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**538 Wanaka – Mt Aspiring Road Subdivision
Terrestrial Ecology Assessment**

Prepared for Laming Family
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Contents

1. Introduction.....	1
1.1. Overview	1
1.2. Purpose and Scope of Assessment	1
2. Description of Proposal	3
2.1. Indigenous Vegetation Removal	3
2.2. Biodiversity Offset	3
3. Assessment Methodology	4
3.1. Desktop Investigations	4
3.2. Site Investigation	4
4. Ecological Setting.....	4
4.1. Overview	4
4.2. Land Environments	4
4.3. Pre-human Vegetation	5
5. Existing Vegetation Communities.....	5
5.1. Kanuka Treeland	5
5.2. Exotic Grassland	7
6. Threatened and At-Risk Flora.....	7
7. Indigenous Fauna	7
7.1. Avifauna	7
7.2. Herpetofauna.....	8
7.3. Invertebrates	8
8. Assessment of Ecological Values and Ecological Significance	8
8.1. Assigning Ecological Values	8
9. Assessment of Ecological Effects	12
9.1. Introduction.....	12
9.1.1. Indigenous Tree and Shrub Vegetation.....	13
9.1.2. Avifauna	13
9.1.3. Lizards.....	13
10. Effects Management Hierarchy	14
10.1. Avoidance Measures.....	14
10.2. Mitigation Measures	14
10.3. Biodiversity Offset	14
11. Proposed Biodiversity Offset.....	14
11.1. Objective	14
11.2. Offset Site.....	14
11.3. Offset Actions	15
11.4. Feasibility of Proposed Offsets.....	16

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11.5. Biodiversity Offsets Accounting Model16

11.6. Application of the Model17

11.7. Ecological Equivalency.....17

11.8. Demonstration of a Net Biodiversity Gain18

11.9. Monitoring.....18

12. Conclusions18

References19

Appendix 1 – Letter from LizardExpertNZ21

Appendix 2 – Biodiversity Offset Accounting Model Spreadsheets22

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1. Introduction

1.1. Overview

The Laming Family Trust, the owner of a property on Lake Road at 538 Wanaka – Mt Aspiring Road (Figure 1-1) is proposing to subdivide their property into two lots.

A building platform, curtilage area and driveway is proposed for new Lot 2 as shown on the subdivision plan (Figure 1-2).



Figure 1-1: Location Plan

1.2. Purpose and Scope of Assessment

The ecology assessment includes:

- a description of the vegetation and habitats of indigenous fauna affected by the proposed building development;
- a description on the ecological values and ecological significance of the affected indigenous vegetation and habitats of indigenous fauna;
- an assessment on the magnitude and level of ecological effects of the building development; and
- effects management measures.



Figure 1-2: Subdivision Plan.

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An assessment of the ecological values and ecological significance of the affected indigenous vegetation and habitats of indigenous fauna has been undertaken in accordance with the criteria set out in the Environment Institute of Australia and NZ (EIANZ) Guidelines for Ecological Impact Assessment (2018) and Appendix 1 of the NPS – Indigenous Biodiversity (NPS-IB) respectively.

The assessment of ecological effects follows the criteria set out in the EIANZ guidelines for describing the magnitude of and level of ecological effects.

A letter documenting the results of a lizard survey has been prepared by Dr Mandy Tocher of LizardExpertNZ which forms Appendix 1 to this assessment.

2. Description of Proposal

2.1. Indigenous Vegetation Removal

The proposed building platform and curtilage area will be located on the north side of a prominent knoll partly within a kānuka (*Kunzea serotina*) dominant treeland.

Access to the building platform will be provided by a short driveway off the main access road to the existing Laming residence as shown on Figure 1-2.

A 30 m fire exclusion zone required by FENZ around the building platform plus provision for a ten metre wide clearance zone along the driveway will require the removal of:

- 179 kanuka trees,
- 45 matagouri (*Discaria toumatou*) shrubs,
- 2 porcupine (*Melicytus alpinus*) shrubs
- 1 mingimingi (*Coprosma propinqua*) shrub, and
- 2 rohutu (*Lophomrytus obcordata*) shrubs.

2.2. Biodiversity Offset

A biodiversity offset is proposed as part of the proposal to address the residual loss of indigenous trees and shrubs as detailed above and to achieve a net gain in indigenous biodiversity within proposed Lot 2.

The offset actions will be twofold:

- replacement of the same number of trees and shrubs lost during site development; and
- establishment of a diverse assemblage of indigenous plant species that formed part of the pre-human vegetation community that existed in this area. Details on the proposed offset measures is provided in Section 11.

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3. Assessment Methodology

3.1. Desktop Investigations

A desktop analysis of Google Earth and QLDC aerial imagery was undertaken to assess the vegetation and habitat communities on the property in advance of the site investigation.

3.2. Site Investigation

Site investigations were conducted on 17 April 2023 and 24 January 2024 involving walk overs of proposed Lot 2 focussing on the affected area of kanuka treeland.

During the site visit the affected indigenous vegetation communities and habitat types and native bird species and other indigenous fauna were recorded.

4. Ecological Setting

4.1. Overview

The property is located within the Wanaka Ecological District and Lakes Ecological Region. Aspects of the Wanaka Ecological District as described by McEwen (1987) that typify the general area are:

“...droughty in summer, some alluvial soils, depleted tussocklands, bracken fernland on lower slopes, scrub; much of district grazed.”

The property lies in the montane bio-climatic zone, ranging in altitude between c. 280 m by the lake shoreline to the top of a prominent knoll at 360 m a.s.l. The topography of the property is typified by glacial landforms and an outwash terrace.

The affected kanuka treeland is classified by Singers and Rogers (2014) as ecosystem unit VS2. This is described as: *Kanuka scrub/forest with a distribution across semi-arid and sub-humid zones in the northern and eastern North Island and eastern South Island to Otago. Kanuka dominates in Otago where rainfall is <650 mm per annum. Locally succeeds VS12: Sward grassland and VS11: Short tussockland.* Later successional transitions as described in Section 4.3 include a wide range of broadleaved and podocarp trees according to Singers and Rogers (2014).

The annual recorded rainfall for Wanaka airport for the period 1981-2010 is 594 mm (NIWA, 2015).

4.2. Land Environments

Land Environments of New Zealand (LENZ) classification is commonly used in ecological assessments to describe a project's ecological setting. LENZ groups together land environments throughout the country with similar environmental characteristics such as climate, landform, geology and soils as this influences the distribution of indigenous vegetation and habitat types.

The property is located within the LENZ¹ Level IV Environments N5.1c and Q2.2b. The landforms of land environment N5.1c are described as very gently undulating plains which contrast with strongly rolling glacial terrain of land environment of Q2.2b where Lot 2 will be created. The soils in these land environments are imperfectly drained, of moderate fertility derived from schist and climatically experience moderate to high solar radiation and low to moderate annual water deficits.

¹ Land Environments of New Zealand (LENZ) which is a national environment-based classification of ecosystems mapped across New Zealand's landscape on the basis of fifteen climate, landform and soil parameters (Leathwick *et. al.*, 2002).

The Threatened Environments Classification 2012 (TEC²) (Walker et al., 2007) indicates the indigenous vegetation remaining at a national scale in land environment N5.1c is 2.7%. By comparison a considerably larger extent of indigenous vegetation remains in land environment Q2.2b at 44.68%. The minimal amount of indigenous vegetation remaining in land environment N5.1c reflects the suitability of this easier terrain land for intensive grazing and cropping practices. The TEC also shows that little of the indigenous vegetation cover in these land environments is formally protected. Land Environment N5.1c is classified as an acutely threatened land environment owing to the indigenous vegetation cover being <10% and land environment Q2.2b as critically under protected.

4.3. Pre-human Vegetation

The potential pre-human vegetation that existed across the property as portrayed by ORC Ecosystem and Habitat Mapping is described in the Singers and Roger classification of New Zealand's terrestrial ecosystems as an ecosystem unit comprising:

“Beech forest of abundant mountain beech, with small leaved Coprosma spp., weeping matipo, mountain celery pine, snow tōtara, broadleaf, three-finger and putaputawēta, and locally Hall's totara”.

This ecosystem unit coded CDF3 will in the absence of fire and other human induced disturbances succeed the seral kanuka treeland-scrub (VS2) that presently covers parts of the property.

5. Existing Vegetation Communities

5.1. Kanuka Treeland

Seral kanuka (*Kunzea serotina*) treeland comprising mature kānuka (*Kunzea serotina*) trees up to 4 m in height covers parts of the development site and sections of the driveway. Tree density and canopy cover varies considerably across the site characterised by numerous open areas and glades of exotic grassland and in places piles of kanuka slash. The understorey is generally devoid of woody vegetation apart from scattered shrubs of matagouri (*Discaria toumatou*) and occasional shrubs of rohutu (*Lophomrytus obcordata*), porcupine shrub (*Melicytus alpinus*) and mingimingi (*Coprosma propinqua*).

Kānuka, rohutu and matagouri have threat rankings of Nationally Vulnerable, Nationally Critical and At Risk – Declining respectively. The threat classifications for kanuka and rohutu as members of the myrtle family were upgraded as a precautionary measure owing to the threat posed by myrtle rust. To date myrtle rust has not been detected in the lower South Island³.

Extensive patches of stinging nettle (*Urtica urens*), chickweed (*Stellaria* sp.) and fat hen (*Chenopodium album*) occur across bare areas of ground beneath the canopy.

² The TEC combines data from three national databases; LENZ, the Land Cover Database (LCDBv4.0, based on 2012 satellite imagery), and a 2012 update of the national protected areas network.

³ myrtlerust.org.nz.



Figure 5-1: View towards proposed building platform from near edge of proposed Lot 2.



Figure 5-2: Large patches of stinging nettle colonising bare ground beneath an open kanuka canopy.



Figure 5-3: Patch of mature matagouri and sweet briar shrubs bordering kanuka treeland downgradient of the proposed building platform.

5.2. Exotic Grassland

The exotic grassland that covers much of Lot 2 which is dominated with swards of browntop (*Agrostis capillaris*), sweet vernal (*Anthoxanthum odoratum*) and vulpia hair grass (*Vulpia* sp.) In places there are patches of Californian thistle (*Cirsium arvense*) and Scotch thistle (*Cirsium vulgare*).

6. Threatened and At-Risk Flora

As noted in Section 5-1 the threatened and At Risk flora associated with the treeland are kanuka, rohutu and matagouri.

A semi-naturalised area of indigenous grey shrubland associated with a rocky escarpment exists on the southwest margins of proposed Lot 2 where there are mature shrubs of At Risk-Declining *Olearia lineata*, and matagouri, and porcupine scrub.

7. Indigenous Fauna

7.1. Avifauna

The Atlas of Bird Distribution in New Zealand, 1999-2004 show records for eastern falcon (Kārearea) (*Falco novaeseelandiae*) within the 10 km x 10 km grid square survey area which encompasses the Laming Family Trust property.

Suitable breeding and feeding habitat exist in the general area for Kārearea with seasonally abundant food sources in the form of hares, rabbits, and large insects such as grasshoppers and beetles (Heather et al., 2005). Kārearea has a threat ranking of Nationally Vulnerable.

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7.2. Herpetofauna

A lizard survey conducted by Dr Tocher of LizardExpert NZ on 24th January 2024 detected a depleted population of McCann's skinks (*Oligosoma maccanni*) on the property. The extensive rank grass cover, with occasional slash piles provides suitable habitat for McCann's skink, as reported by Dr Tocher. The rank grass and kānuka slash occurs within the curtilage area and near to the building platform. McCann's skink has a national threat classification ranking of Not Threatened.

Dr Tocher initially noted that conceptually a low population of Kowarau gecko may be present over the southern part of the property provided suitable stable rocky habitats exist. However, the schist rock observed over the property was deemed by Dr Tocher to be unsuitable for geckos as it did not provide horizontal crevices favoured by geckos.

A short report on the survey is included in this assessment as Appendix 1.

7.3. Invertebrates

Peat and Patrick 1999 note that the ranges of Central Otago support a diverse insect fauna including a multitude of beetles, cockroaches, cicadas, wetas, grasshoppers, moths, and butterflies with a high degree of host plant specificity. This insect diversity is attributed to the diversity of plant communities and habitats including tussock grasslands, cushionfields, alpine wetlands and boulderfields.

Patrick, 1994 notes the special features of New Zealand invertebrate fauna including the high rate of endemism, the adaption of many host plants to cold climates, a richer alpine fauna (60% of species) compared to the lowlands and dominance of beetle, moths, flies, and true bugs in terms of species numbers. While native invertebrates are generally found in relatively undisturbed natural plant communities, research conducted in Otago has highlighted the importance also of semi-natural sites that occur on the property for the conservation of the native invertebrates.

8. Assessment of Ecological Values and Ecological Significance

8.1. Assigning Ecological Values

The ecological value and significance of the affected indigenous vegetation and habitats of indigenous fauna encountered in proposed Lot 2 has been assessed using the combination of the attributes/criteria set out in Table 4 of the Environment Institute of Australia and New Zealand (EIANZ 2018) Guidelines and in Appendix 1 of the NPS-IB.

The assessment matters and attributes used to assign values to the affected indigenous vegetation communities and habitats, and species are sourced from Tables 4, 5 and 6 of the EIANZ Guidelines and transposed in Tables 8-1, 8-2 and 8-4 below.

Table 8-1: Attributes to be considered when assigning ecological value and determining ecological significance of a vegetation community and habitat.

Assessment Matters	Attributes
Representativeness	<p>Criteria for representative vegetation and aquatic habitats:</p> <ul style="list-style-type: none"> • Typical structure and composition • Indigenous species dominate • Expected species and tiers are present • Thresholds may need to be lowered where all examples of a type are strongly modified

	<p>Criteria for representative species and species assemblages:</p> <ul style="list-style-type: none"> • Species assemblages that are typical of the habitat • Indigenous species that occur in most of the guilds expected for the habitat type
<p>Rarity/distinctiveness</p>	<p>Criteria for rare/distinctive vegetation and habitats:</p> <ul style="list-style-type: none"> • Naturally uncommon, or induced scarcity • Amount of habitat or vegetation remaining • Distinctive ecological features • National priority for protection <p>Criteria for rare/distinctive species or species assemblages:</p> <ul style="list-style-type: none"> • Habitat supporting Nationally Threatened or At Risk species, or locally uncommon species • Regional or national distribution limits of species or communities • Unusual species or assemblages • Endemism
<p>Diversity and Pattern</p>	<ul style="list-style-type: none"> • Level of natural diversity, abundance and distribution • Biodiversity reflecting underlying diversity • Biogeographical considerations – pattern, complexity • Temporal considerations, considerations of lifecycles, daily or seasonal cycles of habitat availability and utilisation.
<p>Ecological Context</p>	<ul style="list-style-type: none"> • Site history, and local environmental conditions which have influenced the development of habitats and communities • The essential characteristics that determine an ecosystem's integrity, form, functioning, and resilience (from "intrinsic value" as defined in RMA) • Size, shape • Buffering function • Condition and sensitivity to change • Contribution of the site to ecological networks, linkages, pathways and the protection and exchange of genetic material

	<ul style="list-style-type: none"> Species role in ecosystem functioning – high level, key species identification, habitat as proxy Is important for indigenous fauna during some part of their life cycle.
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Table 8-2: Criteria used in assigning ecological value to terrestrial plant and animal species under the rarity/distinctiveness assessment matter.

Ecological Criteria	Value
Nationally Threatened species. Found in the site either permanently or seasonally	Very high
Species listed as At Risk-Declining found in the site either permanently or seasonally	High
Species listed as any other category of At Risk found in the site, either permanently or seasonally	Moderate
Locally (ED) uncommon or distinctive species	Moderate
Nationally and locally common indigenous species	Low
Exotic species including pests and species having recreational value	Negligible

Notes:

Determination of the threat status of species is derived from the New Zealand Threat Classification System.

Table 8-3: Summary of ecological values assigned to the affected indigenous vegetation communities and habitats.

Ecological Feature	Assessment Matters	Ecological Value	Ecologically Significant
Kanuka treeland/exotic grassland	<p>Representativeness:</p> <p>The seral kānuka treeland is symptomatic of the effects of heavy annual browse (cattle, sheep and rabbits) and lacks an understorey. Exotic plant species prevail amongst the treeland.</p> <p>The affected areas of exotic grassland support a depleted population of McCann's skink.</p>	Low	
	<p>Rarity and Distinctiveness:</p> <p>Kānuka, rohutu and matagouri have a threat ranking of Nationally vulnerable, Nationally critical and At Risk – Declining.</p>	High	Yes

	<p>Diversity and Pattern:</p> <p>The kānuka treeland lacks vertical structure and diversity.</p> <p>Ecological Context:</p> <p>The kānuka treeland on the property forms a discontinuous cover with other areas of kānuka treeland that occur on adjacent properties bordering the western shoreline of Lake Wanaka.</p>	<p>Low</p> <p>Low</p>	
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Table 8-4: Criteria for assigning ecological value to vegetation communities and habitats.

Value	Description
Very high	Area rates High for 3 or all the four assessment matters. Likely to be nationally important and recognised as such
High	Area rates High for 2 of the assessment matters. Moderate and Low for the remainder, or Area rates High for 1 of the assessment matters. Moderate for the remainder. Likely to be regionally important and recognised as such.
Moderate	Area rates High for one assessment matter. Moderate and Low for the remainder, or Area rates Moderate for 2 or more assessment matters. Low to Very Low for the remainder. Likely to be important at the level of the Ecological District.
Low	Area rates Low or Very Low for majority of assessment matters and Moderate for one. Limited ecological value other than as local habitat for tolerant native species.
Negligible	Area rates Very Low for 3 matters and Moderate. Low or Very Low for remainder.

The affected kānuka treeland is assessed as being of moderate ecological value owing to the presence of species with threat rankings, i.e., kanuka, rohutu and matagouri. The threat rankings are precautionary and do not reflect the relative abundance of kanuka, rohutu and matagouri in the Wanaka Ecological District. In accordance with the EIANZ Criteria (Tables 8-3 and 8-4) the affected kānuka treeland is assigned a moderate ecological value.

In accordance with the criteria set out in Appendix 1 of the NPS-IB the affected kānuka treeland is of ecological significance as the rarity/distinctiveness criterion is triggered due to the threat rankings outlined above.

9. Assessment of Ecological Effects

9.1. Introduction

The level of effect of the proposed development on the kanuka treeland and habitats of indigenous fauna, including exotic grassland (Table 9-2) is determined in accordance with the EIANZ criteria by considering magnitude of the effects (refer Table 9-1) in association with the assessed ecological values (Table 8-4).

The magnitude of effect is correlated to the extent of permanent clearance of the kanuka treeland and exotic grassland, and loss of at-risk flora present in the affected area of treeland and grassland (Section 2.4).

Table 9-1: Criteria for scoring magnitude of effect (EIANZ, 2018).

Magnitude	Description
Very High	Total loss of, or very major alteration to, key elements/features/ of the existing baseline conditions, such that the post-development character, composition and/or attributes will be fundamentally changed and may be lost from the site altogether; AND/OR Loss of a very high proportion of the known population or range of the element/feature
High	Major loss or major alteration to key elements/features of the existing baseline conditions such that the post-development character, composition and/or attributes will be fundamentally changed; AND/OR Loss of a high proportion of the known population or range of the element/feature
Moderate	Loss or alteration to one or more key elements/features of the existing baseline conditions, such that the post-development character, composition and/or attributes will be partially changed; AND/OR Loss of a moderate proportion of the known population or range of the element/feature
Low	Minor shift away from existing baseline conditions. Change arising from the loss/alteration will be discernible, but underlying character, composition and/or attributes of the existing baseline condition will be similar to pre-development circumstances or patterns; AND/OR Having a minor effect on the known population or range of the element/feature
Negligible	Very slight change from the existing baseline condition. Change barely distinguishable, approximating to the 'no change' situation; AND/OR Having negligible effect on the known population or range of the element/feature

Table 9-2: Criteria for scoring level of effect (EIANZ, 2018).

Ecological value → Magnitude ↓	Very high	High	Moderate	Low	Negligible
Very High	Very high	Very high	High	Moderate	Low
High	Very high	Very high	Moderate	Low	Very low
Moderate	High	High	Moderate	Low	Very low
Low	Moderate	Low	Low	Very low	Very low
Negligible	Low	Very low	Very low	Very low	Very low
Positive	Net gain	Net gain	Net gain	Net gain	Net gain

9.1.1. Indigenous Tree and Shrub Vegetation

The development including establishment of a curtilage area and driveway and clearances required for a 30 m fire exclusion zone will necessitate the removal of 229 indigenous trees and shrubs, comprising 179 kānuka trees, 45 matagouri shrubs, 2 porcupine shrubs, 2 rohutu shrubs and one mingimingi shrub.

The magnitude of ecological effect of the removal of this vegetation and associated habitats is assessed as moderate in accordance with the EIANZ Guidelines. This score reflects the discernible effects of the development on the kanuka treeland resulting in a partial change in its post development character and attributes such as canopy cover plus the loss of threatened and at risk flora.

The level of ecological effect of the works prior to any mitigation or offsetting is assessed to be moderate based on a moderate magnitude of effect on vegetation communities and associated habitats assessed as being of moderate ecological value.

9.1.2. Avifauna

The magnitude and level of ecological effects on Kārearea is assessed as negligible owing to a localised change to the baseline condition of an area of vegetation cover that forms a very small part of the home range of this species.

9.1.3. Lizards

Dr Tocher states that McCann's skink (which have a ranking of Not-Threatened) will be affected by the proposed development owing to the suitability of grassland habitat that exists in the affected area. The existence of suitable habitat indicates that death or injury to McCann's skinks will occur during the earthworks and from vehicle movements.

These anticipated effects underscore the need for a lizard management plan (LMP), which Dr Tocher states will serve the dual purpose of being a likely QLDC consent requirement and as supporting documentation to a Wildlife Act permit application to DOC. The LMP will detail how actual and potential adverse effects of the development will be appropriately avoided, minimised, mitigated and/or compensated for.

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Dr Tocher notes that the LMP may require McCann's skinks to be rescued from the affected areas and released into nearby suitable habitat that has been enhanced ahead of the release.

10. Effects Management Hierarchy

The following effect management measures are proposed in advance of the development and during the development and are recommended to form part of the proposed conditions of consent.

10.1. Avoidance Measures

- Avoiding rock habitat that supports lizards and implementing setbacks or no disturbance zones.
- Avoiding on-site quarrying of rock for road metal.
- Importing gravel required for construction from a weed free source.

10.2. Mitigation Measures

- Requiring all works associated with construction activities along with storage, laydown and parking areas to take place within a clearly defined construction zone.
- Clearly defining accessways for construction machinery and vehicles.
- Minimising (as far as practicable) the development footprint to that shown on the relevant plans lodged with the resource consent application.
- Installing underground services within the development footprint.

10.3. Biodiversity Offset

- Implementing a biodiversity offset as described in Sections 2-2 and 11 to address the loss of indigenous trees and shrubs within the FENZ fire exclusion zone and along the driveway.

11. Proposed Biodiversity Offset

11.1. Objective

To address the residual adverse biodiversity impacts of the development on an area of kanuka tree land by achieving a measurable gain in biodiversity values across proposed Lot 2 after appropriate avoidance and mitigation and offsetting measures have been taken.

11.2. Offset Site

An offset site encompassing areas of grassland bordering kanuka treeland with a collective area of approximately 3,500 m² is proposed as shown on a snip of the subdivision plan (refer Figure 11-1).

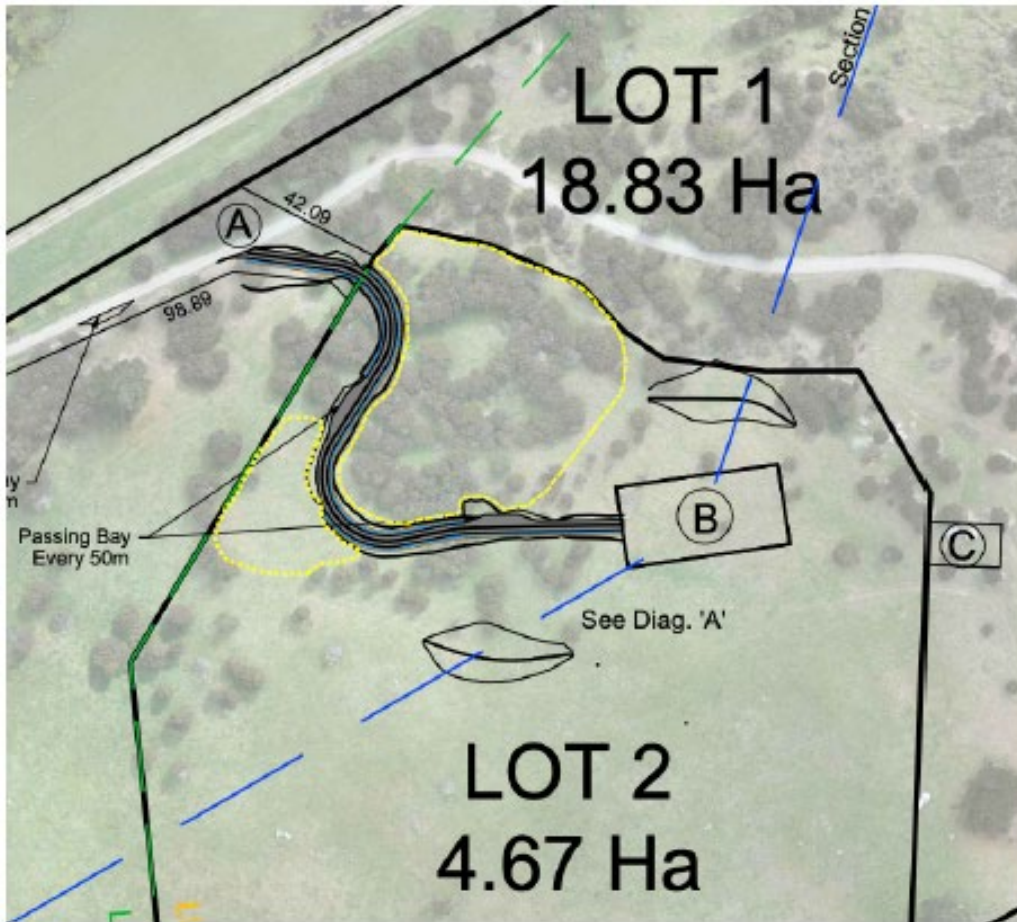


Figure 11-1: Location of Offset Site

11.3. Offset Actions

The offset actions proposed are as follows:

- o to replace the kanuka trees and indigenous shrubs lost during development and to inter-plant species that represent the pre-human ecosystem type (CDF3) within the kānuka treeland outside of the development footprint/impact site. The plant species and numbers proposed to be planted are as follows:

Species	Number
Kanuka	450
Rohutu	25
Matagouri	125

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Porcupine shrub	50
Mingimingi	25
Mountain beech (<i>Fucospora cliffortioides</i>)	25
Hall's totara (<i>Podocarpus laetus</i>)	25
Broadleaf (<i>Griselinia littoralis</i>)	25
Marbleleaf (<i>Carpodetus serratus</i>)	25
<i>Coprosma crassifolia</i>	25
Weeping matipo (<i>Myrsine divaricata</i>)	25
Kohuhu (<i>Pittosporum tenuifolium</i>)	25
Wineberry (<i>Aristotelia serrata</i>)	25
Three finger (<i>Pseudopanax colensoi</i>)	25
Lancewood (<i>Pseudopanax crassifolius</i>)	25
Native broom (<i>Carmichalea petrei</i>)	25
Tree daisy (<i>Olearia lineata</i>)	25
Koromiko (<i>Veronica salicifolia</i>)	25
TOTAL	1,000

- Implement aftercare management and monitoring of the plantings to ensure a 80% survival rate resulting in a plant community that is naturally regenerating by Year 10.
- Ongoing control of problem broadleaved weeds such as Californian thistle and stinging nettle in the offset site to reduce competition to the plantings.

11.4. Feasibility of Proposed Offsets

The feasibility of successfully delivering the proposed offset is high given the availability of suitable offset site and offset actions involving revegetation measures and aftercare management measures that are well understood.

11.5. Biodiversity Offsets Accounting Model

The biodiversity offsets accounting model (Appendix 2) has been used to critically test the offset actions required to achieve a measurable gain in biodiversity.

The model (spreadsheets) consists of two parts: an impact model and an offset model.

The inputs for the impact and offset models are based on the following biodiversity hierarchy:

- biodiversity type;

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- biodiversity component;
- biodiversity attributes.

For each biodiversity attribute to be accounted for, the following inputs/metrics are required:

- Measurement unit
- The area of impact (ha) for each attribute
- Benchmark value for each attribute
- Value of each attribute at the impact site prior to impact
- Predicted/estimates value of each attribute at the impact site post impact
- Proposed offset actions
- Area over which the offset action is to be implement (ha) for each attribute
- Confidence level in the offset action for each attribute (%)
- Value of each attribute at the offset site prior to the offset action
- Predicted/estimate value of each attribute at the offset site post the offset action
- Time over which offset management actions will occur (years)

11.6. Application of the Model

For this project model the biodiversity type selected is kanuka tree land. It is noted that while the kanuka treeland represents a seral or late successional stage to the pre-human ecosystem/plant community (CDF3), it will form an important nursery function in the establishment of the other offset plant species.

Two biodiversity components selected for the model are: canopy and diversity.

The biodiversity attributes selected are:

- Cover of native vascular plants in the canopy.
- Species diversity of native vascular plants.

The benchmark value is adopted that represents the “best defensible” measure for a CDF3 ecosystem (reference site) in the Lakes Ecological Region (Lakes ER) in terms of species diversity. This is based on local knowledge of the species composition of relic examples of this ecosystem type in the Lakes ER.

A time frame of 10 years is adopted as the end point for the offset actions along with a high level of confidence (>90%).

11.7. Ecological Equivalency

Ecological equivalence refers to the degree of similarity of biodiversity values between the impact and offset site across type of biodiversity; amount of biodiversity; equivalence over time and spatial context.

The offset proposal will achieve ecological equivalency as follows:

- A like for like replacement of indigenous plant species lost;
- Quantitative demonstration of no net loss of an area of valued biodiversity;
- Offset actions (revegetation and aftercare management) that will achieve biodiversity gains over a short timeframe (10 years). The proposed plantings are likely to be self-sustaining, i.e., seed producing in approximately 10 years, assuming quality propagated nursery stock is utilised;
- Involves an offset site with the same biotic and abiotic characteristics as the impact site.

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11.8. Demonstration of a Net Biodiversity Gain

The values inputted for the impact and offset model spreadsheets (Appendix 2) show positive net present values (in the far-right column) for the two biodiversity attributes, indicating the proposed offset actions will result in a net biodiversity gain over a ten year timeframe.

11.9. Monitoring

Monitoring would entail walk over inspections of the offset site on a six-monthly basis over a five-year period to record:

- The number of plants that require replacement due to mortality;
- Woody and non-woody weed incursions, and
- Rabbit presence.

Recce plots and photo points will be established at the offset site to record baseline conditions and to assess plant coverage, composition and growth following planting. Photographs will be taken on an annual basis.

A report will be prepared for Council on an annual basis and will include plot data and photographs compiled during each monitoring inspection and to document plant survival rates and indigenous woody vegetation coverage and an indication of the effectiveness of weed control.

Details on the plantings and aftercare plant management, weed and pest control and annual monitoring and reporting requirements will be set out in an Ecological Enhancement and Monitoring Plan (EEMP) to be submitted to Council for approval in advance of the works.

12. Conclusions

The proposed development will affect an area of kānuka treeland and exotic grassland. The affected vegetation communities provide a limited range of habitats for native birds, lizards and invertebrates.

The ecological value of the affected vegetation and habitats they support is scored as moderate in accordance with the criteria set out in the EIANZ Guidelines.

The affected indigenous vegetation and habitats of indigenous fauna associated with the kanuka treeland are ecologically significant in terms of the assessment criteria set out under Appendix 1 of the NPS-IB.

The magnitude of ecological effect of the development has been assessed as moderate based on the extent of kānuka treeland that will be affected resulting in a partial change to the character of the treeland.

The proposed biodiversity offset will involve replacement plantings of kānuka, matagouri, porcupine shrub, rohutu and mingimingi and plantings of a diverse assemblage of indigenous tree and shrub plantings to address a residual adverse effect of the partial removal of a kānuka treeland.

The biodiversity accounting model used in this assessment demonstrates that the proposed offset will achieve a net gain in biodiversity values over a time frame of 10 years.

Details on the plantings and aftercare plant management, weed and pest control and annual monitoring and reporting requirements will be set out in an Ecological Enhancement and Monitoring Plan (EEMP) to be submitted to Council for approval in advance of the works.

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Appendices

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Appendix 1 – Letter from LizardExpertNZ



LizardExpertNZ

Application as Notified 201

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mtocher@lizardexpertnz.co.nz
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1 Cleghorn Street, Dunedin, 9085

Cell
Email
Web
Address

Simon Beale
Beale Consultants
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Springvale, RD 1,
Alexandra 9391

13th February 2024

LIZARD HABITAT 538 WANAKA-MOUNT ASPIRING ROAD

Dear Simon,

I have now carried out a lizard survey over 538 Wanaka-Mount Aspiring Road (Figure 1). Below I detail the methods & results of the survey and provide my recommendations on 'next steps' to appropriately manage the lizard values at this site.

1. Lizard Survey Methods

A 2-hour walkthrough lizard survey of the proposed building site, curtilage area and access track to both (Figure 1) was carried out on 24th January 2024 by the author. Weather conditions during the survey were warm and sunny and lizards were actively moving and foraging over the site. The lizard survey included visual surveying for active lizards, sloughed skins and lizard droppings; and lifting the few rocks available in search of lizards/their sign beneath. All lizard survey work was carried out under Wildlife Act authority 62386-FAU issued to Dr M. Tocher for private land.

2. Lizard Survey - Results

A depleted population of McCann's skinks (*Oligosoma maccanni*) was detected at property (Figure 1). The Department of Conservation (DOC) has assigned a national threat classification ranking of 'Not Threatened' for McCann's skink. A low-density population of Kawarau geckos may also be present over the south of the property.



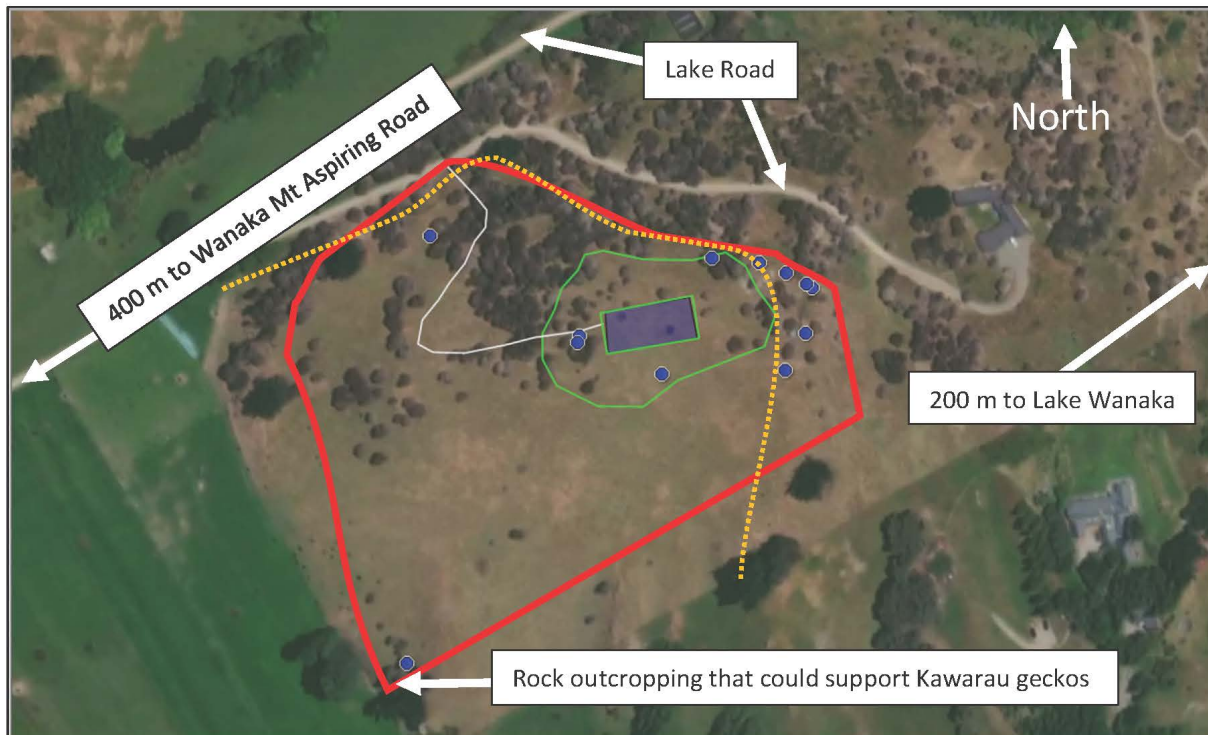


Figure 1: Site location 538 Wanaka Mt Aspiring Road showing the area surveyed (red edged polygon; indicative only); the proposed subdivision boundary (yellow dotted line); the location of the proposed road from the building platform to Lakes Road (white line); proposed building platform (blue filled rectangle with green edge) and curtilage area (green edged polygon). McCann's skink detections are shown by the blue dots, and a small outcropping area that may support a few Kowarau geckos is also shown in the southwestern part of the surveyed area.

More specifically, Kowarau geckos over farmland of the general area tend to require stable rocky habitat to persist. Schist rock over the property was not of high-quality, and where present as outcropping, was tilted *ca.* 45 ° and did not provide horizontal crevicing favoured by geckos. Also, some rocks/boulders had been moved into piles, presumably to assist farming development of the property. These piles showed no evidence of gecko presence, and indeed, McCann's skinks were also not common in these man-made rock piles, as their configuration provided a lot of large gaps/crevices not suitable to lizards. DOC have assigned Kowarau gecko a national threat status of 'At-Risk Declining', but this species will not be affected by the proposed development (i.e., creating a road, residential dwelling, and curtilage area around the dwelling; Figure 1).

¹ Hitchmough RA, *et al.* 2021. Conservation status of New Zealand reptiles, 2021. New Zealand Threat Classification Series 35. Department of Conservation, Wellington. 15 pp.



McCann's skinks, on the other hand will be affected by the proposed development (Figure 1). This species was encountered wherever rank grass and kanuka slash (e.g., Figure 2) provided them protection from cattle grazing/trampling, including within the curtilage area near to the proposed building platform (Figure 1). A case in point, one of the skinks captured had lost part of its foot, presumably by trampling (Figure 2). McCann's skink was also detected in a small rock pile within the curtilage area (Figure 3). Given the extensive rank grass cover, with occasional slash piles, large areas of the proposed building platform and curtilage area, and proposed road to them provides habitat for McCann's skink that cannot be avoided without encountering like areas, also actual or potential skink habitat, nearby.

3. Wildlife Act (1953) permit and Lizard Management Plan (LMP)

Physical works over areas providing habitat for indigenous skinks requires consideration by both Queenstown Lakes District Council (QLDC) ² and the Department of Conservation (all skinks are protected under the Wildlife Act (1953)). A LMP for the property will be required to accompany an application to DOC for a Wildlife Act permit. An LMP will also be a likely QLDC consent requirement under a 'lizard management' condition, the wording of which is proposed below.

To ensure the LMP meets the expectations and requirements of both the Wildlife Act process, and those of QLDC; the LMP will be required to detail how actual and potential adverse effects of the proposed development on skink populations will be appropriately avoided, minimised, mitigated and/or offset or compensated for (see proposed 'lizard management' consent condition in next section). As an example, a LMP may require McCann's skinks to be rescued from areas of the property subject to earthworks, vegetation clearance and residential activity (proposed building platform and surrounding curtilage area). Rescued skinks need, ideally, to be released nearby in habitat that has been enhanced ahead of release. Enhancements may include making rocky habitat and controlling rodents over the release areas; fencing the area from cattle and

² I note that the presence of Not Threatened skinks does not trigger Section 6c significance criteria in the QLDC District Plan.



managing woody weeds that could shade the habitat over the longer term.



Figure 2: Upper: Kanuka slash where two McCann's skinks were sighted including a skink recovering from an accident that severely damaged its front left foot (lower; red arrow points to area where toes are missing). I assumed cattle trampling had caused the accident as I have observed this elsewhere where cover for skinks is limited and cattle can access all parts of the property.



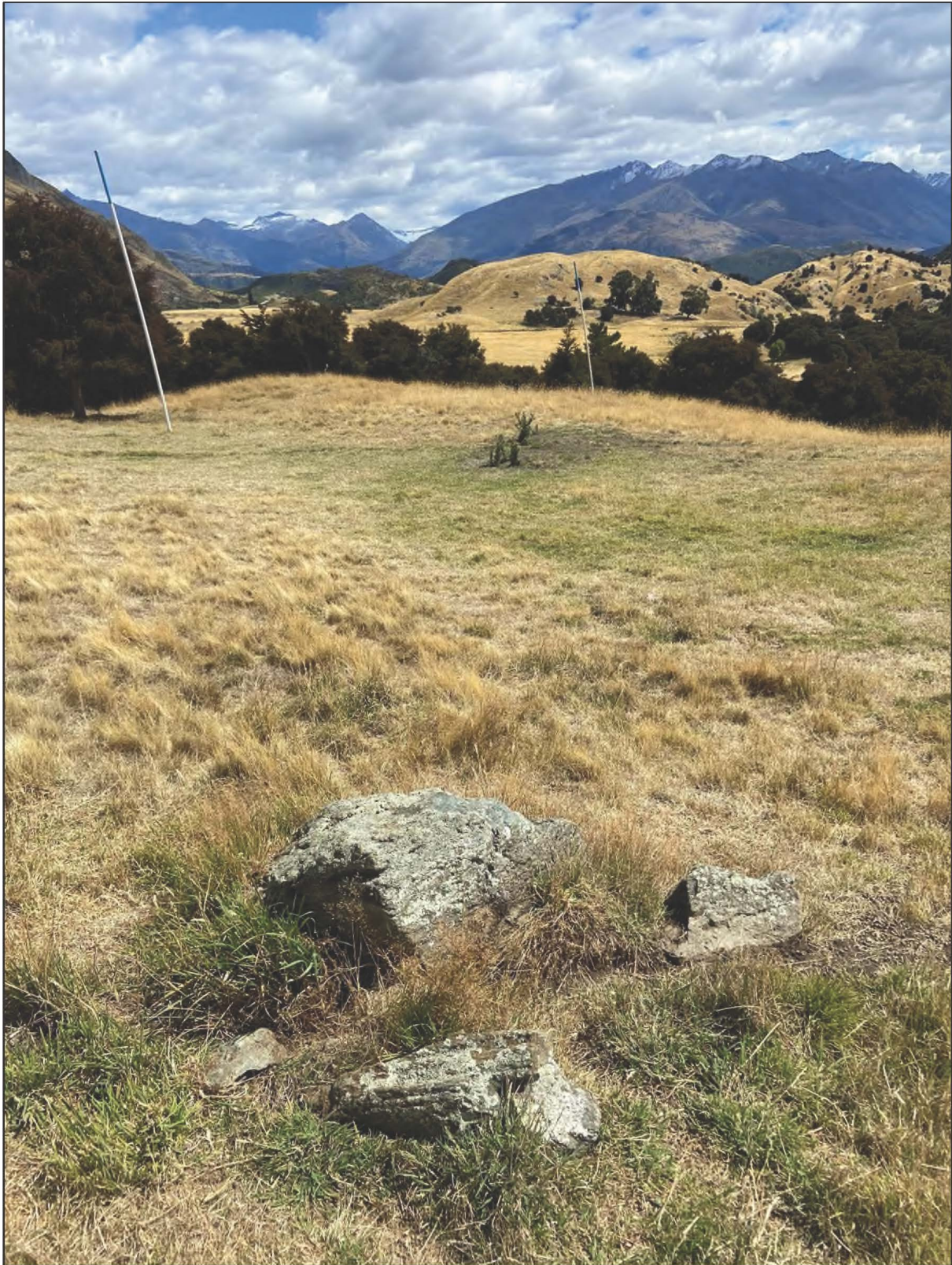


Figure 3: A small area of rock within the curtilage area, close to proposed building platform (white poles show extent of building platform), where a McCann's skink was detected during survey.

4. Recommendations

- A. A population of McCann's skinks were detected easily over the property where cover was present.
- B. Large areas of the property, at least at the time of survey, were apparently grazed well down and did not offer suitable habitat for skinks. For this reason, I recommend that the current grazing regime continues over these areas leading up to development to keep grass height/cover down and to deter skinks moving further afield and into these areas.

5. Proposed 'lizard management' Consent Condition

The following lizard management condition could be offered by the applicant to manage the McCann's skink population of the property:

Lizard Management

1. Prior to any physical construction works occurring over areas found to provide habitat for indigenous skinks, the Consent Holder will provide the QLDC with:
 - a. Confirmation that a Wildlife Act permit has been obtained from the Department of Conservation.
 - b. A Lizard Management Plan detailing how adverse effects to lizards will be appropriately avoided, minimised, mitigated and/or offset or compensated for.
 - c. A copy of the issued Wildlife Act permit.
2. All works on site must comply with conditions of the Wildlife Act permit.

Dr Mandy Tocher, Herpetologist, LizardExpertNZ



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Appendix 2 – Biodiversity Offset Accounting Model Spreadsheets

IMPACT MODEL

Key:

	User input
	Auto-filled
BIODIVERSITY TYPE	
1	Kanuka treeland

READ ME:

Note 1: The Impact Model must be populated before data is entered into the Offset Model.
Note 2: Use a new workbook for each additional Biodiversity Type.
Steps 1 & 2: Input the Biodiversity Type to be accounted for into Cell C11 and corresponding number (e.g. 1 if it is the first Biodiversity Type, 2, if it is the second etc.) into Cell B11..
Step 3: Input the first Biodiversity Component into Cell C15.
Steps 4–10: Work through the Impact Model for each Biodiversity Attribute (Columns E–L) entering values into all cells coloured light brown. Cells coloured light green will auto-populate.
Step 11: Repeat Steps 4–10 for as many Biodiversity Attributes as required.
Step 12: Repeat Steps 3–10 for as many Biodiversity Components as required (scrolling down the sheet).

This section captures which elements of biodiversity, and over what area, will be impacted by the proposal					This section is where the change in measure of each Biodiversity Attribute due to the proposed Impact is quantified, and Attribute Biodiversity Value calculated. Inputs are derived from direct measures, existing data or models where available, or expert estimated predictions				
Biodiversity Component	Biodiversity Attribute		Measurement Unit	Area of Impact (ha)	Benchmark	Measure prior to Impact	Measure after Impact	Biodiversity Value	
1.1	Canopy	1.1a	Cover of native vascular species	Percentage cover (%)	0.07	100	20	0	-0.01
		1.1b							Not calculated
		1.1c							Not calculated
		1.1d							Not calculated
		1.1e							Not calculated

This section captures which elements of biodiversity, and over what area, will be impacted by the proposal					This section is where the change in measure of each Biodiversity Attribute due to the proposed Impact is quantified, and Attribute Biodiversity Value calculated. Inputs are derived from direct measures, existing data or models where available, or expert estimated predictions				
Biodiversity Component	Biodiversity Attribute		Measurement Unit	Area of Impact (ha)	Benchmark	Measure prior to Impact	Measure after Impact	Biodiversity Value	
1.2	Diversity	1.2a	Species diversity of native plants	#Native spp.	0.07	20	5	0	-0.02
		1.2b							Not calculated
		1.2c							Not calculated
		1.2d							Not calculated
		1.2e							Not calculated

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OFFSET MODEL

Key

User Input	Dropdown list
Auto-filled	Not Required

BIODIVERSITY TYPE	DISCOUNT RATE
1 Kanuka treeland	0.03

READ ME:

Step 1: Biodiversity Attributes must be entered into the Impact Model prior to commencing input into the Offset Model.
Step 2: Input the Biodiversity Type identifier (e.g. 1 if it the first Biodiversity Type, 2, if it is the second etc.) into Cell B11. The same identifying number needs to be used for the same Biodiversity Type within the Impact and Offset Models. The Biodiversity Type (Cell C11) will be auto-populated.
Step 3: Input time preference Discount Rate (Cell E11)
Step 4: Biodiversity Components will be auto-populated once Cell B11 is populated.
Step 5: Biodiversity Attributes will be auto-populated once Cell B11 is populated.
Step 6: Work through accounting model for each Biodiversity Attribute entering values into light brown cells. At Column K choose method of accounting for time and follow instructions. If using a finite end point, continue on this sheet. If calculating the offset as accrued over time use the Offset Model_5 yearly worksheet.
Step 7: Repeat for additional Biodiversity Components (scrolling down the sheet)

This section captures which elements of biodiversity are to be accounted for, and the benchmark value for the Attribute. The information matches that in the Impact Model					These cells provide information about the proposed Offset Actions			Calculations can be made for a finite end point, or at five yearly time-steps over 35 years. Indicate preference in Column K and Follow the instructions in Column L		This section is where the marginal change in the measure of Biodiversity Attribute due to the Offset Action is quantified. Inputs are derived from direct measure, existing data or models where available, or expert estimated predictions. Attribute Biodiversity Value at the Offset Site is compared to the Attribute Biodiversity Value at the Impact Site to calculate the Net Present Biodiversity Value for each Attribute						This is the average Net Present Biodiversity Value for the Biodiversity Component	
Biodiversity Component	Biodiversity Attribute	Measurement Unit	Benchmark	Proposed Offset Actions	Offset area (ha)	Confidence in Offset Actions			Measure prior to Offset	Measure after Offset	Time till endpoint (years)	Biodiversity Value at Offset Site	Biodiversity Value at Impact Site	Attribute Net Present Biodiversity Value	Component Net Present Biodiversity Value		
1.1	Canopy	1.1a	Cover of native vascular species	Percentage cover (%)	100	Increase in canopy cover through native cover	0.3	Very confident >90%	Finite end point	10	0	100	10	0.21	-0.01	0.20	
		1.1b					Low confidence >50% <75%	Choose option								Not calculated	
		1.1c					Low confidence >50% <75%	Choose option									Not calculated
		1.1d					Low confidence >50% <75%	Choose option									Not calculated
		1.1e					Low confidence >50% <75%	Choose option									Not calculated
1.2	Diversity	1.2a	Species diversity of native plants	#Native spp.	20	Enrichment Plantings	0.3	Very confident >90%	Finite end point	Continue to Column M	0	15	10	0.16	-0.02	0.14	



8 April 2024

Simon Laming
c/- Southern Planning Group
15D Old Saleyard Road
Cromwell 9310

Re. Preliminary Environmental Site Investigation: 583 Wanaka – Mt Aspiring Road, Wanaka

Our Reference: 23014

1 Introduction

Sean Dent of Southern Planning Group (SPG), on behalf of The Laming Family Trust, requested that JKCM Ltd, trading as Insight Engineering (IE), undertake a preliminary environmental site investigation (PSI) of a portion of 583 Wanaka – Mt Aspiring Road, Wanaka (herein referred to as “the site”).

Figure 1 (under Appendix 1) indicates the location of the site, which we understand is proposed to be subdivided for rural residential use. The proposed subdivision plans are provided in Appendix 2.

The purpose of this PSI was to assess the suitability of the site for rural residential development and use, as required by the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations¹ (herein referred to as the NES). This investigation was undertaken in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand*².

2 Objectives of the Investigation

The objective was to determine if potentially contaminating historical activities pose an unacceptable risk to human health during and post site development.

2.1 Approach

IE completed the following scope of work to satisfy the investigation objectives:

2.1.1 Review of Site Information

Several sources were contacted for information relating to the sites past and present uses and to identify any other environmental issues which may be on record. This consisted of:

- Undertaking a site walkover to describe current site conditions and assess whether any visual or olfactory evidence of contamination is present at the site;
- Interviewing the owner of the property, to obtain information relating to potentially contaminating activities that may have been undertaken at the site;

- Review of publicly available data describing the local geology and hydrogeology;
- Review of the Otago Regional Council Hazardous Activities, Industries and Bore Search database in terms of any property specific records of hazardous activities or industries that are held in their database of potentially contaminated sites;
- Reviewing the Queenstown Lakes District Council online property files to determine whether any records of contamination, or potentially contaminating activities, at the site are held in their database; and
- Reviewing publicly available historical aerial photographs and maps of the site and surrounding area.

3 Site Description

Site information is summarised in Table 1.

Table 1: Site Information

Location	583 Wanaka-Mount Aspiring Road, Wanaka
Legal Description	Section 6 Block XIII Lower Wanaka Survey District
Property Ownership	The Laming Family Trust
Current Site Use	Rural residential and agricultural
Proposed Site Use	Rural residential and agricultural
Property Area	Approximately 236,100 m ² (23.61 ha)
Territorial Authorities	Queenstown Lakes District Council (QLDC) Otago Regional Council (ORC)
Zoning	Rural

The site setting is summarised in Table 2.

Table 2: Site Setting

Topography	The property that the site forms part of can be separated into two areas. The western area extends approximately 350 m eastwards from Wanaka-Mt Aspiring Road and is relatively flat with a gentle slope towards the east. The eastern portion of the property consists of a hill that rises moderately from the flat area with a relative elevation (RL) of 330 m to the crest of the hill at approximately 360 m. The hill slopes down towards Lake Wanaka in the east and towards an unnamed creek on the neighbouring property towards the north.
Local Setting	The site is located approximately 3.2 km north west of the outskirts of Wanaka. The site is surrounded by rural residential properties towards the west, south and north. Lake Wanaka is located towards the east.

Table 2: Site Setting (cont.)

Nearest Surface Water & Use	Lake Wanaka, used for recreational purposes and as a source of water for hydro-power generation as well as private irrigation schemes, is located at the eastern edge of the property that the site forms part of.
Geology	<p>The GNS New Zealand Geology Webmap³ indicates that the property that the site forms part of overlies two geological units, with the boundary between the units located west of the proposed development area.</p> <p>The eastern (elevated) portion of the property is located within the “Basement (Eastern Province) metamorphic rocks” geological unit described as ‘<i>Segregated pelitic schist with subordinate psammitic schist; minor greenschist and metachert.</i>’</p> <p>The western (lower) portion of the property is located within the “Holocene river deposits” geological unit described as ‘<i>Loose, commonly angular, boulders, gravel, sand, and silt forming alluvial fans; grades into scree (upslope) and valley alluvium.</i>’</p> <p>The surface material observed during the walkover is broadly described as orange brown gravelly, sandy silt.</p>
Hydrogeology	<p>According to a map produced by ORC⁴, the site is located beyond the north western edge of the unconfined Wanaka-Cardrona Aquifer. Groundwater is considered likely to flow generally towards a creek north of the site that discharges into Lake Wanaka, north east of the site.</p>
Groundwater Abstractions ⁵	<p>No current groundwater abstraction consents were issued for properties located at, or within 250 m of, the site. However, two surface water permits were issued within that area:</p> <ul style="list-style-type: none"> • Consent number RM10.364.01.V1 was issued in 2010 for Tuohys Limited to take and use surface water from two unnamed tributaries of Lake Wanaka locally known as Western Creek and Wool Shed Creek for the purpose of irrigation. The location is approximately 380 m west of the intersection of Wanaka-Mount Aspiring Road and Lake Road, Wanaka. • Consent number RM10.364.02 was issued on an unknown date for Tuohys Limited to To take surface water from an unnamed creek adjacent to Fushia Creek for the purpose of irrigation. The location is approximately 365 m south west of the intersection of Wanaka-Mount Aspiring Road and Lake Road, Wanaka.
Discharge Consents ⁵	No current or historical discharge consents were issued for properties located at, or within 250 m of the site.

3.1 Current Site Conditions

Claude Midgley of IE completed a site walkover inspection on 24 February 2023 and on 9 February 2024. Observations made at that time are summarised in Table 3 and photographs are presented in Appendix 3.

Table 3: Current Site Conditions

Visible signs of contamination	<p>Anthropogenic waste, consisting of metal, timber, plastic, glass, cardboard and polystyrene objects, was observed at the surface of a relatively small farm tip, measuring approximately 5 m by 2 m in the area approximately 25 m east of the proposed building platform.</p> <p>The area had been covered with compacted hardfill by the time of the second walkover inspection in February 2024.</p>
Surface water appearance	<p>No water was present at the site during our walkover inspection.</p>
Current surrounding land use	<p>Low density rural residential land is located towards the north, west and south. Lake Wanaka is located towards the east.</p>
Local sensitive environments	<p>The unnamed creek and the surrounding riparian zone, located on the neighbouring property towards the north, is considered a sensitive environment.</p>
Visible signs of plant stress	<p>No visible signs of plant stress were noted within the proposed development area.</p>
Additional Observations	<p>An above ground fuel storage tank (AST), containing petrol and diesel in separate compartments, was present at the northern side of the shed in the north eastern portion of the site. No evidence of leaks or spills was observed on the ground surrounding the AST.</p>

3.2 Interview with the Property Owner

Simon Laming (*pers. comm.*) provided the following information:

- The Laming family purchased the site in 1994. The previous owner, Nancy Minty as Trustee of the Minty Family Trust, farmed cattle and sheep on their ~150 ha property and continued to do so after selling a portion to Mr Laming.
- Mr Laming initially used the western portion of the site to produce hay, which was sold back to the Minty farm. Since approximately 2009/10 the western portion of the site has been used to fatten cattle in preparation for slaughter. The livestock are allowed to graze the hilly eastern portion of the site 2-3 times per year to keep the vegetation tidy.
- The western portion of the site is fertilised with 15% Potash Super at a rate of ~200 kg per hectare on an annual basis. The eastern portion of the site was top dressed with a similar amount of fertiliser for a few years, but the application proved to be uneconomical and was abandoned.
- Tordon brush killer is used to spot spray briar and thistles, when required.
- Mr Laming attempted to control rabbits on the site with fencing, however this was not effective enough and Preston Pest Control have been engaged to control the rabbits every three years. Consequently, a combination of 1080, Pindone and Magtoxin are used at the site, in addition to regular shooting patrols.
- The fuel tank adjacent to the shed, which gets refilled by McKeowns once every year or two, contains 500 L of diesel and 500 L of petrol.

- Mr Laming and his son Mark used an excavator to take everything out of the pit. The base of the pit was approximately 500 mm to 900 mm below the surrounding ground level, due to the gently sloping ground. Anything non-natural was hand-picked from the excavated soil. The excavated soil, which totalled approximately 7 m³, was then placed back into the pit and compacted. Then 150 mm of topsoil from elsewhere on the site was placed over the pit and grass was sown.
- Other than random buried fences / netting, that have occasionally been unearthed and disposed of, Mr Laming was not aware of any other activities that could have resulted in contamination impacts at the property.

3.3 ORC Property Database

IE reviewed the ORC Hazardous Activities, Industries and Bore Search database⁶ on 23 February 2023. The search confirmed that property that the site forms part of is not recorded on the ORC database.

The nearest site on the database, Site number “HAIL.01539.01”, is recorded approximately 3.6 km south east of the site as being a verified Hazardous Activities and Industries⁷ (HAIL) site for a Category A10 (Persistent pesticide bulk storage or use) and Category I (Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment) activities. The area was investigated, and notes on the record state the following “*DSI completed confirms no risk from spray use, treated posts not assessed.*”

The neighbouring property towards the east of Site HAIL.01539.01 has also been recorded on the database as Site number “HAIL.02081.03”. That property is a verified non-HAIL site, but a portion of the area is recorded as a verified HAIL for Category I. That area, recorded as Site number “HAIL.02081.01”, has notes stating “*Investigations have found arsenic and lead impacted soils surrounding the cookhouse at concentrations that exceed Soil Contaminant Standards for residential land use. The contamination is associated with the use of lead-based paints. The horizontal extent of contamination has not been completely delineated, and soils beneath the cookhouse building were not investigated*”.

3.4 QLDC Property File

The property file⁸ contained documents relating to an application for the construction of a new dwelling which was made to, and approved by, QLDC between 1999 and 2002. The file also contains documents relating to an application for the construction of a new accessory building to be utilised in association with the existing farming operation which was made to, and approved by, QLDC between 2002 and 2003.

No information relevant to potential site contamination was contained in the property file. No known preliminary or detailed site investigations could be found on the property file.

3.5 Review of Historical Aerial Photographs and Maps

Photographs in the Crown Collection⁹ and Google Earth¹⁰, as well as topomaps on the MapsPast¹¹ website, have been reviewed to obtain information on the past uses of the site. Aerial photographs taken between 1956 and 2022, as well as maps created between 1939 and 2019, have been reviewed. Table 4 summarises the features visible in each image.

Table 4: Historical Aerial Photographs

1939 ¹¹	The site is visible as a block with the current property boundaries. The property is labelled with '6' and '58,0,13". A road extends along the northern property boundary, from Wanaka – Mt Aspiring Road to Lake Wanaka. A creek is marked with a narrow black line on the neighbouring property towards the north. An island, located east of the site in Lake Wanaka, is labelled "Merino or Roy's Island". No other significant features are visible on the map.
1949 ¹¹	No significant changes are visible, compared with the 1939 map.
1956 ⁹	The western half of the site contains a large paddock, an established shelter belt along the north western property boundary, a shorter shelter belt between 360 m and 450 m from the entrance at Wanaka – Mt Aspiring Road and a stand of trees at the eastern edge of the paddock. The eastern half of the site appears to be more undulating with rock outcrops visible in the south and east of that area. Small patches of scrubby vegetation are visible near to the northern portion of the eastern half of the site. Lake Wanaka is visible at the eastern side boundary. In the surrounding landscape, A small, light-coloured structure is visible just north west of the shorter shelter belt in the north western portion of the site. Two large rectangular buildings are visible on the neighbouring property, in the area north of the site entrance from Wanaka – Mt Aspiring Road. Two buildings resembling dwellings are visible on the neighbouring property towards the west. The neighbouring property towards the south appears the same as the site, with a paddock in the western portion of the property and potentially disused, undulating land in the east. No other significant features are apparent at the site or in the surrounding area.
1966 ⁹	Apart from the removal of the two shelter belts in the north western portion of the site, no other significant changes are apparent at the site or in the surrounding area.
1969 ¹¹	A contour line shows an elevated area in the eastern portion of the site. Symbols indicate the presence of trees in the area between the northern site boundary and Lake Wanaka. Two black squares indicate the presence of buildings at the western side of the neighbouring property towards the north. The island located east of the site is now labelled 'Ruby Island'. No other significant features are visible, compared with the 1949 map.
1974 ⁹	The shelter belt at the eastern side of the paddock in the western half of the site has been removed. A light-coloured building has been constructed in the western portion of the neighbouring property towards the south. No other significant changes are apparent at the site or in the surrounding area.
1979 ¹¹	There are no significant changes compared with the 1969 map.
1983 ⁹	There are no significant changes compared with the 1976 photograph.
1984 ⁹	There are no significant changes compared with the 1983 photograph.
1989 ¹¹	There are no significant changes compared with the 1979 map.
1999 ¹¹	With the exception of another black square being displayed on the neighbouring property towards the north, there are no other significant changes are visible compared with the 1989 map.
2003 ⁹	A track has been constructed from the entrance at Wanaka – Mt Aspiring Road, extending approximately 605 m along the northern property boundary, where the track turns towards the east and continues approximately 270 m where it terminates at a new building constructed near to the eastern property boundary. Two round objects resembling water tanks are visible approximately 90 m south west of the new

Table 4 (cont.): Historical Aerial Photographs

2003 ⁹ (cont.)	building. Scrubby vegetation has become established in the north eastern portion of the site. The light-coloured building has been removed, and a new track and building have been constructed on the neighbouring property towards the south. No other significant changes are apparent at the site or in the surrounding area.
2005 ¹⁰	The majority of the site and surrounding area remain unchanged. A new track has been constructed along the northern property boundary. The track splits from the existing track approximately 420 m north east of the entrance from Wanaka – Mt Aspiring Road and extends approximately 270 m northeast to a new rectangular building. No other significant changes are visible, compared with the 2003 photograph.
2009 ¹¹	A road is shown crossing the north western portion of the site from Wanaka – Mt Aspiring Road. The road is labelled ‘Lake Road’ and it leads to a new black square in the eastern portion of the site. A new black square is displayed on the neighbouring property towards the south and a dashed black line along the edge of Lake Wanaka is labelled ‘Waterfall Creek Track’. There are no other significant changes compared with the 1999 map.
2011 to 2019 ¹⁰	Apart from discolouration of the area just north west of the two round objects resembling water tanks, no significant changes occur at the site or in the surrounding area during this time.
2019 ¹¹	With the exception of the track at the edge of Lake Wanaka being labelled ‘Glendhu Bay Track’, there are no significant changes compared with the 2009 map.
2021 to 2022 ¹⁰	No significant changes occur during this time.

3.6 Summary of Identified Hazardous Activities and Industries

The following activities noted on the MfE Hazardous Activities and Industries List⁷ (HAIL) have been identified during review of the site history:

Category A1 - Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application.

This category is represented by the annual application of fertiliser to the western portion of the site. Although regular fertiliser application can result in an accumulation of cadmium in the near surface soil, the rate of application required to result in significant contamination impacts is not considered to have been applied to the site. The risk to human health from this source is therefore considered to be very low.

Category A6 – Fertiliser manufacture or bulk storage.

This category is represented by the storage of fertiliser in the shed. The risk to human health from this source is considered to be very low.

Category A11 - Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application.

This category is represented by the use of 1080, Pindone and Magtoxin to control rabbits at the site. The risk to human health from this source is considered to be very low.

Category A13 - Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground.

This category is represented by the above ground petrol and diesel tank located on the northern side of the shed. The risk to human health from this source is considered to be very low.

Category G5 - Waste disposal to land (excluding where biosolids have been used as soil conditioners).

This category is represented by the farm tip, which was covered with approximately 0.15 m of topsoil during 2023 and is not considered likely to pose a significant risk to human health if the area remains undisturbed.

According to Regulation 5 of the NES, the Regulations apply if a HAIL activity has been undertaken, or currently is being undertaken on the property.

4 Conceptual Site Model

A contamination conceptual site model, presented in Table 5, consists of three primary components to allow the potential for risk to be determined. These are:

- Source of contamination;
- Pathway to allow the contamination to mobilise; and
- Sensitive receptors which may be impacted by the contamination.

Table 5: Conceptual Site Model

Source	Pathway	Receptor
<p>Heavy metals (naturally occurring); Waste disposed of in the farm tip.</p>	<p>Inhalation of dust; Dermal absorption (direct contact); Ingestion of soil and / or produce grown in the soil; Migration to groundwater via stormwater infiltration.</p>	<p>Residents / visitors; Excavation workers; Site construction workers; General public; Future residents</p>
<p>Acceptable risk to human health?</p>	<p style="text-align: center;">Earthworks associated with land development, as well as future rural residential use</p> <p>Acceptable: No evidence of significant potential for soil contamination impacts to pose a significant risk to human health within the proposed development area.</p>	

5 Conclusions

Information obtained as part of this investigation (refer to Section 3) indicates that the site has been used for grazing livestock since at least the 1950s. A dwelling was constructed in the eastern portion of the site in 2002 and a shed was constructed in the northern portion of the site in 2003.

Evidence of five HAIL activities was found on the site (refer to Section 3.6) but it is considered unlikely that those activities have resulted in contamination impacts that pose significant risks to human health if the site was subdivided for additional rural residential use.

The presence of a farm tip, covered with approximately 0.15 m of compacted hardfill, may pose a risk to human health under certain circumstances. Given the potential contamination impacts have not been quantified in the soil within the former farm tip, negative health impacts may result if vegetables grown in that area are consumed regularly by the site occupiers over multiple decades.

Based on the current contamination status of the site, given the potential sources identified, it is considered highly unlikely that there will be a risk to human health from soil contamination if the site is subdivided, developed and used for rural residential purposes.

6 Recommendations

It is recommended that subdivision, development and use of the land for rural residential purposes be allowed as a Permitted Activity under the NES¹, because the requirements of Regulation 8(4) have been met.

The earthworks volume for the proposed development may exceed the Permitted Activity criteria in Regulation 8(3) of the NES. If the volume does exceed the Permitted Activity criteria, it is recommended that the earthworks are allowed as a Discretionary Activity under Regulation 11 of the NES due to the low likelihood of contamination impacts being present, unless disturbance of the historical farm tip area is required.

If any material that shows signs of significant contamination (visual or olfactory indicators such as chemical odours or abnormal stains) is unearthed in other parts of the site during the development, work should stop immediately and a suitably qualified environmental practitioner should be engaged to assess the risk to human health prior to recommencing earthworks.

If the former farm tip area is proposed to be disturbed in the future, a contaminated site management plan (CSMP) and / or a remediation action plan (RAP) could be required to control the potential fugitive releases from the former tip area. Under those circumstances, Consent may also be required from ORC according to the requirements of the Regional Plan: Waste for Otago¹².

7 References

1. Ministry for the Environment 2012: Users' Guide National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.
2. Ministry for the Environment 2021: Contaminated Land Management Guidelines No.1: Reporting on Contaminated Sites in New Zealand.
3. GNS Webmap Institute of Geological and Nuclear Sciences 2013: 1:250,000 Geology. Viewed at: <http://data.gns.cri.nz/geology/>
4. Otago Regional Council 2021: State of the Environment Groundwater Quality in Otago.
5. Otago Regional Council 2024: Otago Regional Council Resource Consent Database. Viewed at: <http://data.orc.govt.nz/>

6. Otago Regional Council 2024: Mapping Resource Hazardous Activities, Industries and Bores Search. Viewed at:
<https://maps.orc.govt.nz/portal/apps/MapSeries/index.html?appid=052ba04547d74dc4bf070e8d97fd6819>
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10. Google Earth v7.3.6.9345. Wanaka, Central Otago, New Zealand. -44.675698° lon, 169.083572° lat, Eye alt 1.17 km. CNES / Airbus 2024. <http://www.earth.google.com>. [April 2024]
11. Mapspast 2024: Current and Historical Topographic Maps (Topomaps) of New Zealand. Viewed at: <http://www.mapspast.org.nz/>
12. Otago Regional Council 1997: Regional Plan: Waste for Otago.

8 Limitations

- i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our clients, The Laming Family Trust, their professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.
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We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on 021 556 549 if you require any further information. The author is a Certified Environmental Practitioner (CEnvP) under the Environment Institute of Australia and New Zealand (EIANZ) accreditation system.

Report prepared by



Claude Midgley, CEnvP

Associate Environmental Scientist



APPENDIX 1

Figures



Description	Site Location	Figure Number	1
Project	Preliminary Site Investigation 538 Wanaka - Mt Aspiring Road, Wanaka	Date	Apr-24
Client	Simon Laming	Drawn by	CM
Project Number	23014	Approved by	JK



APPENDIX 2

Proposed Subdivision Plan

APPENDIX 3

Site Photographs



Photo 1: Proposed building platform area, viewed from the south facing north west. Note the former farm tip highlighted in yellow approximately 25 m east of the proposed building platform.



Photo 2: Former farm tip in March 2023, prior to being covered.



Photo 3: Former farm tip in March 2024, after being covered.



Photo 4: Minor anthropogenic waste located within the eastern half of the site.

Description	Site Photographs	Photos	1 to 4	
Project	Preliminary Site Investigation 538 Wanaka - Mt Aspiring Road, Wanaka	Date Taken	24/03/23 9/03/24	
Client	Simon Laming	Taken by	CM	
Project Number	23014	Approved by	JK	



Photo 5: Proposed building platform area, viewed from the west facing east. Note the location of the former tip highlighted in yellow on the left-hand side of the image.




Photo 6: Northern side of the shed, showing the above ground fuel storage tank.



Photo 7: Fertiliser application equipment stored in the shed.



Photo 8: Fertiliser application equipment stored in the shed.

Description	Site Photographs	Photos	5 to 8	
Project	Preliminary Site Investigation 538 Wanaka - Mt Aspring Road, Wanaka	Date Taken	24/03/23	
Client	Simon Laming	Taken by	CM	
Project Number	23014	Approved by	JK	

Landscape Assessment Report

Proposed Subdivision 538 Wānaka-Mt. Aspiring Road 13 August 2024



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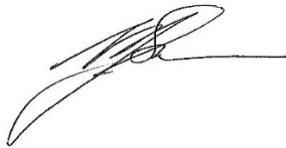
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Contents

1	Introduction	4
2	The Proposal.....	6
3	Relevant Policy Provisions	10
4	Landscape Description	13
5	Assessment of Landscape and Visual Effects.....	19
6	An Assessment Against the Relevant Policy Provisions	30
7	Conclusion	36

1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by the Laming Family Trust (**the Applicant**) to assess the actual and potential landscape and visual effects of a proposed two-lot subdivision, located at 538 Wānaka-Mt. Aspiring Road.

The **'site'** (area of land that the building platform will be located on) comprises a 23.50ha rural block of land situated at 538 Wānaka-Mount Aspiring Road, legally referred to as Section 6 Block XIII Lower Wānaka SD.



Figure 1. The 'site' located at 538 Wānaka-Mount Aspiring Road is shown as yellow.

The site is zoned Rural under the Queenstown Lakes Proposed District Plan (**PDP**) decisions version¹ and is also located within the Outstanding Natural Landscape (**ONL**) overlay. It is understood that the proposed subdivision and establishment of a building platform will require a resource consent as a **discretionary activity**.

The landscape assessment report is formatted as per the following:

- A description of the proposal.
- An outline of the relevant policy provisions that are within the PDP.
- The identification and description of the receiving environment, including the site. The receiving environment is described in terms of the landscape's landform, land cover and land use and

¹ Queenstown Lakes District Council - Proposed District Plan Decisions Version | Map 7 – Wānaka Rural, Hāwea Rural, John's Creek (Inset).

how those landscape attributes contribute to the receiving environment’s existing landscape values.

- An assessment of the actual and potential landscape and visual effects, including cumulative effects.
- An assessment against the relevant PDP Assessment Matters.
- A conclusion.

This report is accompanied by a Graphic Attachment (**GA**), that contains plans of the proposed subdivision, building platform and accessway layout, the landscape mitigation treatment of the site, maps and aerial images of the site location and receiving environment, the relevant PDP planning maps, and photographs representing the views towards the site from surrounding public places.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines² (**TTatM Guidelines**).

The site and its surrounds were visited on the 23d September 2021, 3rd November 2021, 18th and again on 19th April 2023, 2nd May 2024 and 5th August 2024. These site visits were undertaken to assist in understanding the landscape character and values within the receiving environment, locating the proposed building platform and landscape mitigation, and assessing the proposal’s actual and potential landscape and visual effects.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposed subdivision are found in the Resource Management Act (**RMA**) and the PDP. The PDP gives effect to the RMA within the context of the site and provides the policy framework against which this landscape assessment has been evaluated.

The table included in Figure 2 outlines the rating scale for attributes, values and effects that are referred to in this report. The table included in Figure 3 is a comparative scale for the RMA s95 notification determination test.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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Figure 2. The seven-point landscape and visual effects rating scale.³

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor		Minor	More than Minor		Significant	

Figure 3. The comparative scale of degree of effects.⁴

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

³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

⁴ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 151.

2 The Proposal

2.1 Description of the Proposal

Resource consent is sought to subdivide the 23.50ha site into two freehold lots. Proposed Lot 1 will comprise 18.83ha and contain the existing dwelling and front farm paddocks, while proposed Lot 2 will comprise 4.67ha and contain a proposed 1,000m² building platform. The design and layout of the proposed subdivision, including lot size and layout, the location size and extent of the building platform and curtilage area, accessway location, earthworks / changes to topography and the landscape mitigation treatment are illustrated on **GA Sheets 13-16**.

Details of the proposal are set out in the documents that accompany the resource consent application. These will not be repeated here other than to note the following points and related design and mitigation aspects that are relevant to an assessment of landscape and visual effects. The proposal will consist of the following:

Development within Lots 1 – 2

Proposed Lot 1 will be 18.83ha encompassing the north-eastern part of the site and also the area of flat highly productive land (HPL) adjoining Wānaka-Mt. Aspiring Road. It will contain the existing dwelling, implement shed, and water tanks on the site. Proposed Lot 1 will continue to be accessed from the existing driveway, which will be upgraded and shared with proposed Lot 2. An additional water tank for firefighting will be erected.

Proposed Lot 2 will be centrally located and comprise 4.67ha on the hillslopes above the existing driveway access and will be accessed from the existing Lot 1 driveway.

A 1000m² building platform is proposed on the north facing slopes of proposed Lot 2 at 347.40 masl. The building platform proposed within Lot 2 will be sited within the lot in order to reduce visibility and maximise a predominance of open space over built form and related domestic elements.

Any future dwellings will not exceed a maximum height of 5.5m above RL 347.40, resulting in a maximum allowable height of built form within the building platform being RL 352.9. The external cladding of any built form will be in accordance with PDP Rule 21.7.2, and QLDC's 'A Guide to Suitable Building Colours and Materials in Rural Zones.' Therefore, future built form will be finished in visually recessive material and colours.

A 1044m² curtilage area is proposed to surround the Lot 2 building platform. The curtilage area, as well as the building platform, provide space for outdoor living activities associated with a future dwelling, including all outdoor structures and garden elements associated with residential use, e.g.: areas of domestic lawn / garden / amenity trees, forecourt areas, vehicle parking, outdoor paving / decking / pergolas, clothes lines, garden sheds, outdoor furniture, play structures, spa, and swimming pools. **Refer to GA Sheet 15.**

All future external lighting will be down lighting only and will not be used to highlight buildings or landscape features visible from beyond Lot 2. External lighting will be located within the building platform area only. All exterior lighting attached to buildings, will be at a height no greater than 2.0m above the ground, and as such will not create light spill beyond the boundaries of the lot. Any external lighting not attached to buildings will be no more than 1.2m in height above ground level. External lighting will be of a low luminosity and excludes the use of flood lighting or similar.

Access to the proposed Lots will be shared, via a right of way easement along the site's existing accessway at 538 Wānaka-Mount Aspiring Road.

Accessways will be finished with a local gravel or chip seal surface and will exclude the use concrete kerb and channels. Passing bays will be located at 100m spacings along Lake Road.

Vehicle entranceway structures will be of a standard farm gate design to a height of no more than 1.2m and constructed of natural materials such as unpainted timber or stone to not be visually obtrusive (monumental) and consistent with traditional rural gateways.

Water for the proposed Lot 2 building platform will be provided via two 30,000L water storage tanks located within Lot 1. Water is pumped from Lake Wānaka and supplies the existing Lot 1 dwelling. Further tank capacity requirements for firefighting will be determined during the detailed design phase of any future dwelling, post consent.

Earthworks will consist of the formation of a level building platform, an approximately 170m extension of the existing gravel driveway and creation of passing bays, to provide access to Lot 2, and the formation of mounding for landscape mitigation.

Earthworks volumes – Total cut 2150m³, Total fill 2150m³ resulting in an overall balance between cut and fill. The total stripping area will amount to 4400m³, refer to **GA Sheet 14**.

Biodiversity Offset Actions:

The FENZ 30 m fire exclusion zone requirements around the building platform and provision of a ten-metre-wide driveway will require the removal of:

- 179 kānuka trees,
- 45 matagouri (*Discaria toumatou*) shrubs,
- 2 porcupine (*Melicytus alpinus*) shrubs
- 1 mingimingi (*Coprosma propinqua*) shrub, and
- 2 rohutu (*Lophomrytus obcordata*) shrubs.

A biodiversity offset is proposed as part of the proposal to address the residual loss of indigenous trees and shrubs as detailed above⁵ and to achieve a net gain in indigenous biodiversity across the development site in accordance with Policy 33.2.1.6. This biodiversity offset has been undertaken by Simon Beale, Ecologist Beale Consultants using the Biodiversity Offsets Accounting Model methodology for kanuka tree land biodiversity type to determine the offset actions required to achieve a measurable gain in biodiversity.⁶

The offset actions will involve replacement of the quantum of species lost during site development and additionally the establishment of a diverse assemblage of indigenous plant species that formed part of the pre-human vegetation community in this area. *'The proposed biodiversity offset will involve replacement plantings of kanuka, matagouri, porcupine shrub, rohutu and mingimingi and plantings of a diverse assemblage of indigenous tree and shrub plantings of a diverse assemblage of indigenous tree and shrub plantings to address a residual adverse effect of the development.'*

⁵ PDP, Chapter 33 Indigenous vegetation and biodiversity 33.5.3.

⁶ Beale Consultants | 538 Wanaka-Mount Aspiring Road Subdivision | Terrestrial Ecology Assessment (Prepared for Laming Family, May 2024), page 16.

The biodiversity accounting model used in this assessment demonstrates that the proposed offset will achieve a net gain in biodiversity values over a time frame of 10 years.⁷

Offset actions proposed are as follows:

- To replace the kānuka trees and indigenous shrubs lost during development and to inter-plant species that represent the pre-human CDF3 ecosystem type within the kānuka treeland outside of the development footprint/impact site.
- Implement aftercare management and monitoring of the plantings to ensure an 80% survival rate resulting in a plant community that is naturally regenerating by Year 10.
- Ongoing control of problem broadleaved weeds such as Californian thistle and stinging nettle in the offset site to reduce competition to the plantings.
- Ongoing control of rabbits across the property to maintain low browse pressure.

The plant species and numbers proposed to be planted are as follows:⁸

Species	Grade	Number
Kānuka	0.75	450
Rohutu	RT	25
Matagouri	0.75	125
Porcupine shrub	RT	50
Mingimingi	RT	25
Mountain beech (<i>Fucospora cliffortioides</i>)	1.5m / 0.75	25
Hall's totara (<i>Podocarpus laetus</i>)	0.75	25
Broadleaf (<i>Griselinia littoralis</i>)	RT	25
Marbleleaf (<i>Carpodetus serratus</i>)	0.75	25
<i>Coprosma crassifolia</i>	RT	25
Weeping matipo (<i>Myrsine divaricata</i>)	RT	25
Kohuhu (<i>Pittosporum tenuifolium</i>)	RT	25
Wineberry (<i>Aristotelia serrata</i>)	0.75	25
Three Finger (<i>Pseudopanax colensoi</i>)	RT	25
Lancewood (<i>Pseudopanax crassifolius</i>)	0.75	25
Native broom (<i>Carmichalea petrei</i>)	RT	25
Tree daisy (<i>Olearia lineata</i>)	RT	25
Koromiko (<i>Veronica salicifolia</i>)	RT	25
TOTAL		1,000

Landscape Mitigation:

The landscape mitigation planting is additional to the 3500m² area of biodiversity offset planting and is proposed to occur as an 900m² extension to existing vegetation on and over part of the two mounds to maintain the patchy mosaic of planting that exists on the site, with an additional 500m² area of mountain beech (*Fucospora cliffortioides*). This planting will visually screen the proposed development and enhance the native vegetation patterns within the site, refer to **GA Sheet 15**. The planting will be fully implemented prior to issue of the S224 certificate and thereafter be maintained and irrigated in accordance with the plan, refer to **GA Sheets 15 and 16**.

⁷ Beale Consultants | 538 Wanaka-Mount Aspiring Road Subdivision | Terrestrial Ecology Assessment (Prepared for Laming Family, May 2024), page 19.

⁸ 538 Wanaka - Mt. Aspiring Road Subdivision Terrestrial Ecology Assessment | Beale Consultants (May 2024).

Planting for Biodiversity Off-Set and Landscape Mitigation will be fully implemented in accordance with the plan, plant schedules and the following planting specifications, prior to issue of the S224 certificate and thereafter be maintained and irrigated refer to **GA Sheets 15 and 16**.

- Beech trees within Lot 2 shall be planted at 0.75m tall. All remaining beech trees shall be planted at 0.75m tall.
- All shrubs will be planted at a root trainer (**RT**) grade or larger.
- All plants shall be planted with a slow-release fertiliser.
- All plants shall be mulched with bark mulch to at least a 200mm radius of mulch material installed to retain moisture.
- All plants shall have pest protection sleeves installed.
- A temporary irrigation system shall be installed and operated for the first five years from the date of planting.
- All trees shall be staked with a minimum of three stakes.
- If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the approved landscape plan.
- Planting within the site will be maintained to prevent wilding species establishing and exclude wilding species - (Lodgepole Pine -*Pinus contorta*, Black Pine - *P. nigra*, Scots Pine - *P. sylvestris*, Maritime Pine - *P. pinaster*, Monterey Pine - *P. radiata*, European Larch - *Larix decidua*, Douglas Fir – *Psuedotsuga menziesii*, Sycamore - *Acer psudoplatanus*, Common Hawthorn -*Crataegus monogyna*) and problematic species such as birch, gorse, or elderberry.

3 Relevant Policy Provisions

3.1 The Resource Management Act 1991

Section 5 requires that the provisions of the Queenstown Lakes Proposed District Plan (PDP) both recognise and provide for:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.

3.2 The Queenstown Lakes Proposed District Plan

The Queenstown Lakes Operative District Plan (ODP) is currently well through the review process, with only some sections of the released decisions version of the Proposed District Plan (PDP) currently under appeal. Recognising that, the following landscape assessment considers the proposal against the relevant objectives and policies and assessment matters of the decisions version of the PDP.

Under the PDP the site is located within the Rural Zone, is classified as an Outstanding Natural Landscape (**ONL**) and situated within the Mount Alpha Priority Area.⁹ **Refer to GA Sheets 3-8.**

The proposal is a discretionary activity. All residential activity and subdivision in the rural zone requires discretionary activity consent.

The chapters and provisions most relevant to landscape and visual assessment are:

Chapter 3 – Strategic Direction Objective 3.2.2, Policy 3.2.2.1, Objective 3.2.3 Policies 3.2.3.1, 3.2.3.2, Objective 3.2.4 Policy 3.2.4.1 – 3.2.4.7, Objective 3.2.5, Policy 3.2.5.2. and Policy 3.2.5.3. Chapter 3 – Strategic Direction sets out the over-arching strategic direction for the management of growth, land use and development in a manner that ensures sustainable management of the ONL.

Chapter 6 - Landscapes and Rural Character, Objective 6.3.3, Policies 6.3.3.1 – 6.3.3.7

Chapter 6 – Landscapes and Rural Character offers further clarification to the strategic direction sought by the DP. This chapter sets out the purpose of the ONL, and outlines landscape values to be retained. Objective 6.3.3 refers directly to managing activities on Outstanding Natural Features and in Outstanding Natural Landscapes. Policy 6.3.3.1 recognises *‘that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:*

a. landscape values are protected; and

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.’

Policy 6.3.3.2 provides further clarification by *‘ensuring that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata*

⁹ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 1.

*Whenua, including tōpuni and wāhi tupuna,' while Policy 6.3.3.5 aims to 'maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.'*¹⁰

Chapter 21 – Rural Objectives 21.2.1 and Policies 21.2.1.1, 21.2.1.3, 21.2.1.4, 21.2.1.5, 21.2.1.6, 21.2.1.7, 21.2.1.8, 21.2.1.9, Rules, and Assessment Matters at 21.21.1.

Chapter 21 accepts that a range of land uses, including farming may occur while protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes (ONFL).

To assist with determining the attributes and values associated with particular ONFLs in the district individual Priority Area (**PA**) Schedules are proposed as a Variation to the Rural Chapter 21 as Schedule 21.22. The purpose of the schedules is to identify the varying attributes and values of a PA and include a rating identifying the capacity of the landscape for further activities at a district wide, high-level scale. The capacity ratings, and associated descriptions, are based on an assessment of each PA as a whole and should not be taken as prescribing the capacity of specific sites within a PA which will require a site scale assessment to check relevancy and capacity.¹¹

It is relevant to note that the Independent Hearings Panel have recommended that the PA Landscape Schedules Variation¹² be adopted into the District Plan as a Variation to Chapter 21 Rural. Therefore, where relevant, these existing landscape and visual amenity values form the baseline, along with the policy provisions, for an assessment of landscape effects, noting that landscape values vary within each PA, especially if the PA extends over a large area. The PA relevant to this landscape assessment is the Mount Alpha ONL Priority Area at 21.22.19. A description of the landscape attributes, landscape values and the related landscape capacity described in the Mount Alpha Priority Area is pertinent and where relevant has informed the landscape description of the receiving environment – **Refer Section 4.**

The site lies within Mount Alpha ONL PA, which extends over a wide area containing varying values. The Mount Alpha ONL PA Schedule 21.22.19 has determined that at a high level there is a **very limited** landscape capacity for rural living development within the Waterfall Creek to Damper Bay area. The capacity limit is qualified by stating that where such development is appropriate, it is contained by landform and / or existing vegetation, with the location scale, and design of any proposal ensuring that it is generally not discernible from external viewpoints; developments designed to be of modest scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access where appropriate.¹³

¹⁰ Queenstown Lakes District Council – Proposed District Plan Decisions Version (Apr 2022) | Chapter 6 – Landscapes and Rural Character, pages 3-4.

¹¹ RUTH EVANS SECTION 42A REPORT FOR QUEENSTOWN LAKES DISTRICT COUNCIL – Appendix 1: Recommended amendments to the PA Schedules, and preambles | 21.22 Schedule of Landscape Values: Outstanding Natural Feature and Outstanding Natural Landscape Priority Areas Preamble. (Amended in Response to Submissions - 11 August 2023)

¹² Queenstown Lakes District Council, Council Report, Te Rīpoata Kaunihera ā-rohe, Full Council, Report for Agenda Item | Rīpoata moto e Rāraki take [3], Planning & Development, Ratification of the Independent Hearings Panel recommendations on the Priority Area Landscape Schedules Variation, (June 2024).

¹³ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 7.

Chapter 21.21.1.1 – Outstanding Natural Features and Outstanding Natural Landscapes (ONF and ONL).

The Assessment Matters within Section 21.21.1.1 are specific to Outstanding Natural Features and Outstanding Natural Landscapes and provide guidance on managing effects while implementing the strategic and landscape and rural character objectives for the district. An assessment of effects is undertaken against these matters below in Section Six.

Chapter 25 – Earthworks 25.2 Objectives and Policies – District Wide, 25.2.1 *Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities, and Policies 25.2.1.2 Managing the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that (a) Protects the values of Outstanding Natural Features and Landscapes. Associated Policies 25.2.1.3-25.2.1.11.*

Chapter 27 – Subdivision and Development 27.2 Objectives and Policies – District Wide, 27.5 – Rules – Subdivision, Objective 27.2.4 - *Natural features, indigenous biodiversity and heritage values are identified, incorporated, and enhanced within subdivision design. Policies 27.2.4.1 – 27.2.4.4, Objective 27.2.5 Infrastructure and services are provided to new subdivisions and developments. and Policies 27.2.5.1-27.2.5.18, 27.4 Other Provisions and Rules 27.4.1 – District Wide 27.4.2 – Earthworks associated with subdivision.*

Chapter 33 – Indigenous Biodiversity, Objective 33.2.1 *The District's indigenous biodiversity is protected, maintained or enhanced, and Policies 33.2.1.1 – 33.2.1.10, Objective 33.2.2 Significant Natural Areas are protected, maintained and enhanced, and Policies 33.2.2.1 – 33.2.2.5, Objective 33.2.3 Land use and development maintains indigenous biodiversity values, and Policies 33.2.3.1 – 33.2.3.3, Objective 33.2.4 and Policies 33.2.4.1, 33.2.4.2.*

4 Landscape Description

4.1 Extent of the Receiving Environment

This assessment focuses on the receiving environment, which is confined to a small visual catchment, contained by the mountainous landforms of Mount Alpha and Mount Roy to the west, Ironside Hill to the north, and Lake Wānaka to the east.

The receiving environment, including the site, forms part of the Mount Alpha PA ONL,¹⁴ situated within the sub areas, which encompass *'the eastern slopes of Roys Peak and Mount Alpha,'* extending along the western edge of Lake Wānaka between *'Waterfall Creek to Damper Bay area (from the toe of the mountains to the edge of Lake Wanaka).'*

The receiving environment is predominantly rural, with an ONL overlay (**Refer GA Sheet 3-5**) albeit consisting of land which has been modified by pastoral grazing and rural living and also includes Damper Bay Lakeside Recreational Reserve, Lake Wānaka and a Wāhi Tāpuna overlay.

The extent of the receiving environment was determined by visibility from public locations within the vicinity of the proposed development, and where it is most likely to be visible with some degree of effects. This visual catchment extends within an approximately 3km radius to the west of the site, and 1.5-2kms to the north and east to encompass the eastern slopes of Roys Peak, including Roys Peak Public Car Park and Roys Peak Track, intermittent sections of Wānaka Mt Aspiring Road, Ironside Hill, Lake Road including the walking track, and Lake Wānaka north of Ruby Island within an area contained by Roys Peninsula, and The Peninsula. Although the proposed development may be visible beyond this, any such effects will be inconsequential due to distance and context of the view. **Refer GA, Sheet 03-08.**

4.2 Description of the Receiving Environment and the Site

At a broad scale, Lake Wānaka and its margins were carved by glaciers, which retreated and advanced several times during the Palaeolithic Period. The landscape that exists today, including the receiving environment, is relatively devoid of indigenous forest cover. As a result, the landscape obviously expresses its geological history in the distinctive and highly legible glacial landforms including the roche mountonee¹⁵ (Mt Iron) in the near surrounds of Wānaka township, and the drumlin known as Ruby Island, which lies approximately 1km off the southwestern shore of Lake Wānaka.

The landforms surrounding Lake Wānaka are dominated by the rugged schist mountains, which provide a contrasting enclosure to the major river valleys (Motatapu, Matukituki, and the Makarora rivers). In the vicinity of the site, the Harris Mountains (above 1100 masl) provide a backdrop to the lakeshore between Waterfall Creek and Damper Bay, in particular Roys Peak (1578 masl) and Mt Alpha (1630 masl), which are distinctive landmarks at the eastern extent of the Harris Mountains.

During the period of glaciation, an ice-scoured flat shelf was formed around the 300m contour, where the Wānaka - Mount Aspiring Road is located. Today the ice shelf is recognised as a local valley that lies between the lower slopes of Mt Alpha and Roys Peak and the western edge of the lake. The shelf has a domesticated pastoral character and along the lake edge contains a series of hummocky

¹⁴ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 1.

¹⁵ Rocky protrusions that survived being completely eroded by glaciers.

schistose landforms that extend southeast from Damper Bay along the western lake edge to the urban edge of Wānaka township. Ironside Hill at 415masl forms a distinctive *roche moutonnée* landform¹⁶, although none are contained within the site. This modified pastoral landscape between Waterfall Creek and Damper Bay was acknowledged as distinct in character in the Environment Court Decision C73/2002 but included as part of the broad scale Mt Alpha ONL simply because it was too narrow to be a landscape in its own right¹⁷.

The series of hummocky schistose landforms that extend along the lake shore have been eroded by glacial action and also by the lake, to create distinctive landforms and characteristic schist outcrops. The legibility and expressiveness of these landforms is enhanced by their generally open character, with either pasture or regenerating grey shrubland vegetation cover.

In addition, the distinctive landforms that protrude into the lake are notable features affording an intricate and interesting land – water interface.

Landcover

The site is located within an area of acutely and chronically threatened indigenous vegetation in the District and identified by the PDP - **Refer GA Sheet 07**. Although landcover has been modified over the years within the rural zones surrounding the site, the proposed development aims to maintain and further enhance indigenous biodiversity by the protection of existing mature kanuka tree lands, off-set planting and mitigation planting. Originally a *mountain beech dominant forest, with small leaved Coprosma spp., weeping matipo, mountain celery pine, snow tōtara, broadleaf, three-finger and putaputawēta, and locally Hall's totara*,¹⁸ the landcover is now a mix of improved or semi-improved pasture below 1,100m, tussock grassland and grey scrub over the steep hillslopes with varying densities of bracken, matagouri, sweet briar and scattered patches of kānuka. The clusters of mature kānuka (*Kunzea serotina*) growing within the lakefront reserve between the lake and the adjoining private properties is of high ecological value because it is part of a sequence of vegetation that is representative of the original vegetation. The understorey is generally devoid of woody vegetation apart from scattered shrubs of matagouri (*Discaria toumatou*) and occasional shrubs of rohutu (*Lophomrytus obcordata*), porcupine shrub (*Meliccytus alpinus*) and mingimingi (*Coprosma propinqua*). Kanuka, rohutu and matagouri have threat rankings of Nationally Vulnerable, Nationally Critical and At Risk – Declining respectively. The threat classifications for kanuka and rohutu as members of the myrtle family were upgraded as a precautionary measure owing to the threat posed by myrtle rust. To date myrtle rust has not been detected in the lower South Island¹⁹.

Open areas between the kānuka support other indigenous plants such as matagouri, bracken, *Poa colensoi*, *Leucopogon fraserii*, *Rauolia* and creeping pohuehue (*Muehlenbeckia sp*) along with a high component of the exotic sweet briar rose.

There are small wetlands located within the Damper Bay to Waterfall Creek area, where the elevated rocky outcrops on the lake edge block the drainage of surface water. Several species of water bird use the lake margin and lakefront in the head of Roys Bay for roosting and feeding,

¹⁶ 21.22.19 Mount Alpha PA 2024-05-09

¹⁷ C73/2002, paras 38 – 42.

¹⁸ Beale Consultants | 538 Wanaka-Mount Aspiring Road Subdivision | Terrestrial Ecology Assessment (Prepared for Laming Family, May 2024), page 5.

¹⁹ myrtlerust.org.nz.

including three nationally threatened species: southern crested grebe, black-billed gull, and grey duck.

Landuse

Extensive areas of land encompass the steep mountain slopes of Alpha Burn Station to the southwest of Wānaka Mount Aspiring Road. Roys Peak and the southern slopes of the range are part of the conservation estate. To the northeast of Wānaka Mt Aspiring Road, pastoral farmland dominates while incorporating other land uses, such as tourist accommodation lodges (Whare Kea Lodge and Chalets), and private rural lifestyle properties. The lake shore cannot be seen from most of the road due to the steep-sided shoreline slopes and terrain elevation of the rocky hummocks and hills.

The lake esplanade is protected under a series of adjoining reserves. The Damper Bay Reserve is a long narrow Lakeside Recreation Reserve between Glendhu Bay and Waterfall Creek. The alluvial processes of Waterfall Creek have created a distinctive fan which is a popular beach and boat launch facility at the lake edge. The Waterfall Creek track traverses the lake edge over 4.4km from Wānaka township to Waterfall Creek fan and the boat ramp. It is a very popular section of the lakeside track, which extends further north to Glendhu Bay along the shared walking and cycling Glendhu Bay Track – also referred to as the Millennium Track, and Te Araroa Trail. The Wānaka to Roys Peak section of the Millennium Walking Track links to Wānaka -Glendhu Bay Millennium walking track to Roys Peak via Lake Road, an unformed paper road which lies beyond the northern boundary, immediately adjacent to the site. The Glendhu Bay / Millennium track between Waterfall Creek and the high point at Ironside Hill climbs up the slopes and around small headlands, providing spectacular views to Ruby Island, Beacon Point and The Peninsula. The hinterland of this area contains rural lifestyle properties with a number of houses visible along the track.

There are a number of properties located over a distance of approximately 3 km, within the boundaries formed by Ruby Bay Road, Wānaka – Mount Aspiring Road, Ironside Hill / Damper Bay, and Lake Wānaka. Properties within the ONL and surrounding the site range between 32ha, 17.66ha, 7.52ha, 4.05ha, 7.66ha, 4.03ha, 29.57ha and 9.7ha all containing a dwelling and accessory buildings.

Refer Sheet 08 of the GA.

*Development within this area is comprised of 'low density rural living and small farming / viticulture on lots of between 20-100ha, with a few smaller 4-8ha lots in the Waterfall Creek to Damper Bay area. Dwellings are set back from public roads and from the Millennium Trail and well-integrated by landform and / or vegetation so that they are reasonably difficult to see from these public places. A few dwellings are clearly visible from Wanak-Mount Aspiring Road, and some are visible along the lake edge from the surface of Lake Wānaka.'*²⁰

Aside from pastoral management, human modification on the surrounding mountain ranges is limited to farm tracks, fence line, airstrips, water tanks and farm buildings. Further evidence of modification is reflected in the form of Roys Peak Track and car park, and telecommunication structures located on Roys Peak.

Extensive areas of vegetation restoration along the Millennium track is funded by and being undertaken by Te Kakano Aotearoa Trust. It provides an ecological corridor for the dispersal of plants and fauna and also plays a role in buffering the lake from adjacent land-uses.

²⁰ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 3.

4.3 Description of the Site

The site is a 23.50ha rural property located at 538 Wānaka-Mt. Aspiring Road, situated approximately 3.5km northwest of Wānaka township. The site is an irregular rectangle in shape, bounded by Wānaka-Mt. Aspiring Road to the west, Lake Road to the north, while Damper Bay Lakefront Recreation Reserve, Glendu Bay Track / Te Araroa Trail, and Lake Wānaka lie to the east.

A 29.57ha property at 494 Wānaka Mt Aspiring Road adjoins the southern boundary, while two rural properties comprised of 96.12ha and 9.7ha adjoin Lake Road immediately north of the site. Properties within the ONL and surrounding the site range between 32ha, 17.66ha, 7.52ha, 4.05ha, 7.66ha, 4.03ha, 29.57ha and 9.7ha all containing a dwelling and accessory buildings. **Refer Sheet 9-12 of the GA.**

Landform within the site is comprised of a combination of flat paddocks, which extend some 400m east from Wānaka-Mount Aspiring Road before rising in the form of distinctive gently to steeply sloping glacial hummocky moraine to 360masl, before descending to around 310masl at the eastern lakefront reserve boundary. The area of flat paddocks have a Land Use Capacity (LUC) rating of 3 and are classified as highly productive land.

The existing dwelling and two water tanks are situated at the north-eastern extent of the site overlooking Lake Wānaka, nestled within elevated hummocky terrain, and surrounded by stands of mature kānuka (*Kunzea serotina*) at approximately 338masl. A farm shed is located within flat terrain to the north. Landcover within the steeper elevated slopes is comprised of rough grass cover, tussock grassland, native kānuka (*Kunzea serotina*) treeland and indigenous grey shrubland species with an isolated pine tree at the highpoint of the site. *'A semi-naturalised area of indigenous grey shrubland associated with a rocky escarpment exists to the southwest of the building platform where there are mature shrubs of At Risk-Declining Olearia lineata, and matagouri, and porcupine scrub.'*²¹

The approximately 11ha area of flat to gently sloping terrain is comprised of pasture grass, divided into a series of paddocks by fences and used for farming activities, including stock grazing / seasonal crops. A cluster of exotic poplar / willow trees identifies the intersection of the driveway with Lake Road. Lake Road is a paper road that extends along the northern boundary of the site for approximately 400m before becoming a public no-exit gravel road shared with the access to the farm shed on the site, and direct access between the Roys Peak track and the Damper Bay Recreation Reserve Boundary via the Millennium Walking Track.

4.4 Landscape Values of the Receiving Environment and the Site

The landscape character and values of the receiving environment (physical, perceptual, and associative) form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The landscape values of the receiving environment stem from its past and present landscape attributes (landform, landcover, and land use). The landscape values that are relevant to an assessment of the proposed subdivision are drawn from a combination of site observations and the Mount Alpha PA ONL schedule.²²

²¹ Beale Consultants | 538 Wānaka-Mount Aspiring Road Subdivision | Terrestrial Ecology Assessment (Prepared for Laming Family, May 2024), page 7.

²² Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 3.

Mount Alpha and Mount Roy form part of the wider ONL, *which includes the 'lumpy' glaciated land between Waterfall Creek and Damper Bay, from the toe of the mountains to the edge of Lake Wānaka*, due to its high degree of landscape values stemming from its mountainous landform, native vegetation features that are highly legible and expressive of the area and its abundance of biophysical attributes that enable a clear understanding of the landscape's formative processes.

The site and much of the receiving environment lies within the Mount Alpha ONL which comprises the northern and eastern slopes of Roys Peak and Mount Alpha, and hummocky glaciated land which extends from the toe of the mountains to the edge of Lake Wānaka, between Waterfall Creek and Damper Bay.²³

The following landscape values of the ONL that are relevant to an assessment of the proposed subdivision are drawn from the Mount Alpha schedule:

- **High physical²⁴ values** relate to the largely unmodified mountainous landform, alluvial fans and roche moutonnée landforms, the presence of indigenous tussock lands and regenerating shrublands, and the mana whenua features associated with the area.
- **Very high associative²⁵ values** relate to mana whenua associations, including kāika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka, the ability to access and experience the landscape and the very strong shared and recognised values as part of the sense of place and aesthetic quality experienced by residents of and visitors to Wānaka. Further historic attributes and values relate to the early runholders and significance of the area as part of an early pastoral landscape and in the naming of landscape features – Roys Peak, Slaughterhouse Creek, Damper Bay and Ironside Hill. Further associative values relate to the high recreational values of Lake Wānaka, the Roys Peak Track, Glendhu Bay / Millennium Track, Te Araroa Trail, which are popular with walkers, cyclists and boating enthusiasts.
- **Very high perceptual²⁶ values** relate to the expressiveness values as a result of the open character and legible uplift, glacial and fluvial formative processes. High aesthetic and memorability values relating to the proximity to urban Wānaka, the dominant scale, highly attractive character and visual coherence of the PA, and its contrast with urban areas and the lake waters. An impression of high naturalness values arising from the legible and unmodified landform and the limited extent of built structures.

²³ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 1.

²⁴ **Physical** ²⁴ means both the natural and human features, and the action (and interaction of natural and human processes over time).²⁴ Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

²⁵ **Associative** means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape.²⁵ Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

²⁶ **Perceptual** means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses.²⁶ Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

With regard to **landscape capacity**, the PA schedule states that Mount Alpha ONL has a '*very limited*'²⁷ capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and / or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key 'rural' character; integrate landscape restoration and enhancement and enhance public access (where appropriate).'²⁸

The existing landscape values of the receiving environment are broad scale and **high to very high**, derived from the interplay of physical, perceptual, and associative attributes. Although relatively small, the site contributes to the Mount Alpha ONL values, including a sense of open space experienced from the Wanaka Mt Aspiring Road. The key value of the site is its role in forming part of the visual backdrop and transitional landscape between the surface of Lake Wānaka, and mountainous surrounds of Roys Peak / Mount Alpha, and as part of the visual experience gained when travelling along Wānaka – Mount Aspiring Road between Wānaka and Glendhu Bay / Mount Aspiring National Park.

Specifically, the landscape within the site reflects that of a **rural character** with a **moderate to high level of naturalness** derived from **high physical values** which relate to the distinctive and legible hummocky glacial landforms, predominance of mature kanuka and rough tussock grassland which form a patchy mosaic over the site. The perception of naturalness is derived from the vegetation patterns, presence of native kanuka and occasional outcrop of schist rock. The **very high associative values** relate to cultural and historical associations, including mana whenua and early pastoral runholders.

Further to this, the **perceptual values of the receiving environment are very high**, derived from the sense of grandeur and enclosure by large scale mountainous surroundings, open character and legible glacial and fluvial formative processes, high aesthetic and memorability values which relate to the coherent rural character, scenic rural views between Mount Alpha / Mount Roy and Lake Wānaka, and the impression of naturalness arising from the legible and unmodified landform, and limited extent of built structures.

²⁷ 'Very Limited' sits in the centre of the five-point landscape capacity scale. "Very limited landscape capacity: typically, this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is likely to be appropriate." – JWS signed version 3 October 2023.

²⁸ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 7.

5 Assessment of Landscape and Visual Effects

The proposed two lot subdivision is a *discretionary activity*, which entails the subdivision of a 23.50ha rural property, together with the establishment of a building platform. The receiving environment is classified as an ONL within the PDP.

Whether the proposal is considered suitable is determined by the extent of visual effects on the landscape character and values within receiving environment and whether the landscape values attributed to the receiving environment are maintained or whether, if adversely affected, effects can be satisfactorily avoided, remedied, or mitigated.

The following assessment determines the extent of the visibility, the nature and scale of the proposed subdivision and whether the changes arising from the proposal will alter the existing character and particular landscape values beyond a level that is considered to be appropriate or anticipated by the PDP.

5.1 Potential Issues

The potential landscape and visual effects arising from the proposal include the following:

- The proposed subdivision will double the density within the site (from one existing dwelling to a total of two dwellings), which has the potential to cause adverse cumulative effects on existing rural character, including open space and amenity values.
- The proposed subdivision has the potential to result in domestication of the landscape and to erode the existing landscape values, natural landscape character and visual amenity values (including visual coherence, openness, sensory and perceptual values) of the Mount Alpha ONL, and Lake Wānaka environs of the Mount Alpha ONL, and Lake Wānaka environs.

5.2 Assessment of Visibility and Visual Effects on Landscape Values

*“A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects.”*²⁹

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

For the purpose of this assessment, the viewing audience will be mostly limited to neighbouring properties and the public using Wānaka – Mount Aspiring Road, Roys Peak Public Car Park, Roys Peak Walking Track, Millennium Walking Track – Wānaka to Roys Peak, Millennium Walking Track Wānaka to Glendhu Bay Track (also referred to as the Te Araroa Trail), the surface of Lake Wānaka, with possible available distant views from The Peninsula. Although the proposed Lot 2 building platform and any future dwelling may also be visible beyond these locations, any such effects will be inconsequential.

²⁹ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

Specific elements of the proposal (the proposed building platform and accessway), have been deliberately located to reduce visibility from Wānaka – Mount Aspiring Road, surrounding roadways, and associated walking trails. The visibility of a future dwelling has been established by erecting profile poles which extend 5.5m in height above a RL 347.40 within the site to mark the Lot 2 building platform position and illustrate the height of any future built form. **Refer Sheets 13-16 of the GA.**

An analysis of the receiving environment was carried out to choose representative viewpoint locations within the visual catchment, from which to assess the effects on visual amenity. The viewpoint locations are identified on **Sheet 17** of the Graphic Attachment and photo panoramas representing the views are included on **Sheets 18-22.**

Viewpoints 1- 5 represent views from locations along Wānaka Mount Aspiring Road beyond the site, where the site is most visible, while Viewpoint 3 represents views from Roys Peak Track Car Parking Area and Viewpoint 4 from Roys Peak Track. Viewpoint 6 represents views from Millennium Walking Track - Wānaka to Roys Peak, while Viewpoints 7-8 represent available views from Millennium Walking Track Wānaka to Glendhu Bay Track (also referred to as the Te Araroa Trail). Given the visibility of the site from Lake Wānaka and environs, Viewpoints 9-10 represents views from the surface of Lake Wānaka.

The viewpoints are at varying distances and elevations, experienced when travelling in both directions.

Wānaka – Mount Aspiring Road

Viewpoint 1: *Located along Wānaka – Mount Aspiring Road, looking east toward the site and its surrounds at a distance of 600m.*

Wānaka-Mount Aspiring Road forms the main transport link between Wānaka, Mount Aspiring National Park, and provides access to a number of popular recreational locations, including Roys Peak Track, Treble Cone Ski Field, Bike Glendhu mountain bike park, Glendhu Bay, and private rural properties. The secondary collector road is frequently used by locals, visitors, and tourists has an open speed limit of 100 km/hr and estimated daily traffic volume of 502 vehicle movements.³⁰

Viewpoint 1 is experienced when travelling north from Wānaka township, along Wānaka-Mount Aspiring Road toward the site. The site is located approximately 3.4km from the urban edge of Wānaka township, accessed via Wānaka-Mount Aspiring Road, which runs in a north westerly direction, traversing across open, gently undulating hummocky terrain across the base of Mount Alpha and Roys Peak.

The landscape character of this panorama viewpoint reflects a rural character consisting of areas of modified and unmodified pasture, which contrasts with the highly natural landscape character of the mountain and lake backdrop. There is evidence of human modification in the form of a cottage, driveways, clusters of exotic trees, areas of new planting, post and wire fencing, however no rural dwellings are visible, and an open rural pastoral landscape prevails.

³⁰ <https://nzta.maps.arcgis.com/apps/webappviewer/index.html?id=95fad5204ad243c39d84c37701f614b0>

Visibility and effects on landscape values arising from the proposed development.

Viewpoint 1 allows for unobstructed views across the area of flat modified pasture grass and distinctive hummocky landform within the site and beyond to Ironside Hill, Lake Wānaka and surrounding mountainous terrain. A small cottage and farm shed roof are visible. However, neither the existing Lot 1 dwelling, proposed Lot 2 building platform or the proposed driveway extension will be visible from this section of road. This is due to surrounding landform and vegetation which together with proposed mounding and vegetation, screens and fully contains the site from this Wānaka, Mount Aspiring viewpoint location.

Consequently, the proposed subdivision will have a **no degree of adverse visual effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced when travelling in a northerly direction along Wānaka-Mount Aspiring Road, during the earthworks and construction period, and a **no degree of adverse visual effects** following the completion of construction and full establishment of proposed landscape mitigation.

Wānaka – Mount Aspiring Road - Viewpoints 2-4:

Viewpoint 2: Located at Roys Peak car parking area situated directly west of Wānaka – Mount Aspiring Road, looking east toward the site and its surrounds at a distance of 1.0km.

Viewpoint 3: Located along Wānaka – Mount Aspiring Road, looking south toward the site and its surrounds at a distance of 1.5kms.

Viewpoint 4: Located along Wānaka – Mount Aspiring Road, looking south toward the site and its surrounds at a distance of 2.0kms.

Viewpoints 2-4 represent the sequence of intermittent available views of the site and surrounds gained along Wānaka-Mount Aspiring Road at distances of 1km, 1.5km and 2km respectively. Viewpoint 2 illustrates views from Roys Peak Track Car Park, which is located directly alongside Wānaka-Mount Aspiring Road approximately 1km west of the site, at the base of Roys Peak and provides vehicle parking for Roys Peak walking track. Although the car parking area has recently been upgraded and extended to accommodate parking for 100 cars, due to the popularity of the walk, it can be full by 9.00am.

This panorama viewpoint illustrates views east where the site can be seen from within the southernmost section of the Roys Peak car park. Viewpoints 3 and 4 represent views experienced when travelling in a southerly direction along Wānaka-Mount Aspiring Road. Viewpoint 4 is an elevated panorama viewpoint located approximately 3km north of the site and illustrates the first opportunity where the site can be seen when travelling towards Wānaka township, with Viewpoint 3 being located further south along Wānaka-Mount Aspiring Road, approximately 1.5km from the site.

When travelling in a southerly direction towards Wānaka from Mount Aspiring National Park, Matukituki Valley, Glendhu Bay and Treble Cone Ski Field, Wānaka-Mount Aspiring Road traverses around the lower slopes at the base of Roys Peak before the road straightens and descends over a series of hummocky landforms to Lake Road and the site. Beyond the bracken fern and rosehip road verge, the surrounding undulating landscape is comprised of fenced paddocks containing pasture, tussock grassland, rocky outcrops, clusters of indigenous grey shrub vegetation and clusters of exotic evergreen and deciduous trees. Existing dwellings are not visible or barely discernible located amidst vegetation and / or screened by surrounding landform. Mount Iron and surrounding Grandview, Pisa, and Criffel mountain ranges form the distant backdrop.

The landscape character of these panorama viewpoints reflects a rural character. Although there is evidence of human modification in the form of roading infrastructure, the Mt Roy car parking area and toilet, power poles, pasture enclosed by post and wire fencing, farm buildings and small scale rural structures, an open rural pastoral landscape prevails.

Visibility and effects on landscape values arising from the proposed development.

The site is visible from all of these elevated viewpoint locations however the existing Lot 1 dwelling, farm shed, and water tanks are not visible, screened by foreground landform and kānuka vegetation.

Viewpoint 2 allows for close views into the site and proposed building platform, although the view is briefly seen when travelling along the road or specific, restricted to Roys Peak Car Park. The profile poles extending 5.5m from RL347.40 marking the proposed Lot 2 building platform indicate that approximately 2.5m-3.0m of any future dwelling located within this building platform will be visible above existing kanuka vegetation, which together with proposed landform mounding, kānuka and mountain beech planting will continue to grow and obscure the dwelling.

Viewpoint 3 is further away from the site at a distance of 1.5km, the elevated location allows for more extensive views into the site. Profile poles of 5.5m height extending from RL347.40 marking the location and extent of the building platform indicate that the proposed building platform will potentially be most visible from this viewpoint location.

From Viewpoint 4, the location of proposed Lot 2 and extent of 5.5m poles marking the building platform are barely discernible. This is due to the 3km viewing distance and overall complexity of the panorama.

Although visible, any such views will be fleeting while travelling at over 80kms / hour, experienced over two short (approximately 100-200m) sections of roadway. Existing topography and vegetation, together with proposed landform mounding and additional kānuka and mountain beech planting will, once mature, screen any potential views from this viewpoint location. Consequently, the proposed subdivision will have a **very low to low degree of adverse visual effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced from Roys Peak Car Park, or when travelling in a southerly direction along Wānaka-Mount Aspiring Road during the earthworks and construction period, reducing to a **no to very low degree of adverse visual effects** following the completion of construction and full establishment of proposed landscape mitigation.

Roys Peak Walking Track

The Roys Peak walking track is a popular walking and running trail. This 8km trail climbs to the 1,578m summit of Roys Peak in a series of steep switchbacks, allowing for extensive views across Lake Wānaka and the surrounding environment. This viewpoint is from an elevated location along the Roys Peak walking track approximately 2km up the track, and 1.9kms west of the site, typically experienced when descending the mountain slope.

Viewpoint 5: Located along the Roys Peak walking track, from an elevated location directly west of Wānaka – Mount Aspiring Road, looking east over the site and its surrounds at a distance of 1.9kms.

Viewpoint 5 is an extensive panorama that extending from the walking track, to include the Roys Peak steep mountain slope, Roys Peak Car Park, a section of Wānaka-Mount Aspiring Road, across the modified pastoral landscape which lies between Waterfall Creek and Damper Bay, including Ironside Hill and the surrounding hummocky landform edge to Lake Wānaka. Roys Peninsula, Mou Tapu,

The Peninsula, Ruby Island, Roys Bay, Wānaka township, Mount Iron and Dublin Bay are visible, while the Buchanan Peaks, Mount Burke, Mount Maude and the Grandview Range form the mountain. The processes of formation are clearly demonstrated in this panoramic view. The landscape character reflects the juxtaposition of rural and highly natural character. While there is evidence of human modification in the form of Wānaka-Mount Aspiring Road, Roys Peak Car Park, landcover modification as pasture and exotic trees, a series of gravel driveways, and the distant urban settlement of Wānaka, the presence of existing dwellings within the Lake Road site surrounds are small scale and difficult to discern due to the vast scale, context, and overall complexity of the surrounding mountainous landscape.

Visibility and effects on landscape values arising from the proposed development.

The site and existing dwelling is visible from this location along the Roys Peak Walking Track, identified by the straight line of Lake Road, adjoining area of pasture, and sections of the existing gravel driveway. However, the water tanks are not visible, and the existing Lot 1 dwelling roof is difficult to discern due to being nestled into kānuka vegetation and the surrounding landform. With regard to the proposed building platform, activities associated with the proposed development, specifically related to earthworks, formation of mounding, driveway access and construction activities will potentially be visible from this location. However, given the scale of proposed development, complexity of the view, and approximately 1.9km viewing distance, following the re-establishment of pasture grass and proposed planting mitigation, the extent of potential effects will amount to roof views of any future Lot 2 dwelling and possible short sections of the proposed driveway extension.

Consequently, the proposed subdivision will have a **low degree of adverse effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced when descending Roys Peak walking track during the earthworks and construction period, reducing to a **very low - low degree of adverse effects** following the completion of construction and full establishment of proposed landscape mitigation.

Millennium Walking Track - Roys Peak Link

Lake Road is a paper road that extends immediately beyond the northern boundary of the site for approximately 400m before becoming a public no-exit gravel road shared with the access to the farm shed on the site, providing direct access between the Roys Peak track and the Damper Bay Recreation Reserve Boundary. A stile, sign and areas of recent native planting adjoining the Wānaka Mt Aspiring Road indicates the Millennium Track section that runs along the Lake Road easement.

Viewpoint 6: Located along the Millennium Walking Track - Roys Peak Link, approximately 100m east of Wānaka-Mount Aspiring Road, looking east towards the site and its surrounds at a distance of 550m. Lake Road which provides access to the site is visible in the foreground. The fenceline forms the northern boundary to the site.

Viewpoint 6 is located along the Millennium Walking Track - Roys Peak link, approximately 600m east of Wānaka-Mount Aspiring Road. This viewpoint is located approximately 100m west of the point where the driveway and farm shed track intersect with Lake Road. This panorama represents close views of the site experienced by those walking / cycling along the Lake Road Walking Track when travelling east towards the Millennium Walking Track Wānaka to Glendu Bay Track and Lake Wānaka. The existing farm shed is approximately 620m northeast, the existing dwelling is 720m northeast and the proposed lot 2 building platform located approximately 550m to the east.

The landscape character of this panorama viewpoints reflects a rural character that is obviously modified by traditional and current farm management including the farm shed, access tracks, post

and wire fencing and groups of exotic shelter trees typically found in a rural environment. The wider setting including Ironside Hill and the distant mountain ranges comprising The Peninsula and Mount Maude form a distinctive mountain backdrop, which convey high perceptual and natural character values.

Visibility and effects on landscape values arising from the proposed development.

The existing Lot 1 dwelling, farm shed, water tanks and proposed driveway extension are not visible, and 5.5m profile poles marking the Lot 2 building platform indicate that a dwelling with a maximum height limit of 5.5m from RL RL347.40 will not be visible from the Millennium Track, especially taking the surrounding topography, kānuka screening and proposed mitigation into account.

Consequently, the proposed subdivision will have **no degree of adverse effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced from Millennium Walking Track - Roys Peak link during the earthworks and construction period, and **no degree of adverse effects** following the completion of construction and full establishment of proposed landscape mitigation.

Millennium Walking Track - Wānaka - Glendhu Bay Track (Te Araroa Trail)

This popular section of the track winds along the edge of Lake Wānaka within the Damper Bay Reserve, between Glendhu Bay and Waterfall Creek Reserve undulating up the slopes and around small headlands, providing spectacular views to Ruby Island, Beacon Point and The Peninsula. The hinterland of this area contains rural lifestyle properties with a number of houses visible along the track. Both panoramas are experienced while travelling in a southerly direction along the track. Viewpoint 7 is located at the high point of the track located at the base of Ironside Hill, 1.25kms from the site, while Viewpoint 8 is from an elevated location further south along the track approximately 750m from the site.

Viewpoint 7: *Located along the Millennium Walking Track - Wānaka - Glendhu Bay Track (Te Araroa Trail), at the high point of the track located at the base of Ironside Hill, looking south towards the site and its surrounds at a distance of 1.25kms.*

Viewpoint 8: *Located along the Millennium Walking Track - Wānaka - Glendhu Bay Track (Te Araroa Trail), at the high point of the track located at the base of Ironside Hill, looking south towards the site and its surrounds at a distance of 750m.*

The landscape within these panoramas reflects a combination of urban, rural and natural character. Wānaka township is visible in the background, providing clear evidence of human settlement / inhabitation in proximity, with varying levels of modification apparent within the surrounding pastoral landscape, however the ONFLs of Lake Wānaka and surrounding mountains prevails.

Visibility and effects on landscape values arising from the proposed development.

From Viewpoint 7, the existing Lot 1 dwelling and farm shed are not visible, however a short section of the existing drive line, along with partial views of water tanks are barely discernible. This is due to distance and screening by kanuka. Profile poles at 5.5m height extending above RL347.40 which mark the Lot 2 building platform indicate that approximately 2m of any future dwelling located within this building platform will be visible from this location. However, given the complexity of the panorama, 1.25km viewing distance, and use of recessive colours and materials, any potential views of the proposed dwelling on Lot 2 will be barely discernible.

Further to this, proposed landform mounding and vegetation, will, once established, provide screening to contain potential views, which if any, will amount to a section of roof. Viewpoint 8

represents the view experienced from an elevated section of track when travelling in a southerly direction some 600m further along the track. Although the site is visible from this location, the existing Lot 1 dwelling, farm shed, and drive are not visible, nor will the proposed dwelling contained within the Lot 2 building platform or driveway extension be visible.

Consequently, the proposed subdivision will have a **very low degree of adverse visual effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced when travelling south along the Millennium Walking Track - Wānaka - Glendhu Bay Track (Te Araroa Trail), reducing to a **no degree of adverse visual effects** following the completion of construction and full establishment of proposed landscape mitigation.

Lake Wānaka

Lake Wānaka is used extensively for recreational purposes, particularly during the summer months, with activities ranging from swimming, paddle boarding, kayaking, and boating. Viewpoints 9-10 represent the view experience gained from a narrow viewshaft on the surface of Lake Wānaka when looking southwest to the western shore of Lake Wānaka including the site. Viewpoint 9 represents the near view of the site from the lake, with the proposed Lot 2 building platform located approximately 1.2km away, while Viewpoint 10 represents a more distant view of the proposed subdivision, which is approximately 2.5km away.

Viewpoint 9: *Located on the surface of Lake Wānaka, looking west towards the site and its surrounds at a distance of 1.2kms.*

Viewpoint 10: *Located on the surface of Lake Wānaka, looking southwest towards the site and its surrounds at a distance of 2.5km*

The landscape character reflects a combination of rural and natural character. Evidence of human modification is conveyed by the presence of three dwellings, which are visible to varying degrees due to screening by surrounding landform / vegetation. However, areas of mown lawn, modified pasture and groups of exotic trees draw attention and indicate a level of habitation irrespective of whether a dwelling is visible. The extent of visibility decreases with increasing view distances and activity viewer is engaged in – which is likely to be transitory. Notwithstanding this, the level of detail relating to views of existing dwellings appears very small in scale and difficult to see against the expansive foreground of Lake Wānaka, complex lumpy glacial landforms along the western shoreline of the lake including the Damper Bay Recreation Reserve and steep slopes of Roys Peak, which form the mountain backdrop.

Visibility and effects on landscape values arising from the proposed development.

The site is visible from these locations on the surface of Lake Wānaka. The existing dwelling is visible, but difficult to see, nestled into surrounding topography and partly screened by kānuka vegetation. The proposed Lot 2 dwelling will not be visible from Viewpoint 9 so there will be no visual effects from viewpoints that lie south of the existing dwelling from the lake. However, 5.5m high profile pole height above a RL347.40 marking the proposed Lot 2 building platform indicate that a section of roof of any future dwelling on Lot 2 will be visible from Viewpoint 10 with the extent of visibility limited by the view distance of 1.2 – 1.5kms, the sheer complexity of the view panorama and mitigated by the proposed mounding and planting resulting in visual effects that are less than that of the existing dwelling.

Consequently, the proposed subdivision will have a **very low to low degree of adverse visual effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced from Lake Wānaka during the earthworks and construction period, reducing

to a **no to very low degree of adverse visual effects** following the completion of construction and full establishment of proposed landscape mitigation.

Neighbouring Properties:

The site is bound by low density rural living and small farming / viticulture properties to the north and south. Two landholdings comprised of a 96.11ha and 9.68ha block are located beyond Lake Road to the north. These properties are jointly owned, with a single building platform and recently constructed dwelling situated approximately 350m north east of the proposed Lot 2 building platform. To the south, a single 29.57ha rural property extends along the southern site boundary and contains the Whare Kea Lodge and Chalet – Wanaka. The lodge facility is situated approximately 220m south east of the proposed Lot 2 building platform. **Refer GA Sheet 12 – Site Photographs 4-6.**

Visibility and effects on adjoining neighbours arising from the proposed development.

The site is visible from both of these adjoining properties located north and south, although the existing Lot 1 dwelling, driveway and water tanks are not visible. With regard to views from the adjoining neighbour to the north, photos taken from within the Lot 2 building platform indicated that future built form at a 5.5m height will be visible from a section of the adjoining driveway when travelling south, along with possible views from the south side of the dwelling. However, proposed landscape mitigation in the form of vegetated landform mounding, and clusters of mountain beech will, once established, serve to screen and fully contain any such views.

Consequently, the proposed subdivision will have a **very low degree of adverse visual effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced from the adjoining dwelling / property to the north during the earthworks and construction period, reducing to a **no degree of adverse visual effects** following the completion of construction and full establishment of proposed landscape mitigation.

With regard to effects from the neighbouring Whare Kea Lodge and Chalets located to the south, the proposed subdivision will have a **no degree of adverse visual effects** on existing landscape values of the Mount Alpha ONL, including natural character and visual amenity as experienced from Whare Kea Lodge during the earthworks and construction period, and a **no degree of adverse visual effects** following the completion of construction and full establishment of proposed mitigation. This is due to surrounding vegetation and landform fully screening / enclosing the proposed Lot 2 building platform / future built form.

Summary of Visual Effects

To summarise the above, the visual effects resulting from the proposed are as follows:

Viewpoint	Location	Distance	Extent of Visibility	Visual Effect – During – Post Construction
1	Wānaka-Mount Aspiring Road	600m	Not visible	Not visible
2	Roys Peak Parking Area Wānaka-Mount Aspiring Road	1km	Visible	Low reducing to Very Low

3	Wānaka-Mount Aspiring Road	1.5km	Visible	Low reducing to Very Low
4	Wānaka-Mount Aspiring Road	3km	Barely Discernible	Very Low
5	Descending Roys Peak Walking Track	1.9km	Visible	Low - reducing to Very Low
6	Millennium Walking Track - Roys Peak Link	250m	Not Visible	No
7	Millennium Walking Track Wānaka - Glendu Bay Walking Track	1.25km	Visible	No to Very Low
8	Millennium Walking Track Wānaka - Glendu Bay Walking Track	750m	Not visible	Not visible
9	Lake Wānaka	1.2km	Not Visible	No
10	Lake Wānaka	2.5km	Visible	Very Low to Low
11	Neighbouring Properties	350m	Visible	No to Very Low
12	Neighbouring Properties Whare Kea Lodge and Chalets	220m	Not Visible	No

Table 1. The Visual Effects Summary Table.

The extent visual effects arising from views of the future dwelling on Lot 2 is restricted to a 2.5-3km radius of the building platform and the degree of visual effect ranges from **no to low** depending on view distance, the activity the viewer is engaged in, the orientation of the view, existing screening afforded by the topography and indigenous vegetation and the proposed mitigation mounding and planting. Although the future Lot 2 dwelling may be visible beyond these locations, it will be barely discernible in any such views, and potential effects will be inconsequential.

The visual assessment concludes that the proposed subdivision will potentially be most visible from Roys Peak Walking Track when descending the steep east facing mountain slopes, travelling south along a section of Wānaka-Mount Aspiring Road, and within a narrow viewshaft from the surface of Lake Wānaka.

The visibility from Roys Peak Walking Track is due to the elevated location of the track allowing for an extensive dramatic panorama within which the proposed dwelling will form a very small / tiny component of the scene. In this context, including a scattering of existing rural properties, the degree of visibility will be most noticeable over a short term during the initial earthworks, construction, and establishment phase after which it will reduce to **very low**.

Overall, the proposed Lot 2 building platform has been carefully located within the rolling topography and existing kanuka vegetation that is able to visually absorb development. Furthermore, the future built form will be limited to 5.5m height (extending from RL347.40), with recessive cladding and

colours to ensure that adverse visual effects will be **very low to low** on existing landscape values of the Mount Alpha ONL, equating to reasonably difficult to see from viewpoints within the receiving environment

5.3 Assessment of Landscape Effects

“A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.”³¹

The existing landscape values of the receiving environment are **high to very high**, derived from the interplay of physical, perceptual, and associative attributes. The values of the Mount Alpha ONL stem from the distinctive and highly legible lumpy glaciated land along the western shore of Lake Wanaka between Waterfall Creek and Damper Bay, the steep mountainous landform backdrop of Mount Alpha and Mount Roy, patterns of native vegetation, and features that are highly legible and expressive that enable a clear understanding of the formative processes of the overall landscape including the receiving environment.

The key value of the site is its role in forming part of the visual backdrop and transitional domesticated pastoral landscape between Lake Wānaka, and mountainous surrounds of Roys Peak / Mount Alpha, and as part of the visual experience gained when travelling along Wānaka – Mount Aspiring Road between Wānaka and Glendhu Bay / Mount Aspiring National Park.

The proposed subdivision will invariably introduce one additional dwelling within the Mount Alpha ONL. While this will reduce the open space of a small portion of the site, the area of flat paddocks / highly productive land located alongside Wānaka – Mount Aspiring Road will be retained, and existing open character will remain unchanged. Any potential adverse effects of reduction in open space will not be noticeable due to the proposed building platform being carefully positioned within the hilly topography and existing mature kānuka vegetation. Furthermore, the proposed mitigation has been designed to provide additional screening by mounding and additional indigenous vegetation, to ensure that a future dwelling on Lot 2 will not be easily visible from public places. This proposed landscape mitigation will also enhance natural character, ecological habitat and improve biodiversity values within the site.

With regard to landscape capacity, as previously mentioned, the PDP states that Mount Alpha PA has a *‘very limited’³² capacity for rural living development in the Waterfall Creek to Damper Bay area and on the southern moraine plateau that is: contained by landform and / or existing vegetation – with the location, scale and design of any proposal ensuring that it is generally not discernible from external viewpoints. Developments should be of a modest scale; have a low key ‘rural’ character; integrate landscape restoration and enhancement and enhance public access (where appropriate).³³*

³¹ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135

³² ‘Very Limited’ sits in the centre of the five-point landscape capacity scale. *“Very limited landscape capacity: typically, this corresponds to a situation in which the landscape is very close to its capacity to accommodate development of this type without material compromise of its identified landscape values, and where only a very small amount of sensitively located and designed development is likely to be appropriate.”* – JWS signed version 3 October 2023.

³³ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Recommendation Version (9 May 2024), Page 1.

There is currently scattered rural living development existing within the Mount Alpha ONL, particularly within the receiving environment along the western shoreline of Lake Wanaka taking the active and approved / consented building platforms into account. Refer GA, Sheet 7. Much of this development is located within areas of hummocky topography able to absorb development and meets the reasonably difficult to see threshold. The proposed subdivision with the addition of one dwelling will be consistent with the low key pattern of rural development within the surrounding Mount Alpha ONL and similarly located within an area of hummocky topography and existing vegetation, and will be small in scale being restricted to 5.5m height, will display a rural vernacular in terms of built form, will meet the PDP standards for recessive cladding and colours, will utilise an existing driveway and will be well set back from Wānaka-Mount Aspiring Road to maintain open space experienced from public views. Further the proposal will integrate landscape restoration and enhancement through a biodiversity offset and planting mitigation.

Overall, the proposed 2-Lot subdivision will be well absorbed into the surrounding landscape and will have a **very low degree** of adverse effects on the existing landscape values of the Mount Alpha ONL receiving environment.

6 An Assessment Against the Relevant Policy Provisions

The landscape effects of the proposed subdivision are assessed against the 21.22.19 PA ONL Mount Alpha schedule of landscape values, outcomes sought in the relevant statutory provisions and guided by the relevant assessment criteria under QLDP PDP Chapter 21 Rural, specifically the 21.21.1 Assessment Matters (Landscape)³⁴ which relate directly to Outstanding Natural Features and Outstanding Natural Landscapes and are required to be assessed for proposed developments on site within an ONL.

21.21.1.2 – 21.21.1.6 – Assessment Matters (ONF and ONL)

21.21.1- Outstanding Natural Features and Outstanding natural Landscape (ONF and ONL).

The assessment matters set out below are derived from Policies 3.3.30, 6.3.10, and 6.3.12 to 6.3.18 inclusive. Applications shall be considered with regard to the following assessment matters:

21.21.1.1 – In applying the assessment matters, the Council will work from the presumption that in or on Outstanding Natural Features and Landscapes, the applicable activities are inappropriate in almost all locations and that successful applications will be exceptional cases where the landscape or feature can absorb the change and where buildings and structures and associated roading and boundary changes are reasonably difficult to see from beyond the boundary of the site the subject of application.

Whether the proposal is appropriate and reasonably difficult to see has been determined by a visual assessment from public viewpoints and an assessment against the following matters.

21.21.1.1 Landscape Values

At 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;*
- b. the landscape values identified in accordance with SP 3.3.43 and SP 3.3.45;*

Response

The site is situated within the Mount Alpha PA ONL, which is described as possessing overall high to very high values.

Further landscape values have been identified onsite in accordance with the intention of the PA schedules and TTatM Guidelines. The landscape values are identified in accordance with SP3.3.43 and SP3.3.45 are described above in *Section 4.3 - Landscape and Amenity Values of the Receiving Environment and the Site.*

³⁴ Queenstown Lakes District Council – Proposed District Plan Decisions Version (August 2023) | Chapter 21 – Rural, pages 41-47.

Although the proposed development is located within the Mount Alpha ONL, the landscape attributes and values identified are broadscale, and relate to the ONL area as a whole, with characteristics varying within the receiving environment. Particular values connected with the site relate to indigenous biodiversity in the form of regenerating shrublands, and overall legibility and visual coherence of geological and geomorphological features. Further values contributed by the site include a sense of open space as part of the visual experience gained when travelling along Wānaka – Mount Aspiring Road, and the site's role in forming part of the visual backdrop and transitional domesticated pastoral landscape between the surface of Lake Wānaka, and mountainous surrounds of Roys Peak / Mount Alpha.

c. whether, and to what extent, the proposal will protect Tangata Whenua values, including Tōpuni or nohoanga.

Note: The Council acknowledges that Tangata Whenua beliefs and values for a specific location may not be known without input from iwi.

Response

The site lies outside the Wāhi Tūpuna and Nohoanga overlays that protect intrinsic Manawhenua values attached to the landscape, to enable management of potential threats, and to ensure activities are appropriately managed. Notwithstanding the acknowledgement that the area has very high values relating to the mana whenua associations, including kāiika, mahika kai, ara tawhito, nohoaka, urupā and wāhi taoka, particularly Lake Wānaka and surrounding wider area used by Māori food gathering. There are no known specific Tangata Whenua values, including Tōpuni or nohoanga associated with the site. However, no specific consultation has been undertaken with manawhenua although it is envisaged that the proposed ecological restoration will align with manawhenua values.

21.21.1.2 Visibility

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 regards to the extent to which:

- 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;*
- b. the proposal will detract from public or private views of and within Outstanding Natural Features and Outstanding Natural Landscapes;*
- c. mitigation is provided by elements that are in keeping with the protection of landscape values;*
- d. structures will break the line and form of any ridges, hills, and slopes;*
- e. any roads, access, lighting, earthworks, and landscaping are visible from beyond the boundary of the site of the proposal;*
- f. if the proposal would be located within a landscape that exhibits open space or has an open character, it:*

i. will maintain open space or open character when viewed from public roads and other public places;

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;

iii. is likely to affect open space or open character values with respect to the site and the surrounding landscape;

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;

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

Response

Effects on visual amenity from pertinent representative viewpoints are addressed in the Visual Assessment above within Section 5 of this report. As discussed, elements of the proposed subdivision will constitute one additional dwelling and an extension to an existing accessway. Although parts of the dwelling will potentially be visible to varying degrees from public roads and public places immediately surrounding the site depending on view orientation overall the dwelling will be reasonably difficult to see in the broad context of the views.

Overall, as established above when viewed from public places beyond the site, the future dwelling on Lot 2 will not extend into any skyline, will not be visually prominent, break the line and form of any hills, ridges, or slopes, detract from views, or reduce existing visual amenity values of the wider ONL.

Due to the elevated nature of Roys Peak walking track in relation to the site, the panorama will afford views to any future dwelling on Lot 2. However, given the complexity of the view coupled with the 1.2km viewing distance, the dwelling will be very small in scale, contained to an extent by topography and existing and proposed vegetation and viewed within the modified context of the pastoral valley traversed by Wanaka Mt Aspiring Road that also contains a scattering of other rural dwellings.

Overall, the proposed Lot 2 building platform has been purposefully located to ensure future built form is well integrated and screened by existing hummocky landform topography and vegetation. Proposed landscape mitigation of subtle mounding and additional kānuka and mountain beech planting has been specifically designed to integrate mitigation into the surrounding landscape, to blend with the natural landform topography and patterns of vegetation. These elements have been specifically designed to replicate existing landform topography and vegetation patterns so as not to visually detract, allowing the seamless integration of mitigation into the surrounding landscape and ensuring the protection of existing Mount Alpha ONL landscape values.

With regard to open space, retention of the area of the flat highly productive land within the site, which fronts Wānaka-Mt. Aspiring Road will ensure the existing level of open space and open character is maintained. Once established, proposed mitigation will contain and mitigate any adverse effects associated with the proposed building platform and future dwelling. This is to ensure the visibility of the proposal is minimised. The proposed subdivision will not be highly visible and will not detract from public or private views of and within the Mount Alpha ONL. Overall, the proposed development will maintain the existing level of open space or open character when viewed from Wānaka-Mt. Aspiring Road and other public places.

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 Council will have regard to the extent to which:

- a. the proposal, including access, is designed, and located in response to the identified landscape values;*
- 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);*
- 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;*
- 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;*
- e. the design and density of the proposal contributes to adverse cumulative effects on landscape values.*

Response:

The existing Lot 1 accessway has been utilised as shared access, while the proposed Lot 2 building platform and section of extended accessway have been carefully located. Further to this, the building platform has been deliberately nestled into the slope where cut ensures that the dwelling will be no more than 5.5m, extending above RL347.40, and the access drive specifically designed on site to weave through existing stands of kanuka, running along the site contours to reduce potential adverse landscape, visual and cumulative effects and ensure the protection of existing Mount Alpha ONL landscape values.

Existing boundaries / fence lines within the site will remain unchanged by the proposal, to avoid artificial boundaries or unnatural lines in the landscape, which are inconsistent with identified landscape values. Water tanks have been clustered with existing tanks. Plant species used will reflect the existing vegetation patterns on the site and in the surrounding receiving environment.

Although the proposed subdivision invariably introduces one additional dwelling into the 23.50ha site, the density will be low and consistent with a rural character, with a resulting density of 1 dwelling per 11.7 ha. The additional dwelling is located in such a way that it is spatially removed from the existing dwelling and therefore the dwellings are not seen together from within the site and nor from public viewpoints. This reduces the potential for cumulative effects.

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 proposal, whether located within or outside any Outstanding Natural Feature or Outstanding Natural Landscape, the Council will have regard to:

a. 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);*
- ii. how it accounts for contribution to those effects from existing, consented or permitted development within the relevant landscape character area;*

b. 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;

c. 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

e. the effect the proposal would have on landscape values and landscape capacity.

Response:

The methodology used for the consideration of cumulative effects on landscape values has been informed by **TTatM Guidelines**³⁵ and 21.22.19 PA ONL Mount Alpha schedule of landscape values. In addition, the existing level and pattern of development within the receiving environment, existing built and consented but unbuilt development, illustrated on **GA Sheet 7**, has been taken into consideration when locating, designing, and assessing the proposed subdivision.

The proposed development will be consistent with the objectives and policies of the PDP and will maintain the landscape quality, character, and visual amenity values of the Mount Alpha ONL by being appropriately located where the landscape can absorb development without adverse effects on the identified landscape values, particularly relating to open space, natural character and visual cohesion.

Landscape capacity in relation to the Rural Zone, new subdivision, use and development a landscape character area in an Outstanding Natural Landscape, is defined as *'the capacity of a landscape or feature to accommodate subdivision and development without compromising its identified landscape values.'*³⁶ The Mount Alpha ONL PA Schedule has determined that at a high level there is a **very limited** landscape capacity for rural living development within the Waterfall Creek to Damper Bay area. The capacity limit is qualified by stating that where such development is appropriate, it is contained by landform and / or existing vegetation, with the location scale, and design of any proposal ensuring that it is generally not discernible from external viewpoints; developments designed to be of

³⁵ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.' Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

³⁶ Queenstown Lakes District Council - Proposed District Plan Decisions Version (Nov 2021) | Chapter 3 - Strategic Direction, p 2.

modest scale and have a 'low-key' rural character; integrate landscape restoration and enhancement; and enhance public access where appropriate.³⁷

The key issue to the capacity rating is whether the proposed rural living will protect the identified landscape values. In doing so the inference is that the development is appropriate. The proposed development will result in a density of 1 dwelling / 11.7ha and will be consistent with a rural character and development pattern in the locality. Further to this, the two-lot subdivision will reflect the small scale, low key form, sited to be contained by existing topography and vegetation and generally will not be discernible from external viewpoints. The proposed indigenous planting and biodiversity offset will provide further restoration of natural character, ecological habitat and increase biodiversity values within the site. This will further enhance the existing physical, and perceptual landscape values of the Mount Alpha ONL to address any adverse effects that may arise from the proposed development.

³⁷ Queenstown Lakes District Council | Proposed District Plan | 21.22 Schedule of Landscape Values – Outstanding Natural Features and Outstanding Natural Landscape Priority Areas | 21.22.19 PA ONL Mount Alpha: Schedule of Landscape Values | Response to Submissions Version, (11 August 2023), page 1.

7 Conclusion

Resource consent is sought to subdivide the 23.50ha site into two freehold lots. Proposed Lot 1 will comprise 18.83ha and contain the existing dwelling and front farm paddocks, while proposed Lot 2 will comprise 4.67ha and contain a proposed 1,000m² building platform. The design and layout of the proposed subdivision, including lot size and layout, the location, size, and extent of the building platform and curtilage area, accessway location, earthworks / changes to topography and the proposed landscape mitigation are illustrated on **GA Sheets 13-16**.

The proposal is a **discretionary activity** under the PDP. The site is situated within the Rural General Zone and has a ONL overlay. Access will be via an extension of the existing Lot 1 accessway off Wānaka-Mount Aspiring Road.

The landscape assessment considers the potential landscape and visual effects arising from the proposed development on existing landscape values of the Mount Alpha ONL within which the proposal lies. Visual effects resulting from the proposal are summarised as follows:

- Wānaka-Mt. Aspiring Road – a **no to low degree** of **adverse** effects.
- Roys Peak Walking Track – a **very low to low degree** of **adverse** effects.
- Millennium Walking Track - Roys Peak Link– a **no degree** of **adverse** effects.
- Millennium Walking Track Wānaka-Glendu Bay – a **no to very low degree** of **adverse** effects.
- Lake Wānaka – a **no to low degree** of **adverse** effects.
- Neighbouring Properties - a **no to very low degree** of **adverse** effects.

Short term, temporary visual effects arising from the proposed 2-Lot subdivision on landscape values will initially be **low**. However, following the completion of earthworks, construction, and establishment of landscape mitigation, the future dwelling on the Lot 2 building platform and driveway extension will not be visible within near / close viewpoint locations, will be reasonably difficult to see when viewed from distant locations beyond the boundary of the site, and when viewed from these locations, with overall a **very low to low degree of adverse effects** on the existing landscape values of the Mount Alpha ONL.

The PDP clearly states that development within an ONL is inappropriate in almost all locations. Regarding this, the proposed development is appropriate in that it will achieve the general criteria for rural living offset out in the Mount Alpha ONL schedule designed to be of modest scale and 'low key' rural character. The proposed subdivision (Lot 2) will be well set back (650m) from Wānaka-Mount Aspiring Road to maintain open character and open space, sited to be contained by existing topography and vegetation, generally not discernible from external viewpoints. Proposed landscape mitigation in the form of mounding and native vegetation will provide additional screening of the proposed development. Furthermore, the offset to removal of indigenous vegetation is generous and will further enhance natural character, ecological habitat and improve biodiversity values within the site. This will benefit the existing physical, and perceptual, landscape values of the Mount Alpha ONL, and address any adverse effects that may arise from the proposed development.

Overall, the proposal will have a **very low-low** degree of adverse effects on the landscape values of the site and its receiving environment and including the biodiversity offset is considered to be an appropriate development that will satisfy the relevant provisions and assessment matters within the PDP.



Proposed Two Lot Subdivision - 538 Wānaka - Mount Aspiring Road, Wānaka
Graphic Attachment to Landscape Assessment Report

13th August 2024

Project	QLDC Maps	Page
Proposed Two Lot Subdivision	The Receiving Environment	03
Address	Queenstown Lakes District Council - Landscape Priority Areas	04
538 Wānaka - Mount Aspiring Road, Wānaka	Operative and Proposed District Plan	05
Client	QLDC PDP GIS Planning Map	06
Laming Family Trustees Limited	Potential Habitat and Vegetation Types	07
Document	Existing Building Platforms, Dwellings and Lots	08
Graphic Attachment to Landscape Assessment Report	Context Plans	
Status	The Site	09
For Resource Consent	Site Photographs	
Revision	Site Photographs	10-12
1 For Resource Consent 06.08.2024	Proposal Plans	
2 For Resource Consent 13.08.2024	Proposed Subdivision Plan	13
Prepared By	Earthworks Plan	14
Rough Milne Mitchell Landscape Architects Ltd	Proposed Landscape Mitigation Plan	15
Project Number: 20172	Proposed Landscape Mitigation Plant Palette	16
Author: Wendy Chartres-Moginie	Viewpoint Photographs	
Peer Reviewed: Nikki Smetham	Viewpoint Location Map	17
	Viewpoint Location Photographs	18-22

Disclaimer

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The Receiving Environment

Application as Notified 265

Legend



The Site



The Receiving Environment





Scale 1:1km @ A3

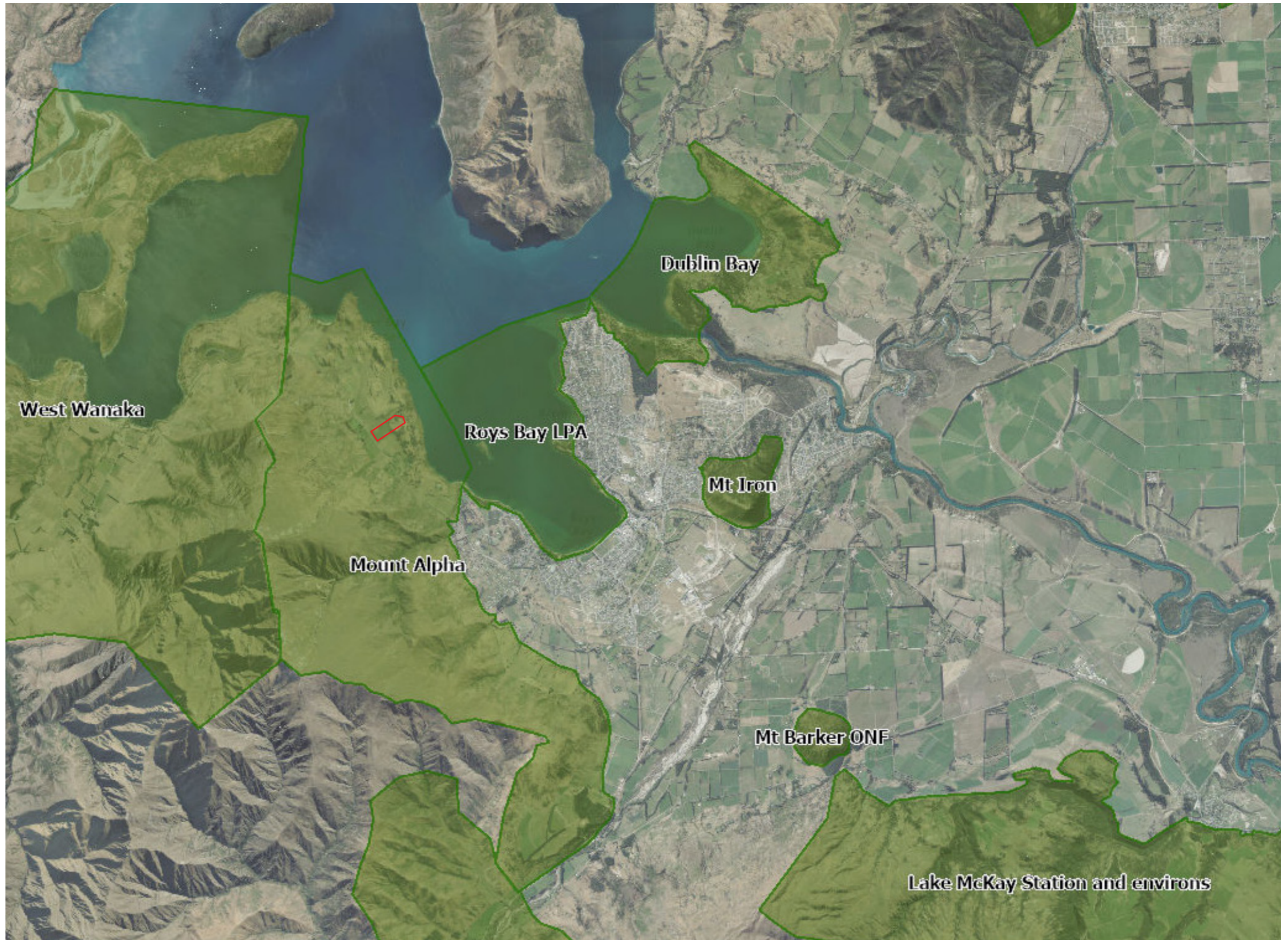
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Queenstown Lakes District Council - Landscape Priority Areas

Application as Notified 266

Legend

	The Site
	Landscape Priority Areas Outstanding Natural Landscapes Outstanding Natural Features










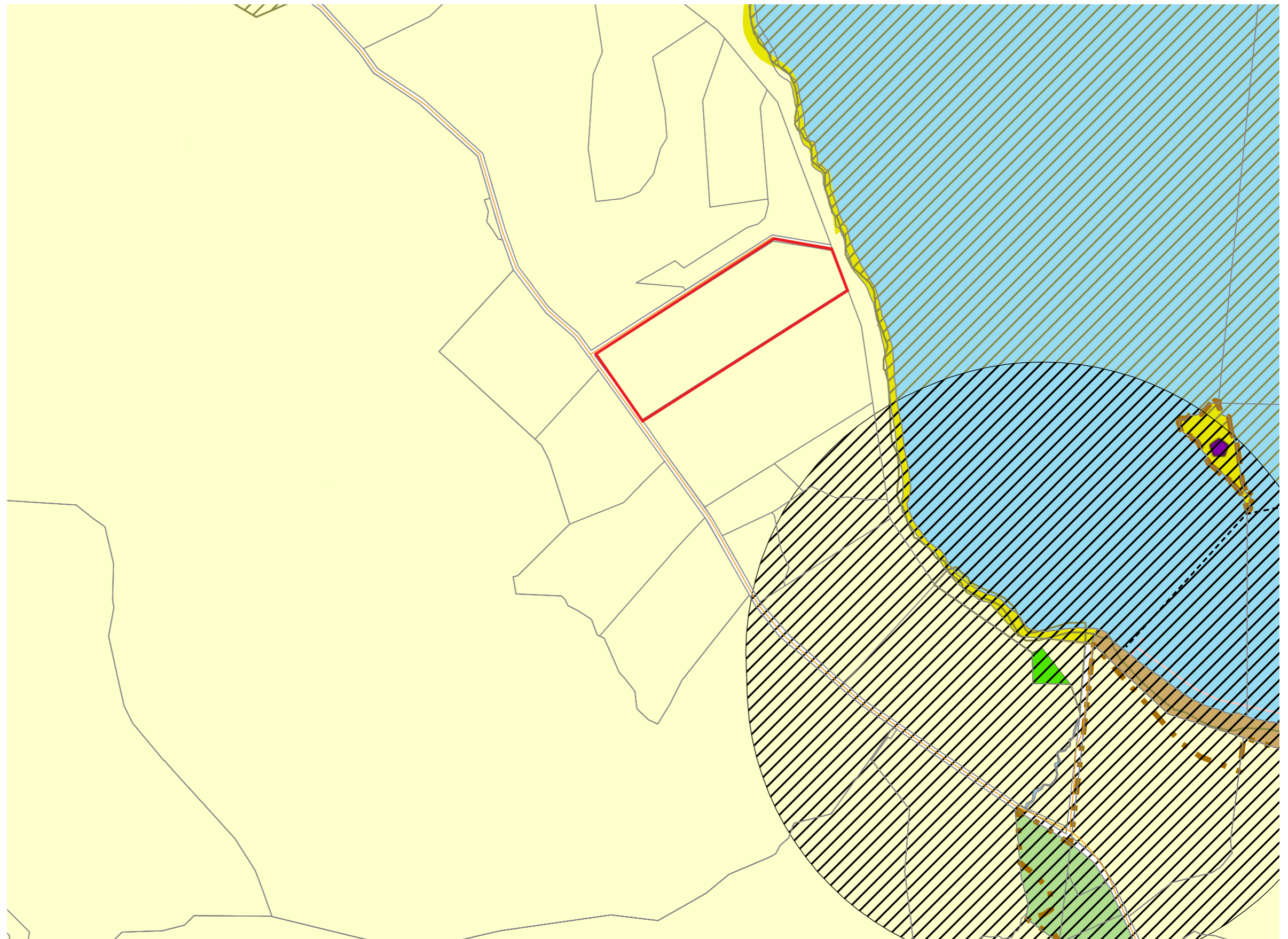
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Data Source: Queenstown Lakes District Council

QLDC Operative and Proposed District Plan

Application as Notified 267

Legend	
	The Site
	Rural
	Outstanding Natural Landscape ONL
	Nature Conservation
	Rural Lifestyle
	Nohoanga QLDC Area of Culutral Significance
	Nohoanga Area of Culutral Significance














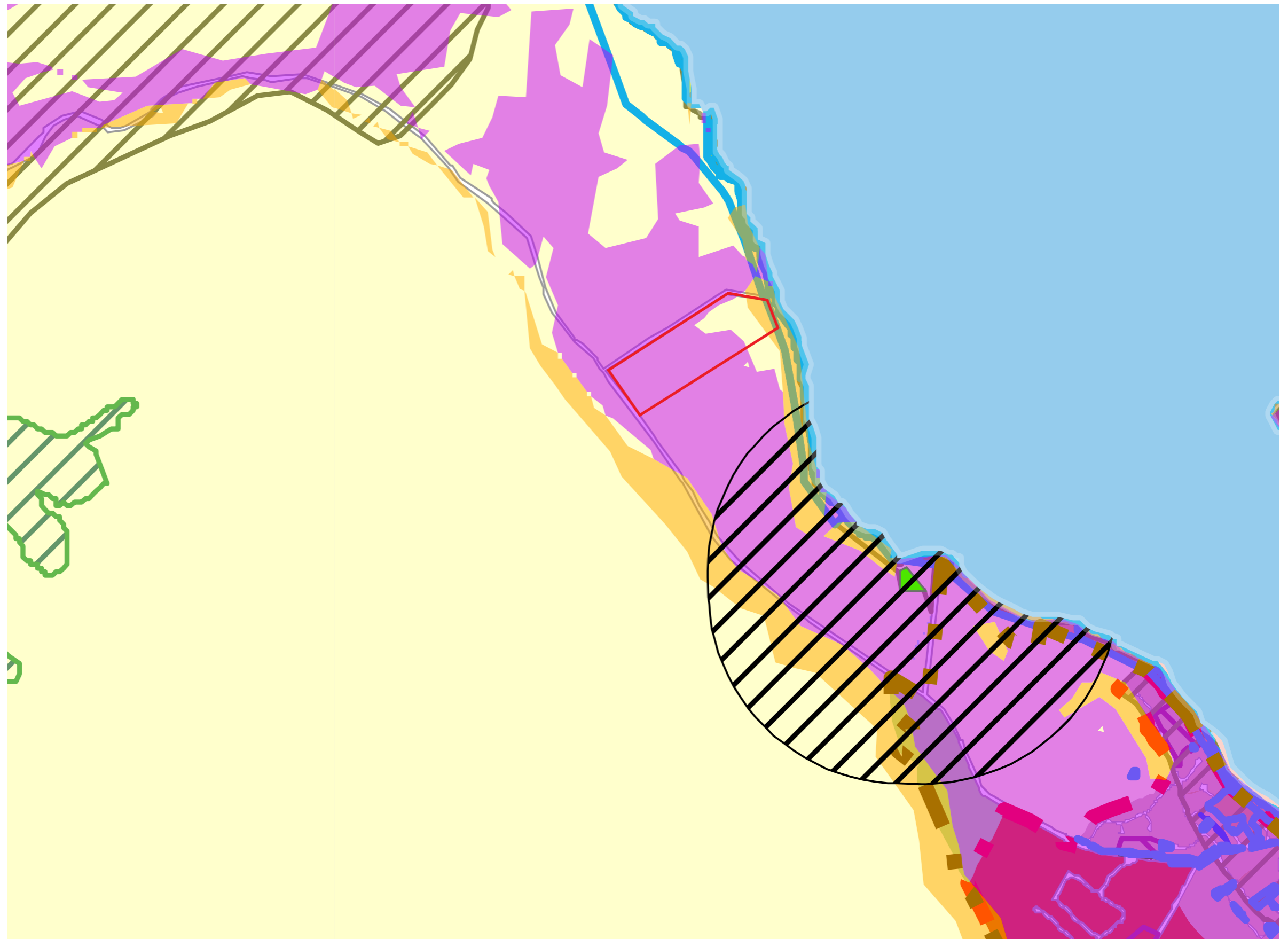
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Data Source: <https://qldc.maps.arcgis.com/>

QLDC PDP GIS Planning Map

Application as Notified 268

Legend	
	The Site
	Rural
	Outstanding Natural Landscape ONL
	Acutely Threatened (< 10% indigenous cover left)
	Chronically Threatened (10-20% indigenous cover left)
	Nohoanga QLDC Area of Cultral Significance
	Significant Natural Area
	Nohoanga Area of Cultral Significance
	Urban Growth Boundary
	Rural Lifestyle
	Large Lot Residential A











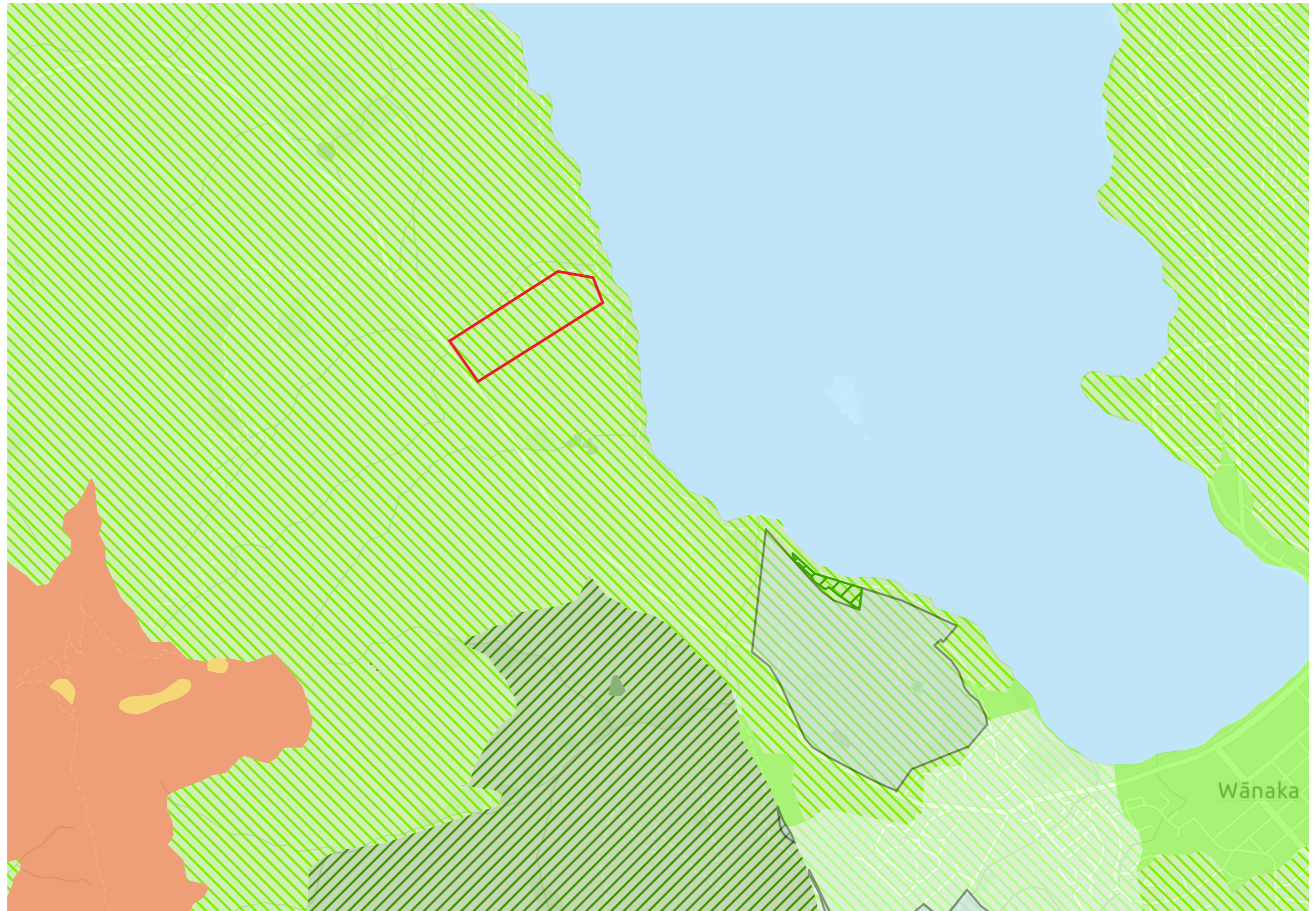
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Data Source: <https://qldc.maps.arcgis.com/>

Potential Habitat and Vegetation Types

Application as Notified 269

Legend	
	The Site
	Mountain Beech Forest
	Hall's totara, mountain celery pine, broadleaf forest
	Silver Beech Forest
	Matai, Broadleaf forest
	QEII National Trust Covenant
	Narrow-Leaved and slim snow tussock
	Gravefield Mixed Species Cushion field







Scale: Not to Scale

Data Source: <https://qldc.maps.arcgis.com/apps/>

Existing Building Platforms, Dwellings and Lots

Application as Notified 270

Legend

	The Site - 23.5046ha
	Active Building Platform
	Approved Building Platform
	Built Building Platform

Surrounding Lot Sizes

1.	32.8173ha	350 Wanaka -Mount Aspiring Road
2.	17.6645ha	402 Wanaka -Mount Aspiring Road
3.	17.594ha	449 Wanaka -Mount Aspiring Road
4.	4.0526ha	450 Wanaka -Mount Aspiring Road
5.	7.5276ha	450A Wanaka -Mount Aspiring Road
6.	17.5981ha	Wanaka -Mount Aspiring Road
7.	4.0332ha	450B Wanaka -Mount Aspiring Road
8.	7.6664ha	492 Wanaka -Mount Aspiring Road
9.	13.0891ha	Wanaka -Mount Aspiring Road
10.	29.576ha	494 Wanaka -Mount Aspiring Road
11.	16.1874ha	547 Wanaka -Mount Aspiring Road
12.	96.1198ha	Wanaka -Mount Aspiring Road
13.	9.918ha	548 Wanaka -Mount Aspiring Road
14.	21.2326ha	546 Wanaka -Mount Aspiring Road
15.	193.00ha	Wanaka -Mount Aspiring Road



Scale : Not to Scale

Data Source: <https://qldc.maps.arcgis.com/apps/mapviewer/index.html>
 Map Date: 24/04/2024



The Site

Legend



The Site



Scale 1:25,000 @ A3

Data Source: GripMaps. NZ

Site Photographs



Site Photo 1: This photo is taken from Mount Aspiring Road, looking across to the site. The flat area of fenced pasture / highly productive land is visible in the foreground, before rising as a hummocky glacial landform. The proposed subdivision, including the existing driveway, Lot 1 dwelling, farm shed, water tanks and proposed Lot 2 building platform are located on the northern side of this undulating terrain. The backdrop view extends left to right to include the Buchanan Peaks, Roys Peninsula, Ironside Hill, Lake Wānaka, The Peninsula, Mount Maude, Grandview Range and Wanaka Township.



Site Photo 2: This photo is taken from a high point on the access driveway to existing Lot 1 dwelling, looking north over stands of mature kanuka to Ironside Hill, Lake Wānaka, Roys Peninsula, Buchanan Peaks, Lake Wanaka, The Peninsula, Mount Maude and the Grandview Range.



Site Photo 3: This photo is taken from within the site, within the near surrounds of existing Lot 1 dwelling, looking west towards Lot 2 which is located beyond the driveway and screened by mature kanuka. The steep slopes of Mount Alpha and Roys Peak form the backdrop.

Site Photographs



Site Photo 4: This photo is taken from within the Lot 2 proposed building platform, looking north to Ironside Hill, Lake Wānaka and The Peninsula. The lower slopes of Roys Peak and zig-zag of Roys Peak Track are visible to the left, while Roys Peninsula, the Harris Mountains and Buchanan Peaks form the distant backdrop. **Note** - This image was taken prior to the amendment of profile poles which show the extent of the building platform but are not indicative of proposed building height.



Site Photo 5: This photo is taken from within the Lot 2 proposed building platform, and shows the extent of the proposed building platform, with the red peg marking the entry point of the Lot 2 proposed access drive. The view looks north to Ironside Hill, Lake Wānaka and The Peninsula. The lower slopes of Roys Peak and zig-zag of Roys Peak Track are visible to the left. Roys Peninsula is just visible, with the Harris Mountains and Buchanan Peaks forming the distant backdrop. **Note** - This image was taken prior to the amendment of profile poles which show the extent of the building platform but are not indicative of proposed building height.



Site Photo 6: This photo is taken from within the Lot 2 proposed building platform, with the red peg marking the access drive entry. The roof of a dwelling within an adjoining property is just visible to the north, while Lot 1 water tanks are partly screened by kanuka vegetation. The view looks north east across Lake Wānaka to The Peninsula, Dublin Bay and Mount Maude. **Note** - This image was taken prior to the amendment of profile poles which show the extent of the building platform but are not indicative of proposed building height.

Site Photographs



Site Photo 7: This photo is taken from the Millennium Walking Track - Roys Peak Link / driveway access to the existing Lot 1 farm shed. The line of Lot 1 driveway access is visible beyond willow trees to the right.



Site Photo 8: This photo is taken from the the Millennium Walking Track - Roys Peak Link / driveway access to existing Lot 1 farm shed. The intersection of the proposed Lot 2 drive may be visible between clusters of mature kanuka which will provide screening of the access road beyond this narrow view.



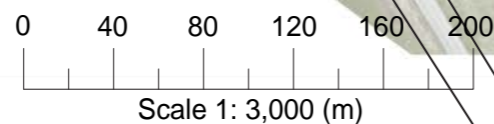
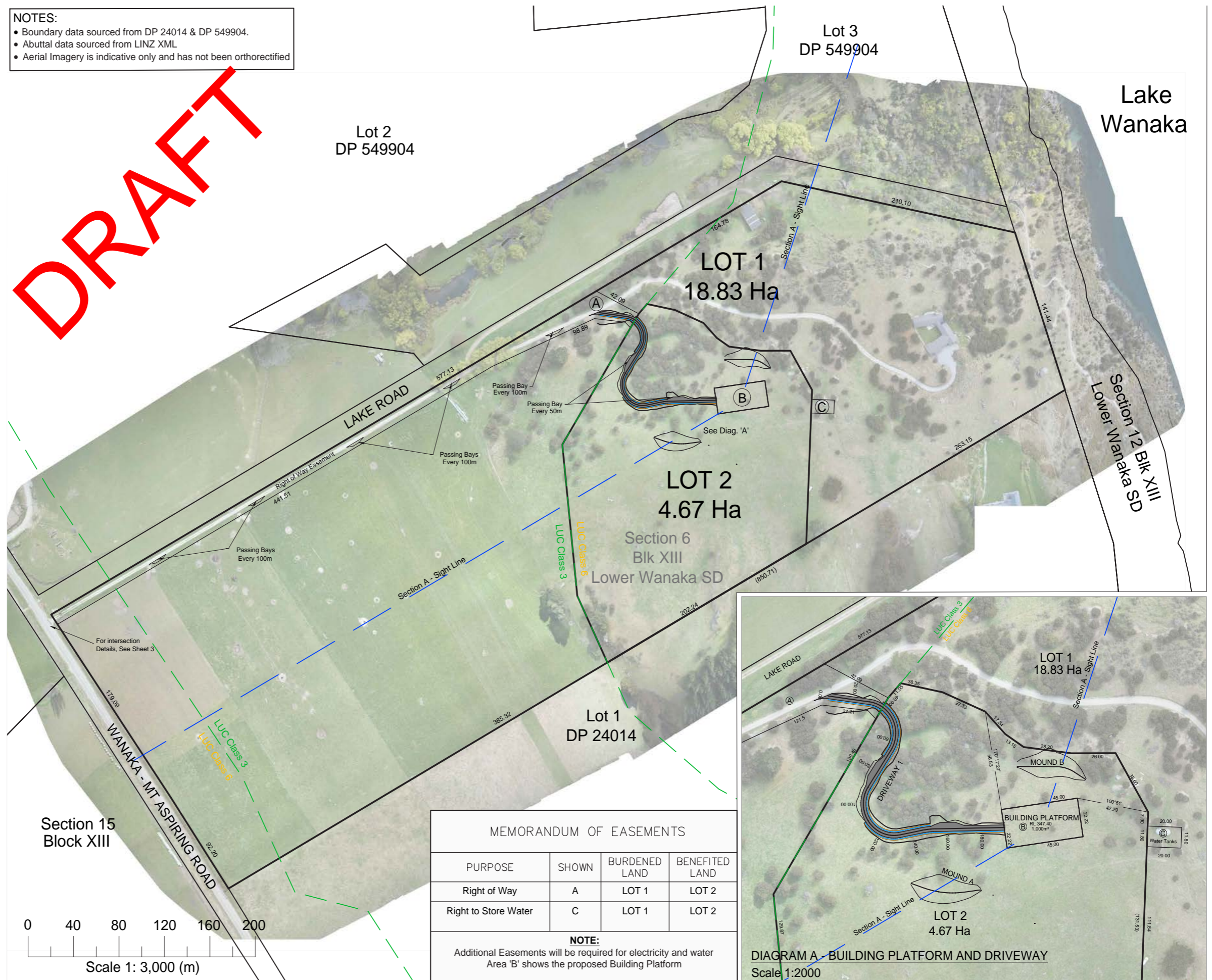
Site Photo 9: This photo is taken from the Millennium Walking Track - Roys Peak Link, looking west towards the site and its surrounds. The existing Lot 1 farm shed and cattle yards are in the foreground, while Mount Alpha and Roys Peak form the backdrop.

Proposed Subdivision Plan

Application as Notified 275

- NOTES:**
- Boundary data sourced from DP 24014 & DP 549904.
 - Abuttal data sourced from LINZ XML
 - Aerial Imagery is indicative only and has not been orthorectified

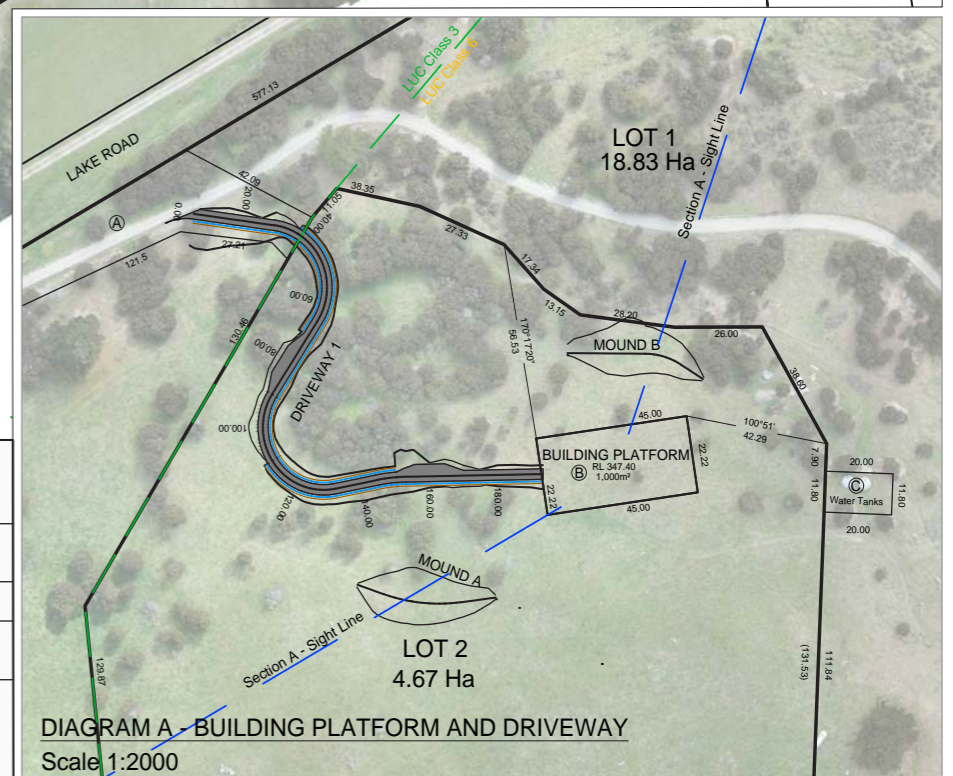
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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way	A	LOT 1	LOT 2
Right to Store Water	C	LOT 1	LOT 2

NOTE:
Additional Easements will be required for electricity and water
Area 'B' shows the proposed Building Platform



Scale 1: 3000 @ A3
Data Source: Southern Land