in the Cardrona Valley. Over some parts of the valley and across the Wanaka basin to the north of the site the fault trace is obscured by sediment deposition. It is believed that the return period for the NW Cardrona Fault is in the order of 6,200 for a 7.0 and 7.1 magnitude event.

While the exact location of the NW Cardrona Fault was not established during this assessment it is considered that it likely transects the site (as shown in Figure 2 below). There are some topographical features on-site which suggest that this alignment is correct, however, these features are eroded and somewhat indistinct.

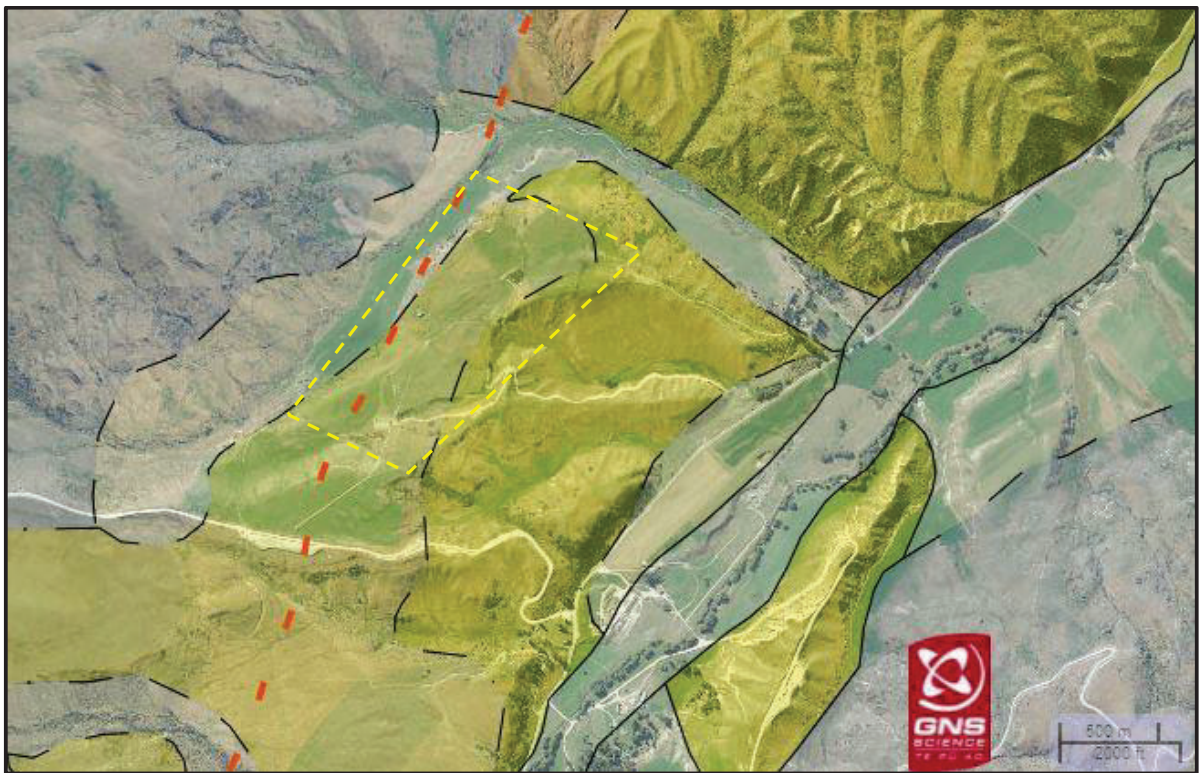


Figure 2 - Geology Map (Dashed yellow line approximately outlines site), dashed orange line is the approximate location NW Cardrona fault, North is top of the page.

While there is still a risk of seismic shaking from the NW Cardrona Fault system the much greater risk is from the Alpine Fault.

There is a significant seismic risk to the Wanaka region when the rupture of the alpine fault system occurs; recent probability predictions estimate a magnitude 7.5 or greater is highly likely within the next 45 years. Significant ground shaking is expected from this type of event.

4 SITE ASSESSMENT

Site assessment involved both onsite investigation and desktop study of available data and reports. The desktop study consisted of:

- Review of existing data and reports for the area;
- Air photo interpretation.

Fieldwork was carried out on 15 September 2021 by an Engineering Geologist from Mt Iron Geodrill and comprised of:

- Geotechnical observations of outcrops and cuttings on and near the site.
- Four (4) Test Pits to depths of 1m to 1.8m
- One borehole to 0.75m with infiltration testing

All fieldwork was carried out in the full-time presence of a Mt Iron Geodrill representative who located the test pits, carried out testing and produced engineering logs of the test pits and boreholes.

Test pits were located by handheld GPS using zone 59 UTM coordinates, with an error of $\pm 4\text{m}$ to 6m . Approximate locations are shown in Appendix A.

Given that two of the three proposed original building platforms showed issues with groundwater these were relocated after the date of the investigation. A further walkover field visit was conducted to verify the location were likely to have nil to low risk of groundwater and or slope stability issues. Due to ongoing farming activities, further test pitting was not undertaken. However, Mt Iron Geodrill consider that suitable information is known to allow for comment on the suitability for development.

5 RESULTS OF INVESTIGATION

5.1 SURFACE CONDITIONS

Surface conditions at the time of site visit, including:

- The site is undulating with a terrace riser to the west and east and some smaller gullies across the site. there is a larger hill located in the northeastern part of the site which may have a small fault cutting across it from north to south
- Some land instability was observed onsite during the time of field investigation. The originally proposed lot 3 building platform was located in an area of noticeable land instability (see section 8.6 below for more details)
- Several areas of water seeps and groundwater were noted during the field investigation.
- The bulk of the site is pasture grass
- The site is currently bare land with stock fencing and a small farm shed.

Based on the above observations at the time of the intail investigation, building platforms 2 and 3 were relocated. The follow-up site walk over did not show any observable issues with the relocated locations.



5.2 INTERPRETED SUBSURFACE CONDITIONS

The typical soil types encountered during the field investigations have been divided into four (4) geotechnical units as summarised in Table 1. Engineering logs of the test pits are presented in Appendix B.

TABLE 1 – SUMMARY OF GEOTECHNICAL UNITS AND SOIL TYPES

UNIT	SOIL TYPE	DESCRIPTION
1	TOPSOIL	TOPSOIL - Sandy SILT: dark brown, low dilatancy, organic rich silt, fine sand
2	AEOLIAN	Sandy SILT: grey yellow, high dilatancy silt, fine sand. $c = 2 \text{ kPa}$ $\phi = 30^\circ$
3a	ALLUVIUM	Sandy GRAVEL: yellow grey, fine to coarse grained, sub-rounded to angular, well graded gravel, fine to coarse grained, well graded sand, some high dilatancy silt. $\phi = 35^\circ$
3b	ALLUVIUM	Silty GRAVEL: Orange yellow, fine to coarse grained, sub-rounded to sub-angular, well graded gravel, high dilatancy silt, some fine to coarse grained, well graded sand. $c = 2 \text{ kPa}$ $\phi = 35^\circ$

Table 2 contains a summary of the distribution of the above geotechnical units in each borehole location.

TABLE 2 – SUMMARY OF DISTRIBUTION OF GEOTECHNICAL UNITS ENCOUNTERED AT TEST PIT LOCATIONS

LOCATION	DEPTH ENCOUNTERED BELOW EXISTING GROUND LEVEL (m)			
	UNIT 1	UNIT 2	UNIT 3a	UNIT 3b
TP1	0.0 - 0.2	0.2 - 0.6	0.6 - >1.1	-
TP2	0.0 - 0.2	0.2 - >1.6	-	-
TP3	0.0 - 0.3	0.3 - >1.8	-	-
TP4	0.0 - 0.1	0.1 - 0.6	-	0.6 - >1
BH1	0.0 - 0.2	0.2 - >0.75	-	-
- Unit not encountered > Unit extends below depth				

It is expected that some variability in the depth of topsoil will exist across the site due to the depositional environment. It shall be noted that this variability may not be evident in the logs of the test pits as an average depth was taken for each boundary interface.

5.3 EXISTING FILL

No fill was encountered on the site during the site investigation.

6 GROUNDWATER

Groundwater inflows were observed in TP4 at 0.6m depth at the interface between the aeolian and alluvium soils. Numerous weeps and seeps were noted across the site, mainly confined to the slopes of the small hill present in the northeastern part of the site.



It appears that most near surface groundwater is associated with the older Cardrona Gravels deposits. The site investigation was conducted at a period after a prolonged period of rainfall events thus highlighting the potentially problematic areas.

Discussions with the clients resulted in two of the three original proposed building platforms being relocated due to potential groundwater issues, these being platforms 2 and 3.

Platform 3 had a significant amount of water across the surface and minor water flows were noted coming from several rabbit holes.

It should be noted that fluctuations in the groundwater levels can occur as a result of seasonal variations, temperature, rainfall and other similar factors, the influence of which may not have been apparent at the time of investigation.

7 LABORATORY TESTING

No material was sampled for laboratory testing.

8 NATURAL HAZARDS

The following natural hazards are noted on or near the site on the QLDC hazard maps or may be present at the site:

- Overland Flow
- Alluvial fan Hazards (composite)
- Liquefaction (possibly susceptible)
- Seismic faults
- Landslides

8.1 GENERAL

Freeze and thaw effects are relevant for the region and it is recommended that all strip type foundations are embedded at least 0.4m below finished ground levels with careful consideration given to final ground level clearances from exterior claddings.

8.2 OVERLAND FLOW

Overland flow is considered to be low risk. However, this would need to be fully assessed at the time of building as it would be dependent on the exact location of earthworks planned for each building.

8.3 ALLUVIAL FAN HAZARD

The site is not considered to be at risk from flooding due to alluvial fans. The creek to the west of the site is deeply incised with an elevation change between the site and the creek bed of several tens of meters. It is considered that the risk of debris and or evulsion of the creek onto or through the site to be very low. It is considered that for evulsion of the channel onto the building platform to occur a very high volume of material would have to be eroded.

8.4 LIQUEFACTION

The building platforms are all mapped in the Domain A zone on the QLDC Hazard maps.

The underlying ground is considered to consist of alluvial fan and old alluvial deposits to a depth of greater than 30m below the current ground surface. While the water table is likely to be variable across the site, However, it is considered that the materials are unlikely to be liquefiable. It is therefore considered that the risk of liquefaction to be nil to low for this site.



8.5 SEISMIC FAULTS

As outlined in Section 3 above the site is very close to two active faults, both of which are part of the NW Cardrona Fault. It is considered that in truth the site is likely to sit atop a broader fault zone and that the traces that have been identified in the area are where surface ruptures have occurred in the past. There have been several identified rupture events in investigation trenches dug across the fault by research groups in the past. The recurrence interval for a magnitude 7.0 event is estimated at 6,200 years.

The greater risk to the site and again the wider Wanaka/ Cardrona area is from the Alpine Fault, approximately 75km to the west. It is believed that the Alpine Fault could be capable of producing a magnitude 8.0 event and has a recurrence interval of 350 - 400 years. It is expected likely to a magnitude 7.5 or greater event could occur in the next 45 years.

It is therefore considered that while there is a risk to any buildings on site from seismic events, they should be no greater than for the wider area.

It is considered that the proposed buildings will be Importance Level 2 (IL2) structures in accordance with NZS1170:1. IL2 structure design requirements, including resistance of earthquake shaking with an annual probability of exceedance of 1 / 500 (i.e. a 500-year return period), which corresponds to the ultimate limit state (ULS) design seismic loading.

At ULS, a structure should be able to withstand the potential (earthquake) deformations without structural collapse and protect the safety of the occupants. Earthquake shaking with an annual probability of exceedance of 1 / 25 (i.e. a 25-year return period) is assigned to the serviceability limit state (SLS) design level. At the SLS level, the design requirement is that deflections do not result in damage causing loss of function of the structure and that damage is readily repairable.

NZS1170.5 and NZTA Bridge Manual (Version 3.2, May 2016) provide guidance on the ULS and SLS earthquake magnitude and ground shaking parameters. The calculation methodology outlined in Section 6.2 of the Bridge Manual has been followed to assess the design PGA for the site, for two ground motion cases (SLS and ULS) as outlined below:

$$PGA = C_{0,1000} \left(\frac{R_u}{1.3} \right) f g$$

Where:

- C_{1000} = Unweighted Peak Ground Accelerations for Class D Site (Figure 6.1(b) of NZTA bridge Manual) = 0.4 for the Wanaka Area
- R_u (ULS) = Return Period Factor for ULS event (1/500 year for IL2) = 1.0
- R_u (SLS) = Return Period Factor for SLS event (1/25 year for IL2) = 0.25
- f = 1 for Class D Deep soil sites
- g = acceleration from gravity = 9.81 m/s/s

TABLE 3 – SUMMARY OF THE EARTHQUAKE SCENARIOS RECOMMENDED FOR DESIGN

	SERVICE LIMIT STATE (SLS) DESIGN EARTHQUAKE	ULTIMATE LIMIT STATE (ULS) DESIGN EARTHQUAKE
RETURN PERIOD (YEARS)	25	500
MOMENT MAGNITUDE (M_w)	7	7
PEAK HORIZONTAL GROUND ACCELERATION (PGA)	0.08g	0.3g



The site is not subject to near-fault factors as outlined in Section 3.1.6 of NZS1170.5:2004.

8.6 LANDSLIDES

To the west of the site, on the flanks of the Crown Range, there is several large scale landslides visible. These are most easily characterised by their hummocky surface. It is possible that during large seismic events or from toe removal, these slides could be remobilised. It is considered that if this were to happen the subject site has enough of a catch area in the creek area to prevent a slide directly impacting the site.

It is hard to estimate the effect that a slide could have, if it were to happen, on the stream, but it is possible that due to infilling of the gully that the stream could change course towards the site. Due to the combination of factors that would have to come together for this to happen it is considered that this scenario is very low risk.

Some areas of shallower and smaller volume sliding were noted on the site, particularly in the area for the original Lot 3 building platform.

It appears that slumping and mass movement is limited to the older Cardrona Gravels where they are either at the surface or have a very thin covering (less than a few meters) of younger materials.

The location of the building platform for Proposed Lot 3 has been moved away from this original location.

The current proposed locations do not appear to have any land stability issues.

9 SUBSOIL SUBCLASS FOR SEISMIC DESIGN

Soils in this site are considered to fall in the site subsoil 'Class D – Deep Soil sites' in accordance with NZS 1170.5.2004.

10 DISCUSSION AND RECOMMENDATIONS

10.1 SITE PREPARATION

Site preparation and earthworks suitable for structure and pavement support should consist of:

- Prior to the placement of any new fill, the proposed areas should be stripped to remove all vegetation, topsoil, root affected or other potentially deleterious material. Stripping is generally expected to be required to depths of about 0.3m;
- New site fill beneath structures should be compacted to a minimum density ratio of 95% Standard Compaction within acceptable limits of optimum moisture content (OMC);
- All new fill should be supported by properly designed and constructed retaining walls or else battered at 1V:2H or flatter and protected against erosion;
- Earthworks should be in accordance with the recommendations of NZS 4431:1989 '*Earth Fill for Residential development*'.

10.2 EXCAVATION CONDITIONS

Where excavation is required, it is anticipated that all site materials could be excavated by conventional dozer blade or excavator (1.7 ton) bucket at least to the depths indicated on the appended logs. The depths of topsoil material and levels of refusal were encountered, during fieldwork are summarised in Table 2.

10.3 SUITABILITY OF SITE SOILS AS FILL

It is recommended that the silty site soils are not reused as structural fill. They may only be used for landscaping.



10.4 BEARING CAPACITY STRESSES AND SETTLEMENT

Below are the expected bearing capacities for the building platforms. These numbers are preliminary only would need to be verified at the time of building design.

Scala Penetrometers were undertaken for the proposed Platform 1 building platform and are consistent with the below results.

10.4.1 Calculations

Bearing capacity has been assessed using the Terzaghi bearing capacity equation for the most common types of soils found across the site.

$$Gross\ q_{ult} = cN_c + p_oN_q + 1/2\gamma BN_\gamma$$

Where:

q_{ult} = ultimate bearing capacity of the soil

cN_c = is due to cohesion and friction in the soil

p_o = total overburden pressure at the foundation level

γ = bulk unit weight of the soil

B = width of the footing (for strip footing)

N_c , N_q & N_γ are termed bearing capacity factors and are related to the friction angle of the soil

The soil parameters used for the bearing capacity assessment are detailed in Table 2 below

A standard footing size of 0.4m wide by 0.4m embedment has been used for the calculations. These dimensions are considered to be consistent with NZS3604:2011 standard footings. All calculations assume drained conditions.



TABLE 4 - BEARING CAPACITY SOIL PARAMETERS

PARAMETER	Sandy SILT (Unit 2)	Sandy GRAVELS (Unit 3a)	Silty GRAVELS (Unit 3b)	SILT (Unit 2)	Sandy SILTS (Unit 3)	Silty GRAVELS (Unit 4)
ϕ (Friction Angle)	30°	35°	35°	33°	32°	34°
γ (bulk unit weight of soil below footing level)	19 kN/m ³	19 kN/m ³	19 kN/m ³	19 kN/m ³	19 kN/m ³	19 kN/m ³
γ (bulk unit weight of soil above footing level)	16 kN/m ³	16 kN/m ³	16 kN/m ³	17 kN/m ³	17 kN/m ³	17 kN/m ³
C (cohesion)	2 kN	-	2 kN	2 kN	2 kN	2 kN
c_u (shear strength of soil)	-	-	-	-	-	-
B (Width of footing)	0.4 m	0.4 m	0.4 m	1 m	1 m	1 m
L (Length of footing)	-	-	-	1 m	1 m	1 m
(depth of embedment)	0.4 m	0.4 m	0.4 m	0.2	0.2	0.2
CALCULATED ULTIMATE BEARING CAPACITY q_{ult}	225 kPa (Strip Footing)	>300 kPa (Strip Footing)	>300 kPa (Strip Footing)	225 kPa (Rectangular Footing)	>300 kPa (Rectangular Footing)	>300 kPa (Rectangular Footing)

Once the Gross Ultimate Bearing Capacity q_{ult} is gained it is divided by 3 to get the Allowable bearing capacity for the soil at foundation level.

There is a slight advantage to using a depth factor in the calculations of bearing capacity, but these are used with caution which has been done in this case. Based on the parameters above and a strip footing width of 0.4 m and embedment depth of 0.4 m an allowable bearing capacity of 75 kPa is highly likely to be achieved in the silt (Unit 2) materials.

Good ground was not encountered until a depth of between 650mm to 750mm depth across the proposed Platform 1. This is consistent with the depths of the slit materials.

Please note that where fill is placed under a residential building it must be placed in accordance with NZS4431 and where the depth of fill exceeds 600mm it must be certified by an inspecting engineer in accordance with that Standard.

At the time of construction, all foundation excavation subgrades should be inspected by a suitably qualified Geoprofessional to ensure foundation conditions are as reported and the appropriate design assumptions for bearing capacity by the structural engineer are met.



10.5 BATTER SLOPE ANGLES

Temporary and permanent batter angles are summarised in the table below up to a maximum cut height of 3.0 m in fully drained conditions. Batters greater than 3.0m high will need specific inspection and assessment by a suitably qualified geotechnical professional during construction. Where more than one soil type is present in the batter slope the batter must still be to the slopes recommended for each type.

Should water or seepage be encountered during excavation of the proposed batters then a Geoprofessional shall assess additional slope drainage requirements. The type, spacing and details would be confirmed at that stage.

Where steeper batters than those recommended are proposed, they will be subject to specific design by a geotechnical professional.

TABLE 5 – BATTER ANGLE SUMMARY

Material Type	Temporary Construction Batters (H):(V)	Permanent Batters (H):(V) (unretained)
Engineered Fill	1:1	2:1
Silts	1:1	2:1
Sandy gravels	1:1	2:1
Silty gravels	1:1	2:1

10.6 GEOTECHNICAL SOIL PARAMETERS

Geotechnical soil parameters for retaining design are tabulated below:

TABLE 6 – GEOTECHNICAL SOIL PARAMETERS

Soil/Rock Type	Bulk Density (kN/m ³)	Effective Cohesion (kPa)	Effective Friction Angle (°)
Topsoil/Fill	16	-	25
Engineered Fill	18	0	30
Natural soils (silts)	19	2	30
Natural soils (sandy gravels)	19	-	35
Natural soils (silty gravels)	19	2	35

All retaining structures should be designed by a Chartered Professional Engineer and have full height of retaining drainage measures installed with a collection drain at the base, to suitable outfall to the stormwater system.

10.7 PERMEABILITY

An assessment of the soil permeability was undertaken during the site investigation visit for the purposes of onsite wastewater disposal. One onsite permeability test (SK1) was conducted in soils that were considered to be some representative of those across the site at shallower depths.

A summary of the results of the permeation testing are outlined in Table 7.



TABLE 7 – SUMMARY OF PERMEATION TESTING

TEST LOCATION	SOIL TYPE	PERMEABILITY mm/hr	PERMEABILITY m/day
SK1	Sandy SILT	0.3	0.01
Recommended to check at time of design			

While a permeability was assessed at the location of the Proposed Platform 1 building platform it is considered that the permeability is extremely low but consistent with published results for similar silty materials.

10.8 SUITABILITY FOR ONSITE STORMWATER DISPOSAL

It is considered that stormwater discharge could be achieved via bubble up pits / trenches with overland flows to the nearby streams.

10.9 SUITABILITY FOR ONSITE WASTEWATER DISPOSAL

It is considered that each proposed lot is suitable for onsite wastewater disposal.

It is highly recommended that the site be further investigated at the time of design once the location and layout of the houses are known.

It is considered that the underlying sandy gravels / silty gravels could provide better permeability than the overlying (and tested) silts.

Careful consideration and placement of the wastewater disposal fields will be needed for these sites, however, wastewater disposal is considered feasible for most developments.

11 CONCLUSIONS

The initial investigation showed that the original building platform 2 was likely to be subject to groundwater issues.

The original building platform 3 was considered to be situated on an old landslide and also had groundwater issues.

It was recommended after the initial investigation that platforms 2 and 3 be relocated, which was done. A follow-up walkover assessment was conducted of these sites to check for possible issues. No issues were observed, however, this does not remove the requirement for a more detailed assessment of these new locations at the time of building design and consent.

As outlined in Section 6 above groundwater issues should be a lot less likely along the western part of the site and more easily managed if there are any.

Stormwater is likely to be best managed by bubble up trenches down slope of the buildings with possible overland controls to mitigate erosion and or attenuate flows.

Provided the recommendations made in this report are adhered to, we consider that the proposed development of the building platforms is geotechnically suitable.

It is highly recommended that further testing (minimum two infiltration tests) is undertaken at the location of the proposed wastewater disposal areas at the time of design and this report shall not be solely relied upon for design parameters for those systems.



12 APPLICABILITY

This report is only to be used by the parties named above for the purpose that it was prepared and shall not be relied upon or used for any other purpose without the express written consent of the principal and Mt Iron Geodrill Ltd.

The extent of testing associated with this assessment is limited to discrete locations and variations in ground conditions can occur between and away from such locations. If subsurface conditions encountered during construction differ from those given in this report further advice should be sought without delay.

13 COMPETENCY STATEMENT

I, Gavin Tippet, am a member of Engineering New Zealand (MEngNZ 1153129), and hold the following qualifications:

- BSc (Geology),
- PGDip Engineering Geology,
- M.Sc (Engineering Geology).

Mt Iron Geodrill holds a current policy of Professional Indemnity Insurance no less than \$200,000.

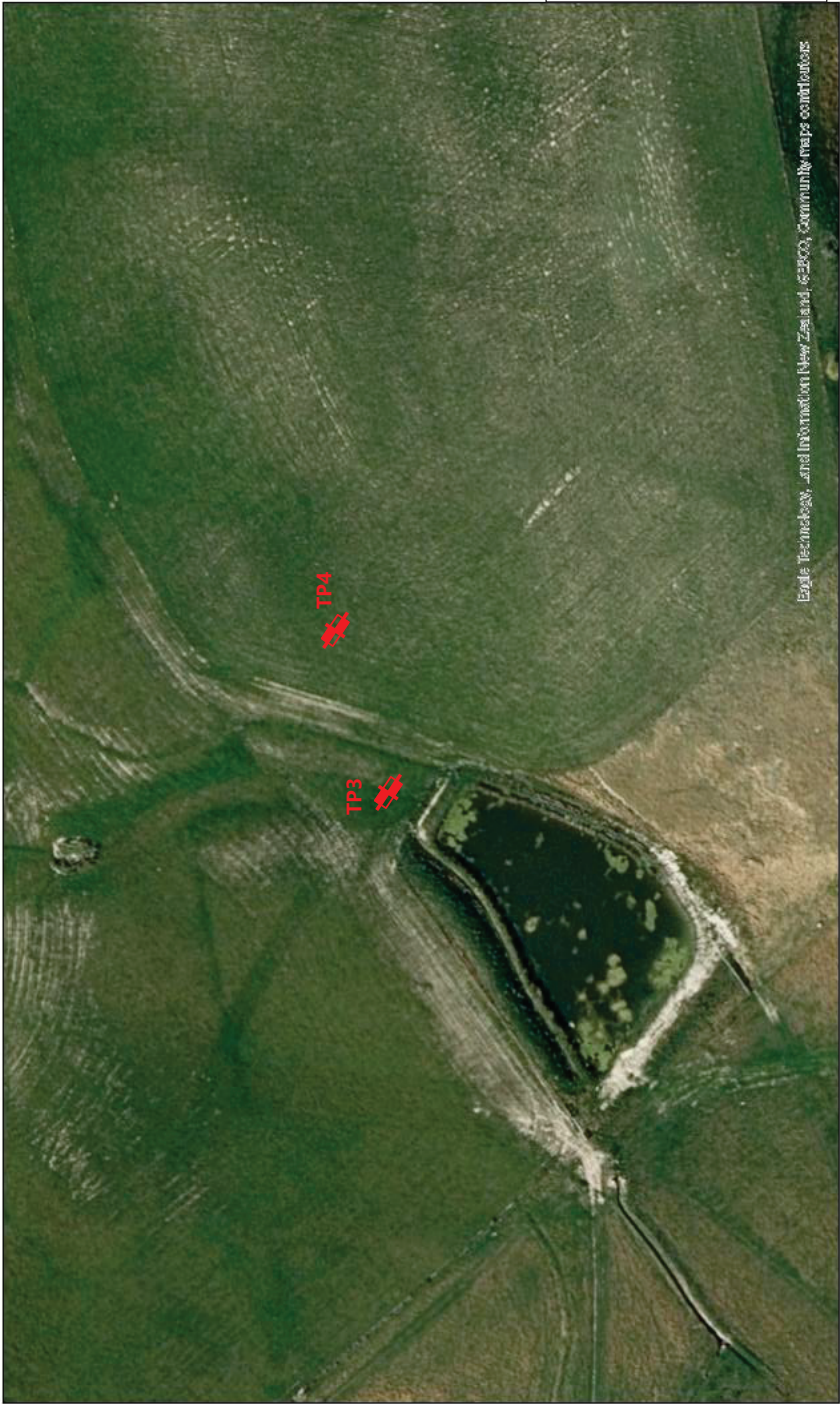


Appendix A – SITE PLANS

- Testing location plan
- Proposed Development Layout



QLDC Services Map



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

	Project: IP Cardrona Valley Geotech Cardrona Valley Road Cardrona	Client: Cardrona Valley Farms Ltd	Drawing Title: Site Investigation Plan Old Proposed Lot 2	Scale: As shown	Drawing Number Figure 1
				Job No. G22043	Revision: 07/03/2022

QLDC Services Map



LEGEND

- TP1 Test Pit Location
- SP1 Scale Locations
- BH1 Borehole Location

All test locations are approximate only
Base plan taken from QLDC GIS Maps

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Map Date:
7/03/2022

0 0.02 0.04 0.07 km



	Project: IP Cardrona Valley Geotech Cardrona Valley Road Cardrona	Client: Cardrona Valley Farms Ltd	Drawing Title: Site Investigation Plan Proposed Lot 4	Scale: As shown	Drawing Number Figure 2
				Job No. G22043	Revision: 07/03/2022