

APPLICATION AS NOTIFIED
Beech Cottage Trustees Limited
(RM230683)

FORM 12

File Number RM230683

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

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

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

Beech Cottage Trustees Limited

What is proposed:

It is proposed to locate a farm shed on the site and to undertake associated earthworks and landscaping.

The shed is 8m in height and has a floor area of 328m².

The earthworks will involve a volume of 1,240m³ over an area of 2,200m².

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

350 Wanaka-Mt Aspiring Road, Wanaka

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

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

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM230683 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Kate Wasley, who may be contacted by phone at 03 450 3675 or email at kate.wasley@qldc.govt.nz

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

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

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

Monday 20th May 2024

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

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

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

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

You must serve a copy of your submission to the applicant (Beech Cottage Trustees Limited, alison@willowridge.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Alison Devlin
alison@willowridge.co.nz
Willowridge Developments Limited
PO Box 170, Dunedin

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: Friday 19th April 2024

Address for Service for Consent Authority:

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

Phone
Email
Website

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

TechnologyOne ECM Document Summary

Printed On 10-Apr-2024

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7755105	1	12-Sep-2023
PUB_ACC	AEE Updated 22.03.24	7965546	1	22-Mar-2024
PUB_ACC	Appendix 1 Covenant 6829604.1	7756778	1	13-Sep-2023
PUB_ACC	Appendix A CoT	7755114	1	12-Sep-2023
PUB_ACC	Appendix B Barn Earthworks Plans - Updated 19.03.24	7960237	1	19-Mar-2024
PUB_ACC	Appendix B Barn Images	7755113	1	12-Sep-2023
PUB_ACC	Appendix B Barn Plan	7755112	1	12-Sep-2023
PUB_ACC	Appendix B Plans	7755109	1	12-Sep-2023
PUB_ACC	Appendix B Proposed Barn Site Plan - 14.02.24	7919481	1	14-Feb-2024
PUB_ACC	Appendix C - Waterfall Creek Farm - Appendices - 27 Feb 2022	7755108	1	12-Sep-2023
PUB_ACC	Appendix C - Waterfall Creek Farm - Landscape Assessment - 24 Feb 2023	7755107	1	12-Sep-2023
PUB_ACC	Appendix C - Willowridge Barn - Waterfall Creek - Landscape Attachments - 26 Feb 2024	7960239	1	19-Mar-2024
PUB_ACC	Landscape Addendum - 26 Feb 2024	7960829	1	19-Mar-2024
PUB_ACC	EMP (Rev B) updated 02.04.24	7972690	1	02-Apr-2024

FORM 9: GENERAL
APPLICATION

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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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


 APPLICANT //

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

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

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

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

Owner

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

Occupier


Lessee

Other - Please Specify:



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

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


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

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:


 INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.

For more information regarding payment please refer to the Fees Information section of this form.

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

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

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

District Plan Zone(s):



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

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

YES

NO

Is there a dog on the property?

YES

NO

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

YES

NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



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

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

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



BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

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



OTHER CONSENTS

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

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

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

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

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

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

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

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



OTHER CONSENTS // CONTINUED

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

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

Any other National Environmental Standard

Yes

N/A

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

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

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

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

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

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

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

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

A site plan at a convenient scale.

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

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



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



PRIVACY INFORMATION

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



FEEES INFORMATION

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

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



FEES INFORMATION // CONTINUED

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

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

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

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

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

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

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

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



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

Please reference your payments as follows:

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

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

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

I confirm payment by: Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)

Invoice for initial fee requested and payment to follow

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

*Reference

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

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

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

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

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

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

OR:

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

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

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

PLEASE TICK

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

Full name of person lodging this form

Firm/Company

Dated

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

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

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

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

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

- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

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

APPENDIX 3 // Development Contributions

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

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

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

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



APPENDIX 4 // Fast - Track Application

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

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

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

APPENDIX 5 // Naming of documents guide

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

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

New Barn Waterfall Creek, Wanaka

Rev 2 March 2024

Beech Cottage Trustees Limited

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APPENDICES

- A: CoT and Covenant
- B: Plans
- C: Landscape Assessment
- D: EMP

1.0 INTRODUCTION

- 1.1 This assessment of effects on the environment is prepared in accordance with section 88 and Schedule 4 of the Resource Management Act 1991 (the Act). It accompanies an application by Beech Cottage Trustees Limited (BCTL) for the construction of a new barn at Waterfall Creek, Wanaka-Mount Aspiring Road, Wanaka.

2.0 SITE DESCRIPTION

- 2.1 The application relates to a 35.1ha parcel of land located on the Wanaka Mount-Aspiring Road and legally described as Section 1 – 2 Survey Office Plan 24934. A copy of the Certificate of Title and consent notice is contained as **Appendix A** and a location plan is contained at **Appendix B**.
- 2.2 The property is a rural property which comprising a house and woolshed (consented through RM160835) and a small shepherds cottage (RM190928). The property is currently under crop cultivation and livestock grazing.
- 2.3 The application site is located on the eastern side of the property, just to the east of the existing woolshed and the shepherds cottage. To the north of the site is a steep bank down to Lake Wanaka and Ruby Island. To the east of the site is Waterfall Creek and Ruby Island Road, which provides access to the Waterfall Creek recreation area. To the south of the site is Wanaka-Mount Aspiring Road and Mount Alpha beyond and to the west of the site are paddocks belonging to the property currently used for crops.
- 2.4 The subject site is part of a rolling pastoral piece of land. The lower portions of Waterfall Creek flow across the sites eastern boundary, dropping down towards the surface of the Lake at the site's low-lying northeast corner. The woolshed is located in the northeastern corner. A detailed description of the site is contained in the Landscape Assessment at **Appendix C**.
- 2.5 The land around Waterfall Creek to the east of the site was recently the subject of earthworks (RM220751) to make the paddock more suitable for productive use and a scheme of riparian planting is being planted around the Creek.

3.0 DESCRIPTION OF ACTIVITY

- 3.1 The application proposes the construction of barn to be used for the storage of hay and machinery associated with farming activity on the property. Plans of the proposed barn are contained at **Appendix B**.

- 3.2 The proposed barn is 327.75m² (14.25m x 23m) with a maximum height of 8m. The barn will be of wooden beam construction and clad in recycled galvanised steel and timber (recycled larch). The barn will be constructed on a concrete pad. The barn will be open plan with the exception of an enclosed toilet.
- 3.3 The barn can be accessed using the existing access road to the existing woolshed.

Services

- 3.4 There is a power supply to the existing woolshed. The power supply will be extended to service the farm building. The toilet will connect to existing potable water and wastewater servicing the nearby woolshed and cottage. Existing water tanks for firefighting will service the proposed building.

Earthworks and landscaping

- 3.5 Earthworks are required to create a level platform for building and to create mitigation mounding for the purpose of visually absorbing the barn into the local landscape. A 1.8m bund will be formed to the east of the proposed building and a 1.4m high bund will be formed to the south of the proposed building. The total earthworks area is 2,200m² and the total volume is 1,240m³ (cut to fill).
- 3.6 The proposed mounding will be planted with grey shrubland planting, including kanuka, broadleaf and kohuhu. Two clusters of Halls totara will be planted adjacent to the mounding (see landscape plan in **Appendix C**).
- 3.7 The earthworks will be undertaken in accordance with the Environmental Management Plan contained in **Appendix D**.

4.0 ACTIVITY STATUS

Proposed District Plan

- 4.1 Rule 21.4.2 provides for the construction of or addition to farm buildings that comply with the standards in Table 5 as a permitted activity.
- 4.2 The Standards in table 5 are:

21.8.1.1 The landholding the farm building is located within must be greater than 100ha.	The landholding is 32.8ha.
21.8.1.2 The density of all buildings on the landholding, inclusive of the proposed	The landholding is under 50ha and one farm building already exists on the site.

building(s) must not exceed one farm building per 50ha.	
21.8.1.3 The farm building must not be located within or on an Outstanding Natural Feature (ONF).	The proposed farm building is not within or on an ONF.
21.8.1.4 If located within an Outstanding Natural Landscape (ONL) the farm building must not exceed 4m in height and the ground floor area must not exceed 100m ² .	The proposed farm building is located within an ONL and is over 4m in height and over 100m ² in floorspace.
21.8.1.5 The farm building must not be located at an elevation exceeding 600masl.	The farm building is not at an elevation exceeding 600masl.
21.8.1.6 If located within the Rural Character Landscape (RCL), the farm building must not exceed 5m in height and the ground floor area must not exceed 300m ² .	The farm building is not located within the RCL.
21.8.1.7 Farm buildings must not protrude onto a skyline or above a terrace edge when viewed from adjoining sites, or formed roads within a 2km location of the proposed building	The proposed farm building does not protrude onto a skyline or above a terrace edge when viewed from adjoining sites or road.
21.8.8 Farm buildings must be located a minimum distance of 10m either side from Electricity Sub-transmission infrastructure lines or 5m from Significant Electricity Distribution Infrastructure Lines as shown on the District Plan web mapping application.	The farm building is not within 10m of sub-transmission infrastructure lines or 5m from significant electricity distribution lines.
21.8.2.1 All exterior surfaces, except for schist, must be coloured in the range of browns, greens or greys (except soffits).	The farm building is to be constructed with recycled steel and recycled larch and will not be painted.

- 4.3 The proposed activity does not comply with the Standards and is therefore a restricted discretionary activity.
- 4.4 Chapter 25 of the District Plan relates to earthworks. Rule 25.4.1 provides for earthworks as a permitted activity provided they are not listed as a Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited Activity and providing they comply with all the relevant Site Standards. Site Standard 25.5.6 states that the maximum permitted volume of earthworks in the Rural Zone shall not exceed a maximum total volume of 1,000m³. The application proposes a total earthworks volume of 1,240m³.

- 4.5 Rule 25.5.1 states that the maximum height of any fill shall not exceed 2m. The application complies with this rule.
- 4.6 Earthworks are a restricted discretionary activity.
- 4.7 The overall status of the application under the Proposed District Plan is a **Restricted Discretionary Activity**.

5.0 PART 2

- 5.1 Clause 2(1)(f) of Schedule 4 of the Act requires an assessment against the matters set out in Part 2. Part 2 sets out the purpose and principles.
- 5.2 The purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5 of the Act defines sustainable management as;

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

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

- 5.3 The application proposes the construction of a new farm building/barn to be used for the storage of farm equipment and hay/feed. The changes are part of enabling the efficient functioning and productive value of the farm resource.
- 5.4 Section 6 sets out matters of national importance. 6(b) is the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. The proposed development is located within an outstanding natural landscape. The proposed barn will be set into the landform through the use of landscaping, bunds and the proposed recycled and natural materials will ensure the building fits in with the rural character of the environment.
- 5.5 Overall the proposed development is considered to meet the purpose of the Act.

6.0 SECTION 104(1)(b)

6.1 Section 104(1)(b) requires that in considering an application for a resource consent a consent authority must have regard to any relevant provisions of:

- i. a national environmental standard;
- ii. other regulations;
- iii. a national policy statement;
- iv. a New Zealand coastal policy statement
- v. a regional policy statement or proposed regional policy statement;
- vi. a plan or propose plan.

6.2 The documents that are relevant are considered below.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

6.3 The National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health applies to land that is or has been used for a hazardous activity or industry. These activities are listed on the Hazardous Activities and Industries List (HAIL).

6.4 The site has historically been in use for grazing and occasional feed crop production and no HAIL activity or industry has been undertaken on the site. This has been confirmed by a review of the regional and district council contaminated land registers/hazards plans and a review of historical resource consent activities on the site. The NES therefore does not apply to this site.

Policy Statements and Plans

National Policy Statement for Highly Productive Land 2022 (NPS-HPL)

6.5 The application site is identified as Highly Productive Land – Land Use Category 3 (HPL-LUC Class 3). The NPS-HPL is therefore relevant to the application.

6.6 The objective of the NPS-HPL is:

Highly productive land is protected for use in land-based primary production, both now and for future generations.

6.7 Relevant policies are:

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

Policy 8: Highly productive land is protected from inappropriate use and development.

- 6.8 Section 3.9 of the NPS-HPL sets out exceptions to inappropriate use of highly productive land. Exceptions include where development provides for a supporting activity on the land. The proposed barn will enable the storage of machinery, stock feed and crops and is therefore a supporting activity to the productive land. Furthermore, the location of the proposed barn, contiguous with the existing farm buildings, will not compromise the production capability of the wider land holding.
- 6.5 An assessment of the relevant objectives and policies of the regional policy statement and District Plan is contained as **Attachment 1**.

7.0 ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS

- 7.1 The effects of the proposed activity are considered to be landscape and visual effects.
- 7.2 A Landscape Assessment has been prepared by Baxter Design Group and is contained in **Appendix C**. The assessment identifies that the site has been determined as Outstanding Natural Landscape through Environment Court proceedings C73/2002. In addition, section 21.22 of the PDP identifies the site as being within the Mouth Alpha ONL component of the Landscape Schedules. These schedules have been notified but no decisions have been made on them. The relevant assessment matters are considered below:

Potential for the Landscape to Absorb Development

- 7.3 Section 21 of the Landscape Assessment identifies that the proposed barn will be visible from the following public locations:
- Wanaka – Mt Aspiring Road
 - Ruby Island Road and the Millenium Trail
 - Lake Wanaka
 - Residential areas in the northern area of Lake Wanaka towards Beacon Point.
 - The public walkway along the eastern shores of Lake Wanaka from Eely Point Reserve northwards in certain directions.
- 7.4 When viewing the proposed barn from public locations on the eastern side of Lake Wanaka, it will be a very small part of a wider panorama and will not be significant, forming a less than minor component of the wider landscape.
- 7.5 From the surface of Lake Wanaka the proposed barn will be most visible from the area west of Ruby Island. The proposed mitigation planting and mounding will screen the lower half of the barn in the short-term. From these views the working character of the landscape is more apparent, with cut, grazed pasture, the existing woolshed and the old shepherds cottage visible. The proposed building will be seen as being part of a cluster of farm buildings in a working rural landscape. Although the proposed barn is larger in scale than the adjacent buildings, the bulk form will be significantly reduced by the proposed mitigation planting.

Taking into account the mounding and mitigation planting, the weathered corrugated iron against the mountain backdrop and the working rural landscape setting, the proposed barn will become a minor component of the landscape.

- 7.6 The proposed barn will be visible intermittently for 250m of the Millenium Trail on the lake edge with the closest viewing distance being 275m away. The proposed mitigation planting will form a continuation of the vegetation patterns alongside the trail and will largely screen the barn from these views in the short term. When taking into account the mitigation planting and weathered corrugated iron cladding, it is considered the barn will site well established in the landscape from these view and will not be a visually prominent feature.
- 7.7 When viewed from, Wanaka-Mt Aspiring Road the proposed barn will be visible above the small ridge between the site and the road, against the lake and mountain backdrop. The proposed mounding will be gentle in gradient and follow natural shapes, which blend in with the existing landform and ensure that only the gable form of the proposed barn will be visible from these views. The proposed recycled materials will achieve a more cohesive and desirable amenity than a modern steel clad building typically used in agricultural settings. The barn will be a minor component of the landscape from this viewpoint.
- 7.8 When viewed from Ruby Island Road the existing willows would screen large parts of the proposed barn for most of the length of the road during summer. There are some breaks in the trees which offer a glimpse of the site, which would increase in winter with the absence of leaf. The side elevation of the barn will be most prominent from this viewpoint resulting in a greater visible bulk form compared to other surrounding locations. The proposed mounding will immediately screen half of the proposed barn from this viewpoint. The mitigation planting shaped around this mounding will provide further screening. In the medium term (5 – 10 years) the barn will be reasonably difficult to see.

Ecological Impact

- 7.9 The site lies adjacent to Waterfall Creek and Lake Wanaka. The lakeshore below the site holds a mix of native grey shrubland and exotic shrub species, which has the potential to support native bird species such as the South Island tomtit and grey warbler, along with native lizard species and invertebrates. Wetland species are not observed in the Waterfall Creek margin adjacent to the site. If wetland species are present they are not in abundance, with the stream margin being dominated by willows and bracken fern.
- 7.10 The proposed mitigation planting is considered appropriate to the ecological conditions present on and around the site.

Landscape Capacity

- 7.11 In terms of the “Landscape Capacity” of the Mount Alpha ONL, Section 21.22.19 of the PDP sets out:

Earthworks – limited landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with natural existing landform patterns.

Farm buildings – limited landscape capacity for modestly scaled buildings on lower mountain slopes, plateaus and flats that reinforce existing rural character.

- 7.12 The proposed earthworks have been sympathetically designed to integrate with the existing natural landforms, such as the small ridge when viewed from Wanaka-Mount Aspiring Road, using gentle gradients which blend into the surrounding pastoral landscape. The proposed earthworks will protect the natural and expressive attributes of the gently sloping pastoral land, which contrasts the rocky outcrops, roches moutonnée and mountain backdrop.
- 7.13 The proposed barn will be located above Lake Wanaka on a gently sloping piece of pastoral land, below the small, flat plateau, which the Wanaka Mount Aspiring Road bisects. The proposed barn will be clad in weathered corrugated iron, which will blend into the existing landscape and reinforce the rural character. The scale of the proposed barn, although much larger than the adjacent shed, will be substantially reduced due to the proposed mounding and mitigation planting.

ONL visual attributes which contribute to landscape quality and character

Legibility and expressiveness

- 7.14 The dominant presence of mountain uplift and glacial scarification in the distant ranges, along with closer features such as Waterfall Creek, rocky outcrops and the shore of Lake Wanaka are highly expressive features which demonstrate the landscape's formative processes.
- 7.15 The proposal will have moderate adverse effects on the legibility and expressiveness of the site and wider landscape in the short term (3 - 5 years), reducing to moderate-low thereafter with the distant mountains, which shape the landscape, remaining visually dominant.

Transient values

- 7.16 Changing snow levels, light and shadow patterns and changing colours of pasture areas are the transient attributes of the site. The proposed will have moderate-low adverse effects on the transient values of the site and wider landscape in the short term (first 3 – 5 years), reducing to low thereafter with the pastoral aspect of the site continuing to contribute to the transient nature of the landscape.

Aesthetic values – memorability and naturalness

- 7.17 Naturalness in the immediate contest is the open, pastoral land, indigenous scrub along the lake shore and rocky outcrops maintaining open views towards Lake Wanaka and the dramatic mountains beyond. These highly expressive natural features make this landscape particularly memorable, along with the ever-changing transient nature of the landscape. The proposal will have moderate adverse effects on the memorability and naturalness of the site and wider landscape in the short-term (3-5 years), reducing to moderate-low thereafter, with open views of the lake and surrounding mountains slightly impacted by this proposal.

Appreciation and cultural attributes

- 7.18 The site and surrounding area is ancestral land to Kāi Tahu whānui, with Lake Wanaka designated as a wāhi tupuna. At the end of Ruby Island Road is a nohoanga. The proposal will have very low adverse effects on the cultural attributes of the wider landscape, with potential positive effects on the mauri of Waterfall Creek and the lake shore through the indigenous revegetation of this proposal.

Conclusion of landscape potential to absorb development

- 7.19 Overall it is considered that the proposal will be well absorbed into the landscape ecologically and will be complementary to the sites rural character. It is, however, considered that the proposal will slightly detract from natural views characterised by the site and wider landscape in the short term. Due to the scale and form of the proposed building, in the short term (3 – 5 years) the effects on the site and wider landscape’s legible and expressive features and aesthetic values will be moderate, decreasing in the mid-term and thereafter. Taking this into account in conjunction with the mitigation planting and earthworks the landscape assessment determines that the landscape has the capacity to absorb rural development of this nature.

Effects on Openness of the Landscape

- 7.20 The sense of ‘naturalness and openness’ of the site and surrounding landscape is largely attributed to the rolling, pastoral terrain, geological features such as rocky outcrops and roches moutonnées, the scattering of native scrub and exotic tree clusters across the landscape, the Waterfall Creek corridor and the expansive views over Lake Wanaka to the mountain backdrop and beyond.
- 7.21 Section 21.22.19 of the PDP states a ‘*moderate level of naturalness in the Waterfall Bay to Damper Bay area*’ with a higher degree of naturalness when viewed from the Millennium Trail.
- 7.22 The proposed barn will become a minor component of the broad expanse of open landscape when viewed from Lake Wanaka (or locations across from Lake Wanaka) but will not be uniquely distinguishable. Any adverse effects on open space values and visual amenity values would be moderate-low from these locations, decreasing as the mitigation planting matures.
- 7.23 When viewing from the Millennium Trail, the natural character and sense of openness of the site is largely attributed to the scrub vegetation, rolling terrain and geological features such as exposed rock, with views towards Roys Peak. The open, pastoral areas of the site are largely out of view and as such are not a key component of the sense of naturalness and openness when viewed from this location. With the presence of the mitigation planting the barn will largely be screened when viewed from the Millennium Trail, with only the top gable visible from some locations. Adverse effects on open space values or visual amenity values when viewing the proposal from the Millennium Trail will be low attributed to the glimpse views of the proposed barn against the layers of scrub vegetation with the mountain backdrop remaining visually dominant.
- 7.24 When viewed from Wanaka-Mt Aspiring Road and Ruby Island Road the site is considered to have ‘moderate naturalness’. This classification is due to the slightly modified nature of the

existing landscape, with willows lining Waterfall Creek and the open pasture grass, with the latter contributing to the views over Lake Wanaka to the mountain backdrop. The proposed barn will slightly breach views of the Lake Wanaka ONL and the mountain backdrop along with the mountain ONL containing Roys Peak. It is considered that once the mitigation planting matures, combined with the mitigation mounding and weathered corrugated iron cladding, the proposed barn will become established and appear lower in the landscape, restoring the sense of naturalness to the site. Once matured, the mitigation planting will screen a small portion of the Roys Peak/Mt Alpa Ridge but not in an extensive or unnatural way. The relatively flat and open pasture, which contributes to the working rural character and openness of the landscape, will be retained with this proposal. The adverse effects on open space values will be moderate in the immediate to short term and moderate-low beyond.

Cumulative effects on landscape values

- 7.25 The landscape supports a range of rural activities and a wider range of associated buildings are dotted through the landscape, including residential dwellings, farm sheds and buildings and function venues as well as the existing woolshed adjacent to the proposed building. These buildings are well-established in the landscape, with the rolling pastoral terrain, rocky outcrops and predominantly exotic clusters of vegetation being the dominant landscape features, which contribute to the sense of openness and naturalness. The proposed barn, constructed of second-hand weathered corrugated iron, will not introduce elements that are inconsistent with the natural character of the site and surrounding landscape.
- 7.26 Existing rural development has occurred in pockets throughout the wider Rural General Zone on the slopes above Lake Wanaka. This continues north-west into the Waterfall Creek to Damper Bay Area of the Mount Alpha ONL, where a variety of buildings and site uses exist. The proposed development is in keeping with other rural developments in the wider development and does not exceed a threshold for the site to absorb further change. The effects of the proposal on domestication on the landscape will be less than minor to negligible, with the planting and retention of expansive views maintaining the natural values of the landscape.

Positive Effects

- 7.27 The extensive planting associated with the proposal will increase habitat for indigenous bird, insect and lizard species, having a positive impact on local ecology.
- 7.28 The proposed barn will also support low intensity farming, which will maintain the rural landscape character of the area.

8.0 ASSESSMENT OF AFFECTED PERSONS

- 8.1 The proposed barn has been designed so that visual effects are avoided or mitigated. The nearest residential property is over 600m away and will not be affected by the proposal.

8.2 There are not considered to be any parties affected by the proposed development.

9.0 CONCLUSION

9.1 The application proposes the construction of a new barn using recycled materials. The farm barn will support the farming activities that take place on the site.

9.2 The site is located in an ONL landscape. The landscape assessment has determined that, overall, the effects of the proposal on the ONL will be moderate in the short term, reducing to low in the medium term and thereafter once proposed landscaping has matured.

9.2 The proposed barn will have the positive effect of improving the functionality of the farming operations and the planting will have ecological benefits.

DATED

2006

ALLAN STUART DIPPIE, ELIZABETH ANNE DIPPIE and
BEACH COTTAGE TRUSTEES LIMITED

(Grantor)

COV 6829604.1 Covenan

Cpy - 01/03, Pgs - 006, 13/04/06, 16:24



DocID: 110744097

QUEENSTOWN LAKES DISTRICT COUNCIL

(Grantee)

DEED OF COVENANT PURSUANT TO SECTION 109 OF
THE RESOURCE MANAGEMENT ACT 1991

Signed correct for the purposes of the Land Transfer Act 1952

Solicitor for the Grantor

MACALISTER TODD PHILLIPS BODKINS

Barristers, Solicitors, Notaries
Queenstown/Alexandra/Wanaka/Cromwell

Ph: (03) 442 8110 - Fax: (03) 442 8116

Email: maildesk@mactodd.co.nz

P O Box 653

QUEENSTOWN

BJ-315884-400-DOC1-V2:RSE

DEED OF COVENANT PURSUANT TO SECTION 109 OF
THE RESOURCE MANAGEMENT ACT 1991

DATED

2006

PARTIES:

- (1) **ALLAN STUART DIPPIE, ELIZABETH ANNE DIPPIE and BEACH COTTAGE TRUSTEES LIMITED** ("the Grantor")
- (2) **QUEENSTOWN LAKES DISTRICT COUNCIL** ("the Grantee")

BACKGROUND

- A. The Grantor is the registered proprietor of all the land comprised and described in Certificate of Title OT19C/174 ("the Land").
- B. The Grantor has made application to the Grantee for resource consent to place 16,000m³ of fill in two gullies situated on the Land. *OW*
- C. The Grantee has approved the Grantee's application for resource consent (under resource consents RM030654 and RM031038) subject to the Grantee entering into a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 in favour of the Grantor to comply with certain conditions of the resource consents.
- D. This Deed of Covenant is to be registered against the title to the Land pursuant to Section 109 of the Resource Management Act 1991.

e
copy

TERMS OF THIS DEED

1. **Interpretation:** In this Deed, unless the context otherwise requires:
 - (i) "Fill": means clean fill obtained from the construction of the Grantor's Stage 6 Meadowstone subdivision being 12,000m3 in respect of RM030654 and 4,000m3 in respect of RM031038;
 - (ii) "Resource Consents" means resource consents RM030654 and RM031038.


2. **Grant of Covenant:** The Grantor for itself, its successors and assigns grants to the Grantee its successors and assigns, the right to require the Grantor its successors and assigns and successive owners of the Land to comply with the provisions of this Deed of Covenant.

3. **Conditions:** The Grantor, its successors and assigns and the successive owners of the Land covenant and agree with the Grantee that it shall and will at all times ensure that:
 - (i) No buildings temporary or permanent are to be erected over any areas of fill identified on the plan approved for RM030654 unless full engineering drawings by a suitably qualified engineer demonstrating the suitability of the fill to accommodate foundations are provided to the Grantee and the prior approval of the Grantee obtained.

4. **Implied provisions:** The rights, powers and remedies conferred by the Property Law Act 1952 and the Land Transfer Act 1952 in relation to restrictive covenants are vested in and exercisable by the Grantee as if they were express clauses in this Deed.

SIGNED by ALLAN STUART DIPP

In the presence of:



)
)

Elizabeth Joy Simpson
 Elizabeth Joy Simpson
 Administration Manager
 Dunedin



SIGNED by **ELIZABETH ANNE DIPP**

in the presence of:

E.A. Dippe

Elizabeth Joy Simpson
Administration Manager
Dunedin

) *E.A. Dippe*
)

SIGNED for and on behalf of

BEACH COTTAGE TRUSTEES LIMITED

by its two directors:

E.A. Dippe

Elizabeth Joy Simpson
Administration Manager
Dunedin

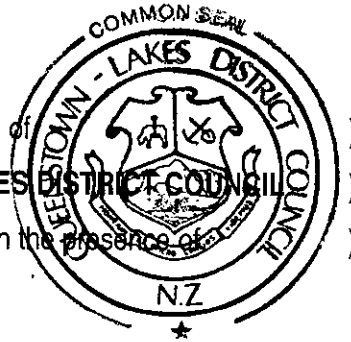
) *E.A. Dippe*
) Director

) *[Signature]*
)

Director

THE COMMON SEAL of
QUEENSTOWN LAKES DISTRICT COUNCIL

was hereunto affixed in the presence of



) *Philip Geddes*
)

) *[Signature]*
)

Landonline User ID: Andersonlc1du
 LODGING FIRM: Anderson Lloyd Caudwell
 Address: Dunedin
 Uplifting Box Number: 2
 ASSOCIATED FIRM: _____
 Client Code / Ref: 502630-316

HEREWITH
 Survey Plan (#)
 Title Plan (#)
 Traverse Sheets (#)
 Field Notes (#)
 Calc Sheets (#)
 Survey Report

Dealing / SUD Number:
 (LINZ Use only)
 Priority Barcode/Date Stamp
 (LINZ use only)

Plan Number Pre-Allocated or
 to be Deposited: LT358947

Rejected Dealing Number: 6700713

Other (state)

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	OT19C/174	E	Allan Stuart Dippie, Elizabeth Anne Dippie and	50.00							\$50.00
2			Beach Cottage Trustees Limited & Queenstown Lakes								
3			District Council								
4											
5											
6											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice
 GST Registered Number 17-022-895
 LINZ Form P005
 LINZ Form P005 - PDF

Original Signatures? [Signature]

Subtotal (for this page)	\$50.00
Total for this dealing	\$50.00
Less Fees paid on Dealing # 6700713	\$50.00
Cash/Cheque enclosed for	\$0.00



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




R. W. Muir
Registrar-General
of Land

Identifier **OT19C/174**
Land Registration District **Otago**
Date Issued 02 March 2000

Prior References

GN 599665.1

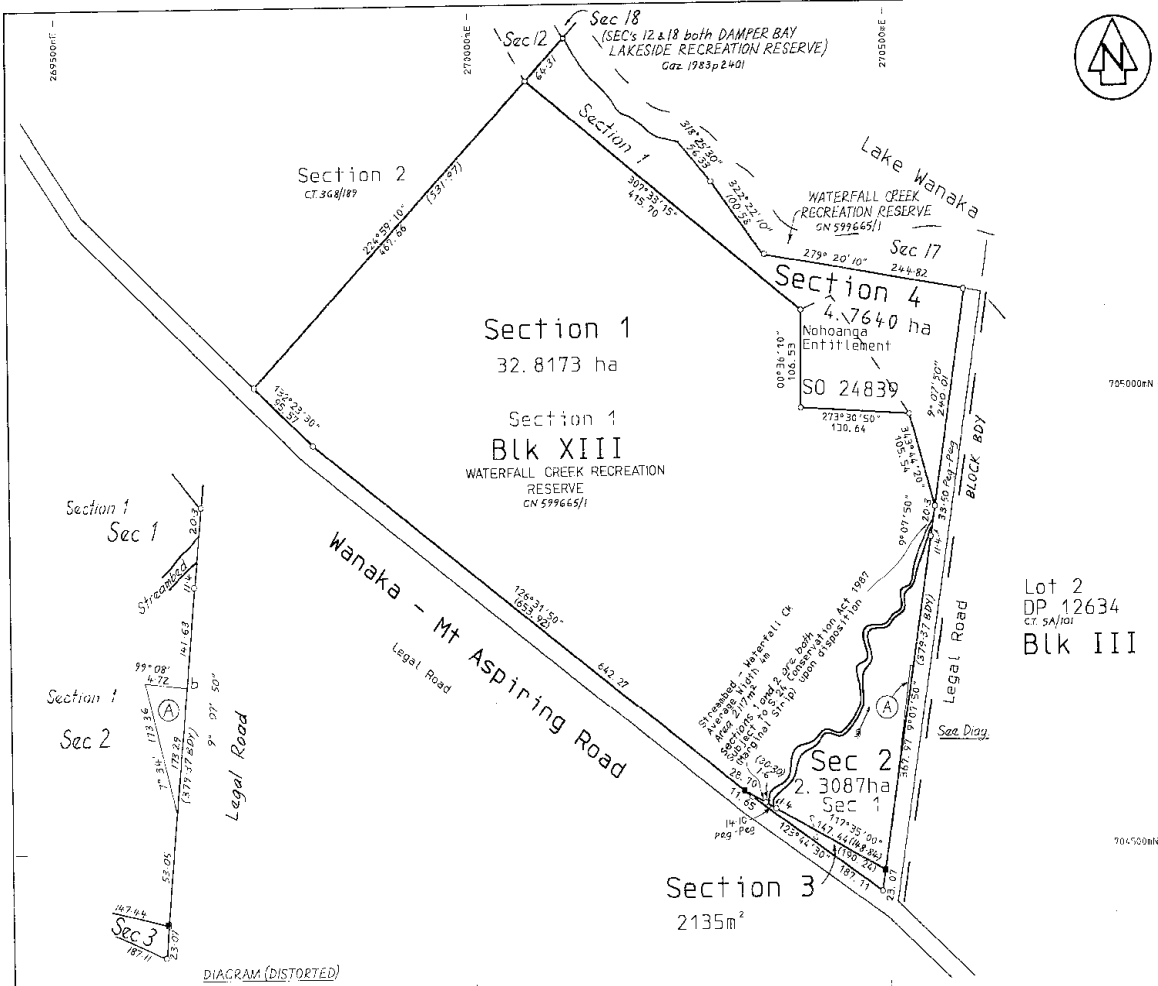
Estate Fee Simple
Area 35.1260 hectares more or less
Legal Description Section 1-2 Survey Office Plan 24934

Registered Owners

Allan Stuart Dippie, Elizabeth Anne Dippie and Beech Cottage Trustees Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
The bed of Waterfall Creek is subject to Section 24F Conservation Act 1987
984231.3 Fencing Agreement - 1.3.2000 at 11.22
6829604.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 19.4.2006 at 9:00 am



LAND DISTRICT OTAGO
 SURVEY BLK. & DIST. XIII Lower Wanaka
 NZMS 261 SH1 F.4.Q. RECORD MAP No 7.2

Sections 1-4 being subdivision
 of Section 1

TERRITORIAL AUTHORITY Queenstown Lakes District
 Surveyed by C. Hughes & Associates
 Scale 1:3000 Date March 1999

Approval
 Approved as to Layout
A.H. Williams
John Williams
 For and on behalf of R.M. The Queen

New Descriptions	Former Description	State
Section 1	Section 1	Crown Land (Recreation)
Section 2	Block XIII	Reserve
Section 3	Lower Wambai	Survey District
Section 4	Survey District	PN GN 399665/1

I hereby certify that this plan was approved by the Queenstown Lakes District Council pursuant to the Resource Management Act 1991 on the 16th day of March 1999 subject to the following conditions set out hereon:
 *That Section 1 hereon and Section 2 hereon be held in the same Certificate of Title (CEN 965782.1)
 Chief Executive Officer

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that all of the conditions of the subdivision consent have been complied with to the satisfaction of the Queenstown Lakes District Council.
 Dated this 16th day of March 1999.
 Chief Executive Officer

Schedule of Easement in Gross			
Purpose	Shown	Servient Ten.	Grantee
Right to Convey Electricity	(A)	Section 2 hereon	Dumouth Electricity Limited

NOTE:
 Pursuant to Section 214 of the Conservation Act 1987 the bed of Waterfall Creek remains in Crown ownership
 Areas and measurements for Sections 1 and 2 are to the left and right banks respectively.

Lot 2
 DP 12634
 CT SA/101
 Blk III

Total Area 40.1035 ha
 Comprised in GN 599665/1 (Pt.)

I, ANTHONY JOHN COX
 Registered Surveyor and holder of an annual practicing certificate for who has acted as a registered surveyor pursuant to section 55 of the Survey Act 1983 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Cromwell this 25th day of July 1999.
 Signature: *A.J. Cox*

Field Book Swamp Bank
 Reference Plans: SO 1952, 1993a, 1870a, 23182, 24839
 D.P.s: 18352, 12634, 24016 SO 19250
 Examined: *18/2/99* Correct

Approved as to Survey
 16.11.1999
 Deposited this 16th day of March 1999

SO 24934

Application as Notified 34

Section 4
SO 24934

Section 1
SO 24934

Lot 1
DP 367753

Section 2
SO 24934

Existing Shed

Ruby Island Road



NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of New Zealand Vertical Datum 2016.
3. All works are to be installed as per NZS 4404:2010 and QLDC amendments to those standards. Standard drawings are available from the Engineer.

EARTHWORKS KEY

- Natural Contours Minor (at 1.0m intervals)
- Natural Contours Major (at 5.0m intervals)
- Section Views
- Lot Boundaries
- Building Area

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Client & Location:

Willowridge Developments Limited
 350 Wanaka-Mount Aspiring Road,
 Wanaka

Purpose & Drawing Title:

Engineering Drawings
 Existing Contours

Surveyed by:	-	Original Size:	Scale:
Designed by:	-	A3	1:1000 @ A3
Drawn by:	LB		
Checked by:	SD	DO NOT SCALE	
Approved by:	SD	Job No:	Date Created:
		W7137	28/09/2023
		Drawing No: 002	Revision No: 0
		Sheet No: 201	Date Created: 28/09/2023



Application as Notified 35

NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of New Zealand Vertical Datum 2016.
3. All works are to be installed as per NZS 4404:2010 and QLDC amendments to those standards. Standard drawings are available from the Engineer.

EARTHWORKS KEY

- Earthworks Extent
- Design Contours Minor (at 1.0m intervals)
- Design Contours Major (at 5.0m intervals)
- Section Views
- Lot Boundaries
- Building Area

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Client & Location:
Willowridge Developments Limited
 350 Wanaka-Mount Aspiring Road,
 Wanaka

Purpose & Drawing Title:
Engineering Drawings
Earthworks Design Contours

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Checked by:	SD	DO NOT SCALE	
Approved by:	SD		
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Drawing No:	002	Revision No:	0
		Date Created:	28/09/2023



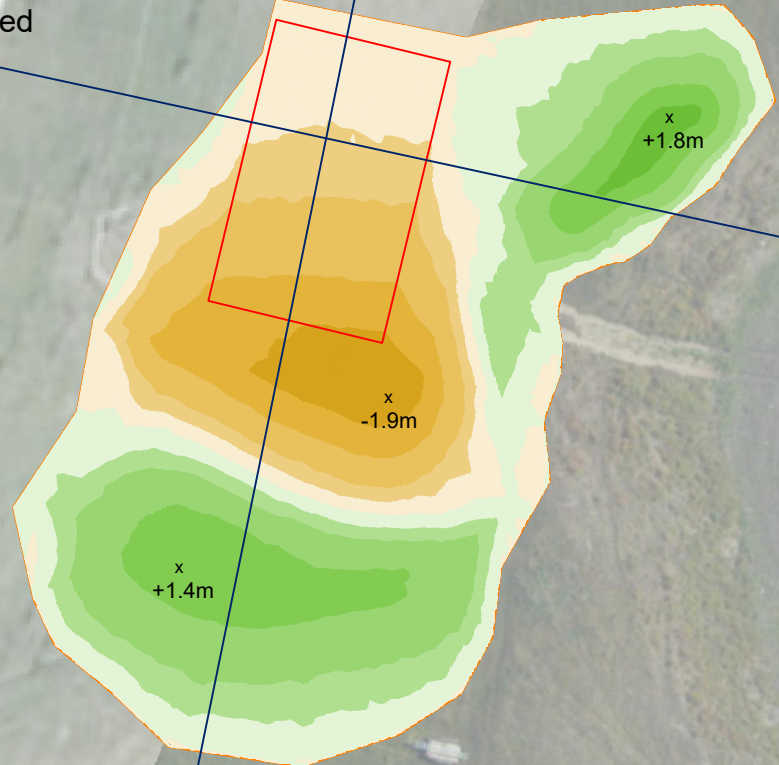
B

A'

B'

Existing Shed

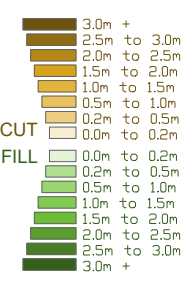
Section 1
SO 24934



NOTES

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of New Zealand Vertical Datum 2016.
3. All works are to be installed as per NZS 4404:2010 and QLDC amendments to those standards. Standard drawings are available from the Engineer.

EARTHWORKS KEY



- Depth Contours (at 1.0m intervals)
- A' Section Views
- Lot Boundaries
- Building Area

QUANTITIES

Cut - 580m³
Fill - 660m³
EW Area - 2200m²

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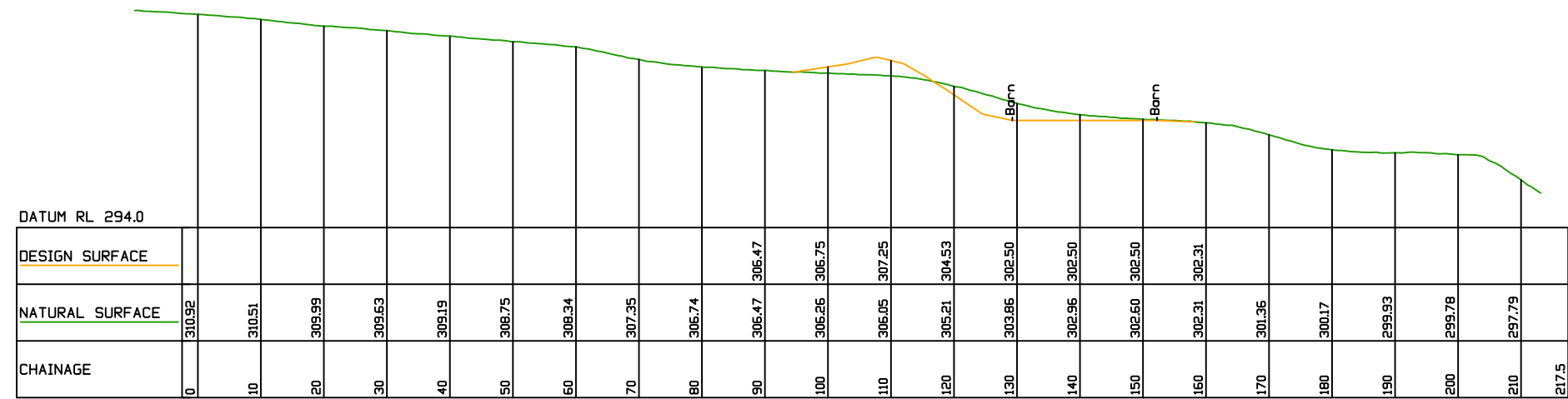
WANAKA
19 Reece Crescent
or P.O. Box 283
Wanaka 9343
T 03 443 0110
E wanaka@ppgroup.co.nz

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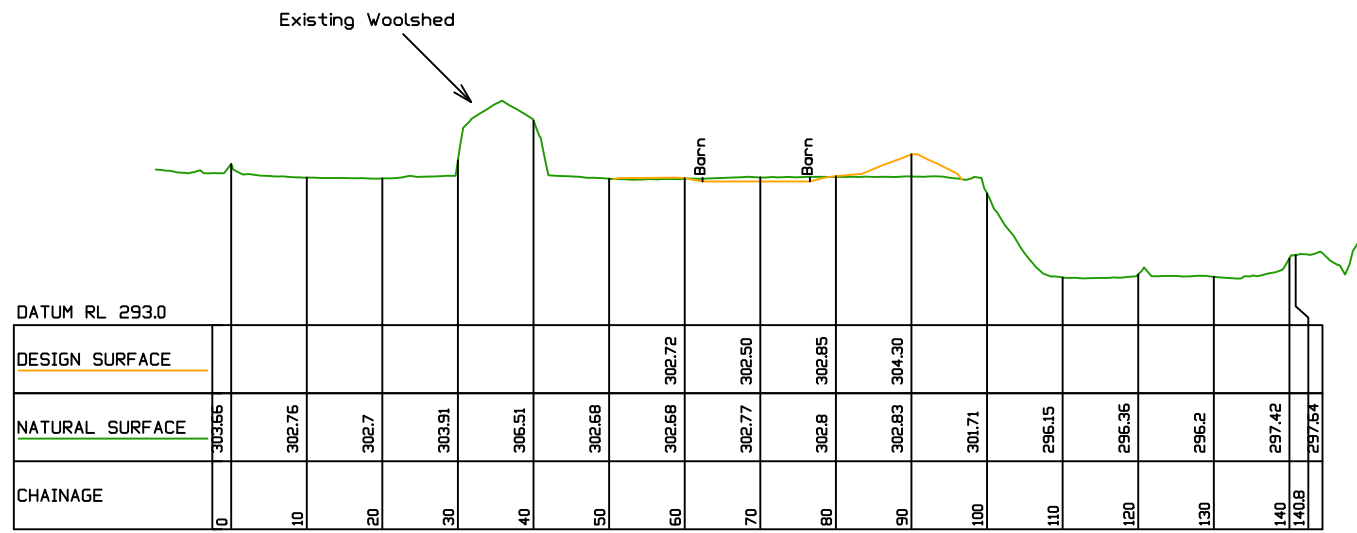
Client & Location:
Willowridge Developments Limited
350 Wanaka-Mount Aspiring Road,
Wanaka

Purpose & Drawing Title:
Engineering Drawings
Earthworks Layout and Cut-Fill
Contours

Surveyed by:	-	Original Size:	Scale:
Designed by:	-	A3	1:600 @ A3
Drawn by:	SD		
Checked by:	SD	DO NOT SCALE	
Approved by:	SD		
Job No:	W7137	Drawing No:	002
Sheet No:	203	Revision No:	1
		Date Created:	23/02/2024



EARTHWORKS CROSS SECTION A-A'
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:250



EARTHWORKS CROSS SECTION B-B'
A1 HORZ SCALE 1:500
A1 VERT SCALE 1:250

NOTES

- The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
- Levels are in terms of New Zealand Vertical Datum 2016.
- All works are to be installed as per NZS 4404:2010 and QLDC amendments to those standards. Standard drawings are available from the Engineer.

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Client & Location:
Willowridge Developments Limited
350 Wanaka-Mount Aspiring Road,
Wanaka

Purpose & Drawing Title:
Engineering Drawings
Earthworks Cross Sections

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		W7137	002
		Revision No:	Date Created:
		1	23/02/24



Post & Beam Barn for
Willowridge Developments
Appendix 02
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
August 31, 2022

Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

3D Render 01

S1.1



Post & Beam Barn for
Willowridge Developments
Appendix 02
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
August 31, 2022

Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

3D Render 02

S1.2



Post & Beam Barn for
Willowridge Developments
Appendix 02

350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
August 31, 2022

Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

3D Render 03

S1.3



Post & Beam Barn for
Willowridge Developments
Appendix 02
350 Wanaka - Mt Aspiring Road,
Wanaka

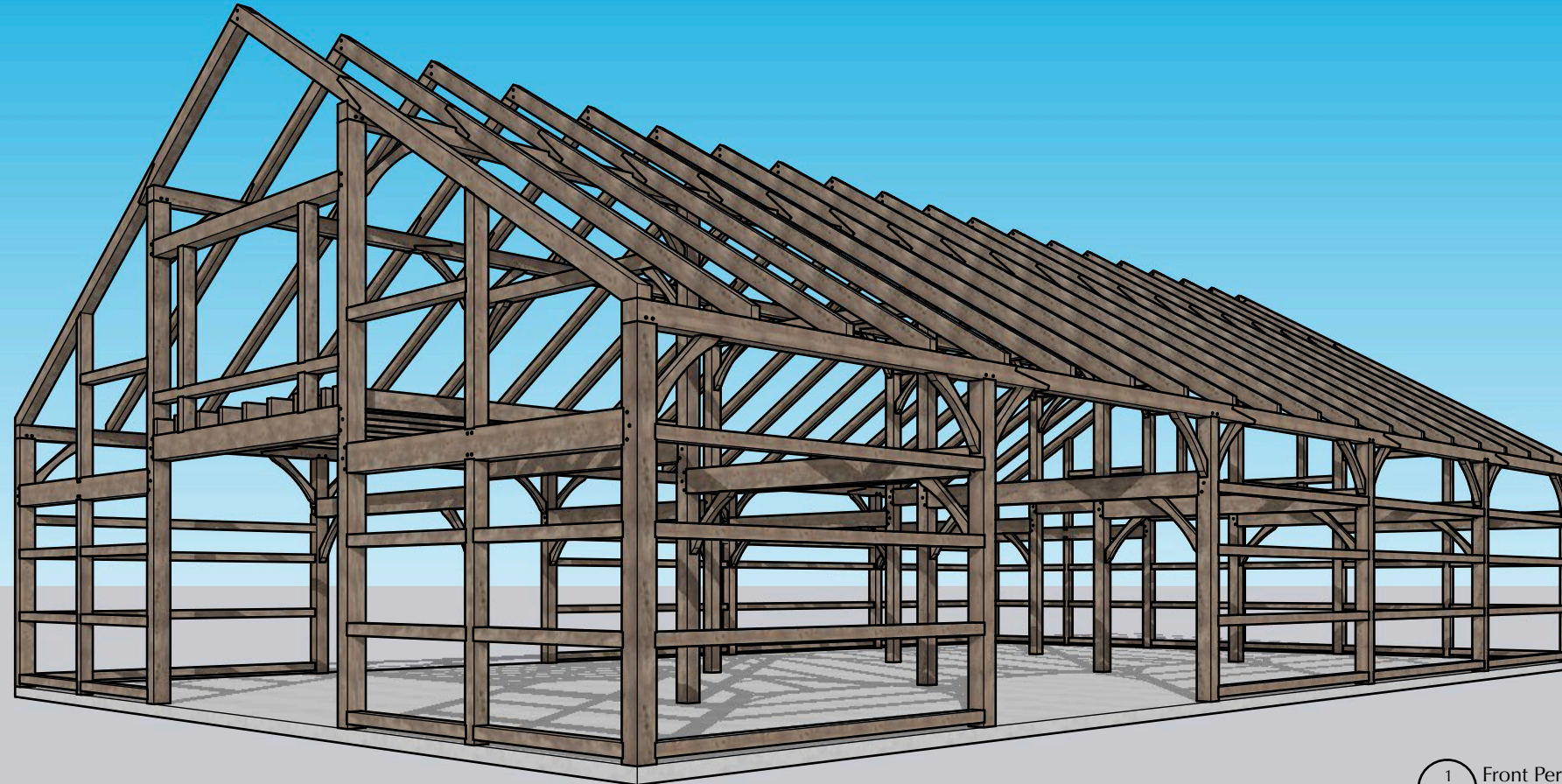
Document Date:
August 31, 2022

Document Phase:
Contract Drawings

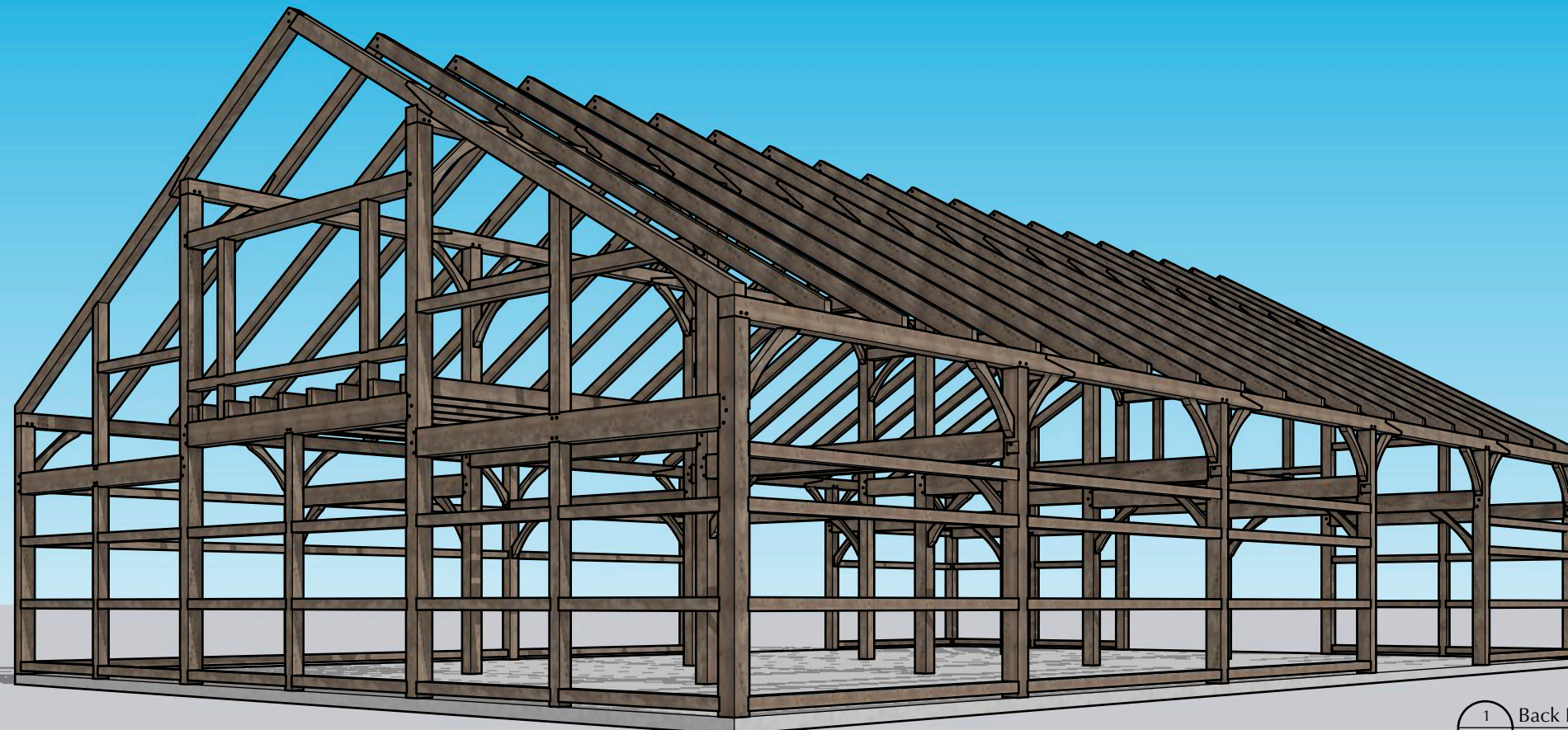
rev.	date	remark
1	31/08/22	1st Issue

3D Render 04

S1.4



1 Front Perspective
S1.1 NTS



1 Back Perspective
S1.1 NTS

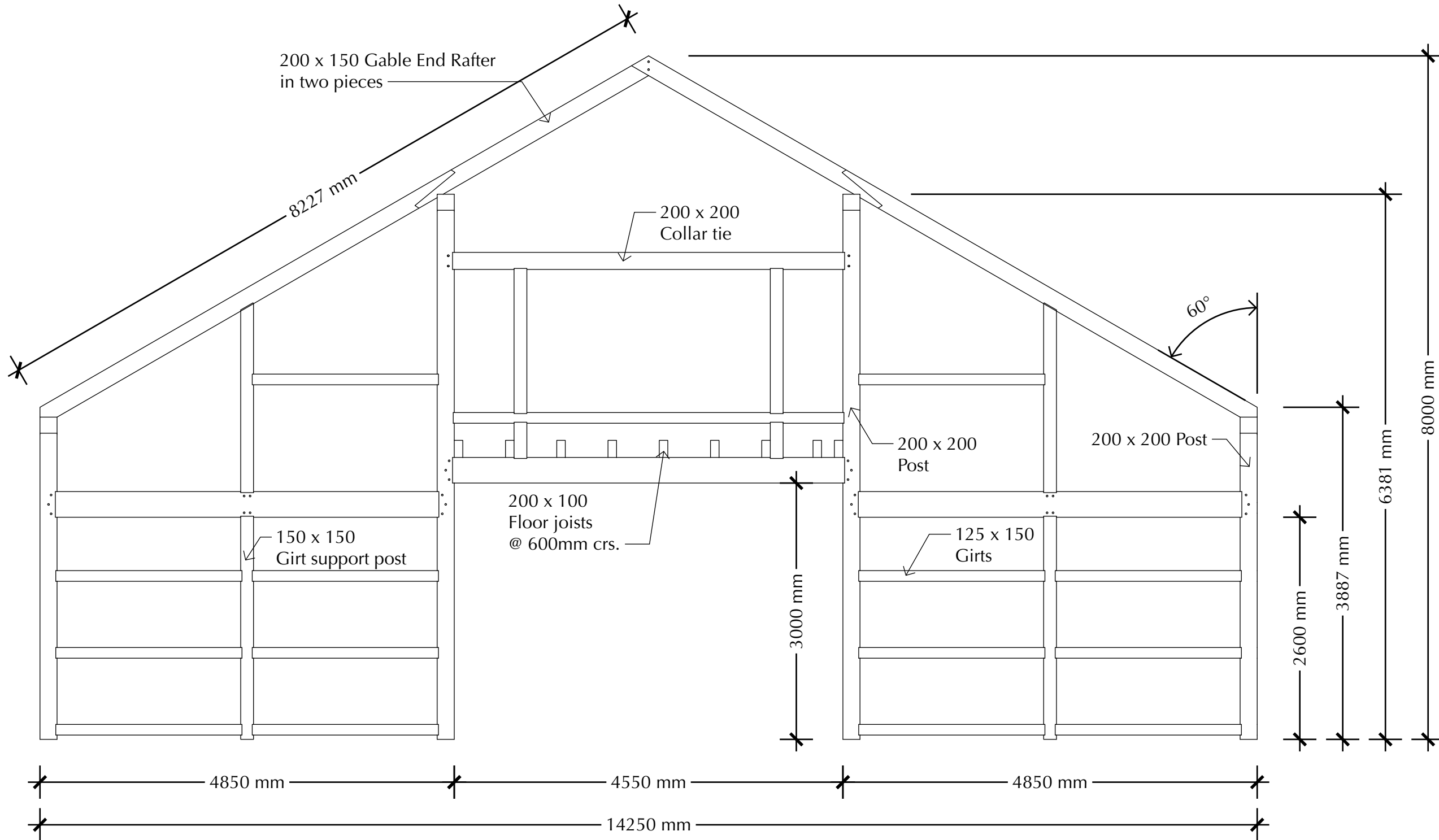
Post & Beam Barn for
Willowridge Developments
Appendix 01
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
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Contract Drawings

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1	31/08/22	1st Issue

3D
Perspectives
S1.1



**Post & Beam Barn for
 Willowridge Developments
 Appendix 01**
 350 Wanaka - Mt Aspiring Road,
 Wanaka

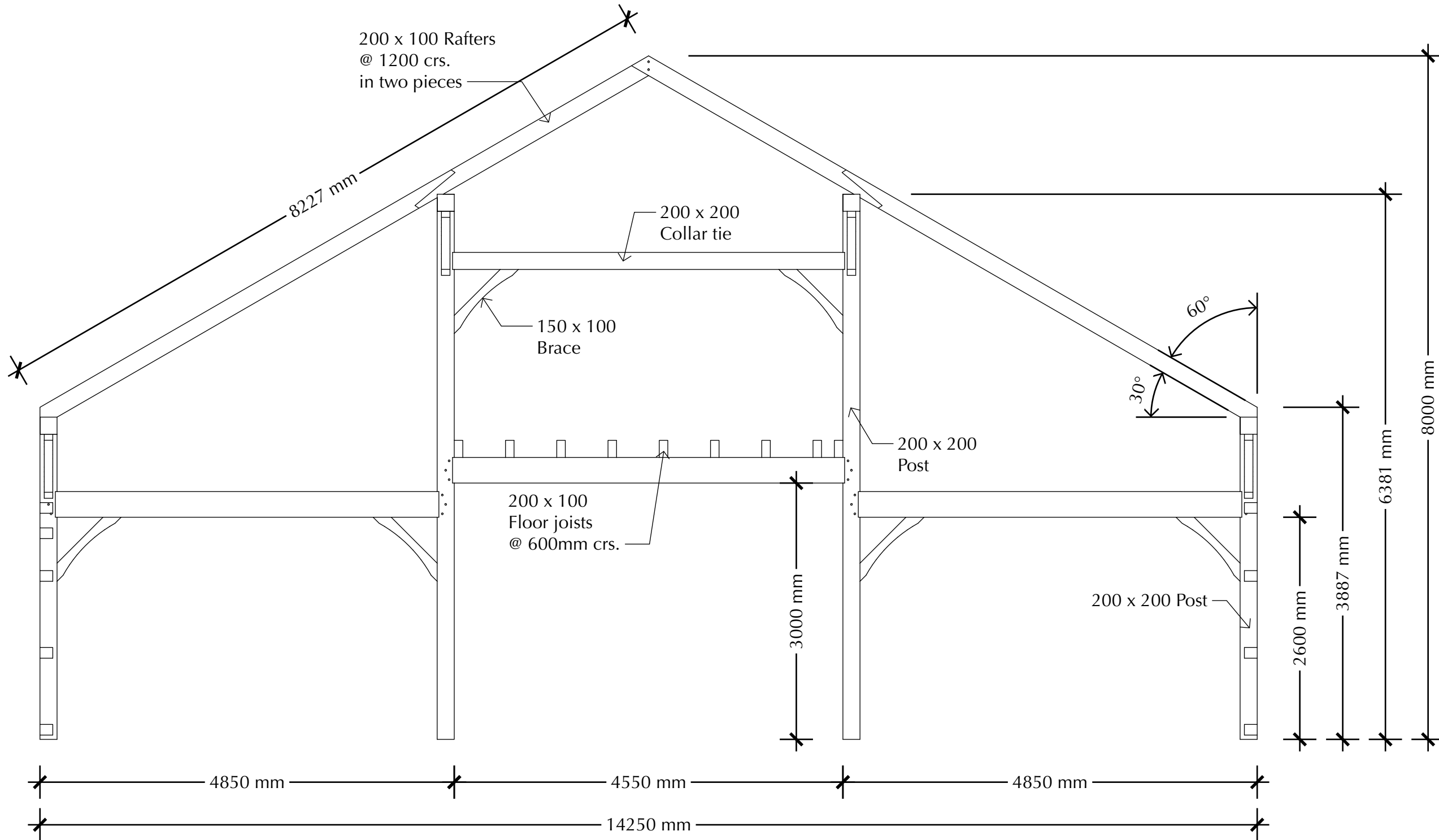
Document Date:
 August 31, 2022
 Document Phase:
 Contract Drawings

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1	31/08/22	1st Issue

Bent A

S1.2

1 Bent A
 S1.2 1mm = 50mm on A3



Post & Beam Barn for
 Willowridge Developments
 Appendix 01
 350 Wanaka - Mt Aspiring Road,
 Wanaka

Document Date:
 August 31, 2022

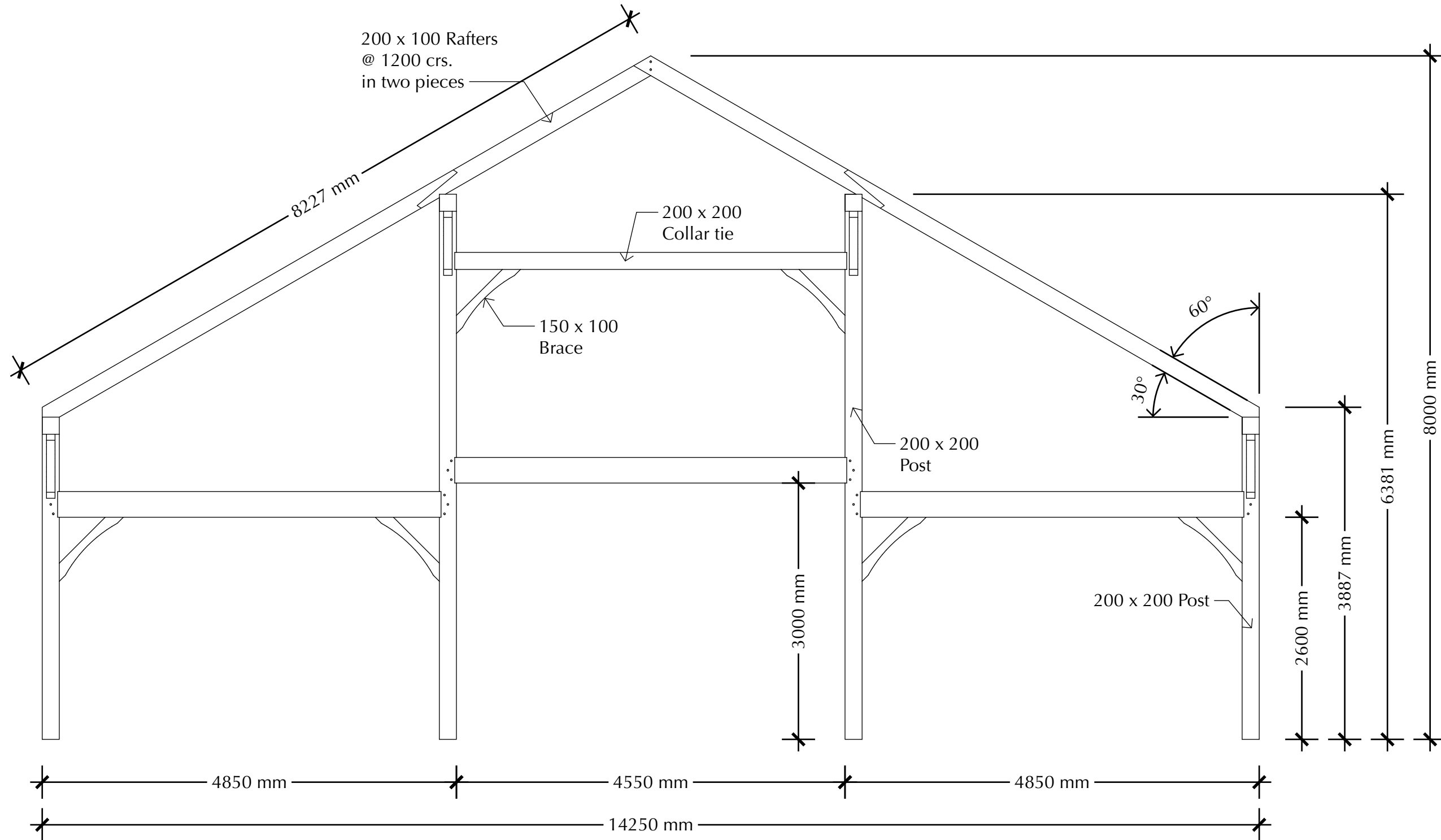
Document Phase:
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rev.	date	remark
1	31/08/22	1st Issue

Bent B

S1.3

1 Bent B
 S1.3 1mm = 50mm on A3



**Post & Beam Barn for
Willowridge Developments
Appendix 01**
350 Wanaka - Mt Aspiring Road,
Wanaka

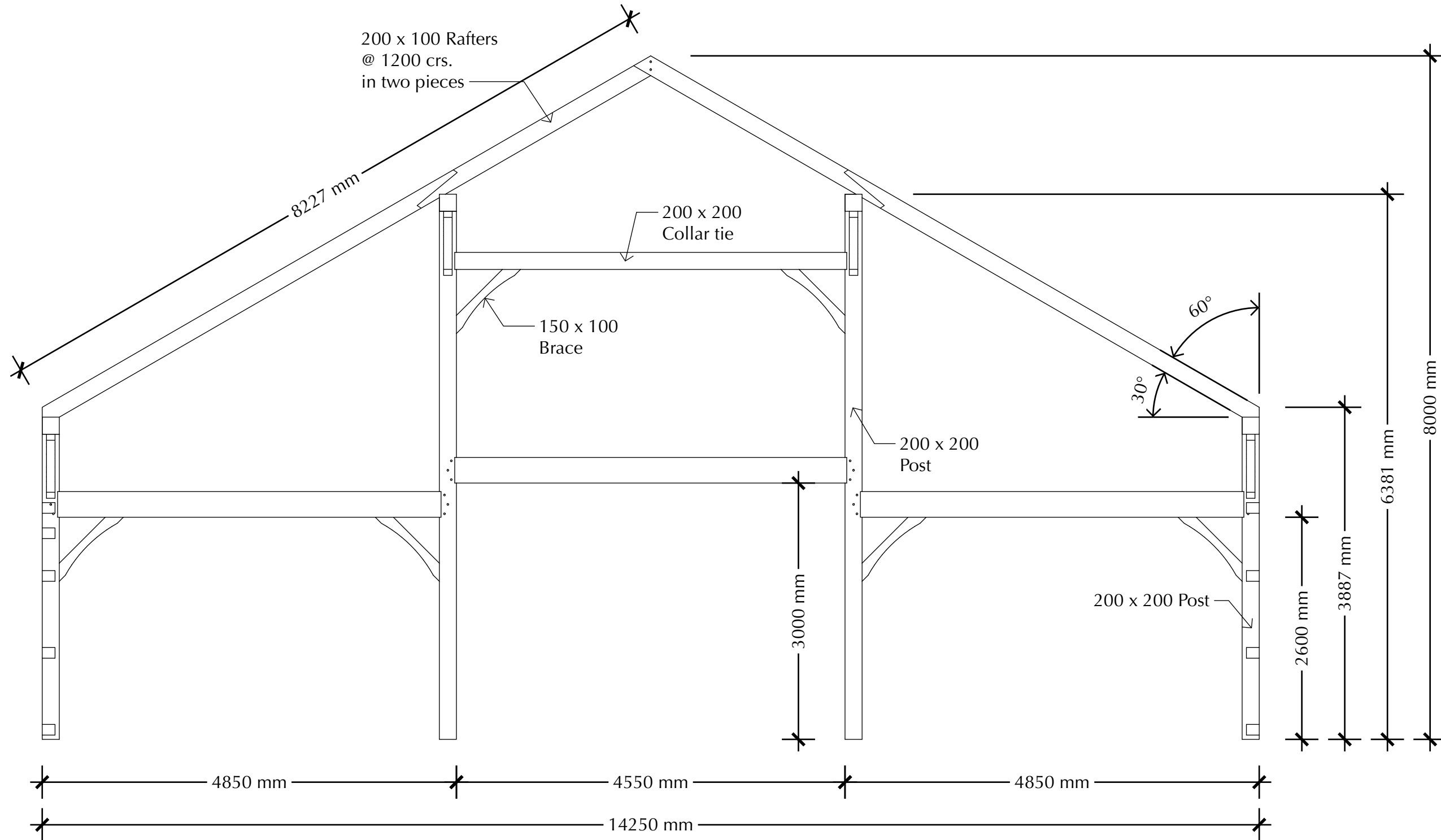
Document Date:
August 31, 2022
Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

Bent C

S1.4

1 Bent C
S1.4 1mm = 50mm on A3



**Post & Beam Barn for
Willowridge Developments
Appendix 01**
350 Wanaka - Mt Aspiring Road,
Wanaka

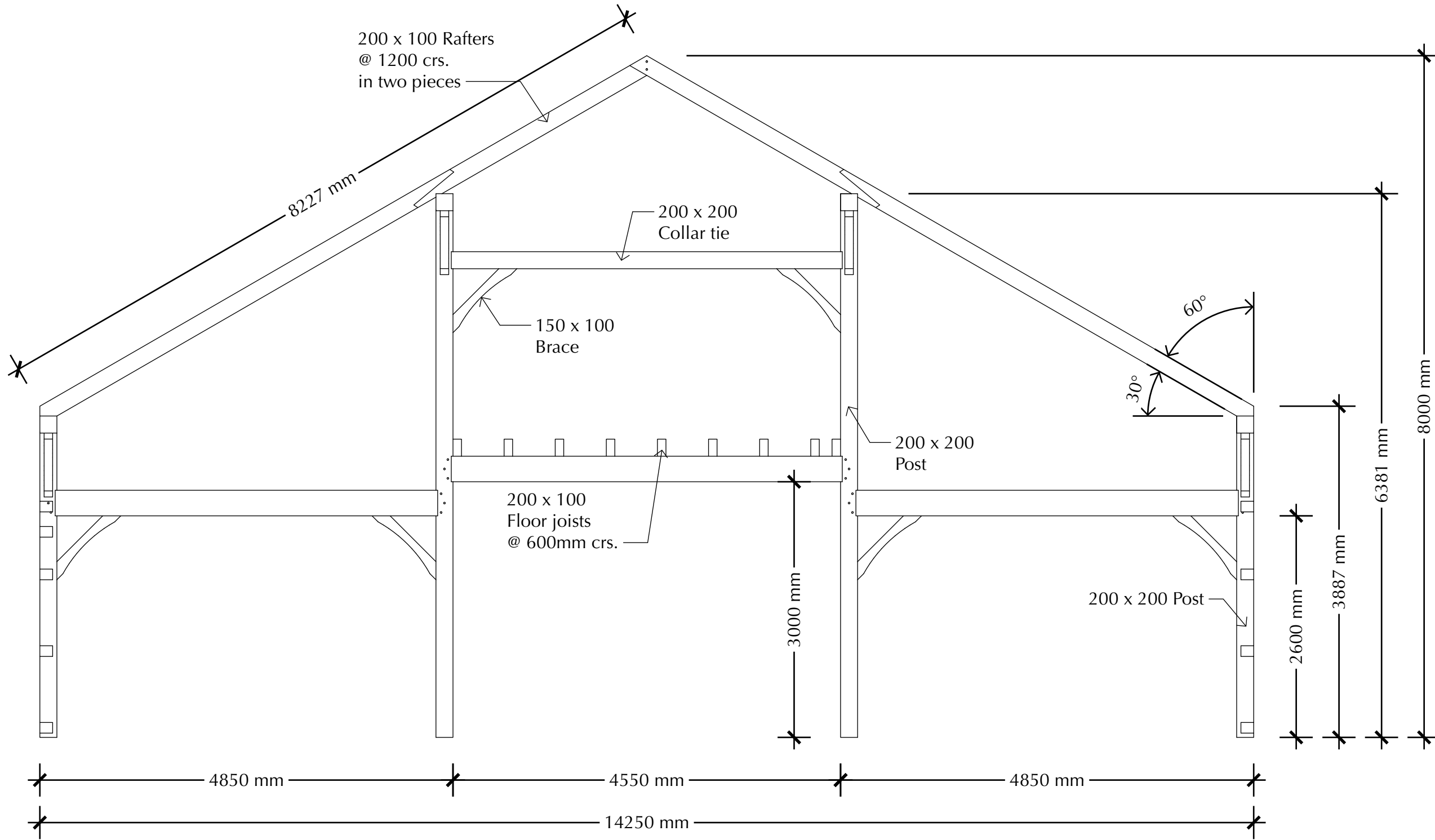
Document Date:
August 31, 2022
Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

Bent D

S1.5

1 Bent D
S1.5 1mm = 50mm on A3



**Post & Beam Barn for
Willowridge Developments
Appendix 01**
350 Wanaka - Mt Aspiring Road,
Wanaka

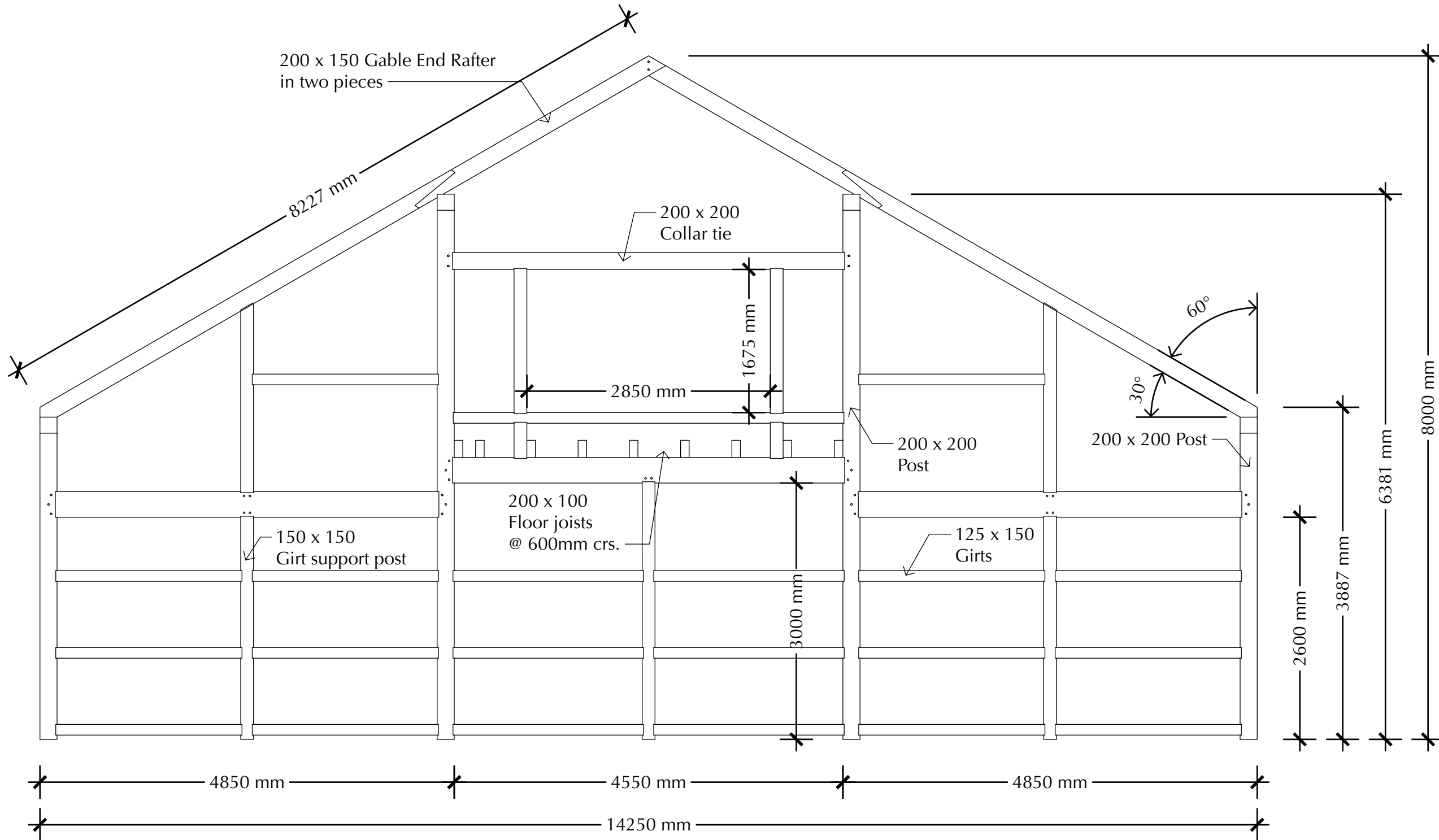
Document Date:
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Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

Bent E

S1.6

1 Bent E
S1.6 1mm = 50mm on A3



Post & Beam Barn for
 Willowridge Developments
 Appendix 01
 350 Wanaka - Mt Aspiring Road,
 Wanaka

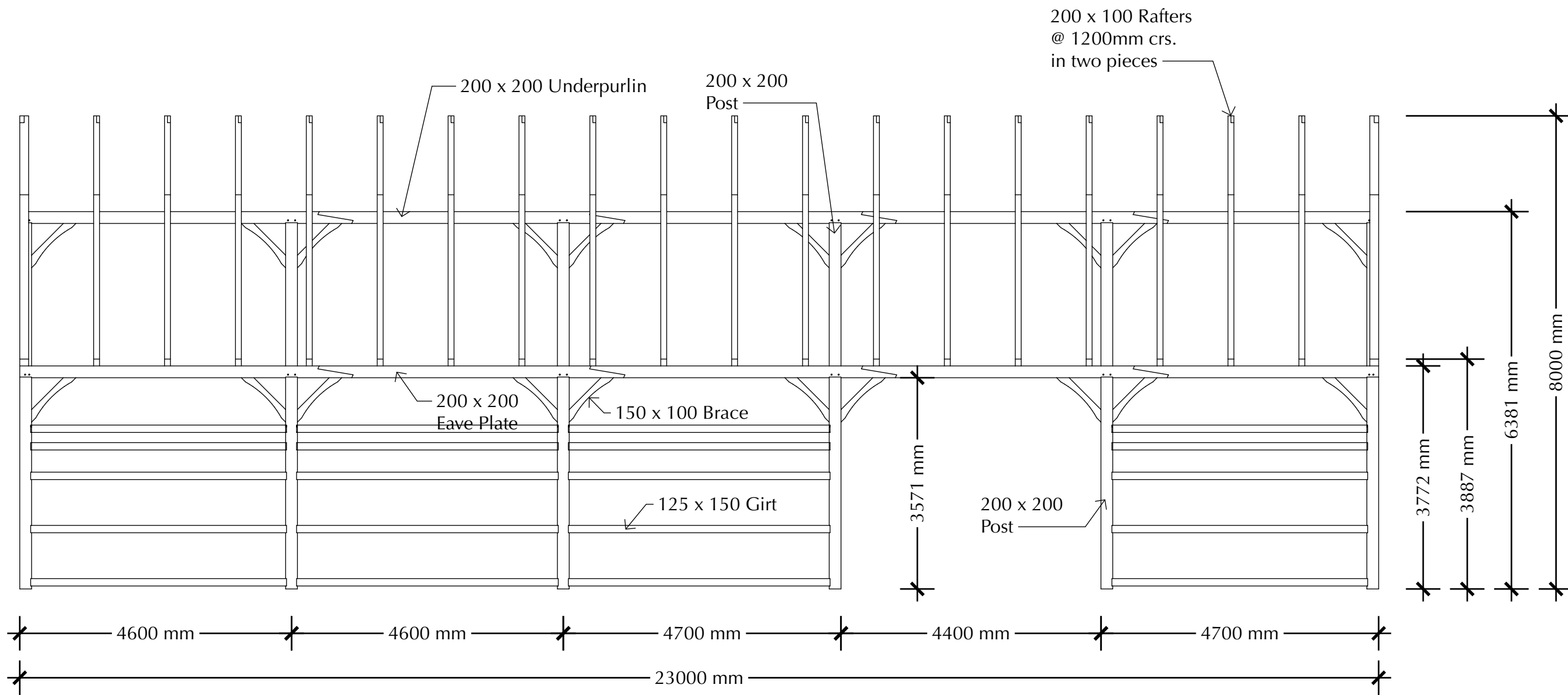
Document Date:
 August 31, 2022
 Document Phase:
 Contract Drawings

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1	31/08/22	1st Issue

Bent F

S1.7

1 Bent F
 S1.7 1mm = 50mm on A3



Post & Beam Barn for
Willowridge Developments
Appendix 01
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
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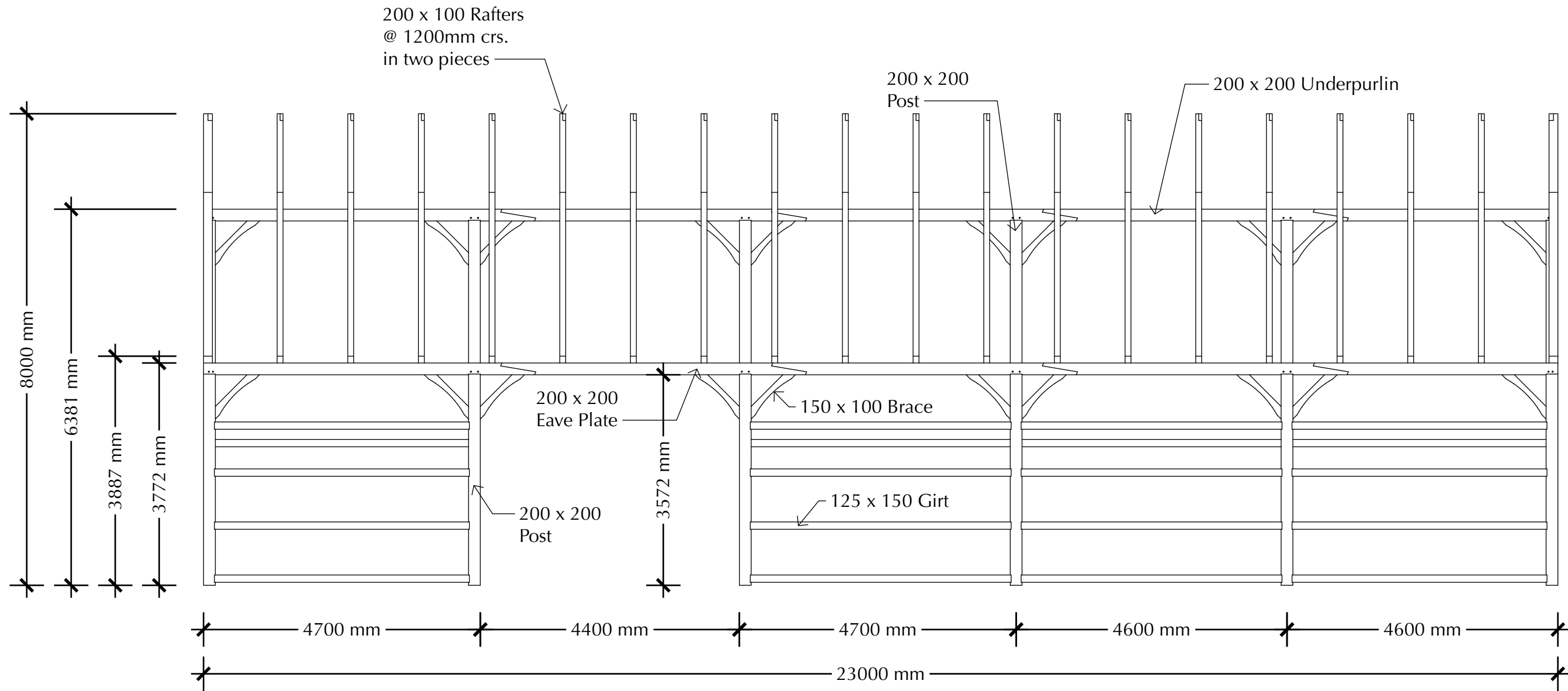
Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

Elevation 01

S1.8

1 Elevation 01
S1.8 1mm = 75mm on A3



**Post & Beam Barn for
Willowridge Developments
Appendix 01**
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
August 31, 2022

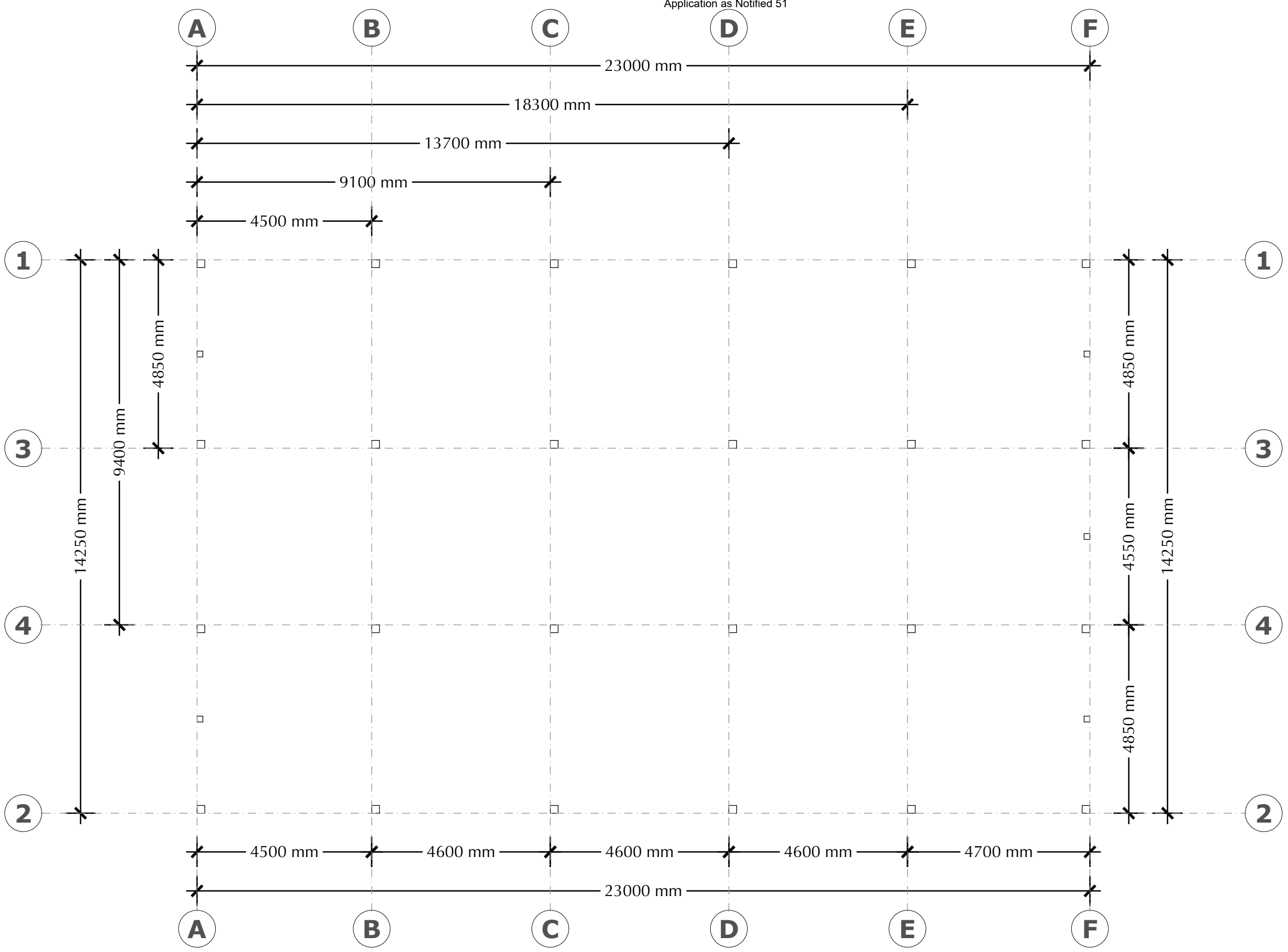
Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

Elevation 02

S1.9

1 Elevation 02
S1.9 1mm = 75mm on A3



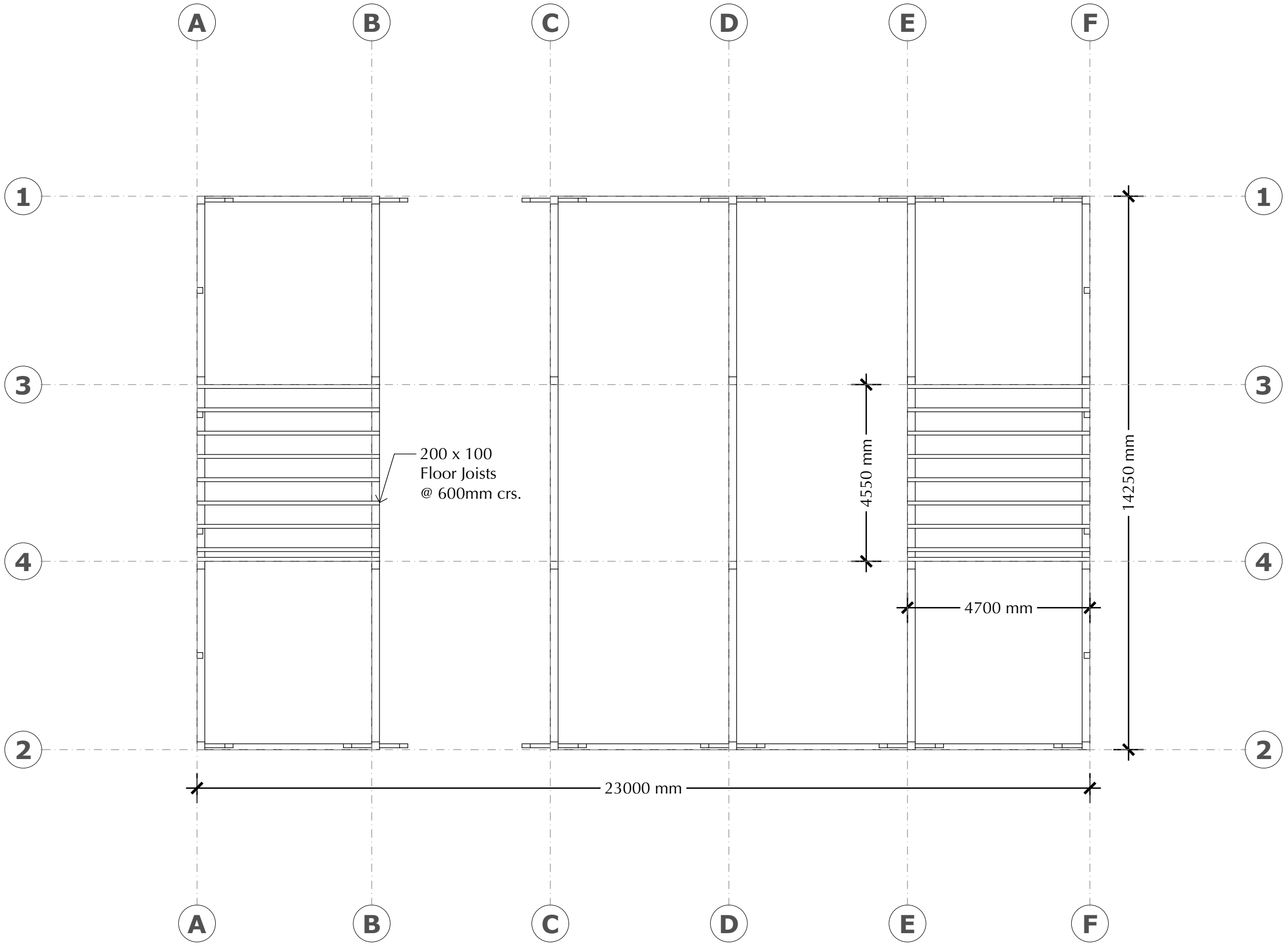
Post & Beam Barn for
Willowridge Developments
Appendix 01
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
August 31, 2022
Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

1 Post Layout Plan
S1.10 1mm = 100mm on A3

Post Layout
Plan
S1.10



**Post & Beam Barn for
Willowridge Developments
Appendix 01**
350 Wanaka - Mt Aspiring Road,
Wanaka

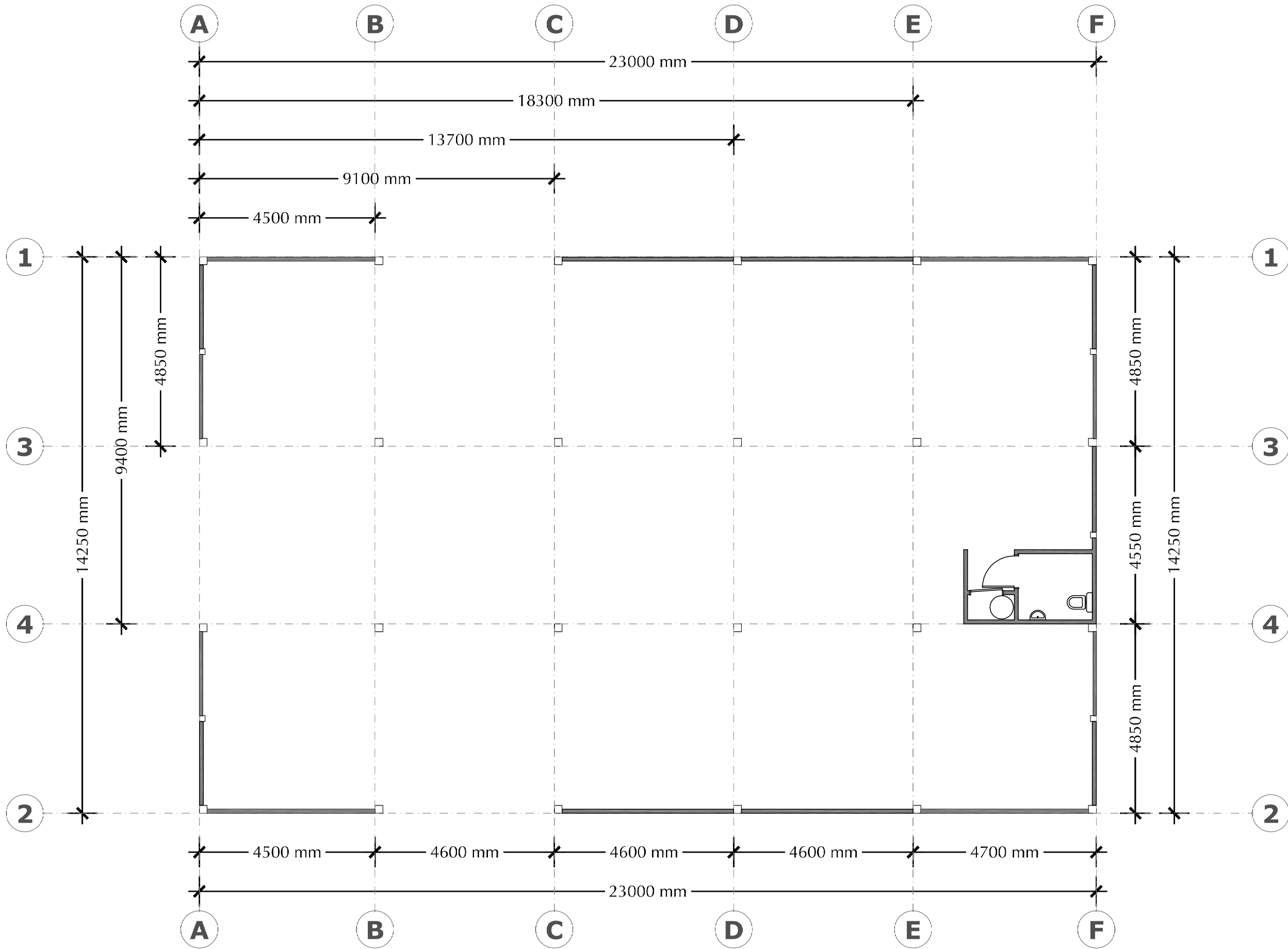
Document Date:
August 31, 2022

Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue

Mid-Floor
Framing Plan
S1.11

1 Mid-Floor Framing Plan
S1.11 1mm = 100mm on A3

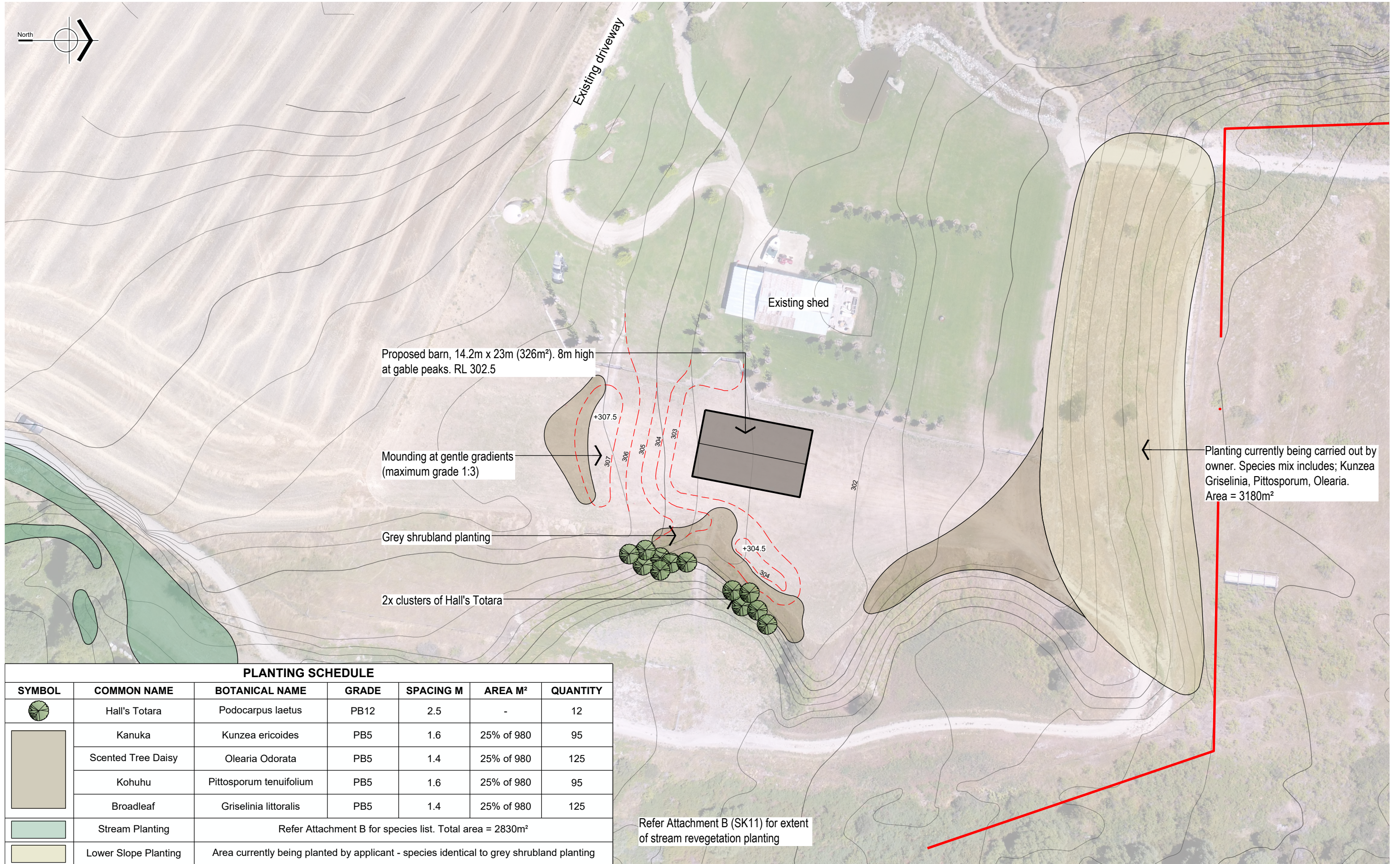


**Post & Beam Barn for
Willowridge Developments
Appendix 01**
350 Wanaka - Mt Aspiring Road,
Wanaka

Document Date:
August 31, 2022
Document Phase:
Contract Drawings

rev.	date	remark
1	31/08/22	1st Issue
2	14/06/23	Toilet Area Added

1 Post Layout Plan
S1.10 1mm = 100mm on A3



PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	SPACING M	AREA M ²	QUANTITY
	Hall's Totara	Podocarpus laetus	PB12	2.5	-	12
	Kanuka	Kunzea ericoides	PB5	1.6	25% of 980	95
	Scented Tree Daisy	Olearia Odorata	PB5	1.4	25% of 980	125
	Kohuhu	Pittosporum tenuifolium	PB5	1.6	25% of 980	95
	Broadleaf	Griselinia littoralis	PB5	1.4	25% of 980	125
	Stream Planting	Refer Attachment B for species list. Total area = 2830m ²				
	Lower Slope Planting	Area currently being planted by applicant - species identical to grey shrubland planting				

Refer Attachment B (SK11) for extent of stream revegetation planting

APPENDIX A

Landscape and visual effects rating scales extracted from the Guidelines for the Assessment of Landscape and Visual Effects, Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2 – Rural Landscapes, 29 April 2019.

Adverse Visual Effects Rating Scale	
Effect Rating	Use and Definition
Very High	Total loss of key elements / features / characteristics, i.e. amounts to a very significant negative change in visual amenity.
High	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development visual amenity remains and amounts to a significant negative change in visual amenity values. Concise Oxford English Dictionary Definition High: adjective - Great in amount, value, size, or intensity.
Moderate - High	Modifications of several key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but materially changed.
Moderate	Partial loss of or modification to key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but is changed. Concise Oxford English Dictionary Definition Moderate: adjective - average in amount, intensity, quality or degree
Moderate - Low	Small loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not uncharacteristic within the visual environment and do not disturb the pre development visual amenity.
Low	Very little material loss of or modification to key elements / features / characteristics. i.e. new elements integrate seamlessly into the pre-development visual environment. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity.
Very Low	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. visual influence of new elements is barely discernible.

Adverse Landscape Effects Rating Scale	
Effect Rating	Use and Definition
Very High	Total loss of key elements / features / characteristics / values, i.e. amounts to a very significant negative change in landscape character and / or landscape values.
High	Major modification or loss of most key elements / features / characteristics / values, i.e. little of the pre-development landscape character remains and amounts to a significant negative change in landscape character and / or landscape values. Concise Oxford English Dictionary Definition High: adjective - Great in amount, value, size, or intensity.
Moderate - High	Modifications of several key elements / features / characteristics / values, i.e. the pre-development landscape character and / or landscape values remains evident but materially changed.
Moderate	Partial loss of or modification to key elements / features / characteristics / values, i.e. the pre-development landscape character and / or landscape values remains evident but is changed. Concise Oxford English Dictionary Definition Moderate: adjective - average in amount, intensity, quality or degree
Moderate - Low	Small loss of or modification to one or more key elements / features / characteristics / values, i.e. new elements are not uncharacteristic within the receiving landscape and do not disturb the pre development landscape character and / or landscape values.
Low	Very little material loss of or modification to key elements / features / characteristics / values. i.e. new elements integrate seamlessly into the pre-development landscape character and / or landscape values. Concise Oxford English Dictionary Definition Low: adjective- 1. Below average in amount, extent, or intensity.
Very Low	Negligible loss of or modification to key elements/ features/ characteristics / values of the baseline, i.e. influence of new elements on landscape character and / or landscape values is barely discernible.

For the purposes of notification determination, an adverse effects rating of Moderate- Low corresponds to a 'minor' adverse effects rating. An adverse effects rating of 'Low' or 'Very Low' corresponds to a 'less than minor' adverse effects rating.

NB. These rating scales apply to adverse effects, not to positive effects.

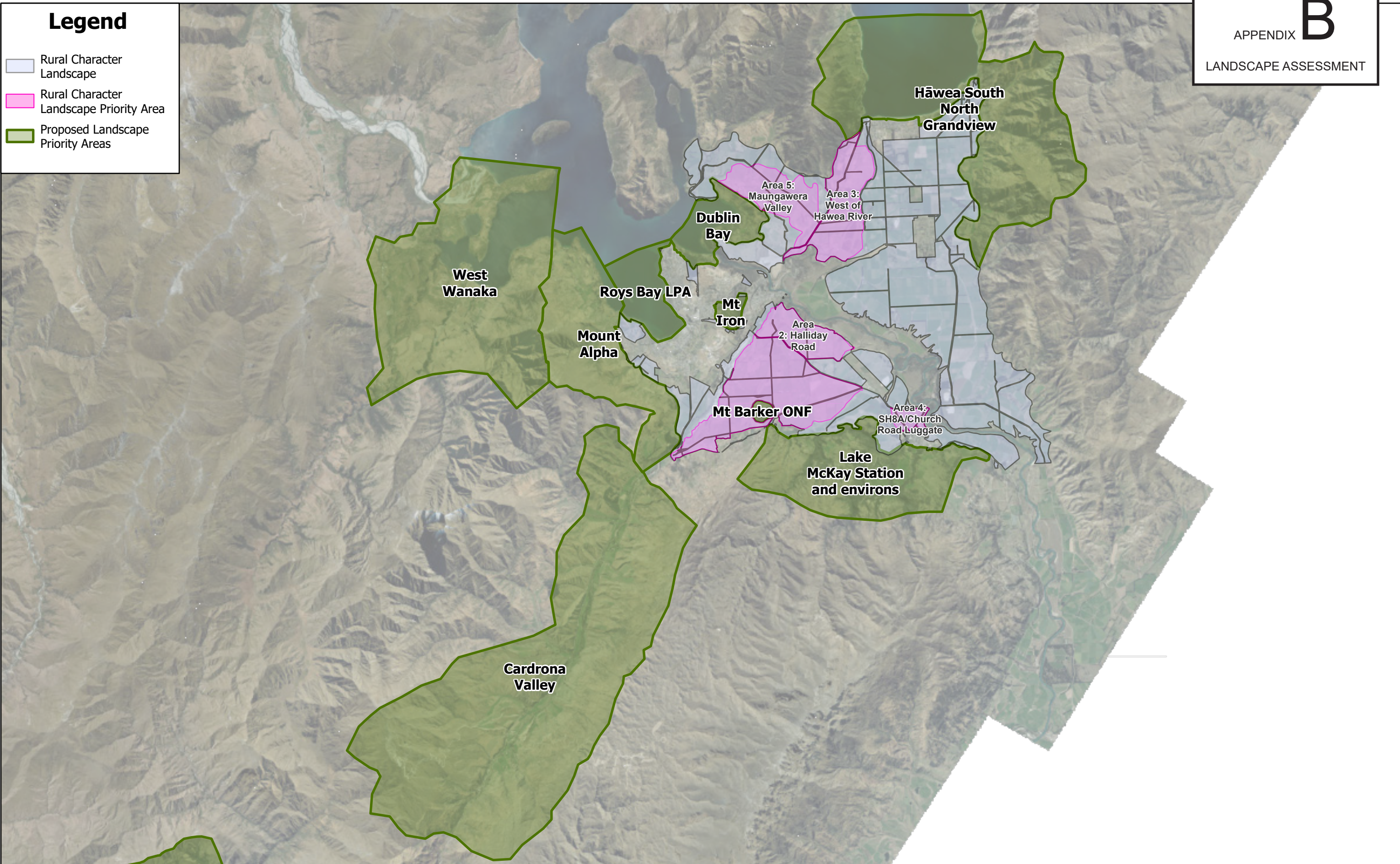
Upper Clutha Landscape Schedules

Application as notified s.6

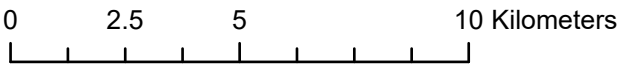
APPENDIX **B**
LANDSCAPE ASSESSMENT

Legend

- Rural Character Landscape
- Rural Character Landscape Priority Area
- Proposed Landscape Priority Areas



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Landscape Assessment

**Waterfall Creek Farm – 350 Wanaka-Mount Aspiring Road
24 Feb 2023**

INTRODUCTION

1. This landscape assessment is prepared by Baxter Design to assess the potential landscape character and visual effects of a proposed barn on the land legally described as Section 1 & 2, SO 24934, 350 Wanaka-Mount Aspiring Road, Wanaka. The following report contains:

- Description of the Site and Wider Landscape,
- Description of the Proposal,
- Landscape Assessment,
- Conclusion.

2. The following Attachments are included in this report:

Attachment A:	Wider Context and Photo Location Plan	<i>Baxter Design - 4425-SK10</i>
Attachment B:	Entire Section Plan	<i>Baxter Design - 4425-SK11</i>
Attachment C:	Proposed Barn - Site Plan	<i>Baxter Design - 4425-SK12</i>
Attachment D:	Landscape Assessment Photos 1 + 2	<i>Baxter Design - 4425-SK01</i>
Attachment E:	Visual Representation - Wanaka Mt-Aspiring Rd	<i>Baxter Design - 4425-SK14</i>
Attachment F:	Landscape Assessment Photos 3 + 4	<i>Baxter Design - 4425-SK02</i>
Attachment G:	Landscape Assessment Photos 5 + 6	<i>Baxter Design - 4425-SK03</i>
Attachment H:	Landscape Assessment Photos 7 + 8	<i>Baxter Design - 4425-SK04</i>
Attachment I:	Landscape Assessment Photos 9 + 10	<i>Baxter Design - 4425-SK05</i>
Attachment J:	Landscape Assessment Photos 11 + 12	<i>Baxter Design - 4425-SK06</i>
Attachment K:	Landscape Assessment Photos 13 + 14	<i>Baxter Design - 4425-SK07</i>
Attachment L:	Landscape Assessment Photos 15 + 16	<i>Baxter Design - 4425-SK08</i>
Attachment M:	Landscape Assessment Photos 17 + 18	<i>Baxter Design - 4425-SK09</i>

Appendix A:	Landscape Scale of Effects
Appendix B:	Upper Clutha Landscape Schedules

DESCRIPTION OF THE SITE & WIDER LANDSCAPE

3. For the purpose of this report, the “site” refers to the eastern portion of Section 1 & 2, SO 24934, adjacent to Waterfall Creek. This report uses the word “Section” to refer to “Section 1 & 2, SO 24934” in its entirety.
4. The site is part of a lake and mountain landscape at the south-eastern end of Wanaka (**Attachment A**). It contains a portion of the flatter, pastoral wedge of land between the east foot of Roys Peak and the shores of Lake Wanaka. The Mt Aspiring Road slices through this landscape, linking the more urban edge of Wanaka with the more natural lands at the northern foot of Roys Peak. The site exists in a rural landscape with large areas of pasture broken by avenues and shelterbelts of rural character trees, dramatic glacial landforms, wetlands, swathes of native vegetation and clusters of exotic evergreens. Residential development has occurred throughout this landscape, generally in discrete pockets of land, but sometimes immediately adjacent to the road (particularly on the south side of Wanaka-Mount Aspiring Road). This rural landscape overlooking Lake Wanaka supports a wide range of uses, including living, accommodation, wedding and function venues, animal grazing, fruit orchards and wineries.
5. For a further detailed description and analysis of the wider landscape, refer to Environment Court decision C73 / 2002.
6. The site is part of a rolling pastoral piece of land, bound to the north by the lower shores of Lake Wanaka, to the east by Ruby Island Road, to the south by Mt Aspiring Road and by a hillock to the north-west containing a recently constructed dwelling on the wider Section (**Attachment B**). A public walking track runs adjacent to the northern, lakefront boundary, with a public parking area at the end of Ruby Island Road.
7. From the site, the landform rises steeply north-west to the Section’s highpoint. In a depression near this highpoint is the recently constructed dwelling which sits low in the landscape, with native planting, lawns and outdoor areas, consented under RM 160835. This area is encircled by gently rolling, hummocky terrain and native bush. The existing dwelling is accessed by a gravel driveway, which was already present prior to consent.



Multiple Image Stitch taken from the site, looking north. (28 Nov 2022).

8. To the east of the site lies Waterfall Creek, which flows down to the surface of the lake. Within the stream margin adjacent to the site, Willows are the primary tree species, with Bracken Fern growing in open areas between the trees. On the lower slopes between the site and the lakeshore, the vegetation is a mix of native scrub and weed species, with Matagouri and Briar common. This vegetation mix continues along the Millennium Trail westwards along the shore of Lake Wanaka, however, from Ruby Island Road east the vegetation becomes taller, with Kanuka common along the shoreline, Willows against the lake edge, the occasional Hall's Totara, and eucalyptus and conifers on the slopes above. Clusters of exotic trees are more frequent in the rural land east of Ruby Island Road, with vegetation becoming lower and sparser west of Ruby Island Road.
9. The southern portion of the Section is comprised of relatively flat pasture which is used for grazing and crop production (at the time of the photographs below, barley was being harvested. This area of pasture sits at the foot of Roys Peak, with Wanaka-Mount Aspiring Road (which borders the south of the Section) bisecting this landform.



Multiple Image Stich taken from Wanaka Mt-Aspiring Road looking towards the flat pastoral land above the site, with combine harvester in the background. (23 Jan 2023).

10. Adjacent to the proposed barn, to the west, are two established historic buildings. The largest building is a relocated historic woolshed from Luggate, and the smaller building tucked into the hillside is a relocated miner's cottage from Cardrona Valley, known as 'The Old Shephard's Cottage,' which both formed part of the consent RM 160835. The woolshed is traditional in form, clad in timber and weathered grey corrugated steel. On the maintained grass slope surrounding the woolshed are two rows of Ash trees. Behind the woolshed are a significant number of Dutch Elms which are reaching seven to eight metres in height. This area is accessed by a gravel driveway lined with Liquidambar trees, which rises westwards to meet the pre-existing gravel driveway.



Drone image of the surrounding site, with the existing woolshed centre right of picture. (23 Jan 2023).

DESCRIPTION OF THE PROPOSAL

11. The proposal seeks to establish a barn on the lower, north-eastern slopes of Section 1 & 2, SO 24934. The barn will be accessed using the existing gravel driveway, which is currently used to access the existing shed. Electricity will be supplied to the barn from the woolshed.
12. The proposed barn will be 14.25m x 23m (327.75m²), with a maximum height of 8m and a floor level set at RL 306.5. The proposed barn will have a typical gable form with a timber frame, clad in second-hand weathered corrugated iron. The traditional clad and form of the barn has been designed to complement the two existing relocated historic farm buildings which form part of the amenity.
13. The proposed barn will be used to store farm implements, such as tractors and machinery, along with winter feed, such as meadow and Lucerne hay bales. This barn will support a pastoral farm of sheep and alpaca, along with crops such as Barley, Lucerne and Pea.
14. Earthworks will be required to create a flat platform for the proposed barn. Earth shaping is also proposed to the south and east of the proposed barn for mitigation purposes. The shaped mounds will be 2.5m maximum in height (above existing ground levels) and will be gentle in gradient (1:3 maximum), able to be mown and retained as pasture grass, blending into the existing landform.

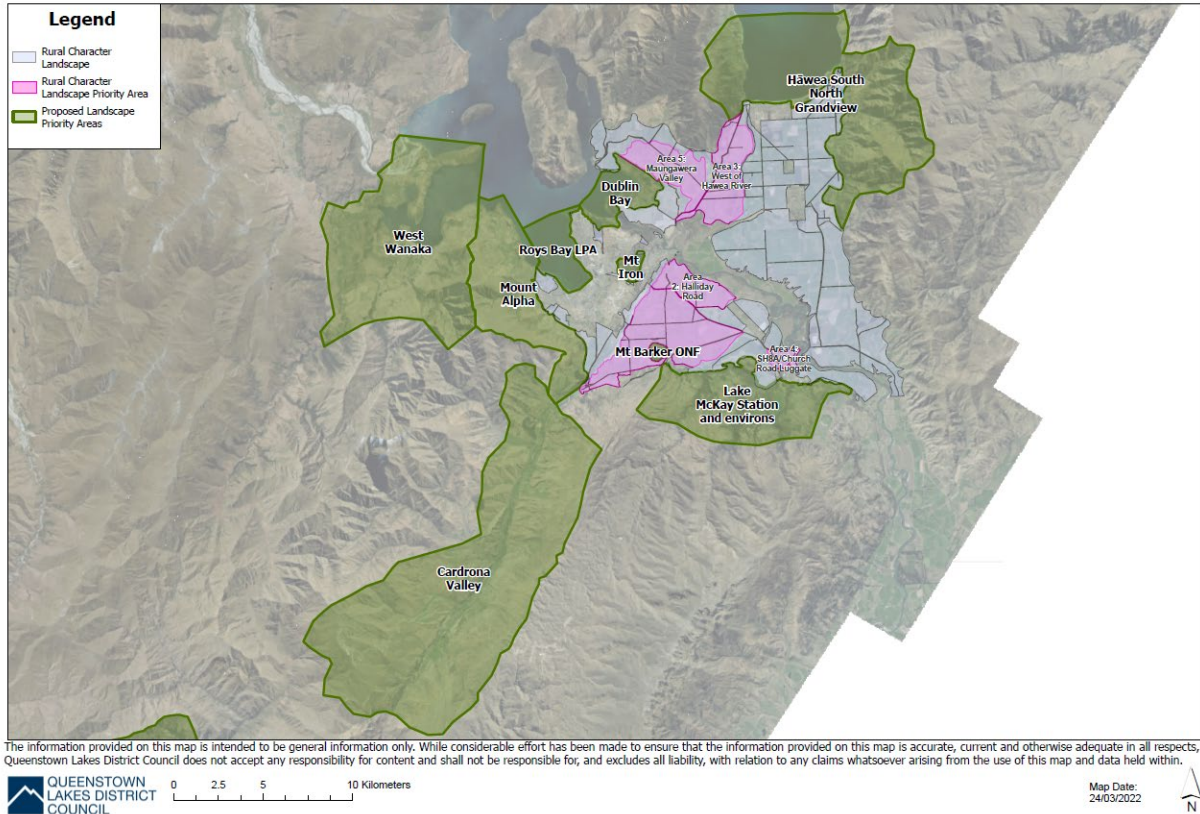
15. The proposal includes mitigation planting around the proposed barn, including grey shrubland species (Kanuka, Kohuhu, Scented Tree Daisy) with occasional groupings of Broadleaf, and two small clusters of Hall's Totara. The mitigation planting will be softly shaped around the proposed mounding, existing landform and existing vegetation around the site.
16. Additional planting around the site is also currently being undertaken by the applicant. This includes Kanuka, Kohuhu, Scented Tree Daisy and Broadleaf on the lower slopes below the proposed barn to the north, and planting within the Waterfall Creek corridor to the south of the proposed barn (refer **Attachment B** for species list).

LANDSCAPE ASSESSMENT

Statutory Considerations

17. The subject site is within the Rural General Zone. It was subject to Environment Court proceedings C73 / 2002 which determined the appropriate landscape category. The Court determined the subject site to be part of an Outstanding Natural Landscape, not because it is particularly outstanding by itself, but because it is a narrow tongue of land flanked by two ONLs on both sides (Roys Peak and Lake Wanaka). When the landscape is assessed as a whole the court determined it must be considered part of an ONL. The southern boundary of the ONL is not confirmed by the Court.
18. Under Section 21.22 of the Proposed District Plan, the site is located within the "Mount Alpha ONL" component of the schedules. It is understood that these 'landscape schedules' have been opened for submission in late 2022 and this portion of the PDP has yet to be heard by the Council commissioners. Nevertheless, it is relevant to give weight to the schedules and this is addressed in this report. The site itself is located within the Mt Alpha schedule which is described as "*comprising the northern and eastern slopes of Roys Peak and Mount Alpha.*" (**Refer Appendix C**). The subject site sits within the sub area "*Waterfall Creek to Damper Bay Area*" of the Mount Alpha ONL. This report will refer to relevant descriptions from Section 21.22 of the PDP.
19. As the site is within the Mount Alpha ONL it is subject to the ONL assessment matters contained within part 5.4.2.2(2) of the Queenstown Lakes District Council Operative District Plan (ODP). It is understood that these are the appropriate matters against which to assess the proposal. However, consideration has also been given to the relevant assessment matters for ONL's contained within part 21.7.1 of the Queenstown Lakes District Council Proposed District Plan (PDP).
20. The following portion of this report provides a detailed assessment of the proposal within the frame of the ODP.

Upper Clutha Landscape Schedules



Potential for the Landscape to Absorb Development (5.4.2.2, Part 2 a)

Visual Impact (i-iv)

21. The proposed barn will be visible from the following public locations:

- Wanaka-Mt Aspiring Road (refer **Attachment D and E**)
- Ruby Island Road and Millennium Trail (refer **Attachment L and M**)
- Lake Wanaka (refer **Attachments F to J**)
- Residential areas in the northern area of Lake Wanaka towards Beacon Point (refer **Attachments J and K**)
- The proposed barn will also be visible on the public walkway along the eastern shores of Lake Wanaka, from Eely Point Reserve northwards in certain locations. These viewshafts have been captured in the photos taken on Lake Wanaka

22. When viewing the proposed barn from public locations on the eastern side of Lake Wanaka (including Roys Bay, Bremer Bay and the residential areas above), the viewing distance will be more than 2.5km. From these locations, the proposed barn will form a less than minor component of the wider landscape, containing the lake, regenerating native scrub, pasture grass, clusters of exotic trees, orchards and wineries, and occasional rural buildings and dwellings established in the

landscape, with the backdrop of Roys Peak remaining visually dominant. From these views, the proposed barn will occupy a very small part of that wider panorama and will not be significant.

23. From locations on Lake Wanaka, the proposed barn will be most visible from the area west of Ruby Island, shown in Photos 9, 10 and 11. In the absence of mitigation planting and mounding, the proposal would be visible within a wider pastoral landscape, with some visual absorption by the macrocarpa hedgerow behind. In the presence of the proposed mitigation planting and mounding, the lower half of the proposed barn will be screened in the short-term (3-5 years), with the existing vegetation pattern of grey shrubland extended further up the slope, enhancing the ecological corridor along the lake shore. From these views, the working character of the rural landscape is more apparent, with cut grazed pasture, the existing woolshed and Old Shephard's Cottage visible. The proposed barn will be seen as being part of a cluster of farm buildings within a working rural landscape, using similar weathered materials as the existing shed. Although the proposed barn is much larger in scale and form than the adjacent farm buildings, the bulk form of the proposed barn will be significantly reduced by the proposed mitigation planting. When taking into account the proposed mounding and mitigation planting, the weathered corrugated iron cladding of the barn against the mountain backdrop and mitigation planting, and the working rural landscape setting of which the proposed barn will become a part of, the proposed barn will become a minor component of the landscape from these views, with the backdrop of Roys Peak and the wider rural landscape remaining visually dominant.

24. From the Millennium Trail on the lake edge, the proposed barn will be visible intermittently for 250m, with the closest viewing distance being 275m from the proposed barn. When looking towards the site and Roys Peak from the Millennium Trail, the rocky bluffs, vegetation-covered escarpments and native scrub alongside the trail strongly contribute to the character and appeal of the views. The proposed mitigation planting will be a continuation of the vegetation patterns alongside the trail and will largely screen the barn from these views in the short-term (first 3-5 years). When taking into account the mitigation planting and the weathered corrugated iron of the proposed barn, it is considered that the barn will sit well established in the landscape from these views and will not be a visually prominent feature of the landscape, with the natural character of the landscape retained.

25. When viewing the site from Wanaka-Mt Aspiring Road, Section 22.22.19 notes the attractive views "*across the farmland of Waterfall Creek to Damper Bay Valley to the series of hummocky ice-eroded landforms and the more distant lake and mountains.*" As shown in **Attachment D and E**, the proposed barn will be visible above the small ridge between the site and the road, against the lake and mountain backdrop. The proposed mounding (in front of the proposed barn from these views) will be gentle in gradient following natural shapes which blend in with the existing landform, which will be mown and retained as pasture grass. The mounding will ensure that only the gable form of the proposed barn will be visible from these views. It is also considered that the use of second-hand corrugated iron along with a wooden frame structure (compared to a steel frame) will achieve a more cohesive and desirable amenity than a modern style steel clad building typically used in agricultural settings, particularly when viewed from this location. Taking the above into account, the barn will be a minor component of the landscape, being visible, but well integrated into the landscape by way of natural mounding and weathered materials which complement the colours and pattern of the landscape, with attractive views

across the farmland towards the lake and mountain backdrop retained. Importantly, the public views of Lake Wanaka from Wanaka-Mt Aspiring Rd will be substantially retained.

26. When viewed from Ruby Island Road, the existing willows would screen large parts of the proposed barn for most of Ruby Island Road during summer, however, there are breaks in the trees which offer glimpse views of the site, which would increase in winter with the absence of leaf (**Photos 15, 16 and 17**). From these locations, the side elevation of the proposed barn will be more prominent, resulting in a greater visible bulk form compared to other surrounding locations. When taking this into account, combined with the close proximity of the proposal from these locations (100m at the closest point), in the absence of mitigation the proposed barn would likely be a visually prominent feature in the landscape, detracting from views of the surrounding mountain landscapes (particularly from **Photo Location 17**). The proposed mounding, which blends into the existing slopes above Waterfall Creek, will immediately screen half of the proposed barn from these views, with mitigation planting shaped around this mounding providing further screening. It is considered that in the medium term (5-10 years), when both the grey shrubland planting and Hall's Totara planting has had the chance to mature, the proposed barn will be rendered reasonably difficult to see, significantly reducing this effect. Once established, the proposed planting will not reach a height that blocks mountain views or becomes visually dominant in itself, with a palette that is typical of this raw and natural rural landscape that will significantly soften the recessively coloured corrugated iron barn, reducing the barn's presence to a minor component of the wider landscape, with the mountain views remaining visually dominant.
27. As discussed in the above paragraphs, the proposed mitigation mounding integrates with the existing landform of the site, using natural shapes with gentle gradients. The earthworks will have no significant effects on the natural character of the site, with the contrast between the gently rolling farmland against the rocky outcrops, roches moutonnées and mountain backdrop retained. The proposed mitigation planting will form a continuation of the scrub vegetation found on the lakeshore below the site, which is attributed to the strong character of the Millennium Trail. The only tree species chosen (Hall's Totara) is locally endemic and used in a small cluster below the site to aid in visual mitigation from Ruby Island Rd. Willow trees are already present in the stream corridor east of the site.
28. Originally, it was decided that a selection of trees and grey shrubland planting would also be placed to the south of the proposed barn for mitigation purposes (similar to east of the proposed barn), however, it was concluded that any trees in this area would become a prominent feature in the landscape, blocking a significant part of the views towards Lake Wanaka and the mountains from Wanaka-Mt Aspiring Rd. Thus, the role of the proposed mitigation is to not screen the form of the proposed barn in its entirety, instead, it is to assist in visually absorbing the barn into the local landscape setting by screening the majority of the barn with mounding and low growing shrubs where necessary, which have a colour palette complimentary to the corrugated iron cladding and surrounding site, significantly reducing its perceived bulk form whilst maintaining natural views of the surrounding lake and mountains. The mitigation planting and mounding will not adversely affect natural patterns or processes within the site or surrounding landscape and will contribute to the natural character of the site.

29. No boundary fencing, boundary planting or unnatural lines will arise from this proposal.

Ecological Impact (v-vii)

30. The site lies adjacent to Waterfall Creek and Lake Wanaka. The lakeshore below the site holds a mix of native grey shrubland and exotic shrub species, which has the potential to support native bird species such as the South Island tomtit and grey warbler, along with native lizard species and invertebrates (PDP, 21.22.19). Regenerating Kanuka shrubland and occasional Hall's Totara are present along the Millennium Trail.

31. Section 21.22.19 of the PDP alludes to the presence of wetland vegetation in the Waterfall Creek to Damper Bay area. Upon visiting the site, wetland species (such as sedges, rushes and reeds) were not observed in the Waterfall Creek margin adjacent to the site. If present, native wetland species are not in abundance, with the stream margin being dominated by Willows and Bracken Fern.

32. The proposed mitigation planting is considered appropriate to the ecological conditions present on and around the site, with the proposed grey shrubland planting extending and enhancing the scrub below the site. The cluster of Hall's Totara proposed to the east of the proposed barn mimic the occasional clusters found along the shoreline of Lake Wanaka.

33. Further to this, the applicant is in the process of undertaking a significant area of wetland planting within the Waterfall Creek corridor adjacent to the site (in the area where Waterfall Creek runs through the applicant's property). This planting will restore the wetland ecology which is largely absent from the area currently, providing a new habitat for native bird, lizard and insect species. Whilst this will provide limited visual mitigation, this planting will result in a positive ecological outcome.

Landscape Capacity – PDP Section 21.22.19

34. The following responds to descriptions from the "Landscape Capacity" section of the PDP, Section 21.22.19, in relation to the Mount Alpha ONL:

- **Earthworks** – *limited landscape capacity for earthworks that protect naturalness and expressiveness attributes and values and are sympathetically designed to integrate with existing natural landform patterns.*
- **Farm buildings** – *limited landscape capacity for modestly scaled buildings on lower mountain slopes, plateaus and flats that reinforce existing rural character.*

35. As previously mentioned, proposed earthworks have been sympathetically designed to integrate with the existing natural landforms, such as the small ridge when viewed from Wanaka-Mount Aspiring Road, using gentle gradients which blend into the surrounding pastoral landscape. The proposed earthworks will protect the natural and expressive attributes of the gently sloping pastoral land which contrasts the rocky outcrops, roches moutonnées and mountain backdrop.

36. The proposed barn will be located above Lake Wanaka on a gently sloping piece of pastoral land, below the small, flat plateau which the Wanaka Mount Aspiring Road bisects. The proposed barn will be clad in weathered corrugated iron – a palette which will blend into the existing landscape and reinforce the existing rural character. The scale of the proposed barn, although much larger than the adjacent shed, will be substantially reduced due to the proposed mounding and mitigation planting, significantly lowering the barn into the landscape.

ONL visual attributes which contribute to landscape quality and character (PDP, 21.7.1.3)

37. Legibility and expressiveness:

- The dominant presence of mountain uplift and glacial scarification in the distant ranges, along with more closer features such as Waterfall Creek, rocky outcrops and the shore of Lake Wanaka are highly expressive features which demonstrate the landscape's formative processes.
- The proposal will have Moderate adverse effects on the legibility and expressiveness of the site and wider landscape in the short-term (first 3-5 years), reducing to Moderate-Low thereafter, with the distant mountains which shape the landscape remaining visually dominant.

38. Transient values:

- Section 21.22.19 describes the “changing snow levels, light and shadow patterns on the open rugged slopes and roches moutonnées, and the changing colours of pasture areas, which are green in some seasons and tawny brown in others” as the transient attributes of the site.
- The proposal will have Moderate-Low adverse effects on the transient values of the site and wider landscape in the short-term (first 3-5 years), reducing to Low thereafter, with the pastoral aspect of the site continuing to contribute to the transient nature of the landscape.

39. Aesthetic values – memorability and naturalness

- The PDP describes a “*high level of perceived naturalness, despite management of vegetation for pastoral farming.*” Key features of this sense of naturalness in the immediate context is the open, pastoral land, indigenous scrub along the lake shore and rocky outcrops, maintaining open views towards Lake Wanaka and the dramatic mountains beyond
- These highly expressive natural features (such as the mountain ranges, rocky outcrops and lake) make this landscape particularly memorable, along with the ever-changing transient nature of the landscape.
- The proposal will have Moderate adverse effects on the memorability and naturalness of the site and wider landscape in the short-term (first 3-5 years), reducing to Moderate-Low thereafter, with open views of the lake and surrounding mountains slightly impacted by this proposal.

40. **Appreciation and cultural attributes:**

- The site and surrounding area is ancestral land to Kāi Tahu whānui, with Lake Wanaka designated as a wāhi tupuna, a site of significance to iwi. At the end of Ruby Island Road is a nohoanga, a site to support traditional mahinga kai (traditional activities of food gathering, preparation etc) on the shores of Lake Wanaka and the mouth of Waterfall Creek.
- As stated in Section 21.22.19, “*Lake Wānaka is highly significant to Kāi Tahu and is a Statutory Acknowledgement under the Ngāi Tahu Claims Settlement Act 1998.*”
- The proposal will have Very Low adverse effects on the cultural attributes of the wider landscape, with potential positive effects on the mauri of Waterfall Creek and the lake shore through the indigenous revegetation of this proposal.

Conclusion of landscape potential to absorb development

41. Overall, it is considered that the proposal will be well absorbed into the landscape ecologically and will be complementary to the site’s rural character. It is, however, considered that the proposal will slightly detract from natural views characterised by the site and wider landscape in the short-term, particularly from Wanaka-Mt Aspiring Road and Ruby Island Road. Due to the scale and form of the proposed barn, in the short-term (3-5 years), the proposal will have Moderate adverse effects on the site and wider landscape’s legible and expressive features and Moderate adverse effects on the site and wider landscape’s aesthetic values, with adverse effects decreasing to Moderate-Low in the mid-term and thereafter. Taking the above into account, with the mitigation planting and earthworks in place, it has been assessed that the landscape has the capacity to absorb rural development of this nature.

Effects on Openness of the Landscape (5.4.2.2, Part 2 b)

42. The ODP places particular emphasis on retaining the open space values of the site and surrounding landscape.
43. The sense of “naturalness and openness” of the site and surrounding landscape is largely attributed to the rolling, pastoral terrain, geological features such as rocky outcrops and roches moutonnées, the scattering of native scrub and exotic tree clusters across the landscape, the Waterfall Creek corridor, and the expansive views over Lake Wanaka to the mountain backdrop beyond.
44. Section 21.22.19 of the PDP states a “*moderate level of naturalness in the Waterfall Bay to Damper Bay area,*” with a higher degree of naturalness when viewed from the Millennium Trail, “*as their experience is dominated by the lake, relatively unmodified beaches and landforms, and indigenous regeneration around the trail.*”

45. As mentioned previously, when viewing the proposal from the surface of Lake Wanaka (or locations across from Lake Wanaka), the expansive stretch of rolling, pastoral terrain, consisting of pasture grass, native scrub, exotic tree species and established farm buildings, will retain its rural character in the foreground to the visually dominant mountain backdrop containing Roys Peak. The proposal will become a minor component within this broad expanse of open landscape, but will not be uniquely distinguishable. Any adverse effects on open space values and visual amenity values would be Moderate-Low from these locations, decreasing as the mitigation planting matures.
46. When viewing the site from the Millennium Trail, the natural character and sense of openness of the site is largely attributed to the scrub vegetation, rolling terrain, and geological features such as exposed rock, with views towards Roys Peak. The open, pastoral areas of the site are largely out of view, and thus, are not a key component of the sense of naturalness and openness when viewed from this location. Section 21.22.19 of the PDP states that *“little built development is visible from the trail and there is progression towards higher perceived naturalness and a greater sense of remoteness as people travel from Ruby Island Road to Damper Bay.”* With the presence of the mitigation shrub planting below the site, the barn will be largely screened when viewed from the Millennium Trail, with only the top of the gable form visible in some locations. When taking into account the low stature of the native shrub planting (a continuation of the scrub which lies adjacent to the public track), adverse effects on open space values or visual amenity values when viewing the proposal from the Millennium Trail will be Low, attributed to the glimpse views of the proposed barn amongst the layers of scrub vegetation, with the mountain backdrop remaining visually dominant.
47. The site landscape as viewed from Wanaka-Mt Aspiring Rd to the south and Ruby Island Rd to the east, is considered to have *“moderate naturalness”* in section 21.22.19 of the PDP. This classification is likely due to the slightly modified nature of the existing landscape, with Willows lining Waterfall Creek and the open pasture grass, with the latter contributing to the views over Lake Wanaka to the mountain backdrop. The proposed barn will slightly breach views of the Lake Wanaka ONL and mountain backdrop (south views), along with the mountain ONL containing Roys Peak (east views). It is considered that once the mitigation planting matures, combined with the mitigation mounding and weathered corrugated iron cladding, the proposed barn will become well established and appear lower in the landscape, restoring the sense of naturalness to the site. Once mature, the mitigation planting will screen a small portion of the Roys Peak/Mt Alpha ridge (from eastern views), but not in an extensive or unnatural way to render significant adverse effects. The relatively flat and open pasture, which contributes to the working rural character and openness of the landscape, will be retained with this proposal. When taking the above into account and considering the classification of the Waterfall Creek to Damper Bay Area as only a moderately natural landscape under the PDP, any adverse effects on open space values or visual amenity values when viewing the proposal from these locations will be Moderate in the immediate to short-term (first 3-5 years) and Moderate-Low beyond this period.

Cumulative Effects on Landscape Values (5.4.2.2, Part 2 c)

48. The Rural General Zone, for which the proposed barn is situated in, is a rural landscape which supports a wide range of rural activities, including animal grazing, fruit orchards and wineries. Equally, a wide range of buildings are dotted throughout the landscape, including residential dwellings and accommodation, farm sheds and buildings, and function venues, along with the woolshed adjacent to the proposed barn. These buildings are well-established in the landscape, with the rolling pastoral terrain, rocky outcrops and predominantly exotic clusters of vegetation being the dominant landscape features which contribute towards the sense of openness and naturalness. A barn, made of second-hand weathered corrugated iron and used for farming activities, will not introduce elements and uses that are inconsistent with the natural character of the site and surrounding landscape.
49. Existing rural development (the wide range described above) has occurred in pockets throughout the wider Rural General Zone on the slopes above Lake Wanaka. This continues north-west into the Waterfall Creek to Damper Bay Area of the Mount Alpha ONL, where a variety of buildings and site uses exist, with development ending around the Roys Peak Carpark. As described previously, the PDP states that there is a limited capacity for earthworks (if the development protects the natural and expressive attributes of the site) and farm buildings (if the development is modestly scaled and reinforces the existing rural character) in the area. In this assessment it was previously concluded that the above requirements are satisfied in this proposal and it is considered that the proposed development is in keeping with other rural developments in the wider area. The proposed development does not represent a threshold for the site to absorb further change.
50. Considering the existing level of development within the Waterfall Creek to Damper Bay Area of the Mount Alpha ONL, there is a limited capacity for further modestly scaled rural development that reinforces the rural character of the site (as mentioned in Section 22.22.19). In respect to this proposal, the potential effects of perceived domestication on the landscape will be rendered less than minor to negligible, with the planting and retention of expansive views maintaining the natural values of the landscape. The aesthetic attributes described in the PDP of “*low-density rural character of the Waterfall Creek to Damper Bay area, with domestication largely screened from public places by topography or vegetation*” will be maintained with this proposal.

Positive Effects

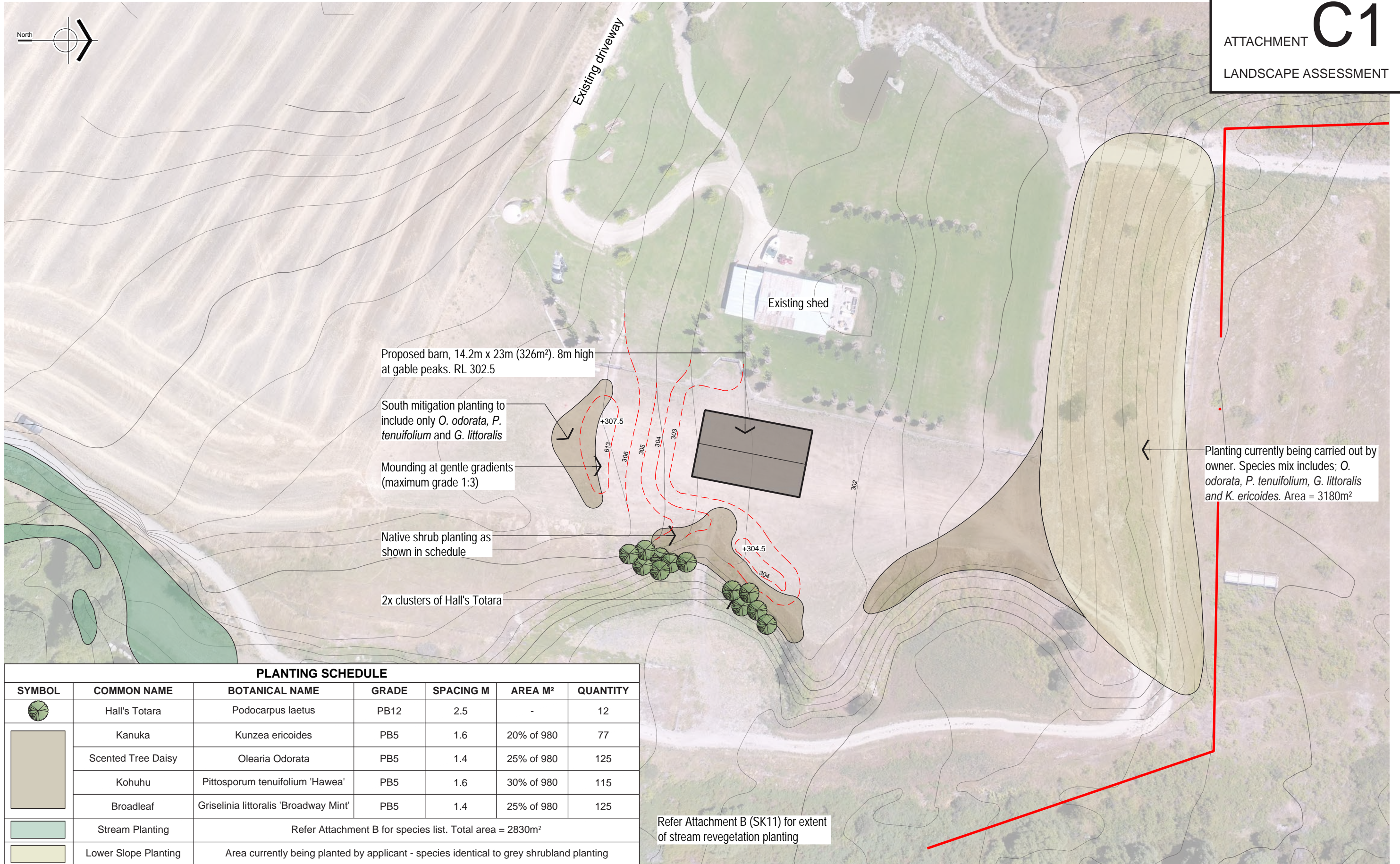
51. The extensive planting associated with this proposal, in particular the grey shrubland planting, and wetland planting within Waterfall Creek, will increase the habitat for indigenous bird, insect and lizard species, having a positive impact on the local ecology.
52. In reference to the PDP, *Section 21.7.3.3, Point F*, the proposed development assists in retaining the land use in low intensity farming, maintaining the valued rural landscape character of the area.

CONCLUSION

53. The subject site is part of a lake and mountain landscape at the south-eastern end of Wanaka. Mt Aspiring Road passes through this landscape between the foot of Roys Peak and Lake Wanaka. The landscape is mostly rural in character with naturalness embodied in the landforms, vegetation, waterbodies, and distant mountains. Residential development has occurred throughout this landscape, generally in discrete pockets of lands.
54. The subject site itself is in the eastern portion Section 1 & 2, SO 24934 and occupies a piece of land between the shores of Lake Wanaka, Ruby Island Road, and Mt Aspiring Road. It is part of an undulating landform which is mostly pastoral in character, populated with Willows and Bracken Fern in the stream margin, with mixed scrubland on the lower slopes above Lake Wanaka. The site landscape includes two existing farm buildings – a recently placed woolshed and the Old Shephard's Cottage.
55. The proposal seeks to establish a new barn, and undertake earthworks and mitigation planting. The existing driveway will be used to access the proposed barn. The proposed barn will be 8m tall at the peak of the gable and will be 14.25m x 23m (327.75m²). The cladding of the proposed barn will be in weathered corrugated iron. The area around the dwelling will be planted in native grey shrubland species around gentle mounds which blend into the existing landform, with a maximum fill of 2.5m.
56. The proposed barn will be set into the landform by way of the proposed earthworks, mitigation planting, and recessively coloured cladding which will blend into the planting and surrounding landscape. It will be visible from a number of public places (albeit from a range of distances, mostly from afar), including the surface of Lake Wanaka, residential areas on the hillside above Bremer Bay, Wanaka-Mount Aspiring Road, Ruby Island Road, and the Millennium Trail below the site. Its visibility will reduce over time as the mitigation planting matures and the natural tones of the proposed barn blend with the planting and surrounding landscape.
57. This assessment concludes that in the short-term (first 3-5 years), potential effects on the visual amenity values arising from this proposal on the ONL, will be Moderate, reducing to Moderate-Low as the mitigation planting matures and the proposed barn naturalises in its setting. Likewise, potential adverse effects on the ONL's quality and character will be Moderate in the short-term, reducing to Moderate-Low thereafter.







PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	SPACING M	AREA M ²	QUANTITY
	Hall's Totara	Podocarpus laetus	PB12	2.5	-	12
	Kanuka	Kunzea ericoides	PB5	1.6	20% of 980	77
	Scented Tree Daisy	Olearia Odorata	PB5	1.4	25% of 980	125
	Kohuhu	Pittosporum tenuifolium 'Hawea'	PB5	1.6	30% of 980	115
	Broadleaf	Griselinia littoralis 'Broadway Mint'	PB5	1.4	25% of 980	125
	Stream Planting	Refer Attachment B for species list. Total area = 2830m ²				
	Lower Slope Planting	Area currently being planted by applicant - species identical to grey shrubland planting				

Refer Attachment B (SK11) for extent of stream revegetation planting



ATTACHMENT **E1**
LANDSCAPE ASSESSMENT



PHOTO 1A - 12 FEB 2024
REFERENCE: 4424-SK17 - LANDSCAPE ASSESSMENT PHOTOS 1A + 2A
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

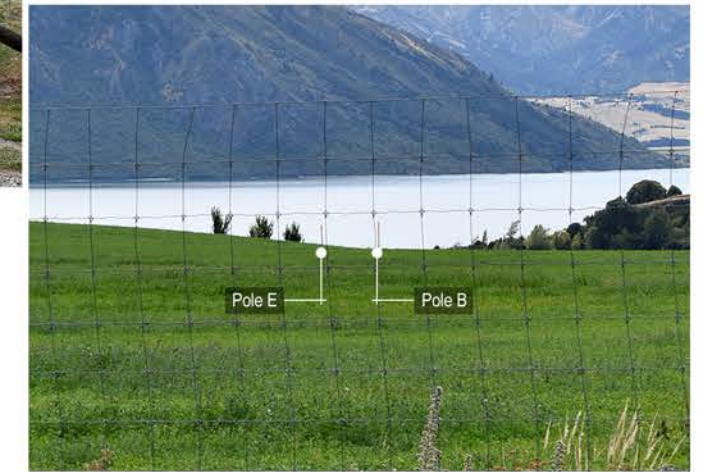


PHOTO 2 - 12 FEB 2024
REFERENCE: 4424-SK17 - LANDSCAPE ASSESSMENT PHOTOS 1A + 2A
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



ATTACHMENT **F**
LANDSCAPE ASSESSMENT

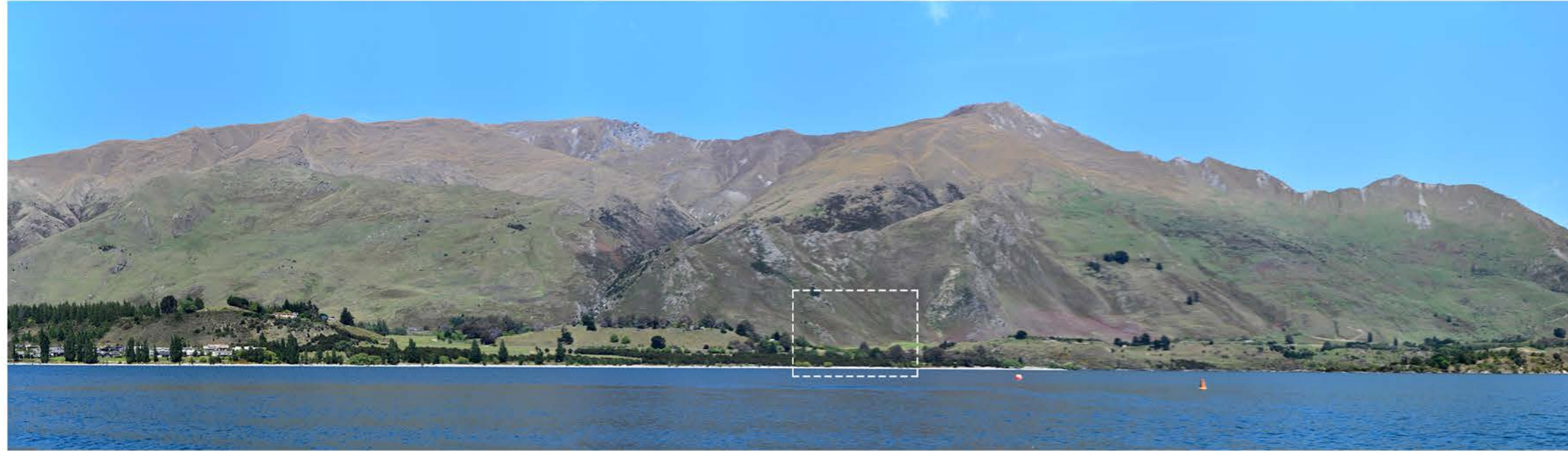


PHOTO 3 - 28 NOV 2022
REFERENCE: 4424-SK02 - LANDSCAPE ASSESMENT PHOTOS 3 + 4
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

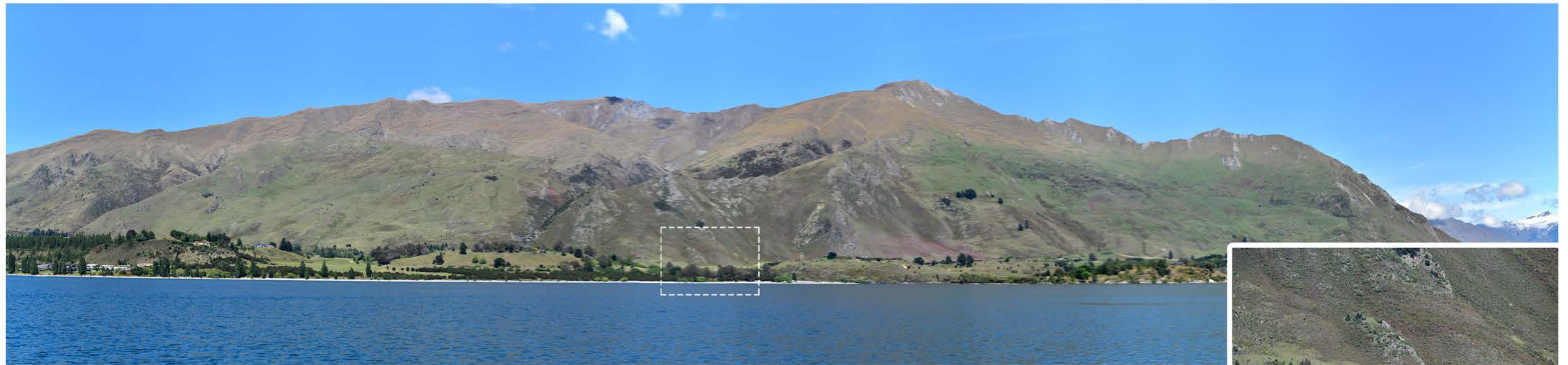


PHOTO 4 - 28 NOV 2022
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IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

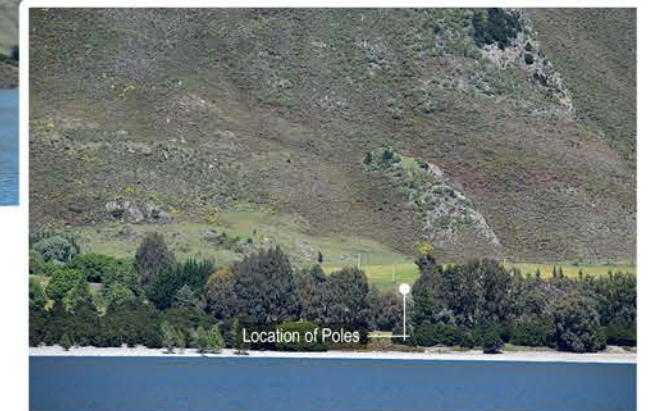
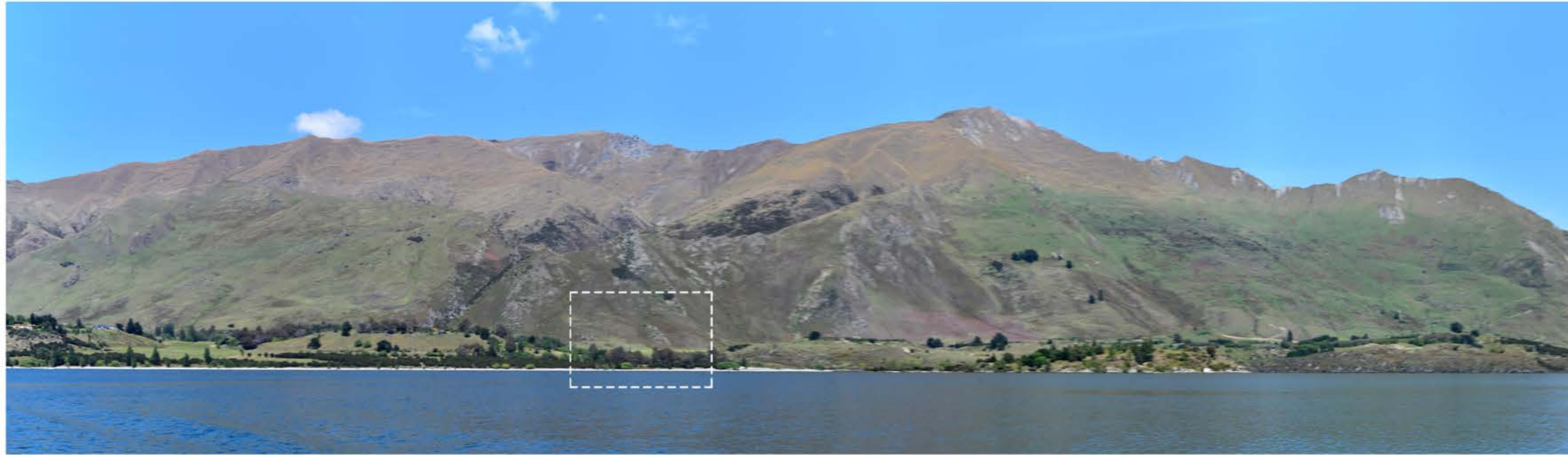


PHOTO 5 - 28 NOV 2022
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IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

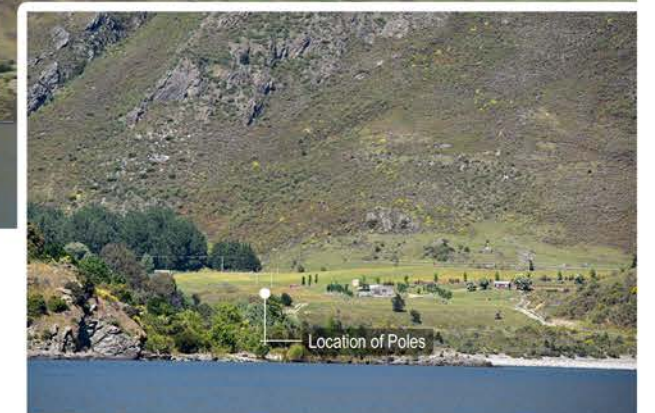


PHOTO 6 - 28 NOV 2022
REFERENCE: 4424-SK03 - LANDSCAPE ASSESMENT PHOTOS 5 + 6
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

ATTACHMENT **H**
LANDSCAPE ASSESSMENT

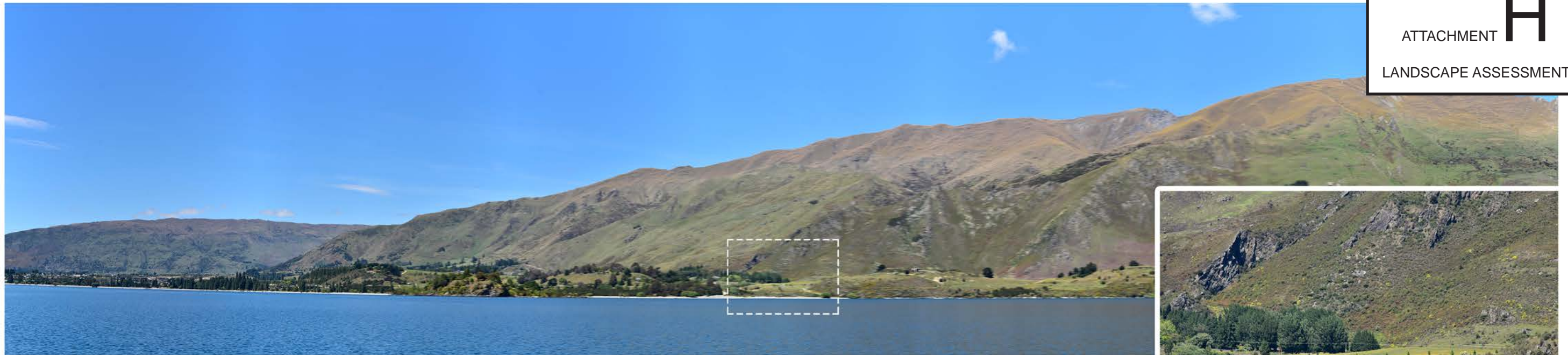


PHOTO 7 - 28 NOV 2022
REFERENCE: 4424-SK04 - LANDSCAPE ASSESMENT PHOTOS 7 + 8
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



PHOTO 8 - 28 NOV 2022
REFERENCE: 4424-SK04 - LANDSCAPE ASSESMENT PHOTOS 7 + 8
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



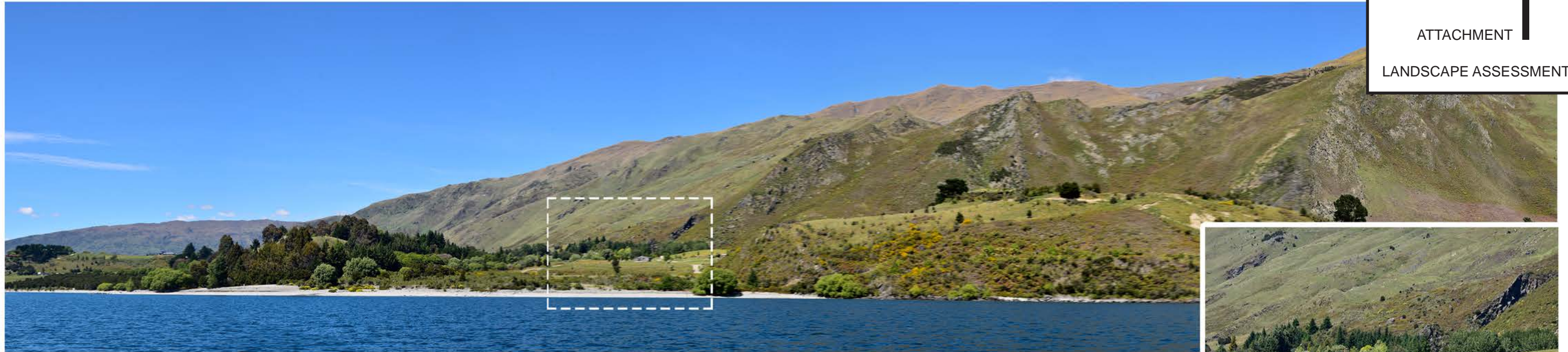


PHOTO 9 - 28 NOV 2022
REFERENCE: 4424-SK05 - LANDSCAPE ASSESMENT PHOTOS 9 + 10
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

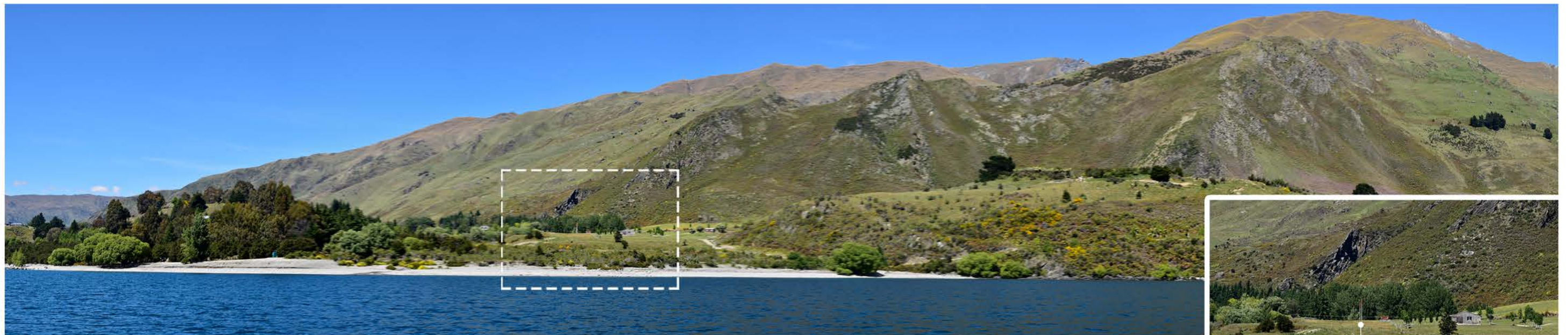


PHOTO 10 - 28 NOV 2022
REFERENCE: 4424-SK05 - LANDSCAPE ASSESMENT PHOTOS 9 + 10
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



ATTACHMENT **J**
LANDSCAPE ASSESSMENT

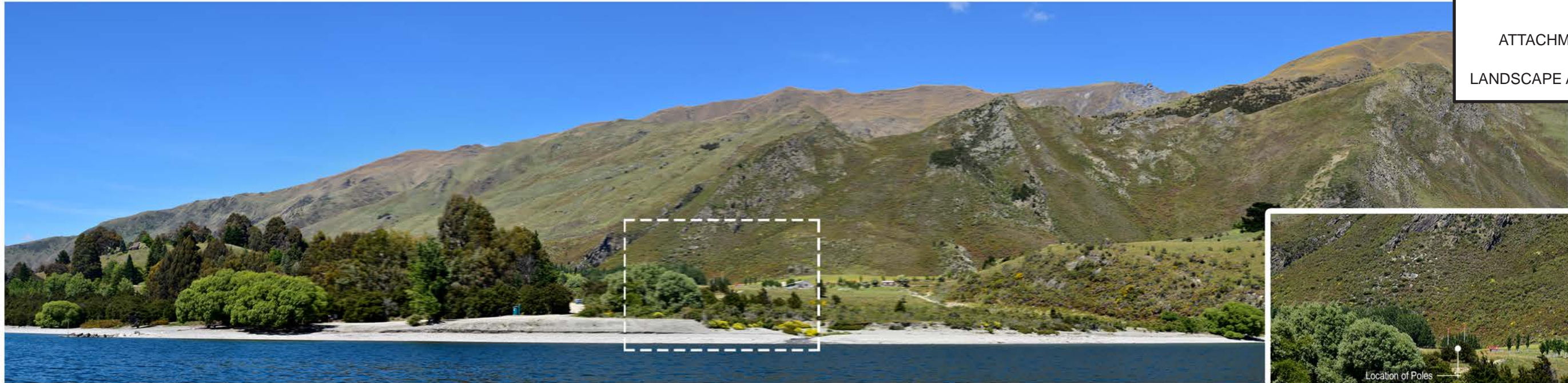


PHOTO 11 - 28 NOV 2022
REFERENCE: 4424-SK06 - LANDSCAPE ASSESMENT PHOTOS 11 + 12
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



PHOTO 12 - 28 NOV 2022
REFERENCE: 4424-SK06 - LANDSCAPE ASSESMENT PHOTOS 11 + 12
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH





PHOTO 13 - 28 NOV 2022
REFERENCE: 4424-SK07 - LANDSCAPE ASSESSMENT PHOTOS 13 + 14
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



PHOTO 14 - 28 NOV 2022
REFERENCE: 4424-SK07 - LANDSCAPE ASSESSMENT PHOTOS 13 + 14
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



PHOTO 15A - 12 FEB 2024
REFERENCE: 4424-SK18 - LANDSCAPE ASSESMENT PHOTOS 15A + 16A
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



PHOTO 16A - 12 FEB 2024
REFERENCE: 4424-SK18 - LANDSCAPE ASSESMENT PHOTOS 15A + 16A
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH



PHOTO 17A - 12 FEB 2024
REFERENCE: 4424-SK19 - LANDSCAPE ASSESMENT PHOTOS 17A + 18A
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH

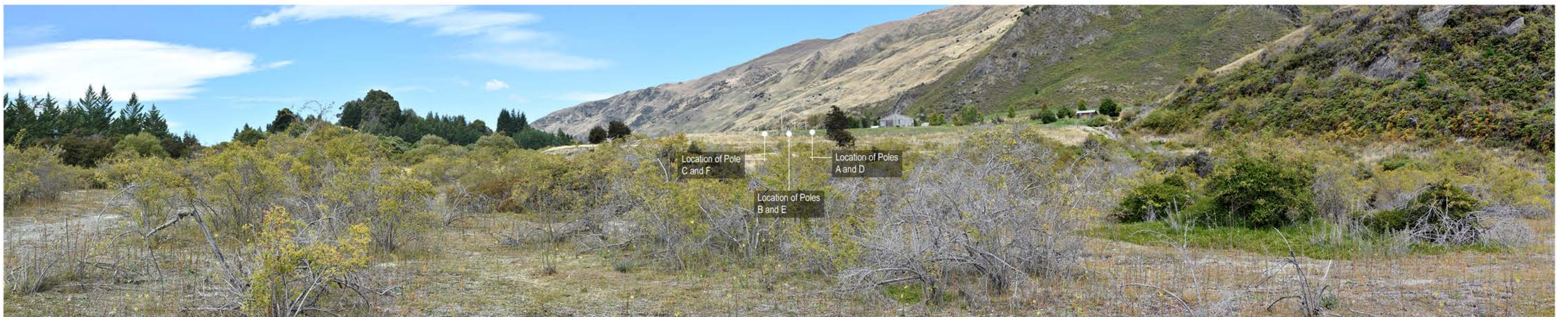
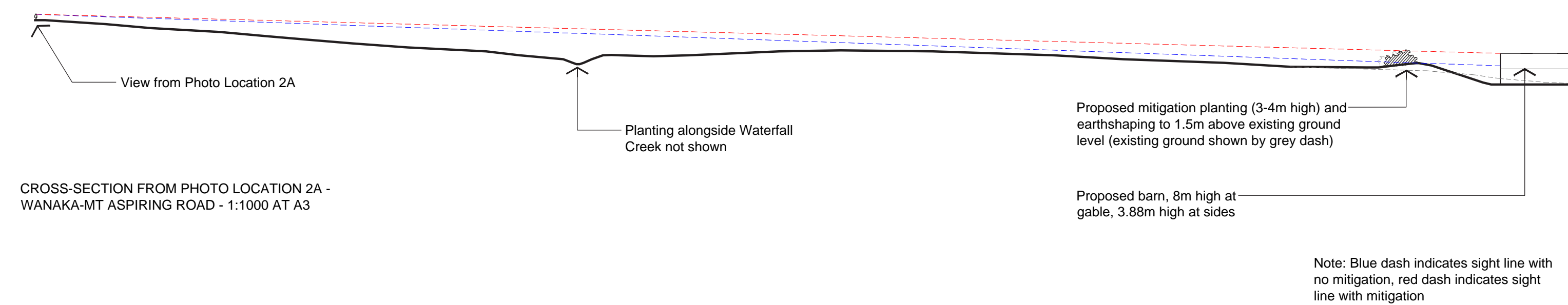
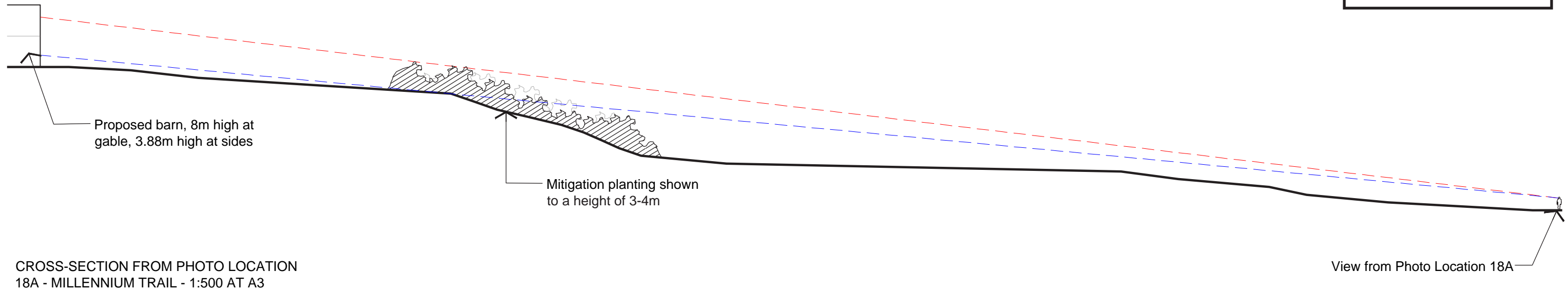


PHOTO 18A - 12 FEB 2024
REFERENCE: 4424-SK19 - LANDSCAPE ASSESMENT PHOTOS 17A + 18A
IMAGE: PANORAMIC, MULTIPLE IMAGE STITCH, 50MM FOCAL LENGTH





LANDSCAPE ADDENDUM

26/02/2024

To: Richard Denney, QLDC

From: Paddy Baxter, Landscape Architect – Baxter Design

INTRODUCTION

1. This Landscape Addendum assesses the changes made to a proposed barn and associated works on the land legally described as Section 1 & 2, SO 24934, 350 Wanaka-Mount Aspiring Road, Wanaka. The potential adverse effects arising from the previous barn and associated works was previously assessed by Baxter Design in a Landscape Assessment Report dated 24 Feb 2023.
2. The proposal differs from that previously assessed in the following ways:
 - Barn location – the proposed barn has been moved 50m to the north compared to what was previously assessed (to be further down the slope, in line with the existing shed)
 - Landscape mitigation – the proposed mitigation planting and earth shaping has a similar form to that previously assessed, albeit in a new location, with the same species mix used. Native shrub planting on the south side of the proposed barn has also been added.
3. The design of the proposed barn itself has not changed.
4. The updated Attachments for the landscape assessment are as follows:

Attachment A1:	Wider Context and Photo Location Plan	<i>Baxter Design - 4424-SK10</i>
Attachment B1:	Entire Section Plan	<i>Baxter Design - 4424-SK11</i>
Attachment C1:	Proposed Barn - Site Plan	<i>Baxter Design - 4424-SK20</i>
Attachment D1:	Pole Plan	<i>Baxter Design - 4424-SK22</i>
Attachment E:	Landscape Assessment Photos 1A + 2A	<i>Baxter Design - 4424-SK17</i>
Attachment F:	Landscape Assessment Photos 3 + 4	<i>Baxter Design - 4424-SK02</i>
Attachment G:	Landscape Assessment Photos 5 + 6	<i>Baxter Design - 4424-SK03</i>
Attachment H:	Landscape Assessment Photos 7 + 8	<i>Baxter Design - 4424-SK04</i>
Attachment I:	Landscape Assessment Photos 9 + 10	<i>Baxter Design - 4424-SK05</i>

Attachment J:	Landscape Assessment Photos 11 + 12	<i>Baxter Design - 4424-SK06</i>
Attachment K:	Landscape Assessment Photos 13 + 14	<i>Baxter Design - 4424-SK07</i>
Attachment L1:	Landscape Assessment Photos 15A + 16A	<i>Baxter Design - 4424-SK18</i>
Attachment M1:	Landscape Assessment Photos 17A + 18A	<i>Baxter Design - 4424-SK19</i>
Attachment N1:	Site Sections	<i>Baxter Design - 4424-SK21</i>

DISCUSSION

5. As described in the Landscape Assessment Report, the proposal is visible from the following public locations
- Wanaka-Mt Aspiring Road (refer **Attachment D1 and E1**)
 - Ruby Island Road and Millennium Trail (refer **Attachment L1 and M1**)
 - Lake Wanaka (refer **Attachments F to J**)
 - Residential areas in the northern area of Lake Wanaka towards Beacon Point (refer **Attachments J and K**)
 - The proposed barn will also be visible on the public walkway along the eastern shores of Lake Wanaka, from Eely Point Reserve northwards in certain locations. These viewshafts have been captured in the photos taken on Lake Wanaka

Lake Wanaka and residential areas

6. When viewing the amended proposal from the surface of Lake Wanaka and from residential areas on the northern side of Lake Wanaka, there will be no change in potential adverse effects between that previously assessed and the amended proposal.

Ruby Island Road

7. Although the proposed barn will be in a slightly different location to that previously assessed, the potential visibility of the proposal will remain the same. As described in the Landscape Assessment Report, *“the existing willows would screen large parts of the proposed barn for most of Ruby Island Road during summer, however, there are breaks in the trees which offer glimpse views of the site, which would increase in winter with the absence of leaf”* (**Refer Attachment L1 and M1**).
8. The proposed native shrub planting, Hall’s Totara and mounding will maintain the same level of mitigation from these views as was previously assessed.
9. When viewing the amended proposal from Ruby Island Road, there will be no change in potential adverse effects between that previously assessed and the amended proposal.

Wanaka-Mt Aspiring Road

10. Concern was raised in the Landscape Peer Review regarding potential adverse effects from Wanaka-Mt Aspiring Road. From these views, the site ONL and surrounding ONL landscapes are most apparent, with Section 22.22.19 of the PDP noting attractive views “*across the farmland of Waterfall Creek to Damper Bay Valley to the series of hummocky ice-eroded landforms and the more distant lake and mountains.*”
11. The amended proposal mitigates potential adverse effects from this view more extensively than that previously assessed. The amended mitigation strategy to reduce the visibility of the proposed barn includes:
 - Shifting the barn 50m north, so that it is situated at an RL of 302.5 instead of RL 306.5.
 - Earthshaping, so that the mound to the south of the proposed barn has a maximum height of 5m above the RL of the proposed barn (previously 4m)
 - Low native shrub planting (consisting of *O. odorata*, *P. tenuifolium* and *G. littoralis*) to the south of the proposed mound, which was not included previously.
12. The above measures will ensure that the proposed barn will sit low in the landscape in the short-term (first 3-5 years), with only the top portion of the gable visible from Wanaka-Mt Aspiring Road, as seen when comparing **Attachments D and E (previous proposal) with D1 and E1 (amended proposal)**.
13. The proposed planting to the south does not include Hall’s Totara or Kanuka. Once mature, the proposed planting will screen the vast majority of the proposed barn, with only the top metre of the proposed barn potentially visible (**refer Attachment N1**). The proposed planting will not reach heights that could adversely affect open views across the site towards Lake Wanaka and the ONL mountain landscape.
14. Due to these changes, the length of road where the proposed barn will be visible from has also reduced from 250m to 180m, with this decrease occurring on the west side of the Waterfall Creek Bridge.
15. The proposed barn will form a minor component of the landscape, being slightly visible, but well integrated into the landscape by way of natural mounding, planting and weathered materials which complement the colours and pattern of the landscape. Any potential adverse effects on the visual amenity and landscape character values of the ONL in the short-term (first 3-5 years) will be Low-Moderate, reducing to Low beyond this period.

Millenium Trail

16. The proposed barn in its new location will be slightly more visible from the Millenium Trail than that previously assessed (**refer Attachment M1**). As described in the Landscape Assessment Report “*when looking towards the site and Roys Peak from the Millennium Trail, the rocky bluffs, vegetation-covered escarpments and native scrub alongside the trail strongly contribute to the character and appeal of the views,*” with the extent of the open pastoral landscape containing the site less apparent from these views.

17. In relation to the previous proposal, the Landscape Assessment Report concluded that *“with the presence of the mitigation shrub planting below the site, the barn will be largely screened when viewed from the Millennium Trail, with only the top of the gable form visible in some locations. When taking into account the low stature of the native shrub planting (a continuation of the scrub which lies adjacent to the public track), adverse effects on open space values or visual amenity values when viewing the proposal from the Millennium Trail will be Low, attributed to the glimpse views of the proposed barn amongst the layers of scrub vegetation, with the mountain backdrop remaining visually dominant.”*
18. As seen in **Attachment N1**, the mitigation planting below the site (currently being undertaken by the owner) will still largely screen the proposed barn from these views in its amended location and will contribute to the mixed native and exotic scrub present alongside the trail. From the Millennium Trail, any potential adverse effects on the visual amenity and landscape character values of the surrounding ONL in the short-term (first 3-5 years), will be Low-Moderate, reducing to Low beyond this period.

CONCLUSION

19. The amended proposal, including relocating the barn 50m north (to a lower elevation) and reworking the mitigation planting and earthshaping, ensures that any adverse effects arising from the proposal, as viewed from adjacent public areas, will be Low-Moderate in the short-term (first 3-5 years), decreasing to Low thereafter.