

DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	R Stewart
RM reference:	RM200960
Application:	Application under Section 88 of the <i>Resource Management Act 1991</i> (RMA) for four (4) pod-style buildings for the purpose of visitor accommodation activities, one (1) pod-style residential unit building for purpose of residential activities and one (1) associated “base building”. Consent is also sought for a breach transport requirements in respect to width, gradient and number of passing bays for the “track access”; and for a shortfall of one (1) coach park.
Location:	201 Arthurs Point Road, Arthur’s Point
Legal Description:	Lot 1 Deposited Plan 515200 held in Record of Title 803168
Zoning:	ODP: Rural Visitor PDP: Deferred
Activity Status:	Restricted Discretionary
Decision Date	24 February 2021
Re-issue Date	16 March 2020

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Andrew Woodford, Senior Planner, on 24 February 2021 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council’s electronic file and responses to any queries) by Andrew Woodford, Senior Planner, under delegated authority pursuant to Section 34A of the RMA.
3. This decision is a re-issue of RM200960. Pursuant to Section 133A of the RMA, this consent is being re-issued to correct a minor error as the activity status was listed incorrectly as discretionary instead of restricted discretionary. The overall assessment undertaken has not substantially changed nor has the report conclusions, and the corrections made do not change the nature of the application as applied for. This is considered a minor mistake or defect and therefore the consent can be re-issued pursuant to section 133A of the RMA. The decision was made and the re-issue authorised by Andrew Woodford, Senior Planner, as delegate for Council on 15 March 2020.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought for four (4) pod-style buildings for the purpose of visitor accommodation activities, one (1) pod-style residential unit building for purpose of residential activities and one (1) associated “base building”. Consent is also sought for a breach transport requirements in respect to width, gradient and number of passing bays for the “track access”; and for a shortfall of one (1) coach park (the “proposed activity”) at 201 Arthurs Point Road, Arthurs Point, Queenstown (the “subject site”) (Figure 1).



Figure 1. Subject site (outlined in blue) and surrounding environment. Source: Qmaps, 2021.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Sections 1-4 of the report entitled “*Application and Assessment of Environmental Effects*”, prepared by Blair Devlin of Vivian + Espie, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report with the following clarifications:

- For clarity, the “base building” is the building located in the southern portion of site which will be used for check-in services and parking.
- To differentiate between the two types of accesses, the following decision defines the access between the road and the base building as the “access” and the access between the base building and the pods as the “track access” – similar to that wording used in the Applicant’s AEE.
- Given the nature of the track access and the manoeuvrability around the base building, the Applicant has removed the six-seater golf cart from the application, hence they have been excluded from the following assessment and decision.
- The Applicant has clarified that two (2) golf carts can feasibly be parked for the purpose of charging and storage in one (1) parking space. In doing so, all parking spaces will not be occupied all times and at least one (1) parking space can be made available for the purpose of guest parking prior to check-in, and before allocation of a golf cart.

2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, and notified its decisions on Stage 2 of the PDP on 21 March 2019. There are a number of appeals on these decisions. Stage 3 of the PDP was notified on 19 September 2019 and Stage 3B on 31 October 2019, and decisions on submissions are pending.

Where there are rules in the PDP that are treated operative under s86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under s9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned *Rural Visitor* in the ODP and the proposed activity requires resource consent for the following reasons:

- A **controlled** activity resource consent pursuant to Rule 12.4.3.2(ii) for parking, loading and access. Access is proposed from Arthurs Point Road to a parking area at the base of the hill. Council's control is limited to:
 - (i) the location and design of access points and their impact on the safety and efficiency of surrounding road network, and the number of parking spaces to be provided.
- A **controlled** activity resource consent pursuant to Rule 12.4.3.2(iii)(a) for all buildings. Council's control is over:
 - (i) coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment; and
 - (ii) provision of water supply, sewage treatment and disposal, electricity and telecommunication services
- A **controlled** activity resource consent pursuant to Rule 12.4.3.2(iii)(b) for any building other than accessory buildings to be used for residential or visitor accommodation activity. Council's control is over:
 - (i) avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition.
- A **controlled** activity resource consent pursuant to Rule 12.4.3.2(iv) for landscaping. Council's control is over:
 - (i) location, design or impact on the visual amenity, rural landscapes and species to be used.
- A **controlled** activity resource consent pursuant to Rule 12.4.3.2(vi) for all visitor accommodation activities. Council's control is over:
 - (i) access
 - (ii) flood risk
 - (iii) hours of operation
 - (iv) landscaping
 - (v) screening of outdoor storage areas
 - (vi) setback from roads
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) for a breach of site standard 14.2.4.2(iii) relating to the maximum gradient of any private way for vehicle access shall not exceed 1 in 6. The track networks to be utilised by golf carts has a maximum gradient of 1 in 4.5. Council's discretion is not restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) for a breach of site standard 14.2.4.2vi as the internal track network does not meet the access width requirements specified in NZS4404:2004 or the required number of passing bays. Council's discretion is not restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.1(i)(a) for not providing an on-site coach park. The requirement is one coach park per 30 units. Council's discretion is not restricted to this matter.

2.2 PROPOSED DISTRICT PLAN

The proposal is not subject to PDP as the ODP Rural Visitor zone is deferred to Stage 3 of the District Plan review. Decisions on submissions have not been issued for Stage 3 of the PDP, and therefore, no rules have immediate legal effect.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore, the NES does not apply.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is considered a **restricted discretionary** activity.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

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

Therefore, public notification is not precluded (s95A(5)(b)).

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

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

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *The activity is a **restricted discretionary** activity, so that adverse effects which do not relate to a matter of **discretion** have been disregarded (s95D(c)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all buildings, accesses, residential and visitor accommodation activities require consent, therefore, the permitted baseline has little relevance to the proposed activity.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The assessment of effects on the environment provided at *Section 7* of the Applicant’s AEE is generally comprehensive and is considered accurate. Therefore, the Applicant’s assessment is adopted for the purposes of this report with the following additions:

Access and parking effects

Design and formation of the track access

The design and formation (i.e passing bay, gradient and width) of track access has potential safety and efficiency effects. Queenstown Lakes District Council Land Development Engineer, Cam Jones, has undertaken an assessment of the proposed activity and agrees with the Applicant’s traffic assessment (Appendix 3) that the use of golf carts on the track access can be feasible with appropriate design responses and management. In addition to the recommendations outlined in the traffic assessment, Mr Jones also advises that detailed design of the track access should be required via a condition of consent for engineering acceptance. Mr Jones’ expert advice and recommendations are adopted for the purpose of this decision, and the Applicant has subsequently volunteered the recommended conditions of consent. As such, the effects on the wider environment regarding the design and formation of the track access will not be more than minor.

Private vehicle parking and golf cart allocation

The check-in process between guests’ arrival and the allocation of golf carts for checked-in guests has potential safety and efficiency effects. In order to manage the conflict between private vehicles and golf carts, Mr Jones has recommended a condition of consent requiring that a parking space (that is assigned as a designated check-in parking space) shall remain free at all times. This recommendation by Mr Jones is adopted for purpose of this decision and the Applicant has subsequently volunteered the associated condition of consent. This is considered feasible as at least two (2) golf carts can be parked in a parking space and, therefore, a parking space can be made available for arriving guests prior to swapping out the vehicle for a golf cart. As such, the effects on the wider environment regarding the private vehicle parking and golf cart allocation will not be more than minor.

Earthwork effects

The proposed earthworks have potential land instability, sedimentation and dust nuisance effects. Mr Jones accepts the recommendations in the Applicant’s geotechnical assessment (Appendix 4) and advises a series of additional measures around temporary retaining earthworks on site through conditions of consents to best manage potential land instability. Mr Jones advice serves as evidence for the proposed activity and is adopted for the purpose of this decision; the Applicant has subsequently volunteered the recommended conditions of consent. In order to manage sedimentation and dust nuisance, the ‘medium risk’ environment management plan (EMP) conditions of consent are included to

ensure the earthworks are undertaken to Council standard. As such, the effects on the wider environment regarding earthworks will not be more than minor.

Services

Fire-fighting

Mr Jones has undertaken an assessment of the provision of fire-fighting services and accepts the comment provided by Fire and Emergency Services (FENZ) that fire risk can be appropriately managed as described. Mr Jones' support of the FENZ comment provides evidence that is adopted for the purpose of this decision, and the Applicant has subsequently volunteered the associated conditions of consent. As such, the effects on the wider environment regarding the provision of fire-fighting services will not be more than minor.

Potable water, effluent disposal, and stormwater

Mr Jones has undertaken an assessment of potable water, effluent disposal, and stormwater services as detailed by the Applicant. Mr Jones conclusions of the above services provides evidence that each can be feasibly provided and recommends a condition of consent that further detailed design should be provided via a process of engineering acceptance. Mr Jones' assessment is adopted for the purpose of the decision and the Applicant has subsequently volunteered the conditions of consent. As such, the effects on the wider environment regarding the provision of potable water, effluent disposal, and stormwater services will not be more than minor.

Natural hazards

The site is subject to natural hazards, which have potential stability effects on the proposed building and safety effects for the visitors. Mr Jones accepts the assessment and recommendations detailed in the supplied geotechnical assessment. Mr Jones support of geotechnical assessment provides evidence that the natural hazards present on site can be appropriately managed and the effects can be mitigated if constructed as per the report's recommendations. This evidence accepted for the purpose of this decision and the Applicant has subsequently volunteered the conditions of consent. As such, the effects on the wider environment regarding natural hazards will not be more than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

Given the above assessment, it is assessed that the proposed activity will not or is not likely to have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

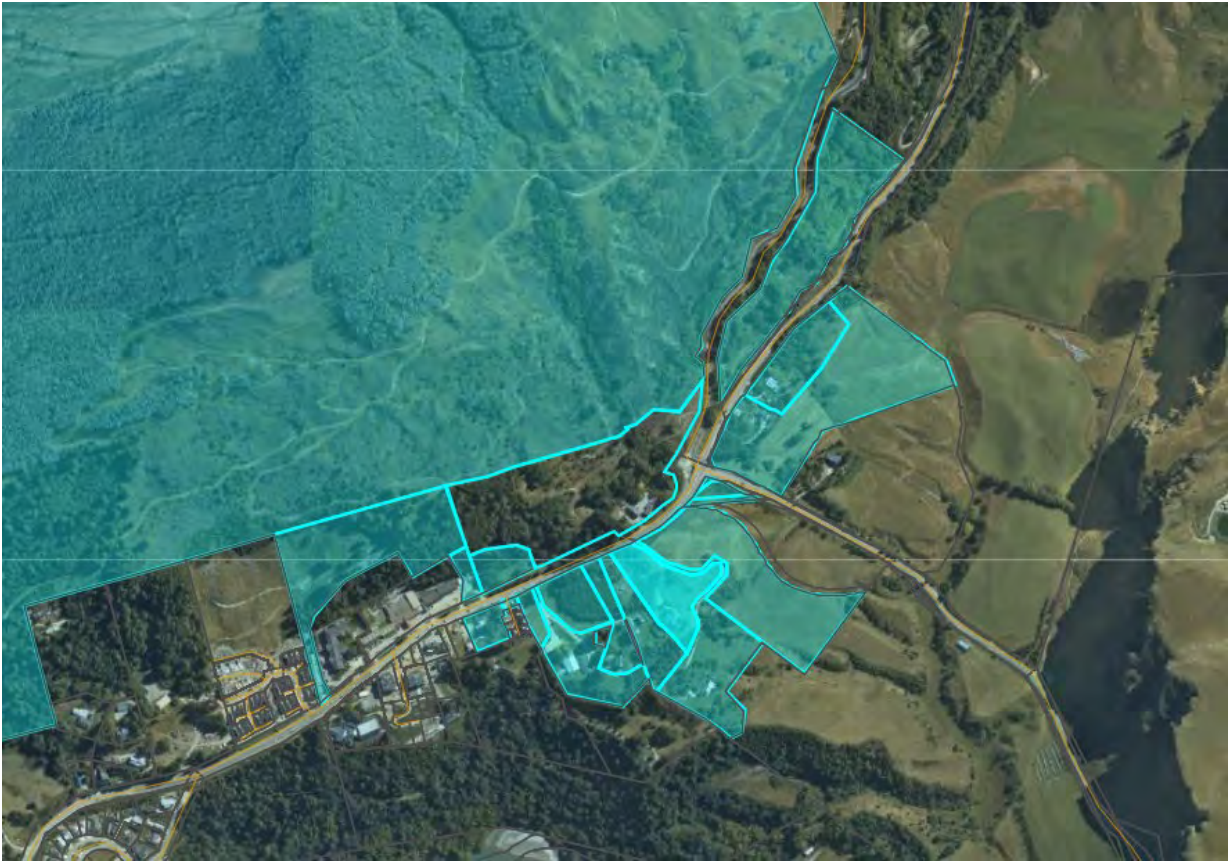


Figure 2. Location of subject site (outlined in blue) and location of owners and occupiers considered potentially affected by the proposed activity. Source: Qmaps, 2021.

Building effects

Construction of a building has potential landscape and visual amenity effect on the above-mentioned owners and occupiers of adjacent land. The Applicant (as detailed in Section 3 above) has proposed planting (Appendix 5) on site to soften the potential adverse effects on landscape and visual amenity values to a degree that the proposed built form will not be outside of what could be considered anticipated on the subject site. Given the scale and location the proposed buildings and associated visitor accommodation activities, potential adverse effects on the owners and occupiers of identified properties above in this respect will be less than minor.

Access effects

The proposed access will not have a material effect on the above-mentioned owners and occupiers, therefore, the effects on persons in this respect will be less than minor.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a publicly non-notified basis.

Prepared by

Decision made by



Meggan Bain
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Andrew Woodford
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DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

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

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

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

The assessment of objective and policies provided in Section 9 of the Applicant's AEE is considered comprehensive and is, therefore, adopted for the purpose of this report with no further additions.

Weighting between ODP and PDP

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Part 2 of the RMA outlines that the purpose of the Act is to promote the sustainable management of natural and physical resources. As detailed below, the proposed activity is considered to meet the purpose and principles of this section.

Section 5 – Purpose

The proposed activity will result in sustainable management of natural and physical resources, whilst not affecting the life supporting capacity of air, water, soil and ecosystems. It is considered that proposed

activity avoids any potential adverse effects on the environment and will contribute towards native forest regeneration (to a limited extent).

Section 6 – Matters of National Importance

Of relevance to this application, the subject site contains landslide risk. It is considered, and as discussed in Section 3 of this report, the proposed activity sufficiently manages risk posed by natural hazards.

Section 7 – Other Matters

Of relevance to this application are the maintenance and enhancement of amenity values. Amenity values are defined in the RMA as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. An assessment of the application with respect to the amenity values of the environment is included in Sections 3 and 4 above. In summary, there are no more than minor effects on amenity values as a result of the proposed activity.

Section 8 – The principles of the Treaty of Waitangi

The principles of the Treaty of Waitangi to be recognised and provided for through the proposed activity. There are no matters pertaining the principles of the Treaty of Waitangi of relevance to this application.

Overall, the proposal is considered to be in accordance the purpose and principles of the RMA.

7.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to construct five (5) pod-style buildings (four visitor accommodation buildings and one residential unit) and an associated base building with associated transport infringements subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

Prepared by



Meggan Bain
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Decision made by



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Re-issue report prepared by



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Decision made by



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8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

This proposal will require a development contribution under the Local Government Act 2002 in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

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

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the *Building Act 2004*. A building consent must be obtained before construction can begin.

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

If you have any enquiries please contact Meggan Bain on phone (03) 441 0499 or email meggan.bain@qldc.govt.nz

9.0 APPENDICIES LIST

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 3 – '201 Arthurs Point Road, Visitor Accommodation RM200960, Request for Information Response', Barlett Consulting, dated 29 January 2021

APPENDIX 4 – 'Sir Robert Stewart, 201 Arthurs Point Road, Queenstown. Geotechnical and Geohazard Assessment for Proposed Visitor Accommodation', GCL ref R6786-1A, dated 20 November 2020

APPENDIX 5 – 'Assessment of Landscape and Visual Effects', Vivian + Espie, dated 29 January 2020

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - ‘Site Plan’ – Warren and Mahoney – Sheet 3 – November 2020
 - ‘Plan (pods)’ – Warren and Mahoney – Sheet 4 – November 2020
 - ‘Axonometric plan (pods)’ – Warren and Mahoney – Sheet 5 – November 2020
 - ‘South elevation (pods)’ – Warren and Mahoney – Sheet 6 – November 2020
 - ‘East elevation (pods)’ – Warren and Mahoney – Sheet 7 – November 2020
 - ‘Height relative to the original contours (pods)’ – Warren and Mahoney – Sheet 8 – November 2020
 - ‘Section (pods)’ – Warren and Mahoney – Sheet 9 – November 2020
 - ‘Floor plan (base building)’ – Warren and Mahoney – Sheet 15 – November 2020
 - ‘South elevation (base building)’ – Warren and Mahoney – Sheet 16 – November 2020
 - ‘East elevation (base building)’ – Warren and Mahoney – Sheet 17 – November 2020
 - ‘Section (base building)’ – Warren and Mahoney – Sheet 18 – November 2020
 - ‘Site plan’ – Aurum Survey – Sheet 5391.4E.1A – 28 October 2020
 - ‘Proposed earthworks’ – Aurum Survey – Sheet 5391.4E.2B – 26 January 2021
 - ‘Access detail’ – Aurum Survey – Sheet 5391.4E.3B – 27 January 2021¹
 - ‘Passing area detail’ – Aurum Survey – Sheet 5391.4E.3C – 27 January 2021
 - ‘Longsections’ – Aurum Survey – Sheet 5391.4E.4A – 28 October 2020
 - ‘Typical details’ – Aurum Survey – Sheet 5391.4E.5A – 28 October 2020
 - ‘Structural landscape plan’ – Vivian + Espie – Sheet 1680-01 – 12 November 2020

stamped as approved on 16 March 2021

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

Operation and access

4. No coaches shall service the authorised visitor accommodation activities
5. During occupation of the pod(s), the use of the proposed access between the base building and the pod(s) shall to be limited to the approved vehicle 2+2 golf cart and pedestrians. The use by other types of vehicles may occur if approved in writing by the Manager, Resource Consents

Note: FENZ may require access to the pods in the case of an emergency, in which case they may require the use of a 4WD motorbike or similar.

6. One (1) golf cart or 4WD motorbike shall be made available at the “base building” at all times.
7. During occupation of the visitor accommodation pod(s), the consent holder shall manage the access to minimise the effects of ice and snow, which should include the application of grit/salt, or similar methodology, to sufficiently remove ice/snow from access surface.

¹ Number of parks shall be constructed as detail in the base building floor plan (‘Floor plan (base building)’ – Warren and Mahoney – Sheet 15 – November 2020)

8. During the operation of the development, one (1) parking space shall be kept clear at all times for the use of arriving guests, which shall be signed as a designated guest check-in parking space.

Note: for clarity, at the time of this decision, erecting a sign on the subject site may require resource consent.

Landscaping

9. The approved landscaping plan and associated recommendation detailed on the plan shall be implemented within the first planting season following the completion of construction, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

External appearance

10. The materials and colours approved by way of this resource consent are as follows:

<i>Feature</i>	<i>Material</i>	<i>Colour</i>	<i>LRV</i>
Roof	pre-coated standing seam or corrugated profiled metal	Coloursteel "Flaxpod"	6%
Exterior walls	pre-coated standing seam or corrugated profiled metal	Coloursteel "Flaxpod"	6%
External shutters/ fixed screens	Cedar or aluminium	Coloursteel "Flaxpod"* *if aluminium, cedar N/A	6%*
Joinery	pre-coated standing seam or corrugated profiled metal	Coloursteel "Flaxpod"	6%
Spouting and downpipes	pre-coated standing seam or corrugated profiled metal	Coloursteel "Flaxpod"	6%
Underside of floor	Timber boarding or metal	Coloursteel "Flaxpod"* *if aluminium, cedar N/A	6%*

Note: any amendment to the specified colours and/or materials shall be certified by the Council's Monitoring and Enforcement Department prior to use on the buildings.

Earthworks

11. All engineering works, including the construction of retaining walls, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent. Note: The current standards are available on Council's website via the following link: <https://www.qldc.govt.nz>.

To be completed prior to the commencement of any works on-site

12. At least **15 working days** prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Monitoring and Enforcement Team for review and acceptance **HOLD POINT**. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:

- a) Administrative Requirements
- (i) Weekly site inspections
 - (ii) Notification and management of environmental incidents
 - (iii) Records and registers

- (iv) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (v) Site induction
- b) Operational Requirements
- (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
 - (ii) Water quality
 - (iii) Dust
 - (iv) Cultural heritage
 - (v) Indigenous vegetation clearance
 - (vi) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the geotechnical report ('*Sir Robert Stewart, 201 Arthurs Point Road, Queenstown. Geotechnical and Geohazrd Assessment for Proposed Visitor Accommodation*', GCL ref R6786-1A, dated 20 November 2020).

13. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
- a) The construction program moves from one Stage to another; OR
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; OR
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
14. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
15. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
16. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan (TMP) shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's *Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management*. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

17. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's *Land Development and Subdivision Code of Practice*, in relation to this development.
18. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (11), to detail the following requirements:
- a) The provision of a water supply to each unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include a bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary.
 - b) The provision of a foul sewer connection from each unit to Council reticulation. The costs of the connection shall be borne by the consent holder.
 - c) The provision of a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC's *Land Development and Subdivision Code of Practice* and be subject to the review of Council prior to implementation. This shall include:
 - (i) Percolation testing shall be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - (ii) The final design and sizing of each soak pit shall be based on the individual percolation test results prior to installation of the individual soak pit infrastructure.
 - (iii) The lot owner for the time being shall be responsible for the ongoing monitoring and maintenance of the stormwater disposal system to ensure the soak pits continue to provide adequate soakage and do not become blocked or damaged.
 - d) Provision of a suitable firefighting water supply and hydrants/pressure couplings with adequate pressure and flow to service the development and accompanying report from a suitably qualified professional demonstrating compliance with the *NZ Fire Service Code of Practice for Firefighting Water Supplies 2008* (SNZ PAS 4509:2008). Any buildings on the lots shall either be fitted with a sprinkler system and/or be designed with an appropriate fire cell size to meet the requirements of SNZ PAS 4509 for the relevant water supply classification prior to the occupation of any buildings.
 - e) The provision of a sealed vehicle crossing that shall be constructed to the development to Council's standards.
 - f) The provision of a sealed access way to the base building that complies with the guidelines provided for in QLDC's *Land Development and Subdivision Code of Practice*. The access

shall have a minimum formed width of 5.5m. Provision shall be made for stormwater disposal from the carriageway.

- g) The provision of a sealed access way to each unit that complies with the guidelines provided for in QLDC's *Land Development and Subdivision Code of Practice*, except as specified in the conditions below. The access way shall meet the following requirements:
- (i) The maximum gradient of the access way shall be as follows:
 - 1:5 on the centreline of horizontal curves.
 - 1:6 at all intersections, manoeuvring areas and parking spaces.
 - 1:4.5 on straight sections.
 - (ii) The access way shall have a formed and sealed carriageway width of no less than 2.0 metres to reflect golf cart usage.
 - (iii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - (iv) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade. Or alternatively, in the event that suitable subsoil drainage is constructed the finished swale depth may be a minimum of 200mm below the carriageway shoulder.
 - (v) The minimum standard for carriageway formation shall be either a single granular layer consisting of a minimum compacted depth of 100 mm AP40 metal, or an alternative formation consisting of one or more layers where:
 - The depth of **any** granular layer shall be no less than 2.5 times the maximum particle size (i.e. if AP40 material is used the maximum particle size is 40mm the minimum layer thickness shall be 100mm).
 - Minimum total granular carriageway shall not be less than 100 mm.
 - (vi) Passing bays/road widening shall be provided on any single lane sections of the access, and include widening on steep and/or curved sections of the access to avoid possible vehicle conflicts.
 - (vii) Safety barriers shall be provided for vehicular safety where the internal accessways run parallel with land which drops away to a height of greater than 1m at an angle of greater than 45° within 2m of the edge of the accessway, in accordance with Clause 3.3.4 of QLDC's *Land Development and Subdivision Code of Practice*.
 - (viii) Handrails shall be installed where the gradient of the access exceeds 1:6, offset from the edge of the trafficked carriageway by at least 300mm.
 - (i) Turning heads must be provided in the common area at the end of all accesses serving 3 or more residential unit units, in accordance with Council's standards.
- h) The construction and sealing of all vehicle manoeuvring and car parking areas to Council's standards. Parking and loading spaces shall be clearly and permanently marked out. Provision shall be made for stormwater disposal. This shall include a minimum of seven parking spaces.
- i) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the *QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate*.

19. Prior to commencing any work on the site the consent holder shall install a stabilised entrance in accordance with GD05, the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. All construction traffic shall use this to enter and exit the site.

The construction traffic crossing shall be upgraded in accordance with Condition (33b) on completion of works.

20. Prior to commencing any work on the site the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
21. At least **7 days** prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's *Land Development and Subdivision Code of Practice* who is familiar with the Ground Consulting Limited report ('*Sir Robert Stewart, 201 Arthurs Point Road, Queenstown. Geotechnical and Geohazard Assessment for Proposed Visitor Accommodation.*' GCL ref R6786-1A, dated 20 November 2020) and who shall supervise the earthworks procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

To be monitored throughout earthworks/construction

22. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
23. The EMP shall be accessible on site at all times during work under this consent.
24. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
25. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.
26. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
27. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
- a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

28. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
29. The earthworks, batter slopes, and retaining and foundation design shall be undertaken in accordance with the recommendations of the geotechnical report ('*Sir Robert Stewart, 201 Arthurs Point Road, Queenstown. Geotechnical and Geohazrd Assessment for Proposed Visitor Accommodation.*' GCL ref R6786-1A, dated 20 November 2020).
30. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
31. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
32. No earthworks, temporary or permanent, are to breach the boundaries of the site.

To be completed when works finish and before occupation of development

33. Prior to the occupation of the development, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all reviewed and accepted works detailed in Condition (18) above.
 - c) An Elster Helix 4000 or C4000 / 4200 (For 40mm to 200mm connections) or Sensus Meitwin; Meistream WP (For 50mm or over connections); water meter shall be installed on to the Acuflo manifold.
 - d) All newly constructed foul sewer gravity mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
 - e) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
 - f) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - g) The submission of Completion Certificates from both the Contractor and Accepted Engineer for all infrastructure engineering works completed in relation to or in association with this development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

Covenants

34. In the event that the Engineering Acceptance issued under Condition (18) contains ongoing conditions or requirements associated with the installation, ownership, monitoring and/or

maintenance of any infrastructure subject to Engineering Acceptance, then at Council's discretion, a Covenant in Gross (or other alternative legal instrument acceptable to Council) shall be registered on the relevant Records of Title detailing these requirements for the lot owner(s). The final form and wording of the document shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected. The applicant shall liaise with the Subdivision Planner and/or Manager of Resource Management Engineering at Council in respect of the above. All costs, including costs that relate to the checking of the legal instrument by Council's solicitors and registration of the document, shall be borne by the applicant.

Note: This condition is intended to provide for the imposition of a legal instrument for the performance of any ongoing requirements associated with the ownership, monitoring and maintenance of any infrastructure within this development that have arisen through the detailed engineering design and acceptance process, to avoid the need for a consent variation pursuant to s.127 of the Resource Management Act.

Advice Notes

The consent holder is advised of the following:

- The consent holder is advised that any retaining walls proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.
- This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information, please contact the DCN Officer at QLDC.
- The consent holder is advised that if it is proposed to subdivide the units in future, then all services should be installed to the units in accordance with QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any subdivision consent. It is recommended that Council's Engineers are contacted prior to installation of services to arrange for all necessary inspections to be carried out so that services can be checked for compliance with the Council's Code of Subdivision prior to backfilling. Otherwise, services may require excavation and inspection at time of subdivision and CCTV footage may be required to demonstrate compliance with QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any subdivision consent.
- This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

For Your Information**Monitoring**

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the ["Notice of Works Starting Form"](#) and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz

Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found [here](#).

Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#). If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANT’S AEE

APPLICATION & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Robert Stewart

December 2020

RESOURCE CONSENT FOR FOUR VISITOR
ACCOMMODATION CABINS AND ONE RESIDENTIAL UNIT IN
THE RURAL VISITOR ZONE

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1. Key Information

Address	201 Arthurs Point Road, Arthurs Point, Queenstown.
Legal Description	Lot 1 DP 515200 (Record of Title 803168 – Attachment [B]) and RMA land covenant is Attachment [B1].
Site Area	5.09 hectares more or less
Owners / Leaseholder	Robert John Stewart
Occupier	Robert John Stewart
Applicant	Robert John Stewart
Operative District Plan Zoning	Rural Visitor Zone (and small part Rural General zone)
Designations & Special Provisions	Heritage item 57: Dwelling, Complex Gorge Road (former Bordeau's store)
Proposed District Plan Zoning (Stages 1 & 2 Decisions version)	Unzoned
Proposed District Plan Zoning (Stage 3) notified version	Partly Medium Density Residential, Partly Rural (ONL) (Stage 3 – Notified version)
PDP Stage 3 Designations & Special Provisions	<ul style="list-style-type: none"> • Partly within urban growth boundary, • Partly within Outstanding Natural Landscape, • Partly subject to a Building Restriction Area. • Heritage item 57 - Dwelling, Complex Gorge Road (former Bordeau's store)
Proposed Activity	Construction of four visitor accommodation cabins, one residential unit and a car parking area / base building to service the visitor accommodation activities. The proposal includes associated access, infrastructure and landscaping.
Consents Required	<p>Operative District Plan:</p> <ul style="list-style-type: none"> • A controlled activity resource consent pursuant to Rule 12.4.3.2ii for parking, loading and access. Access is proposed from Arthurs Point Road to a parking area at the base of the hill. Council's control is over: <ul style="list-style-type: none"> - <i>the location and design of access points and their impact on the safety and efficiency of surrounding road network, and the number of parking spaces to be provided.</i> • A controlled activity resource consent pursuant to Rule 12.4.3.2iii(a)i for all buildings. Council's control is over: <ul style="list-style-type: none"> - <i>the coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment;</i> • A controlled activity resource consent pursuant to Rule 12.4.3.2iii(a)ii for all buildings. Council's control is over:

	<ul style="list-style-type: none"> - <i>the provision of water supply, sewage treatment and disposal, electricity and telecommunication services.</i> • A controlled activity resource consent pursuant to Rule 12.4.3.2iii(b) for any building other than accessory buildings to be used for residential or visitor accommodation activity. Council's control is over: <ul style="list-style-type: none"> - <i>the avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition.</i> • A controlled activity resource consent pursuant to Rule 12.4.3.2iv for landscaping. Council's control is over: <ul style="list-style-type: none"> - <i>location, design or impact on the visual amenity, rural landscapes and species to be used.</i> • A controlled activity resource consent pursuant to Rule 12.4.3.2vi for all visitor accommodation. Council's control is over: <ul style="list-style-type: none"> - (a) Access - (b) Flood Risk - (c) Hours of Operation - (d) Landscaping - (e) Screening of Outdoor Storage Areas - (f) Setback from Roads <p><u>Please note:</u> The proposal complies with the requirements of Rule 12.4.5.1i relating to setbacks from zone boundaries as explained in section 5.5.3 and in accordance with QLDC legal advice on the Rural Visitor zone.</p> <p>Overall, the proposal is for a controlled activity under the ODP. Under Rule 12.4.4. the application is to be processed without written approval of affected persons and need not be publicly notified.</p> <p>The proposal is considered to comply with all relevant <u>Chapter 14 ODP Transport</u> rules as described in section 5.5.1 of the application. However in correspondence with QLDC, differences of interpretation exist with regard to the internal track network to be used by pedestrians and golf carts. Out of caution, the following consents are also sought:</p> <ul style="list-style-type: none"> • A restricted discretionary activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.2iii relating to the maximum gradient of any private way for vehicle access shall not exceed 1 in 6. The track networks to be utilised by golf carts has a maximum gradient of 1 in 4.5. • A restricted discretionary activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.2vi as the internal track network does not meet the access width requirements specified in NZS4404:2004 or the required number of passing bays. • A restricted discretionary activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.1(i)(a) for not providing an on-site coach park. The requirement is one coach park per 30 units.
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	<p>The proposal complies with all relevant <u>Chapter 22 ODP Earthworks</u> rules as described in section 5.5.2 of the application.</p> <p>The proposal complies with all relevant <u>Chapter 13 Heritage</u> (ODP) and <u>Chapter 26 Historic Heritage</u> (PDP) provisions with immediate legal effect. The proposal is not within the setting of the heritage building on the site.</p> <p><u>Proposed District Plan (Stages 1 & 2 Decisions Version):</u></p> <p>The proposal is not subject to the District Wide chapters of the PDP as the subject site of the ODP Rural Visitor zone is subject to Stage 3 of the District Plan review. Decisions on submissions have not been issued for Stage 3 of the PDP, and no rules have immediate legal effect.</p> <p>In accordance with the QLDC Practice Note below, no rules are triggered under the PDP:</p> <p>https://www.qldc.govt.nz/media/zm0hmgp1/practice-note-pdp-land-not-reviewed-apr19.pdf</p> <p>However, the site does contain a listed heritage item that has associated rules with immediate legal effect. No Historic Heritage (Chapter 26) rules are triggered as the proposal is not within the setting of the listed heritage building.</p>
Written Approvals and Consultation	No affected party approvals have been sought as the proposal is for a controlled activity.
Other consents/permits	Not applicable

Quality Assurance

Created by	Blair Devlin	Senior Planner / Director	11 December 2020
Reviewed by	Carey Vivian	Senior Planner / Director	11 December 2020

2. Introduction

This report is submitted as part of the application by Robert Stewart (“the Applicant”). The completed Form 9 is provided as Attachment [A]. Land use consent is sought for construction of four visitor accommodation cabins, one residential unit and a car parking area / base building to service the visitor accommodation activities at 201 Arthurs Point Road, as identified in the Record of Title 803168 in Attachment [B] (“the site”).

The purpose of this report is to provide sufficient information to enable a full understanding of the proposal and any effects that the proposal may have on the environment. This assessment has relied on the plans and specialist advice appended to this report.

3. The Existing Environment

3.1 Location and Surrounds

The subject site is located at the eastern end of the Arthurs Point Rural Visitor zone under the ODP. The site occupies land adjoining the intersection of Arthurs Point Road and Coronet Peak Road. The site features flatter land adjacent to Arthurs Point Road that is occupied by the applicants residential dwelling, and the historic heritage item 57 (former Bordeau’s store). The site features established trees, extensive gardens, and an established well-connected series of tracks for accessing the upper slopes of the property.

The site and immediate surrounds are shown in Figure 1 below:

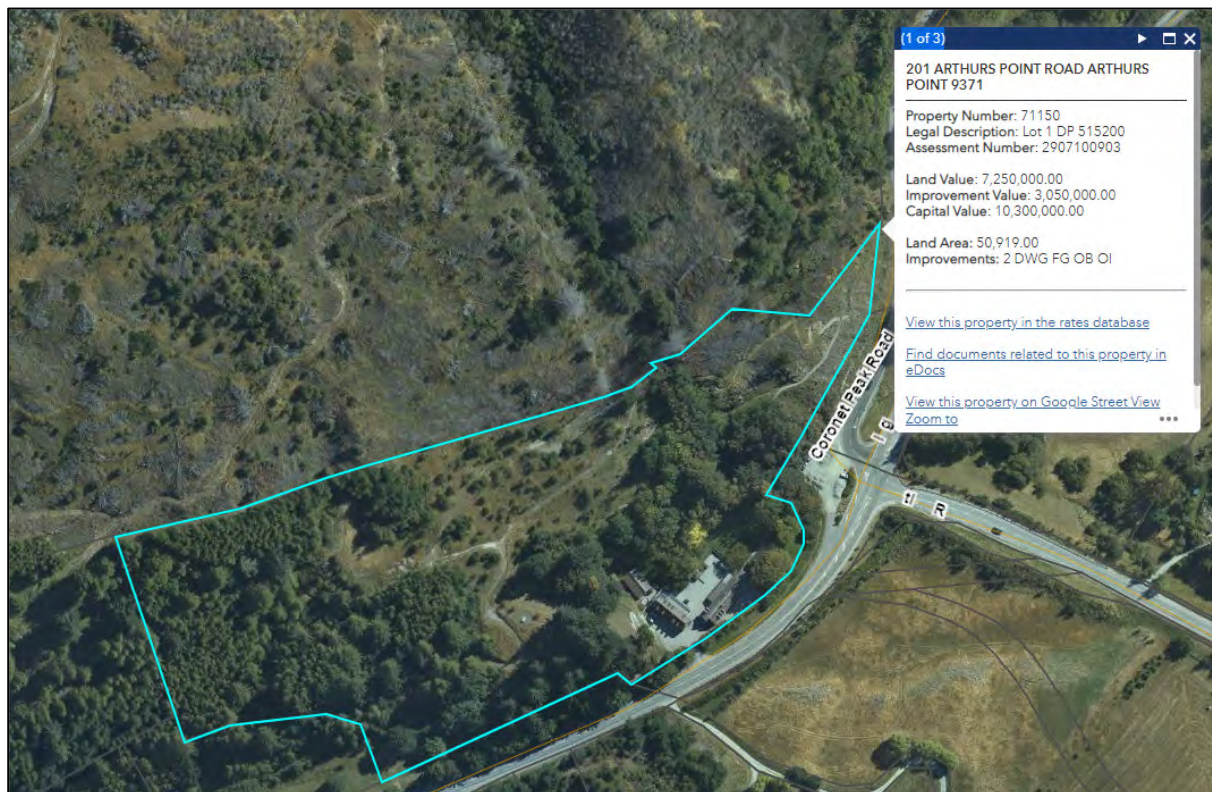


Figure 1: Site location

To the south of the site is undulating land adjacent to Littles Road, which is in pasture and used for grazing purposes. Approved but undeveloped residential building platforms are present within this more pastoral landscape. Also to the south of the site, behind the cutting that forms the entrance to Arthurs Point, is the low-density style residential development of Arthur's Point, The Hangar, a shared office working space is also located in this area, along with the Cargo bar and restaurant and a coffee caravan.

To the north is the Outstanding Natural Landscape (ONL) of Mt Dewar. This area has recently received approval under RM181638 for subdivide Lot 7 DP 477149 (the front faces) to create 43 cabin sites (Lots 1 – 43), 10 chalet sites (Lots 101 – 110), a lodge site (Lot 201), and a lot to contain an 'amenities building' (Lot 202). Several of the Treespace cabin sites are located in close proximity to the subject site, as shown in Figure 2 below:

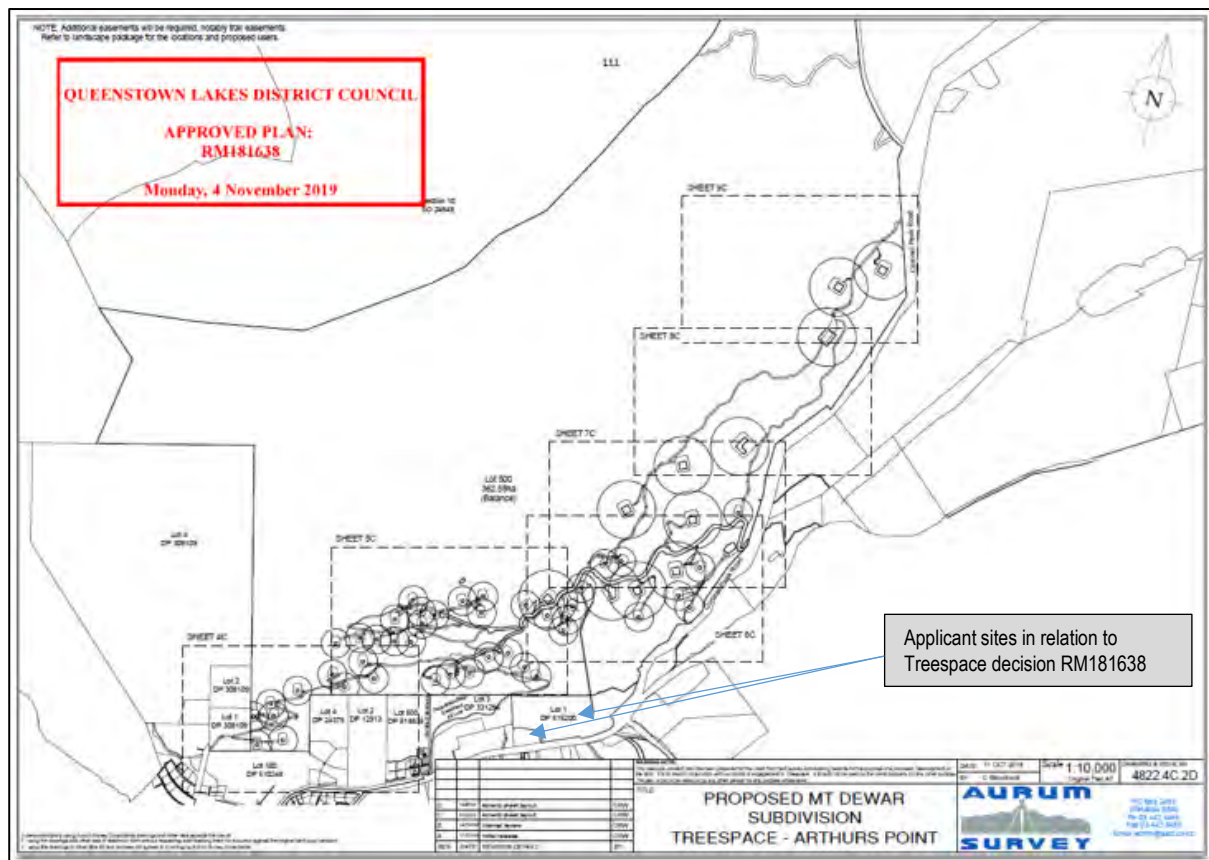


Figure 2: Treespace Subdivision Decision RM181638 to the north of subject site

To the east is the Coronet Peak ski field road, a busy road particularly in the winter months. Further east is the lower slopes of Mt Dewar / Coronet Peak, with vegetation and residential units apparent.

To the west is the urban environment of Arthurs Point. This features a range of commercial, residential and visitor accommodation activities such as ten pin bowling, the Swiss-Bel Resort hotel, the Cargo bar and restaurant, and residential development at a range of densities.

3.2 The Subject Site

The subject site measures 5.09 hectares and has been in the ownership of the applicant since 1972. The flatter, eastern part of the site is occupied by buildings that are the applicant residential home, as shown in the image below from the PDP Historic Heritage (Chapter 26):



Figure 3: Extract from PDP Historic Heritage chapter showing 'Extent of Place'.

The majority of the site is undeveloped and covered in landscaped gardens or densely planted trees, a mixture of exotic specimens and wilding species.

The site is well covered with existing access tracks, these can be seen in the topographic plan of the site in Figure 4 below. This existing track network is to be utilised to access the five proposed pods via golf carts from the dedicated parking area on the flatter, lower part of the site.

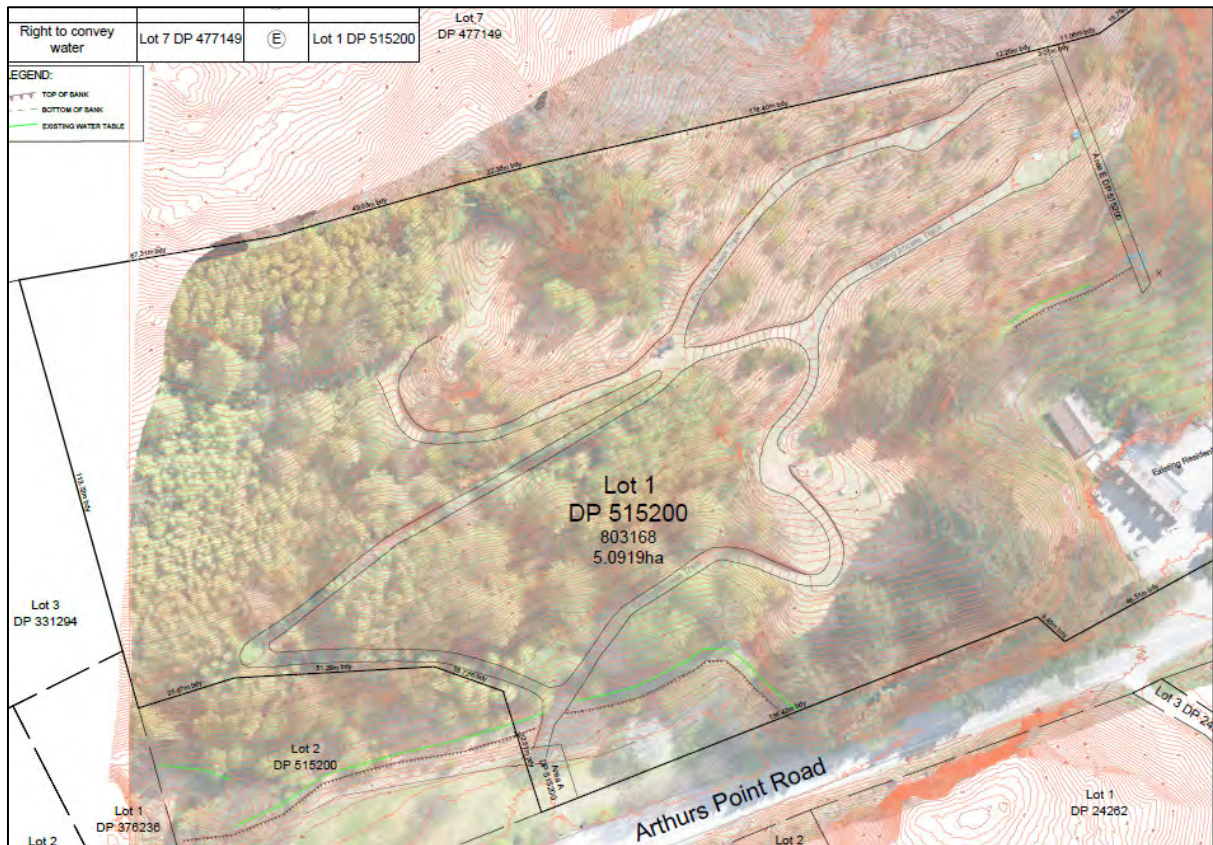


Figure 4: Topographic Plan of the subject site showing access tracks (refer Attachment [D] for full plan)

The Record of Title for the site is appended as Attachment [B]. The applicant also owns the adjoining site legally described as Lot 2 DP 515200, which is located to the east of the subject site and is also visible in Figure 4 above.

The Record of Title has a Land Covenant (7830733.1) imposed on it under section 108 of the RMA. The land covenant is appended as Attachment [B1]. The land covenant relates to the adjoining property above the site and does not affect the application.

The title also has a number of *private covenants* on it. These are not land covenants that have been imposed under section 108 of the Resource Management Act. In the decision on RM181240, Commissioner Nugent noted that a private covenant is a private arrangement between the covenantor and covenantee. Those arrangements do not fall to be considered within the resource management process. The Commissioner concluded that he would not consider the covenants as a relevant matter and their existence had no bearing on his decision making. *The applicant is able to provide the private land covenants on request if needed.*

3.3 Site History

Edocs indicate a number of resource consents have been granted in relation to the subject site. None are considered to be particularly relevant to this proposal.

- RM940514 - Mr & Mrs R Stewart - Conversion Of Existing Historic Woolshed To Travellers Accommodation With Ancillary Facilities, Issued - 18/08/1994.

- RM010824 - R J Stewart - Erect A 6 Car Garage Building & Lap Pool At Arthurs Point Road, Arthurs Point, Issued - 6/12/2001.
- RM020497 - R Stewart - Alterations to Existing Sleepout At Arthurs Point Road, Arthurs Point Issued - 1/07/2002.
- RM020734 - R Stewart - Alterations & Additions to Dwelling at Arthurs Point Road, Arthurs Point Issued - 25/09/2002.
- RM060798 - R Stewart - Certificate of Compliance to Remove Trees Located at Malaghans Road, Wakatipu Basin, Issued - 24/01/2007.
- RM160332 - R Stewart - Application Under Section 88 For A Subdivision Consent to Undertake A Two Lot Boundary Adjustment At 201 Arthur's Point Road, Arthurs Point.
- RM170542 - R Stewart - Alterations and Additions to An Existing Building At 201 Arthurs Point Road, Arthurs Point, Decision Issued - 19/06/2017.
- RM171256 - R Stewart - Change Condition 1 Of Resource Consent Rm160332 To Adjust the Boundary Line Between the Two Proposed Lots At 201 Arthurs Point Road, Arthurs Point.

4. The Proposal

4.1 Overview

The applicant proposes to undertake the construction of four visitor accommodation cabins, one residential unit and a car parking area / office and base building to service the visitor accommodation activities. Plans of the proposal prepared by Warren & Mahoney are appended as Attachment [C]. The proposal includes earthworks to enhance the existing access tracks already in place on the property, and to provide access via golf carts from the dedicated parking area located at the lower part of the property adjacent to Arthurs Point Road. Plans of the earthworks and access arrangement are appended as Attachment [D]. An illustration of the five pods on the site (utilising recent drone photography) is shown in Figure 5 below:



Figure 5: Illustration of proposed pods on recent drone photography

The proposed visitor accommodation cabins and the one residential unit are called pods, due to their design on poles sitting lightly on the land. The five pods are all identical in their design, colours and materials, with an illustrative view shown in Figure 6 below:



Figure 6: Illustration of proposed pod design

The pods have a footprint of 96m². They measure 15.75m in width where they connect to the land, narrowing to 12m at the front face. The pods have a depth of 7.5m and feature two bedrooms and two bathrooms. Plans in Attachment [C] show the pods in relation to original ground level. All Pods 04 are between 3.5 – 7.5m above original ground level at their highest point.

External colours / materials will be pre-coated standing seam or traditional corrugated profiled metal (Coloursteel 'Flaxpod') or similar colour. Flaxpod has a Light Reflectance Value of 6%. The roof and external walls will be constructed in same material and colour.

The underside of floor (which can be exposed to views from below) is to be lined in either timber boarding or a metal louvre equivalent to suit. Sliding shutters and fixed screens will be either:

- Cedar; or
- Dark coloured aluminium if maintenance of the cedar is seen as a problem.

Pod 1 is proposed to be used for residential activity only, and is located at the highest elevation on the site. It has a finished floor level of 506.50 masl.

Pod 2 is for visitor accommodation activity and is located at a lower altitude beneath Pod 1 and has a finished floor level of 503.50 masl.

Pod 3 is for visitor accommodation activity and is located is located at a slightly lower altitude than Pod 2 and has a finished floor level of 492.00 masl.

Pod 4 is for visitor accommodation activity and is located at a branch in the track network, and has a finished floor level of 483.00 masl.

Pod 5 is for visitor accommodation activity and is located the furthest to the east, and has a finished floor level of 472.50 masl. This pod is at the lowest elevation.

The office / base building is where the visitor accommodation activity will be serviced from. The base building has parking for five vehicles in the base of the building (140m²), with a smaller office (120m²) occupying the upper level.

4.2 Parking and Access

Access to the site for vehicles is directly off Arthurs Point Road. The proposed vehicle access will comply with the required sight distances for an Arterial Road of 140m for non-residential activities in an area with a 70kmph speed limit (Rule 14.2.4.2iv). No vehicles will need to reverse on to Arthurs Point Road.

The site will require a new vehicle crossing. This will be constructed in accordance with Council standards. The construction of a second vehicle access onto the site (in addition to the crossing for the existing residence) is permitted under Rule 14.2.4.2v which provides for two crossings on to an Arterial road when the frontage is greater than 100m. The frontage is over 300m to Arthurs Point Road.

The proposal includes parking for six vehicles, with five in the base building (140m²) and two outside the base building (one dedicated staff car park is shown) . This meets the required parking ratio for visitor accommodation (1 per unit) and residential activities (2 per unit) and staff (1 per 10 units). No coach parking is provided (1 per 30 units).

Parking for golf carts, which will be used to access the pods from the base building, is also shown on the plans provided as Attachment **[D]**. Golf cart parking is provided conveniently for each pod. The Golf Carts are charged in the base building when not being used for vehicle parking.

The internal track network will be utilised to access the five pods. The existing internal track network requires only minimal earthworks to be suitable for use by golf carts and pedestrians. Required earthworks are shown in Attachment **[D]**. The internal track network features a 2m sealed width and a safety barrier to prevent carts from leaving the track. A typical section B-B is shown in Attachment **[D]**.

4.3 Services

An Infrastructure Feasibility report has been provided by Aurum Survey Consultants and is appended as Attachment **[E]**. The proposal is able to be fully serviced with all the necessary infrastructure. As the subject site is located within the ODP Rural Visitor zone, it is also located within the QLDC scheme boundaries. The servicing concept therefore involves utilisation of QLDC infrastructure as summarised below:

- Potable water - the proposal is to extend QLDC reticulation the site to be used for both the potable water supply and firefighting supply for the proposed development.
- Firefighting water supply – the pods will have sprinklers installed in accordance with NZS 4517:2010. The size of the connection to the main to each pod will need to be sized to ensure adequate flow for sprinkler use. This will also need to be completed in conjunction with the booster pump design. With the addition of sprinklers in each pod the firefighting supply is classified FW1.
- Wastewater – Council reticulation is located adjacent to the site within the Arthurs Point Road reserve. It is intended to connect to the proposed development to the Council Reticulation.
- Stormwater - The proposed storm water infrastructure on the site will comprise two primary elements as follows:
 - Track side drainage swales to receive and dispose of the runoff from the proposed accesses and parking areas for the development.
 - Future soak pits to be constructed to drain runoff from pod roof areas developed on the site.
- Power and Telecommunications – confirmation has been received from the relevant network utility operators.

4.4 Earthworks

A plan of the proposed earthworks is included with Attachment **[D]** which is a set of plans showing earthworks and access. The earthworks do not trigger the need for resource consent under Chapter 22 of the ODP, but are a matter of control for ‘buildings’ under Rule 12.4.3.2iii(a).

It is noted that the earthworks could be undertaken separately, as a permitted activity, under the ODP.

4.5 Landscaping

Landscaping around each of the five pods is proposed, as shown on the landscape plans in Attachment [F]. Landscaping comprises a mix of predominantly native species to help soften and integrate the built form into the landscape.

5. Matters Requiring Consent

5.1 Scope of Application

This application is for all matters requiring resource consent, rather than for the specific list of consent matters / rule breaches identified by the author. If Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE.

If the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 (“Act”) to process the application regardless of the type of activity that the application was expressed to be for.

The Applicant seeks all necessary resource consents under the Operative and Proposed District Plans for the activities and development shown on the plans and details described in this AEE and Attachments.

5.2 National Environmental Standards

The applicant has elected to comply with the provisions of the NES by undertaking an assessment of the most up to date information about the site and surrounding area that Council holds. In addition, the applicant has undertaken an assessment of information available from the Otago Regional Council online hazardous sites register. The site is not recorded as contaminated by the ORC. Based on this review of records, the subject site is not contaminated and has not been occupied by a HAIL activity. A recent subdivision application (RM160332) also noted the site was not considered to be contaminated.

The Applicant does not require consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES - Contamination”) since there have been no known HAIL activities that have taken place on site.

5.3 Operative District Plan

The site is zoned Rural Visitor. The proposed activity requires consent for the following matters:

- A **controlled activity** resource consent pursuant to Rule 12.4.3.2ii for parking, loading and access. Access is proposed from Arthurs Point Road to a parking area at the base of the hill. Council's control is over the location and design of access points and their impact on the safety and efficiency of surrounding road network, and the number of parking spaces to be provided.
- A **controlled activity** resource consent pursuant to Rule 12.4.3.2iii(a)i for all buildings. Council's control is over the coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment;
- A **controlled activity** resource consent pursuant to Rule 12.4.3.2iii(a)ii for all buildings. Council's control is over the provision of water supply, sewage treatment and disposal, electricity and telecommunication services.
- A **controlled activity** resource consent pursuant to Rule 12.4.3.2iii(b) for any building other than accessory buildings to be used for residential or visitor accommodation activity. Council's control is over the avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition.
- A **controlled activity** resource consent pursuant to Rule 12.4.3.2iv for landscaping. Council's control is over location, design or impact on the visual amenity, rural landscapes and species to be used.
- A **controlled activity** resource consent pursuant to Rule 12.4.3.2vi for all visitor accommodation. Council's control is over (a) Access, (b) Flood Risk, (c) Hours of Operation, (d) Landscaping, (e) Screening of Outdoor Storage Areas and (f) Setback from Roads.

The proposal is considered to comply with all requirements of the ODP Transport Chapter (14), including the design standards in Appendix 7. Car parking meets the required ratio and dimension requirements, and the new vehicle access meets the required sight distances. This is explained in detail in section 5.5.1 of the application. However in correspondence with QLDC, differences of interpretation exist with regard to the internal track network to be used by pedestrians and golf carts, and the coach parking requirements. Out of caution, the following consents are also sought:

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.2iii relating to the maximum gradient of any private way for vehicle access shall not exceed 1 in 6. The track networks to be utilised by golf carts has a maximum gradient of 1 in 4.5.

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.2vi as the internal track network does not meet the access width requirements specified in NZS4404:2004 or the required number of passing bays.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.1(i)(a) for not providing an on-site coach park. The requirement is one coach park per 30 units.

The proposal is able to comply with all requirements of the ODP Earthworks Chapter (22). This is explained in detail in section 5.5.2 of the application.

No consent is required under Rural Visitor zone Rule 12.4.5.1i relating to setback from zone boundaries. This is explained in detail in section 5.5.3 of the application.

The proposal complies with all relevant Chapter 13 Heritage (ODP) and Chapter 26 Historic Heritage (PDP) provisions with immediate legal effect. The proposal is not within the setting of the heritage building on the site.

Overall, the proposal is for a **controlled activity** for the residential and visitor accommodation activity under the ODP. Under Rule 12.4.4. the application is to be processed without written approval of affected persons and need not be publicly notified.

With regard to the possible breaches of the transport standards, overall these are a **restricted discretionary** activity.

Our understanding of the case law is that bundling of controlled activities and restricted discretionary activities is not appropriate, as the matters of restricted discretion are very discrete compared to the matters of control. These two categories of consents have therefore been set out separately above.

5.4 Proposed District Plan (Stage 1 & 2 Decisions version)

The site is zoned a mixture of Rural (ONL), Medium Density Residential (subject to a Building Restriction area). The application does not require consent under the zone rules, as the plan change is yet to get beyond the 'decisions on submissions' stage so the rules do not have legal effect pursuant to section 86F of the RMA.

The site does contain a listed heritage item (Item 57); however no rules are triggered in relation to this proposal as the proposal is not within the setting of the heritage item.

Overall, the proposal does not require consent under the PDP.

5.5 Matters not requiring consent

5.5.1 Transport – Chapter 14

Access to the site for vehicles is directly off Arthurs Point Road (an Arterial Road in Appendix 6 ODP). The proposed vehicle access will comply with the required sight distances for an Arterial Road of 140m for non-

residential activities in an area with a 70kmph speed limit (Rule 14.2.4.2iv). No vehicles will need to reverse on to Arthurs Point Road.

The site will require a new vehicle crossing. This will be constructed in accordance with Council standards. The construction of a second vehicle access onto the site (in addition to the crossing for the existing residence) is permitted under Rule 14.2.4.2v of the ODP which provides for two crossings on to an Arterial road when the frontage is greater than 100m. The frontage is over 300m to Arthurs Point Road. The new access also meets the 'distance from intersection' requirements under Rule 14.2.4.2vi.

While 'access' is a matter of control, the proposed new vehicle access could be constructed as a permitted activity under the ODP.

The proposal also complies with the required parking ratios for residential and visitor accommodation activities. Two spaces are required for residential activities (Pod 1) and 1 space per unit is required for visitor accommodation with a unit type construction (Pods 2-5). In total six spaces are provided on the site. Five are in the garage / base building and one is outside the site.

ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
Residential units:		
High Density Residential (HDR) Zone and Queenstown Town Centre Lakeview sub-zone		
i Subzone A- Queenstown & Wanaka, Subzones B, B1, C Queenstown only unless listed in ii below and the Queenstown Town Centre Lakeview sub-zone	1 per unit	none
ii Queenstown Subzone B, C, Thompson St-Lomond Cres-Glasgow St, and Queenstown Subzone C, Vancouver Drive-Belfast Top, Aspen Grove	1.25 per unit	0.25 per unit (1) (2) (3)
All Other Zones & Wanaka HDR Sub-zones B, C	2 per unit	none
Residential Flat	1 per residential flat	
Elderly Persons Housing	1 per residential unit	
Homestays and Registered Homestays	1 per bedroom used for homestay	
Visitor Accommodation - unit type construction (includes all units containing a kitchen facility, e.g. motels, cabins)		
Wanaka Low Density Residential Zone and Wanaka High Density	2 per unit	none
ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
Residential Subzones B&C Queenstown Low Density Residential Zone and Queenstown High Density Residential Zone Subzone B, C, Thompson St-Lomond Cres-Glasgow St and Subzone C, Vancouver Drive-Belfast Top, Aspen Grove	1.25 per unit	0.25 per unit (1) (2) (3)
All Other Zones, HDR Subzone A, Queenstown HDR Subzones B, B1, C not listed above	1 per unit up to 15 units, thereafter 1 per 2 units. In addition 1 coach park per 30 units. (4)	1 per 10 units
Visitor Accommodation (guest room type construction, e.g. hotels)	1 per 3 guest rooms up to 60 guest rooms; thereafter 1 per 5 guest rooms. In addition 1 coach park per 50 guest rooms.	1 per 20 beds
Visitor Accommodation (Backpacker Hostels)	1 per 5 guest beds. In addition 1 coach park per 50 guest rooms.	1 per 20 beds.
Queenstown Town Centre Lakeview sub-zone: Visitor Accommodation (unit type construction)	A maximum of 1 per night up to 15 units, and a maximum of 1 per 2 nights thereafter, for guests. In addition, a maximum of 1 per 10 units for staff.	
Queenstown Town Centre Lakeview sub-zone: Visitor Accommodation (guest room type construction)	A maximum of 1 per 3 guest rooms up to 60 guest rooms, and a maximum of 1 per 5 guest rooms thereafter. A minimum of 1 coach park is provided per 50 units.	

As noted above in section 5.3, differences of interpretation exist with regard to the coach parking rules and the internal track network to be used by pedestrians and golf carts. Out of caution, the following consents are also sought:

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.2iii relating to the maximum gradient of any private way for vehicle access shall not exceed 1 in 6. The track networks to be utilised by golf carts has a maximum gradient of 1 in 4.5.

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.2vi as the internal track network does not meet the access width requirements specified in NZS4404:2004 or the required number of passing bays.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.1(i)(a) for not providing an on-site coach park. The requirement is one coach park per 30 units.

5.5.2 Earthworks – Chapter 22

Chapter 22 permits 1000m³ of earthworks provided site and zone standards are met (Rule 22.3.3i). The plans in Attachment [D] show 947m³ of earthworks to improve the existing track formation.

Rule 22.3.3ii states:

(a) Rural General Zone, Rural Visitor Zone and Gibbston Character Zone:

(i) No road, track or access way shall have an upslope cut or batter greater than 1 metre in height, measured vertically.

(ii) All cuts and batters shall be laid back such that their angle from the horizontal is no more than 65 degrees.

(iii) The maximum height of any fill shall not exceed 2 metres.

Regarding (i), all of the cut slopes on the access track are less than 1m.

Regarding (ii), all of the cuts can be laid back so they do not exceed 65 degrees.

Regarding (iii), no fill is proposed that exceeds 2m.

Erosion and sediment control measures will be deployed in accordance with site standard 22.3.3iv.

Overall, while earthworks are a matter of control, the proposed earthworks could be undertaken as a permitted activity under the ODP.

5.5.3 Rural Visitor zone – Chapter 22

Site standard 12.4.5.1 is set out below:

12.4.5.1 Site Standards

i Setback from Roads and Neighbours

No building or structure shall be located closer than 6m to the zone boundary and in addition the following minimum setback distances shall apply:

- (a) Buildings for Residential Accommodation - 10m
- (b) Buildings for Visitors Accommodation - 20m

As the Council has control over the 'location' of 'buildings' under Rule 12.4.3.2iii(a), the wording of this site standard was clarified through two pieces of legal advice in 2006. This legal advice has been made publicly available by

QLDC in the past (prior to Practice Notes being issued) as the interpretation of the rule has been uncertain since the ODP provisions came into effect in the early 2000s. This legal advice was publicly released by QLDC in 2006 / 2007 as the same interpretation issue arose in relation to a number of Rural Visitor zones. A copy of the legal advice is available on the files for the Veint property in relation to the Paradise Rural Visitor Zone.

The legal advice considered if a road is bounded on either side by land zoned Rural Visitor Zone, whether any setbacks apply from that road. In the present application, the site adjoins Arthurs Point Road. The legal advice states the zone boundary is the extremities of the zone, the “four corners” as shown in Figure 7 below:



Figure 7: Red outline showing “Extremities” of Arthurs Point Rural Visitor Zone from which the “Zone Boundary” setback applies

The location of the proposed base building is shown with a black arrow. As can be seen in Figure 7 above, the location is not within 6m of the zone boundary. Pod 1 also meets the required 6m setback from the zone boundary.

With regard to the final part of Rule 12.4.5.1(a) and (b), which references a 10m setback for residential accommodation and 20m for buildings for visitor accommodation, the legal advice was that the 10m setback for residential accommodation and 20m for buildings for visitor accommodation are also therefore *measured from the zone boundary* as well. The proposed plans in Attachment [C] show the pods all meet the required setbacks from the *zone boundary* shown in Figure 7.

6. Statutory Considerations

6.1 Resource Management Act

Council's decision on the proposal must give effect to the purpose and principles of the Act, as set out in Part 2 of the Act, and have regard to the relevant matters in sections 104 to 108 of the Act.

6.1.1 Purpose and Principles of the Act

The purpose of the Act, set out in Section 5, is to promote the sustainable management of natural and physical resources. This is defined as:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing 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.”*

The broader principles of the Act are set out in sections 6 to 8 of the Act. Section 6 identifies a number of matters of national importance. None of the section 6 matters are considered applicable to the proposal.

Section 7 sets out a number of “other matters” to which the Council is required to have regard. These matters include (relevantly):

- (b) The efficient use and development of natural and physical resources:*
- (c) The maintenance and enhancement of amenity values:*
- (f) Maintenance and enhancement of the quality of the environment:*
- (g) Any finite characteristics of natural and physical resources:*

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

6.1.2 Section 104 – Matters for Assessment

Of relevance to this application, Section 104(1) of the Act requires the Council to have regard to the following matters, subject to Part 2 of the Act:

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (b) any relevant provisions of –*
 - (i) a national environmental standard:*
 - (iii) a national policy statement:*
 - (v) a regional policy statement or proposed regional policy statement:*
 - (vi) a plan or proposed plan; and*

- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Section 104(2) of the Act states that, in considering the effects on the environment of allowing an activity, a consent authority may disregard an adverse effect if a national environmental standard or the plan permits an activity with that effect.

Section 104(3) states that a consent authority must not have regard to trade competition or the effects of trade competition, or any effect on a person who has given written approval to the application.

6.1.3 Section 104A – Controlled Activities

Under Section 104A of the Act, a consent authority processing an application for a controlled activity must grant the resource consent and may impose conditions under section 108 only with respect to those matters over which it has reserved its control in the plan or proposed plan.

An assessment of the effects of the proposal on the environment is provided in section 7 of this AEE while an assessment against the relevant objectives and policies of the relevant plans is provided in section 9 of this AEE.

6.1.4 Fast track application

The proposal qualifies as a fast track application as it is a controlled activity.

7. Effects on the Environment

The matters of control have been used to structure the assessment of environmental effects.

7.0 Permitted Baseline

As noted above, Section 104(2) of the Act states that, in considering the effects of allowing an activity, a consent authority may disregard an adverse effect if the plan permits an activity with that effect. In the Operative District Plan Rural Visitor zone, residential activity is permitted however all new buildings require resource consent. However, the following matters are permitted and can be undertaken without resource consent:

- structures less than 5m² and less than 2m in height.
- planting of indigenous and exotic trees / vegetation, which can have a domesticating effect.
- earthworks up to 1000m³, provided the work does not involve a road track or access way with a cut or batter greater than 1m vertically which is not laid back steeper than 65 degrees, and does not exceed a maximum fill height of 2m, or exceeds 20m³ within 7m of a water body, employs environmental protection measures, and does not trigger any of the applicable rules in the earthworks chapter.
- a forestry woodlot not exceeding 0.5 hectares (excluded from the definition of forestry) of non-wilding species.

- fences up to 2m in height

The proposed earthworks fall within the permitted volumes under Chapter 22 (earthworks) of the ODP.

There is no guidance in the Act as to when it would be appropriate for a Council to adopt the permitted baseline approach. In this regard it is very much appropriate to apply a permitted baseline as all required earthworks for the proposal could be undertaken without resource consent.

These permitted activities can have an impact on a Rural Visitor zoned site and it is therefore considered appropriate to apply a permitted baseline.

Under section 104(3)(a)(ii), the consent authority must not, when considering an application, have regard to any effect on a person who has given written approval to the application. No affected party approvals have been sought.

7.1 Matters of control relating to visitor accommodation

Under Rule 12.4.3.2vi, Council has control over six matters (a) – (f) relating to visitor accommodation. These are covered below:

7.1.1 Access (Matter of control (a))

Vehicle access to the site is addressed in full in section 7.2, under the heading and matter of control that specifically deals with access.

7.1.2 Flood risk (Matter of control (b))

A geotechnical and hazard assessment has been undertaken by Ground Consulting Ltd (GCL) and is appended as Attachment **[G]**. This site is not subject to a flood risk. This matter is dealt with in full in section 7.6.

7.1.3 Hours of operation (Matter of control (c))

The visitor accommodation activity will naturally occur 24/7, there is no public facilities that require limited hours of operation, for example there are no meeting room / conference facilities, restaurants or licensed premises associated with the visitor accommodation proposed that require restrictions on the hours of operation.

7.1.4 Landscaping (Matter of control (d))

A landscape plan has been prepared and is appended as Attachment **[F]**. A proposed Structural Landscape Plan is included with this attachment. The plan shows the layout of the proposed accommodation units associated vegetation. Native planting is proposed to partially screen and soften views of the proposed pods. Planting is proposed around each pod as well as swathes of beech trees throughout the site, to tie together the landscaping of the entire site. In addition to the proposed mountain beech trees, three groups of mixed native planting are proposed. Plant Group one is to be larger plants and large native shrubs and small trees, Plant Group two is to be medium sized shrubs and Plant Group three is to be small shrubs and grasses.

In summary, a considerable amount of planting is proposed, being a mix of native species. The goal of the vegetation is to visually soften the proposed built form and tie it into a naturalistic pattern of native vegetation. The existing Douglas fir and sycamore vegetation is not relied upon, nor is it proposed to be specifically retained or removed.

7.1.5 Screening of outdoor storage areas (Matter of control (e))

The small scale of the visitor accommodation activity means no dedicated outdoor storage area is required, as might be the case with a large hotel facility. Any required storage for cleaning / rubbish collection can be part of the base building office space, so is located internally.

7.16 Setback from roads (Matter of control (f))

All visitor accommodation cabins and the one residential unit are set well back from Arthurs Point Road. The closest visitor accommodation cabin (Pod 5) is approximately 90m back from Arthurs Point Road. The proposed car parking area and service hub is located 7.5m back from Arthurs Point Road. As the plans in Attachment [C] show, the structure is small in scale and tucked into the hillside. This small building will not be prominent on the Arthurs Point Road streetscape. When travelling into Arthurs Point from the east, the building will not be prominent due to it being tucked behind the hillside that forms 'the cutting' which forms the eastern entrance to Arthurs Point. From the west, the structure will be small in scale compared to the large hotel and residential developments in close proximity.

7.2 Vehicle access

Under controlled activity Rule 12.4.3.2ii for parking, loading and access, Council's control is over:

the location and design of access points and their impact on the safety and efficiency of surrounding road network, and the number of parking spaces to be provided.

With regard to the location and design of access points, access to the site for vehicles is proposed directly off Arthurs Point Road as shown in Attachment [D]. The access will be built in accordance with Council standards, and a condition of consent is anticipated in that regard.

The proposed new vehicle access will comply with the required sight distances for an Arterial Road of 140m for non-residential activities in an area with a 70kmph speed limit (Rule 29.5.18a). No vehicles will need to reverse on to Arthurs Point Road. The new vehicle crossing will be constructed in accordance with Council standards. A second vehicle crossing onto an Arterial road is permitted under Rule 14.2.4.2v, which provides for two crossings onto an Arterial Road when the frontage is greater than 100m. The frontage is over 300m to Arthurs Point Road.

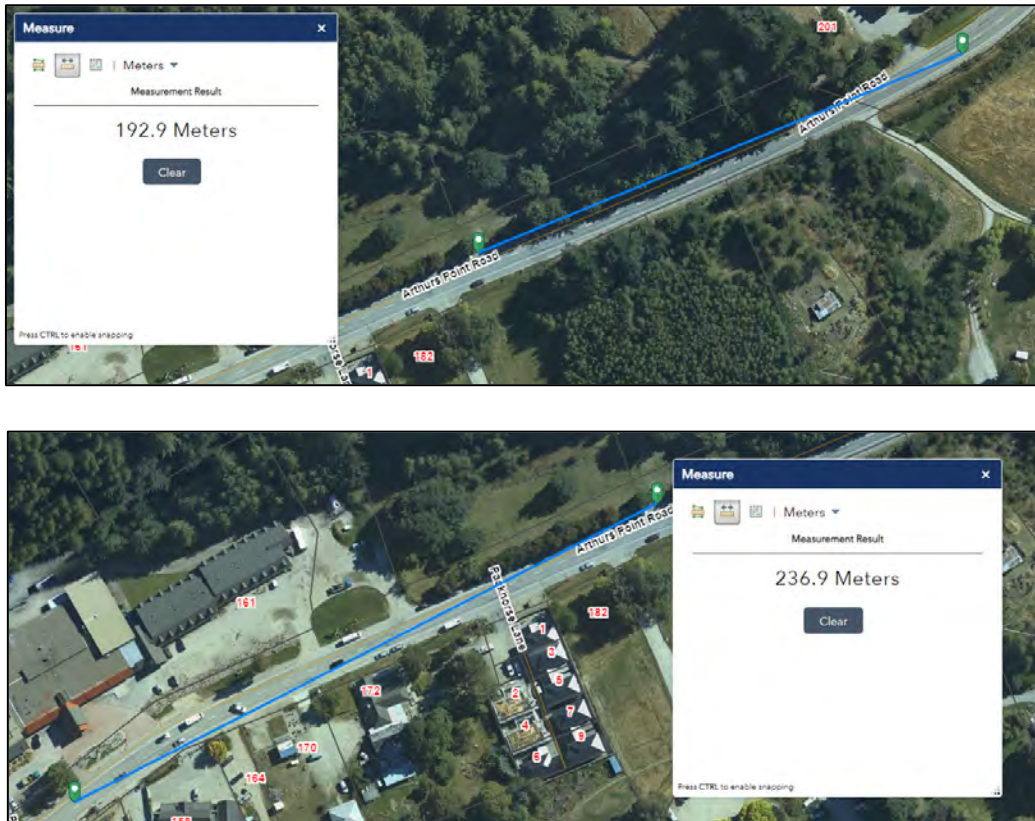


Figure 8: Measurements of sight distance (192m to the east, 236m to west)

With regard to the impact of the access points on health and safety, as noted above the access meets the required sight distances. There is no footpath apparent on either side of Arthurs Point Road.

With regard to the number of parking spaces provided, this meets the required ratio of 6 spaces. This is made up of two spaces for the residential pod, and four spaces for the visitor accommodation pods. The dimension of the parking spaces are in accordance with the QLDC standards set out in Appendix 7 of the ODP.

7.3 Provision of services

Under controlled activity Rule 12.4.3.2iii(a)ii for all buildings, Council's control is over:

the provision of water supply, sewage treatment and disposal, electricity and telecommunication services.

These matters are considered below:

7.3.1 Water supply

The site is located within the water supply scheme boundary identified on QLDC GIS maps. The proposal is to extend QLDC reticulation the site to be used for both the potable water supply and firefighting supply for the proposed development. Details are provided of how services would be extended to each pod and the base building

in Attachment [E]. Subject to payment of the required development contribution, the proposal can be readily serviced with a potable water supply.

7.3.2 Sewage treatment and disposal

The site is located within the wastewater scheme boundary identified on QLDC GIS maps. Council reticulation is located adjacent to the site within the Arthurs Point Road reserve. It is intended to connect to the proposed development to the Council Reticulation. Details are provided of how wastewater services would be extended to each pod and the base building in Attachment [E]. Subject to payment of the required development contribution, the proposal can be readily serviced for wastewater.

7.3.3 Electricity and telecommunication services

Confirmation has been received from Aurora and Chorus that the site can be serviced for power and telecommunications. The letters of confirmation are appended as part of Attachment [E].

7.3.4 Other services

While not strictly within the matters of control, the report in Attachment [E] also covers off firefighting water supply and stormwater services. These can also be provided for the proposal.

7.4 Coverage, location and external appearance of buildings

Under controlled activity Rule 12.4.3.2iii(a)i for all buildings, Council's control is over:

the coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment;

The matters of control are considered under the headings below unless covered elsewhere. All matters of control have the objective 'to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment'.

7.4.1 Coverage

Total site coverage is approximately 3%¹. This is a low percentage that is appropriate for the ODP Rural Visitor zone. It is not approaching an urban standard, for example in the Low Density Residential zone the permitted site coverage is 40%. No adverse effects are anticipated from the low level of site coverage. Site coverage has also been considered in the landscape assessment provided as Attachment [F], which considers the matter of 'coverage' with regard to the objective 'to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment'. The conclusions of Ms. McKenzie

¹ Pods = 5 x 96m² (480m²) plus base building 7.5m x 20m (150m²) plus 885m² = 1515m² for existing buildings on a site totalling 50,919m² = 2.97% site coverage

are that the proposed development is considered appropriate for the zone. The values associated with the rural landscape that surrounds the Rural Visitor Zone will be retained.

7.4.2 Location

The location of the built form has been driven by the location of the existing access tracks, that will provide golf cart access from the base building / car park area. Utilising the existing tracks minimises the earthworks required. The pods have been placed in areas that are readily accessible from the tracks, and that are not heavily treed at present.

Location has also been considered in the landscape assessment provided as Attachment [F], which considers the matter of 'location' with regard to the objective 'to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment'. Ms. McKenzie notes that 'The residential unit and visitors accommodation units were located in areas close to existing tracks where topography allowed for built form to be integrated into the existing landscape with minimal landscape modifications'².

7.4.3 External appearance of the buildings and associated earthworks

The proposed cabins and one residential unit have a very high standard of external appearance, as shown on the plans in Attachment [C]. The proposed cladding materials are recessively coloured, with 'Flaxpod' having a light reflectance value of just 7%. The small size of the structures and their placement within established stands of trees means they will not be visually dominant in the landscape.

External appearance has also been considered in the landscape assessment provided as Attachment [F], which considers the matter of 'external appearance' with regard to the objective 'to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment'. The conclusion of Ms. McKenzie is that 'the external appearance of the proposed buildings has been carefully considered and designed to sit within the existing landscape as discreetly as possible. The buildings are small and have a low profile. The exterior cladding will be a recessive colour with an LRV of less than 20% (Flaxpod or similar)³.

7.4.1 Access and landscaping

Access has already been covered in section 7.2 above. Landscaping has also been considered in section 7.1.4 with regard to visitor accommodation, and is considered more generally in section 7.6 below.

² Paragraph 26, Landscape and assessment report

³ Paragraph 30, Landscape assessment report

7.5 Control of the above matters with regard to the effects on landscape and visual amenity values, nature conservation values and natural character

A landscape and visual impact assessment has been prepared and is appended as Attachment [F]. This report considers the matters of control with regard to effects on landscape and visual amenity values, nature conservation values and natural character. When considering the effects, Ms McKenzie has taken into account the receiving environment which includes the consented TreeSpace subdivision (RM181638), which has been approved on the northern boundary of the site. The consented subdivision includes extensive beech restoration. The proposal includes swathes of native beech to help integrate the proposed development with the receiving environment.

When viewed from outside the site, the development will appear contiguous with the upper slopes of Mt Dewar and will be a soft eastern edge, or feathering out, of development anticipated by the RVZ.

The intention is for the planting to soften views and enhance the natural character of the site without drawing attention to built form. It is anticipated that the proposed landscaping will enhance the visual amenity of the site, particularly when viewed in conjunction with the proposed beech restoration on the neighbouring property.

The site does not exhibit strong nature conservation values, being dominated by exotic wilding species. As part of this proposal, there will be a small positive effect on nature conservation values created by the planting of native species as shown on the landscape plan in Attachment [F].

7.6 Effects of proposed landscaping

Under controlled activity resource consent Rule 12.4.3.2iv for landscaping, Council's control is over:

location, design or impact on the visual amenity, rural landscapes and species to be used.

A proposed Structural Landscape Plan is included with Attachment [F]. The plan shows the layout of the proposed accommodation units associated vegetation. Native planting is proposed to partially screen and soften views of the proposed pods. Planting is proposed around each pod as well as swathes of beech trees throughout the site, to tie together the landscaping of the entire site. In addition to the proposed mountain beech trees, three groups of mixed native planting are proposed. In summary, a considerable amount of planting is proposed, being a mix of native species. The goal of the vegetation is to visually soften the proposed built form and tie it into a naturalistic pattern of native vegetation. The existing Douglas fir and sycamore vegetation is not relied upon, nor is it proposed to be specifically retained or removed.

7.7 Natural hazards

Under controlled activity resource consent Rule 12.4.3.2iii(b), for any building other than accessory buildings to be used for residential or visitor accommodation activity, Council's control is over:

the avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition.

A geotechnical assessment has been undertaken by Ground Consulting Ltd (GCL) and is appended as Attachment [G]. This report considers the four hazards listed in the matters of control, as well as the site suitability generally. The GCL report summary states that:

- The most significant feature of the site is its position within the natural hazard zoning of an 'Active Schist Landslide', which has influenced the site's ground conditions and perceived stability.
- The upper sections of the site are anticipated to be underlain by colluvium overlying glacial till with disturbed schist bedrock anticipated at relatively shallow depth. The lower section of the site lying below the access road is anticipated to comprise alluvial gravels.
- Groundwater will be significantly below the levels of foundations and earthworks, but local seepages and or springs can be expected.
- The risk associated with liquefaction on site is considered to be nil.
- Geotechnical parameters and conditions are likely to be unfavourable for standard foundation design. As such further investigation is recommended to develop an appropriately detailed ground model so that concept foundations, retention and earthworks design/parameters can be provided.

GCL conclude that the

- The overall risk for the site is considered moderate to high and typical for sites of this nature within this topographical and geological setting.
- There are a number of risks based on the desk study information that require further substantiation through investigation before understanding the geotechnical constraints that may or may not influence the partial residential development from a geotechnical perspective.

Based on the advice of GCL, the proposed design has utilised a non-standard foundation design, utilising a 'pole house' style with minimal earthworks.

While the overall risk is moderate – high, further investigations have commenced in the location of the proposed buildings, and will be utilised to inform the specific foundation design for the poles for building consent purposes. It is anticipated Council will impose consent conditions to exercise its control in this regard.

7.8 Effects arising from Transportation standard matters

7.8.1 Coach parking

The coach parking requirement from Table 1 is shown below:

ACTIVITY	PARKING SPACES REQUIRED FOR:	
	RESIDENTS/ VISITOR	STAFF/ GUEST
All Other Zones; HDR Subzone A; Queenstown HDR Subzones B, B1, C not listed above	1 per unit up to 15 units; thereafter 1 per 2 units. In addition 1 coach park per 30 units. (4)	1 per 10 units

The requirement is “1 coach park per 30 units”. The applicant’s interpretation is that the rule is not triggered as only four units of visitor accommodation are proposed. The footnote (4) referred to only applies to a different zoning.

QLDC consider consent is required under this rule and a restricted discretionary activity consent pursuant to Rule 14.2.2.3ii for a breach of site standard 14.2.4.1(i)(a) for not providing an on-site coach park is sought.

The applicant is proposing a boutique style of visitor accommodation aimed at the higher end of the market that is typically occupied by FIT (free independent travellers) who do not take coach tours. The proposal has therefore provided on-site parking for each visitor accommodation cabin in the base building.

Coaches typically serve larger hotel style visitor accommodation activities, with capacity to accommodate a coach load of people (typically 30 – 50 passengers).

To ensure no coaches visit the site, the applicant is able to volunteer a condition of consent relating to coaches. This type of condition is typically imposed on Residential Visitor Accommodation activities, to ensure that coaches do not service Residential Visitor Accommodation activities in residential neighbourhoods, however a similar approach can be adopted with this application. The applicant therefore volunteers the following condition on an *Augier* basis:

The consent holder shall ensure that no coaches are to service the authorised activities.

The wording of this condition has been taken from RM190934, however QLDC may consider different wording to ensure the same outcome.

Subject to this volunteered consent condition, no adverse effects will arise from the potential coach parking shortfall.

7.8.2 Gradient of private ways / internal track network

The relevant rule states:

iii Maximum Gradient for Vehicle Access

- (a) The maximum gradient for any private way used for vehicle access shall be 1 in 6.
- (b) In residential zones where a private way serves no more than 2 residential units the maximum gradient may be increased to 1 in 5 provided:
- (i) The average gradient over the full length of the private way does not exceed 1 in 6; and
 - (ii) The maximum gradient is no more than 1 in 6 within 6m of the road boundary; and
 - (iii) The private way is sealed with a non-slip surfacing.
- (c) Vehicle break-over angles shown in Appendix 7 shall not be exceeded.

For the purpose of this rule gradient (maximum and average) shall be measured on the centreline of the access.

The term 'vehicle' is not defined in the ODP, and the golf carts are not registered or warranted. The standard is clearly aimed at motor vehicles, rather than golf carts.

However for the avoidance of doubt, a restricted discretionary activity consent is sought for a breach of site standard 14.2.4.2iii relating to the maximum gradient of any private way for vehicle access not exceeding 1 in 6.

The track networks to be utilised by golf carts has a maximum gradient of 1 in 4.5. The access gradients proposed are shown in Attachment [D], on the plan titled 'Longsections'.

With regard to the effects arising from the breach of this gradient standard, the applicant has researched the ability of golf carts to handle gradients. Naturally on a golf course there is a wide variety of hilly terrain, and golf cart shave been designed to deal with these situations. The research has basically shown that, as with on a golf course, if you can walk it, you can drive it in a golf cart, as long as it is a sealed surface. The proposal is to seal the internal track network. Details of the specification of the golf carts are included in Attachment [H] and [I].

Relevant assessment matters are set out below with a comment under each:

vi Maximum Gradient for vehicle access

(a) The design of access including the length, width and curvature and the steepness of the access adjacent to the road.

The design of the access is shown in Attachment [D] and is suitable for golf carts. It is not proposed that any motor vehicles other than golf carts be allowed on the access tracks. The vehicle access is flat adjacent to Arthurs Point Road.

(b) Whether the vehicle access will have a non-slip surface such as bituminous chipseal, asphalt, concrete or interlocking paving blocks.

The vehicle access / tracks will be sealed as shown in the plans in Attachment [D].

(c) The likelihood of ice and snow accumulation, taking into account elevation and orientation and whether the vehicle access is heated or covered to prevent accumulation of ice and snow.

Like all properties in Queenstown, the site will experience frost and cold temperature in Winter. The sealed surface will ensure a good level of traction, and the golf carts are designed to traverse uneven and steep terrain on golf courses. However the applicant will need to grit and salt the accesses during the winter months to ensure access is maintained on the internal track network.

(d) Effects on pedestrian and traffic safety including whether vehicles are likely to have reduced control or impaired sightlines.

The vehicle access meets the sight distance requirements. There are no footpaths on this part of the Arthurs Point Road.

(e) The degree of difficulty for vehicles entering/exiting the site and the potential for increased on-street parking with resulting impacts on traffic safety and residential amenity.

Vehicles will have no difficulty entering and exiting the site. The motor vehicle access to Arthurs Point Road, and to the base building where motor cars are parked, is fully compliant with QLDC standards. There is no potential for increase on-street parking.

(f) The transitions between gradients taking into account vehicle break-over angles and potential damage to road and non-slip surfaces.

The vehicle access / tracks will be sealed as shown in the plans in Attachment [D]. The transitions between gradients are shown on the Longsections in Attachment [D] and are suitable for golf carts to traverse.

In summary, no adverse effects are anticipated to arise from the internal track network exceeding the gradient requirements, as the only vehicles using the internal track network will be golf carts which are able to handle the steeper gradients providing the surface is sealed.

7.8.3 Access widths / passing bays for the internal track network

Related to the above matter of access gradients, for the avoidance of doubt, the internal track network does not meet the access width requirements specified in NZS4404:2004 or the required number of passing bays. A restricted discretionary activity consent is therefore sought for a breach of site standard 14.2.4.2vi as the internal track network does not meet the required access widths, noting these are aimed at motor vehicles (cars) rather than golf carts. As shown in Cross Section B-B Attachment [D], the formed width is 2m with a swale on the hill side, and a safety barrier on the downhill side. In places, the earthworks plan shows fill and retaining less than 1m in height is required.

With regard to the effects arising from this matter, the applicant does not wish to try and create a road up to the cabins. This would require significant earthworks and retaining and be highly visible, and would result in adverse effects on the environment. The approach has been to aim for as light a touch as possible with the earthworks, and utilise the existing track network on the site via golf carts from the base building to the cabins. Details of the

specification of the golf carts are included in Attachment [H] and [I]. The proposed width of the track network is suitable for golf carts, as shown in the images below taken from Attachment [D]:

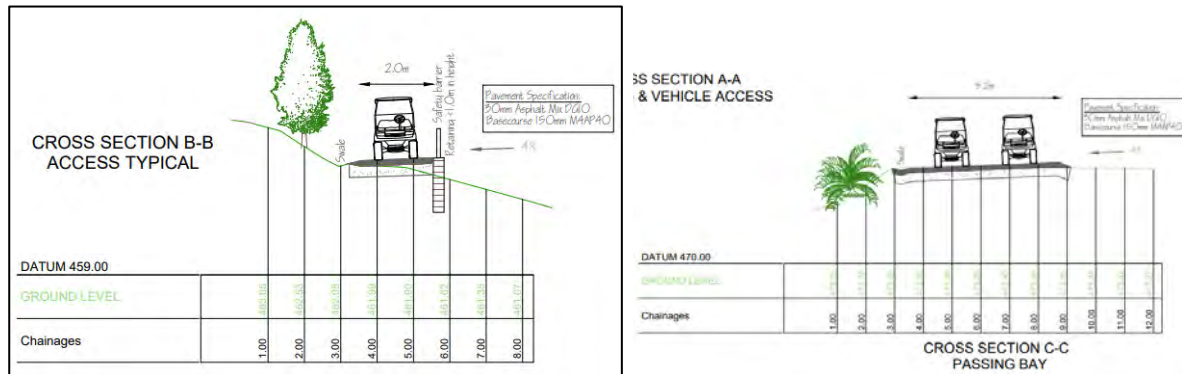


Figure 9 – Track access cross section and Passing Bay cross section

The proposal includes safety barriers to prevent golf carts coming off the track.

The ODP requirement is for passing bays at intervals no greater than 25m for 1-6 units. The proposal as shown in Attachment [D] does not have one passing bay every 25m. A centralised passing bay is shown on Access 1, and passing could be undertaken at the junction of Access 1 and Access 2, and the junction of Access 1 and Access 3. Passing could also be undertaken in the manoeuvring heads At the end of Access 1 and the end of Access 2.

In summary, there are five places on the access track where passing could be undertaken. This is considered to be sufficient to manage the infrequent conflict between golf carts on the access.

8. Notification Assessment

8.1 Public notification s95A

Step 1: Mandatory public notification in certain circumstances

The applicant does not wish to publicly notify the application and there is no exchange of reserve land. Public notification is not required under section 95C. The applicant will endeavour to provide any further information requested.

Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 does preclude the application from public notification. Controlled activities are precluded from public notification. There is also a ODP rule (12.4.4(i)) that states controlled activities need not be notified or limited notified. (see note below regarding Transport chapter rules)

Step 3: If not precluded by step 2, public notification required in certain circumstances

There is no rule or NES that requires public notification. There are no effects from the proposed application that are considered more than minor.

Step 4: Public notification in special circumstances

There are no special circumstances that warrant public notification.

The application is precluded from being publicly notified except that, if the Transport chapter standards are indeed triggered, the proposal includes consents that are restricted discretionary in nature. These are not precluded from being notified.

8.2 Limited notification

Step 1: Certain affected groups and affected persons must be notified

Not applicable. The site is not within a Statutory Acknowledgement Area.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Limited notification is precluded under step 2, as the proposal is for an activity subject to a rule (12.4.4(i)) that states controlled activities need not be notified or limited notified.

The application is also for a controlled activity except that, if the Transport chapter standards are indeed triggered, the proposal includes consents that are restricted discretionary in nature. These are not precluded from being limited notified.

Step 3: If not precluded by step 2, certain other affected persons must be notified

There are no persons considered to be affected at a minor or more than minor scale by the proposed activity.

Step 4: Further notification in special circumstances

There are no special circumstances.

In summary, the proposal is precluded from being notified or limited notified if it is accepted as being a controlled activity, but not precluded if the Transport chapter rules identified are indeed required.

9. Policy Framework

9.1 Operative Regional Policy Statement

Section 104(1)(b)(v) requires a consent authority to have regard to any regional policy statement or proposed regional policy statement. The Operative Regional Policy Statement 1998 (ORPS) has nearly been completely revoked by the Partially Operative RPS. That parts that are not revoked are shown in a document prepared by the ORC: <https://www.orc.govt.nz/media/6355/orc-1998-rps-revoked-provisions.pdf>

The chapters of the ORPS most relevant to the proposal is Chapters 5 (Land).

Objective 5.4.1 seeks to promote sustainable management of Otago's land in order to maintain and enhance productive and life supporting capacity and to meet the needs to Otago's people and communities. The site does not have productive potential that can be maintained or enhanced.

Objective 5.4.2 relates to avoiding, remedying or mitigating the degradation of natural and physical resources resulting from activities utilising the land resource. As noted in section 7 of this application, the effects of the proposal are able to be avoided, remedied or mitigated.

Objective 5.4.3 seeks to protect Otago's outstanding natural features and landscapes from inappropriate subdivision, use and development. The objective closely mirrors section 6(b) of the RMA. The subject site is not located within an ONL under the ODP provisions that apply to the site. While the site is partially identified as an ONL under the PDP, the small scale of the buildings, the recessive colours utilised, and the very minimal earthworks means the proposal is not an inappropriate development.

Policies 5.5.2 relates to high class soils and is not applicable to the proposal. Similarly, Policy 5.5.3 is not directly relevant to the proposal as it relates to managing the soil resource. Policy 5.5.6 relates to ONLs, and is also not relevant to the proposal.

The proposal is consistent with Policy 5.5.4 as it will enable the diversification and use of Otago's land resource.

Policy 5.5.5 relates to minimise the adverse effects of land use activities on the quantity and quality of Otago's water. Subject to conditions of consent on the small amount of earthworks required, the proposal is consistent with this policy.

With regard to Chapter 9 (Built Environment) the relevant objectives and policies are commented on below.

Objectives 9.4.3 seeks to avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources. The development is anticipated by the zoning, and the proposal is not considered to be inconsistent with this policy.

Policy 9.5.4 is to minimise the adverse effects of urban development and settlement, including structures, on Otago's environment through avoiding: (c) Visual intrusion and a reduction in landscape qualities; and (d) Significant irreversible effects on (vi) Amenity values; or (vii) Intrinsic values of ecosystems. As the assessment in section 7.0 confirms, the small scale of the buildings, the recessive colours utilised, and the very minimal earthworks means there will not be visual intrusion or a reduction in landscape qualities.

Overall, the proposal is consistent with the Operative RPS objectives and policies.

9.2 Partially Operative Regional Policy Statement 2019

The ORC notified its Proposed Regional Policy Statement on 23 May 2015. Decisions were released on 1 October 2016. The ORC received 26 notices of appeal and mediation on those appeals continues. Some Consent Orders have been issued and parts of the RPS have now been made operative (PORPS).

Chapter 3 of the PORPS is titled “Otago has high quality natural resources and ecosystems” and relates to natural resources, including outstanding natural landscapes.

Policy 3.2.2 is not relevant as the site does not contain significant vegetation and habitats.

Policy 3.2.4 relates to managing ONLs. As noted in Attachment [F], the site is not considered to be an ONL under the ODP but does partially fall within the ONL classification under the PDP.

Protect, enhance and restore outstanding natural features, landscapes and seascapes, by all of the following:

- a) Avoiding adverse effects on those values which contribute to the significance of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects;*
- c) Recognising and providing for the positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those areas and values which contribute to the significance of the natural feature, landscape or seascape.*

The small scale of the buildings, the recessive colours utilised, and the very minimal earthworks means the adverse effects are avoided, and other effects are avoided, remedied and mitigated. The landscape assessment provided in Attachment [F] further addresses the effects and how they have been addressed.

Policy 3.26 seeks to protect or enhance highly valued natural landscapes by all of the following:

- a) Avoiding significant adverse effects on those values which contribute to the high value of the natural feature, landscape or seascape;*
- b) Avoiding, remedying or mitigating other adverse effects;*
- c) Recognising and providing for positive contributions of existing introduced species to those values;*
- d) Controlling the adverse effects of pest species, preventing their introduction and reducing their spread;*
- e) Encouraging enhancement of those values which contribute to the high value of the natural feature, landscape or seascape.*

The small scale of the buildings, the recessive colours utilised, and the very minimal earthworks means the proposal avoids significant adverse effects on those values which contribute to the landscape. The landscape assessment provided in Attachment [F] further addresses the effects and how they have been avoided, remedied or mitigated.

Chapter 4 is titled “Communities in Otago are resilient, safe and healthy” and relates to natural hazards and infrastructure. Objective 4.1 seeks that the risk that natural hazards pose to Otago’s communities are minimised. Policy 4.1.4 is to assess activities for natural hazard risk, by considering all of the following:

- a) The natural hazard risk identified, including residual risk;*
- b) Any measures to avoid, remedy or mitigate those risks, including relocation and recovery methods;*
- c) The long term viability and affordability of those measures;*
- d) Flow on effects of the risk to other activities, individuals and communities;*
- e) The availability of, and ability to provide, lifeline utilities, and essential and emergency services, during and after a natural hazard event.*

The proposed activity location is within an area identified as being susceptible to liquefaction and landslide. A geotechnical assessment has been completed (Attachment [G]) and the proposed buildings are considered suitable for a geotechnical perspective, and will not be affected by the natural hazard present on the site.

Policy 4.1.5 is to manage natural hazard risk to people and communities, with particular regard to all of the following:

- a) The risk posed, considering the likelihood and consequences of natural hazard events;*
- b) The implications of residual risk, including the risk remaining after implementing or undertaking risk reduction and hazard mitigation measures;*
- c) The community’s tolerance of that risk, now and in the future, including the community’s ability and willingness to prepare for and adapt to that risk, and respond to an event;*
- d) The changing nature of tolerance to risk;*
- e) Sensitivity of activities to risk*

The geotechnical assessment that has been completed (Attachment [G]) confirms that while some risks exist, these have been managed through specific engineering foundation design.

With regard to Policy 4.1.6, this policy seeks to manage natural hazard risk to people and communities by avoiding activities that significantly increase risk including displacement of risk off-site. The proposal will not significantly increase risk. The risks can be managed through specific engineering foundation design in accordance with geotechnical advice.

Policy 4.1.8 relates to the precautionary approach. The policy is that where natural hazard risk to people and communities is uncertain or unknown, but potentially significant or irreversible, to apply a precautionary approach to identifying, assessing and managing that risk. Based on the geotechnical advice received, the hazards are well known and can be managed through specific engineering foundation design in accordance with geotechnical advice.

Objective 4.5 and policy 4.5.1 relate to urban growth and development. The definition of urban development refers to development within any zones, other than the Rural Zones. The Rural Visitor Zone is considered to be one of the “Rural zones” referred to:

**URBAN
DEVELOPMENT**

Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps.

Based on the above definition, Objective 4.5 and policy 4.5.1 are not considered to apply to the proposal.

Overall, the proposal is not contrary to the objectives and policies of the PRPS.

9.3 Operative District Plan

The Council must have regard to the relevant objectives, policies and assessment criteria of the ODP.

9.3.1 District Wide Objectives & Policies (Chapter 4) – Natural Environment

The following District-wide objectives and policies under 4.1.4 of the ODP are relevant to this application.

4.1 Natural Environment

Objective 1 - Nature Conservation Values

The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities.

The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.

The protection of the habitat of trout and salmon.

Policy 1.1 To encourage the long-term protection of indigenous ecosystems and geological features.

Policy 1.2 To promote the long term protection of sites and areas with significant nature conservation values.

Policy 1.4 To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.

The subject site is currently used for residential activities and is not within a Significant Natural Area. It is predominantly covered in exotic trees and grasses and is not high in ecological value. Where planting is proposed it is in indigenous species.

Policy 1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.

Policy 1.7 To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.

Policy 1.10 To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District.

Policy 1.11 Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Policy 1.12 To maintain the site-specific, geological and geomorphological features that are of scientific importance.

Policy 1.13 To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.

Policy 1.16 To encourage and promote the regeneration and reinstatement of indigenous ecosystems on the margins of lakes, rivers and wetlands.

Policy 1.17 To encourage the retention and planting of trees, and their appropriate maintenance.

Policy 1.18 To manage and protect the sensitive alpine environments by avoiding, remedying or mitigating any adverse effects of development.

Adverse effects on natural character have been avoided as much as possible, and additional planting will be in indigenous species suitable for area. The proposal does not rely on wilding trees for mitigation. The proposal is consistent with these policies.

9.3.2 District-wide Objectives and Policies – Landscape

The objective and relevant policies are assessed below.

4.2 Landscape and Visual Amenity

4.2.5 Objective: Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policy 1 Future Development

(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.

(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.

(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

The proposal will achieve the objective as it avoids, remedies and mitigates the effects of the development on the landscape and visual amenity values of the district. This aspect has been thoroughly described and assessed within the landscape assessment report within Attachment [F].

With regard to Policy 1 (a)–(c), the proposal avoids, remedies and mitigates the effects of the development on the landscape and visual amenity values of the district which are vulnerable to degradation in this location. The subject site has greater potential to absorb change with the Treespace development above it.

The proposal includes five small buildings and very minimal earthworks so will harmonise with local topography.

2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)

(a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.

(b) To avoid subdivision and development in those parts of the outstanding natural landscapes with little or no capacity to absorb change.

- (c) *To allow limited subdivision and development in those areas with higher potential to absorb change.*
- (d) *To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.*

The site is not an ONL under the ODP based on the Environment Court decision C180/99. In paragraph 108(a) the Environment Court states that the Wakatipu Basin ONL “excludes all land zoned residential, industrial or commercial in Queenstown, Arthurs Point and Arrowtown”. The Rural Visitor zone in Arthurs Point falls within this description, noting that the Rural Visitor zone provides for residential activity as permitted and visitor accommodation activity as controlled. The site is not within an ONL under the ODP.

6. Urban Development

- (a) *To avoid new urban development in the outstanding natural landscapes of Wakatipu basin.*
- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*
- (c) *To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:*
- *maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;*
 - *ensuring that the subdivision and development does not sprawl along roads.*

As noted above, the site does not fall within the definition of urban development. This ODP policy does not apply. With regard to (a), (b) and (c), the site is also not an ONL based on the Environment Court decision C180/99.

Policy 8 Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

- (a) *to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) *to encourage comprehensive and sympathetic development of rural areas.*

The proposal will have a cumulative effect in addition to the consented Treespace development. It is unclear whether cumulative effects can be considered within the limited matters of control. Cumulative effects could potentially be considered by Council under the matter of control relating to ‘location’. The proposal will not over domesticate the landscape. The landscape will continue to be dominated by the massive landform that is Mt Dewar.

The proposal is sympathetic to its rural area as it links to the consented Treespace development and utilises the existing on-site tracks and contours.

Policy 9 Structures

To preserve the visual coherence of:

- (a) *outstanding natural landscapes and features and visual amenity landscapes by:*
- *encouraging structures which are in harmony with the line and form of the landscape;*
 - *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
 - *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*

- *encouraging placement of structures in locations where they are in harmony with the landscape;*
 - *promoting the use of local, natural materials in construction.*
- ... (b) [relates to VALs]
- (c) *All rural landscapes by*
- *limiting the size of signs, corporate images and logos*
 - *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

The site is not an ONL or VAL based on the Environment Court decision C180/99.

With regard to (c), the proposal does not include any signs, corporate images and logos. The proposal is well set back from the road boundaries. The proposal also complies with the required road boundary setbacks for the Rural Visitor zone.

Policy 15 Retention of Existing Vegetation

To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

- (a) *Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;*
- (b) *Encouraging maintenance of tussock grass-lands and other nature ecosystems in outstanding natural landscapes.*

The proposal will not affect any remaining indigenous vegetation in the gullies and water course that is present on the site. The site is dominated by pasture grass and exotic conifer trees. The exotic conifer trees on the site are not relied on for visual mitigation.

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

The site does not have a particularly open character due to the presence of exotic conifer vegetation. The development will blend in with the Treespace proposal and minimise effects on the visual coherence of the landscape.

9.3.3 District Wide Objectives and Policies – Hazards

The relevant objectives and policies are set out below:

Objective 1

Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.

Policies:

- 1.1 *To increase community awareness of the potential risk of natural hazards, and the necessary emergency responses to natural hazard events.*
- 1.2 *To continually develop and refine a hazards register in conjunction with the Otago Regional Council, as a basis for Council decisions regarding subdivision and building development.*
- 1.3 *In conjunction with the Otago Regional Council to continually assess the need for additional protection measures either through the District Plan or as protection works.*
- 1.4 *To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.*

1.5 *To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.*

1.6 *To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.*

1.7 *To avoid or mitigate the likelihood of destruction or damage to residential units and other buildings constructed or relocated into flood risk areas.*

Policies 1.1 – 1.3 are directed more towards the territorial authorities than towards individual consent applications.

With regard to Policies 1.4 – 1.5, an adequate assessment has been provided in Attachment [G]. There are landslide hazards on site but these are able to be managed.

With regard to Policy 1.6, no subdivision is proposed, and with regard to Policy 1.7, flood risk is not a hazard on this site.

9.3.4 Rural Visitor Zone - Objectives and Policies (Chapter 12)

Relevant Chapter 12 objectives and policies are set out below:

12.3.4

Provision for the ongoing operation of the existing visitor areas recognising their operational needs and avoiding, remedying or mitigating adverse effects on landscape, water quality and natural values. Scope for extension of activities in the Rural Visitor Zones.

The proposal will enable the ongoing operation of the existing rural visitor area at Arthur's Point. Adverse effects on landscape, water quality and natural values have been avoided, remedied or mitigated as required, and as described in section 7.0 of this application and in the attached reports.

1 To recognise the existing and proposed visitor and recreation facilities in the rural visitor areas and to provide for their continued operation and expansion.

The proposal is for a proposed visitor facility. Council is required to "recognise" the proposal, and provide for their continued operation. The policy does not provide meaningful guidance to the application.

2 To ensure development, existing and new, has regard to the landscape values which surround all the rural visitor areas.

The proposal has had regard to the landscape values that surround the Arthurs Point Rural Visitor area. As noted in the landscape assessment in Attachment [F], the proposal is located below the Treespace development and will be in keeping with the development approved on that Rural zoned land directly surrounding the site and the Arthurs Point Rural Visitor zone.

3 To ensure expansion of activities occur at a scale, or at a rate, consistent with maintaining the surrounding rural resources and amenities.

The proposal is to expand the range of visitor accommodation activities (and one residential unit) currently provided for in Arthur's Point. The four visitor accommodation cabins proposed are discrete in terms of their scale and placement on the site, making use of the existing track network. As noted above following the approval of the

Treespace consent (RM181638), the proposal will be entirely consistent with the surrounding rural resources and amenities.

4 To recognise the heritage values of the Rural Visitor Zones and in particular the buildings at Walter Peak, Cardrona and Arcadia Station.

The site does contain a listed heritage item. This has been recognised as required by the policy, and development has been kept away from the listed heritage item.

5 To ensure sewage disposal, water supply and refuse disposal services are provided which avoid, remedy or mitigate adverse effects on the water or other environmental qualities, on and off the site.

The site is able to be connected to QLDC reticulated infrastructure. Council refuse collection is also provided. The utilisation of these Council services will ensure there is no adverse effects on water or other environmental qualities.

Overall, the proposed activity is consistent with the single Objective for the Rural Visitor zone and its associated policies.

9.3.5 Transport Zone - Objectives and Policies (Chapter 14)

The relevant objectives and policies are set out below:

Objective 1 – Efficiency

Efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation.

Policies:

1.1 To encourage efficiency in the use of motor vehicles.

1.2 To promote the efficient use of all roads by adopting and applying a road hierarchy with associated access standards based on intended function.

1.3 To promote the efficient use of roads by ensuring that the nature of activities alongside roads are compatible with road capacity and function.

1.4 ...[relates to SH6A]

1.5 To promote the efficient use of fuel for transport purposes, by providing for a District wide policy of consolidated urban areas, townships, retail centres and residential environments.

1.6 To promote and provide for the consolidation of new areas of residential development and for higher density development within identified areas.

1.7 Enabling for home occupations within residential areas to reduce travel time and costs between home and work.

1.8 To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for alternative transport means.

1.9 To require off-road parking and loading for most activities to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance and efficiency of those roads.

1.10 To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.

This objective and ten policies provide limited guidance to the application.

Policy 1.9 is achieved as the proposal meets all required on-site parking requirements with the exception of coach parking. No coaches will service the site.

Policy 1.10 is most relevant. The proposed use of a smaller internal track network is considered to be the right 'size, location and type' of access for the proposal given the use of golf carts. Where motor vehicles access the site, this is in accordance with Council standards.

Objective 2 - Safety and Accessibility

Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.

Policies:

2.1 To maintain and improve safety and accessibility by adopting and applying a road hierarchy with associated design, parking and access standards based on the intended function.

2.2 To ensure the intensity and nature of activities along particular roads is compatible with road capacity and function, to ensure both vehicle and pedestrian safety.

2.3 To ensure access and movement throughout the District, and more particularly the urban areas, for people with disabilities is not unreasonably restricted.

2.4 To encourage the development of pedestrian and cycle accessways, within the main townships.

2.5 To maintain and upgrade, where appropriate, the existing roads and provide for new roads and related facilities where these are important for providing access. In particular, to investigate and/or make provision for:

- a new road link from Man Street to the One Mile roundabout.*
- a new road linking Queenstown and Frankton on the northern side of SH6A above Frankton Arm.*
- a long term roading network for the Frankton flats area to protect the through route function of State Highways and provide access to residential, commercial and recreational activities.*

2.6 To ensure intersections and accessways are designed and located so:

- good visibility is provided.*
- they can accommodate vehicle manoeuvres.*
- they prevent reverse manoeuvring onto arterial roads; and*
- are separated so as not to adversely affect the free flow of traffic on arterial roads.*

2.7 To ensure vegetation plantings are sited and/or controlled so as to maintain adequate visibility and clearance at road intersections and property access and to prevent the icing of roads during

winter months, except and unless that vegetation is important to the visual amenity of the District or is protected as part of the Heritage Provisions.

The proposal achieves the objective as the proposal will maintain and improve access, ease and safety of pedestrian and vehicle movement throughout the District.

The policies again are not directly relevant to the proposal. The new vehicle access to Arthurs Point Road meets the requirements of the ODP with regard to sight distances and distance from intersections.

The proposal is also considered to be consistent with Objective 3 relating to the environmental effects of transportation, as the proposal utilises the existing track network, and the earthworks required to prepare it for golf cart usage are minimal and permitted under the zone provisions.

9.3.6 Summary with regard to ODP objectives and Policies

Overall, the proposal is consistent with, and not contrary to, the ODP objectives and policies.

9.4 Proposed District Plan (Stages 1 & 2 Appeals Version 2018)

9.4.1 Strategic Direction Objectives and Policies (Chapter 3)

Relevant Strategic objectives are:

3.2.1 The development of a prosperous, resilient and equitable economy in the District (addresses Issue 1)

The proposal will help provide for a prosperous economy through the development of additional residential and visitor accommodation activities in Arthurs Point.

3.2.1.1 The significant socioeconomic benefits of well designed and appropriately located visitor industry facilities and services are realised across the District.

The proposal will help realise the socioeconomic benefits of visitor industry and services. The proposed pods are well designed and appropriately located.

3.2.5 The retention of the District's distinctive landscapes.

The related policy is:

3.2.5.1 The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary induration.

The notified PDP maps for Stage 3 show the site as partly within an ONL. These maps are not yet confirmed, and do not have legal effect until the 'decision on submissions' are issued.

This activity is within the capacity of this particular part of the ONL to absorb due to the presence of the Treespace development above the site. The adverse effects on landscape and visual amenity values are not more than minor. Controls on colours and materials, and use of the existing track network, will protect the proposed ONL.

With regard to Policy 3.2.5.1, the landscape and visual amenity values and the natural character of the ONL are protected from the adverse effects of the activity through mitigation of the visual effects of the pods.

Hazards are only mentioned in the Strategic Direction chapter with reference to 'urban development'. The proposal does not fall within the definition of urban development.

Visitor Industry

3.3.1 Make provision for the visitor industry to maintain and enhance attractions, facilities and services within the Queenstown and Wanaka town centre areas and elsewhere within the District's urban areas and settlements at locations where this is consistent with objectives and policies for the relevant zone. (relevant to S.O. 3.2.1.1 and 3.2.1.2)

This policy is not considered to apply as it relates to 'maintaining and enhancing attractions, facilities and services'. There are no existing attractions, facilities and services on the site.

9.4.2 Landscapes – Rural Character Objectives and Policies (Chapter 6)

Part of the site is proposed to be zoned Rural ONL through the notified Stage 3 process. This zoning is subject to challenge through submissions, however the ONL objectives and policies are considered below

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

6.3.4 Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32).

The proposal is not considered to fall within the definition of urban development as it is a resort style development within the operative ODP Rural Visitor zone.

6.3.5 Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).

The proposal achieves this policy. The light from the five pods will not cause excessive glare. The presence of the Treespace development above the site means it will not cause unnecessary degradation of the views of the night sky. The site location is not particularly remote, being directly adjacent to Arthurs Point.

6.3.9 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land. (3.2.1.7, 3.2.4.1, 3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).

The proposal includes new planting that will add to indigenous biodiversity.

6.3.10 *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).*

The landscape assessment in Attachment [F] confirms the development in the proposed ONL does not have more than minor effects on the ONL when considering the receiving environment and 55 approved houses for Treespace above the site.

6.3.11 *Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32).*

The proposal includes new planting that will add to indigenous biodiversity. The planting is in native species that are ecologically viable and tie in with the beech tree planting proposed as part of the Treespace development above the site.

Managing Activities in Outstanding Natural Landscapes and on Outstanding Natural Features

6.3.12 *Recognise that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes and on Outstanding Natural Features, meaning successful applications will be exceptional cases where the landscape or feature can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site the subject of application. (3.2.1.1, 3.2.5.1, 3.3.21, 3.3.30).*

6.3.13 *Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to tangata whenua, including tōpuni and wahi tūpuna. (3.2.3.1, 3.2.5.1, 3.2.7.1, 3.3.16, 3.3.30, 3.3.33 - 35, Chapter 5).*

The proposal is considered to be an exceptional case, as it is a controlled activity under the ODP and cannot be refused consent. The site can absorb the development given the Treespace development above the site. However, the proposal will not be reasonably difficult to see in the case of Pods 4 and 5. Pods 1, 2, and 3 are reasonably difficult to see due to existing vegetation on the site, however this vegetation is not relied on for screening or proposed to be retained.

9.4.3 Rural Zone Objectives and Policies (Chapter 21)

Under the Stage 3 notified provisions, the site is partly zoned Rural (ONL) and partly zoned Medium Density Residential (Visitor Accommodation Sub-Zone) and partly Medium Density Residential (Building Restriction Area).

Relevant objectives and policies have been identified below:

21.2.1 Objective - *A range of land uses, including farming and established activities, are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.*

The proposal is for a visitor accommodation activity (4 pods) and residential activity (1 pod). These activities are enabled while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values. In particular, the small size of the pods, use of the existing track network, use of recessive

colours and materials and planting of native species as mitigation addresses the more regulatory parts of the policy. The proposal is consistent with the objective.

21.2.1.1 Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

The subject site already has a residential use on it and is not farmed.

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

The Rural zone rules for boundary setbacks currently do not have legal effect.

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

Lighting from the pods will not cause glare to other properties, roads or public places. They will be seen against the mountainous backdrop of Mt Dewar so will not affect views of the night sky.

21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

The proposal will have a cumulative effect, but this is not likely to be adverse on ecosystem services and nature conservation values. The site has limited nature conservation values, and the proposed native planting will be a small positive enhancement. The site can be connected to Council reticulation, so ecosystem services are not relied upon.

9.5 Weight to be given to the Proposed and Operative Plans

A weighting exercise only occurs where there is a difference between the ODP and PDP in respect of anticipated outcomes, which in turn lead to a differing outcome on the resource consent application under the decision-making framework.

Other objectives and policies, including the Strategic Directions and District-wide provisions of the PDP have been considered. It is concluded while some differences arise, the differences are not significant enough between the ODP and PDP that could lead to differing outcomes on the resource consent application. The proposal is acceptable relative to the relevant provisions of both the PDP and ODP. Accordingly, the Council does not need to undertake a weighting exercise.

10. Other matters

Section 104(1)(c) of the Act permits Council to have regard to “any other matter the consent authority considers relevant and reasonably necessary to determine the application”.

No other matters are considered relevant to this proposal.

11. Consultation

The applicant has not engaged in formal pre-application discussions with Council, or consultation with any neighbouring properties, given the controlled activity status of the application.

12. Conclusion

In granting consent to the controlled activity, Council is required to have regard to any relevant provisions of any national policy statements, national environmental standards, regional policy statements, regional plans and district plans, "subject to Part 2". The Council is also required to have regard to the effects of the proposal on the environment. The proposed development will achieve the purpose of sustainable management under s 5 of the Act, including by reference to the other principles in Part 2 of the Act by:

- Enabling the applicant to provide for their economic and social well-being through the implementation of a small-scale visitor accommodation activity and a single residential unit.
- Avoiding, remedying and mitigating the adverse environmental effects of the proposal, specifically through addressing the matters of control; and
- Enhancing the natural character of the site through the proposed planting of native plant species in association with the visitor accommodation activity.

Attachments

Attachment **[A]**: Form 9

Attachment **[B]**: Record of Title and **[B1]** Land covenant 7830733.1

Attachment **[C]**: Proposed plans – Warren & Mahoney

Attachment **[D]**: Earthworks and access plans – Aurum Survey Consultants Ltd

Attachment **[E]**: Infrastructure assessment – Aurum Survey Consultants Ltd

Attachment **[F]**: Landscape and visual effects assessment – Vivian+Espie

Attachment **[G]**: Geotechnical assessment – Ground Consulting Ltd

APPENDIX 3 – *‘201 Arthurs Point Road, Visitor Accommodation RM200960, Request for Information Response’, Barlett Consulting, dated 29 January 2021*

29 January 2021

Robert Stewart
C/- Vivian Espie
PO Box 2514
Wakatipu
Queenstown, 9349

Attention: Blair Devlin

Dear Blair,

201 Arthurs Point Road, Visitor Accommodation RM200960, Request for Information Response

The purpose of this letter is to provide additional information in response to a Request for Information dated 21 December 2020.

I note that following this request that a number of minor design changes have been undertaken, in particular additional passing opportunities have been added to the onsite access to the visitor accommodation pods. It is noted that a revised access design has been reviewed and the drawings listed in Appendix A.

1 Vehicle Swept Paths

The QLDC assessment has raised the following concern with respect to swept paths.

1. *Please demonstrate where the golf carts will be parked when not in use and how they can:*
 - a. *manoeuvre out of the parking location*
 - b. *negotiate the bends on the access*
 - c. *turn around in the turning heads*

This should be shown sweep paths on the plans. The specification for the 6-seater golf cart provided shows that the outside turning circle of 7.8m and it appears this cannot be accommodated on the current plans.

I understand that the Applicant proposes to only use the smaller 4 seater, 2+2 shuttle, or similar vehicle type. The details of the 2+2 shuttle vehicle type are provided in Appendix H of the Application. This is a smaller vehicle type, with the important elements with respect to swept paths and turning provided in the data sheet provided, these are; overall length 2.756m, overall width 1.232m and vehicle outside clearance circle (wall to wall) 5.8m. These dimensions allow a vehicle swept path model to be developed and provided in the Appended Figures 01 – 03, (refer Appendix B).

I note that these swept paths are provided on the original design although these show that the proposed 2+2 shuttle (or similar vehicle) will:

- Be able to manoeuvre in and out of all parking locations with a maximum of one reverse manoeuvre,

- Negotiate all the bends on the access, it is noted that the revised design now provides additional passing on some of the tight bends.
- Turn at the cul-de-sac heads, this includes turning and parking area at the end of Access 1.

The proposed access has been appropriately designed to accommodate the proposed 2+2 shuttle vehicle or similar vehicle type. As this assessment is based on this specific vehicle type I suggest the following consent condition.

That during the long term occupation of the onsite residential and visitor accommodation activities the regular use of the proposed access is to be limited to the approved vehicle types such as the 2+2 shuttle or vehicles with similar size/turning characteristics.

2 Passing Bays

The QLDC assessment has raised the following concern with respect to passing bays.

2. *Please provide an assessment from a suitably qualified traffic engineer regarding the frequency and location of passing bays along the access. Generally speaking, passing bays should be provided every 50m, however, given the irregularity of the terrain more or less may be appropriate.*

The design has been amended to increase the number of places where passing is enabled for the proposed 2+2 shuttle vehicle or similar. This vehicle type is considerably narrower than a typical vehicle and therefore full passing bays and not required to provide passing opportunities for proposed 2+2 shuttle to pass. The centres of passing opportunities are now provided at the following locations:

- CH45m new area of track widening to provide passing,
- CH105m new area of track widening to provide passing,
- CH140m track widening to provide passing,
- CH175m intersection area allows passing, Access 2,
- CH190m parking area, CP4 although this may be in use,
- CH210m intersection area allows passing, Access 3,
- CH245m new area of track widening to provide passing,
- CH310m new area of track widening to provide passing,
- CH325m at parking area, CP2 although this may be in use, and
- CH350m at turning/parking area (CP1) at the end of access 1.

The revised design means that there are more passing opportunities and that these are provided along the full access route. The 50m spacing (centre to centre) is only breached at:

- By a distance of 10m (60m centre to centre) between CH45m to CH105m and
- By a distance of 15m (65m centre to centre) between CH245m to CH310m.

Each of these passing opportunity will includes a length of widening and tapers at each end. When allowing for the full length of each passing opportunity and the position of tapers there is only one location where the gap between passing opportunities exceeds 50m. This is at CH250m to CH305m (55m gap) which is towards the top of Access 1 which only serves 2 visitor accommodation pods. The anticipated traffic at this location will be approximately 6

vehicles per day (vpd) with 3 of these during the peak hour (3vph)¹. This suggests that a vehicle would travel this section of the access every 20 minutes during the peak period.

I understand that due to earthworks constraints between CH250m to CH305m it is not possible to reduce this gap between passing opportunities.

It is considered unlikely that the extended gap (55m) between passing opportunities will result in any safety effects on the on-site access. This is because the low traffic flow at this location means that it is very unlikely that oncoming vehicles will meet between the passing opportunities.

3 Access Alignment

The QLDC assessment has raised the following concern with respect to access alignment.

3. *Please provide an assessment of the access from a suitably qualified traffic engineer with specific regard to the combination of horizontal and vertical alignment, and any risks associated with instability caused by only having rear brakes and cornering at speed.*

For vehicle access there is a significant body of guidance for a typical vehicle (car etc). In this case the access is designed for a specific vehicle type, being a 2+2 shuttle or similar vehicle type. Through discussion with the suppliers of these vehicles the following is noted:

- These vehicles are primarily designed to be driven on golf courses often with gradients up to 1 in 4 with a grass surface.
- Vehicles are highly manoeuvrable to allow them to travel over undulating ground.
- Vehicles have an electronic speed limit such that they are limited to a maximum speed of 18km/hr from the factory although this can be changed.
- Vehicles have rear brakes only from the factory, it is possible to fit front disc brakes as an optional extra if these are required.
- The vehicles are not designed to operate on winter conditions (ice/snow) which is likely at the site.

The QLDC District Plan allows a maximum centreline gradient of 1 in 6, the QLDC Code of Practice allows up to 1 in 5 for accesses serving up to 6 dwellings, this also allows steep sections of access of up to 1 in 4.5 on straight sections with a maximum length of 20m. This allows for the consideration of acceptable design criteria for the access, which is to be used by a specific vehicle such as the 2+2 shuttle or similar vehicle.

The designers have identified that a number of pedestrians may use the access. The maximum distance, to visitor accommodation Pods 1 & 2, is 350m. A typical walking distance will be 200m-350m depending on the visitor accommodation Pod being accessed, this is a relatively short walk which will be less than 5 minutes walk. For pedestrian access, there are a number of sources of design guidance. The design requirements for a pedestrian access or footpath are:

- Maximum gradient for disability access/prams is 1 in 20 with rest stops, the provided shuttle means that this will not apply as there is a suitable alternative for those users who are less able,

¹ Based on NZTA Research Report 453 (RR453) Trips and parking related to land use, Table 7.4. a motel unit has a traffic generation of 3vpd/unit, 1.4vph/unit in the peak hour.

- Steeper than 1 in 20 needs a slip free surface (asphalt is acceptable except in winter conditions), and
- Steeper than 1 in 6 a handrail must be provided.

For pedestrians the access should be provided with a slip free surface and a handrail in areas where the gradient is steeper than 1 in 6.

I suggest that the following design criteria is provided as a consent condition.

That the design of the onsite access for the 2+2 shuttle (or similar vehicle) is to meet the following criteria:

- *Road surface is to have a non-slip surface such as asphalt or similar,*
- *Any parts of the access with a gradient greater than 1 in 6 must have a handrail which is to be set back 300mm from the edge of the trafficked carriageway. Therefore, the overall carriageway is to be widened by 300mm when against the handrail,*
- *Maximum gradient on straight sections of the access of 1 in 4.5,*
- *Maximum gradient on the centreline of horizontal curves of 1 in 5 but no greater than 1 in 4.5 on the inside edge of the carriageway,*
- *Maximum gradient at intersections, manoeuvring areas (where vehicles are required to reverse) or parallel parking areas of 1 in 6, and*
- *Minimum trafficked carriageway width of 2m on the straights. On horizontal curves the trafficked carriageway width is to be widened, if necessary, to accommodate the swept path (including 300mm body offset) of the 2+2 shuttle or similar vehicle.*

It is noted that the site is in an area where winter conditions are likely to lead to frost forming on the access. From the long section the majority of this access will have a gradient greater than 1 in 6 which will make driving in winter conditions difficult. To manage the onsite access during winter conditions the following consent condition or suggested.

That during the long term occupation of the onsite residential and visitor accommodation activities the consent holder is to manage the access to minimise the effects of ice and snow. This may include maintaining grit/salt supplies at the site or similar methodology to remove ice/snow from the access surface.

Should you require any further information please contact me.

Yours sincerely,



Jason Bartlett
CEng MICE, M.EngNZ
Traffic Engineer

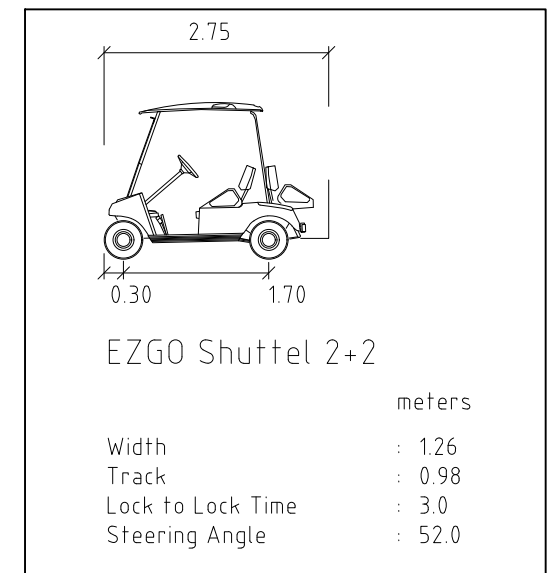
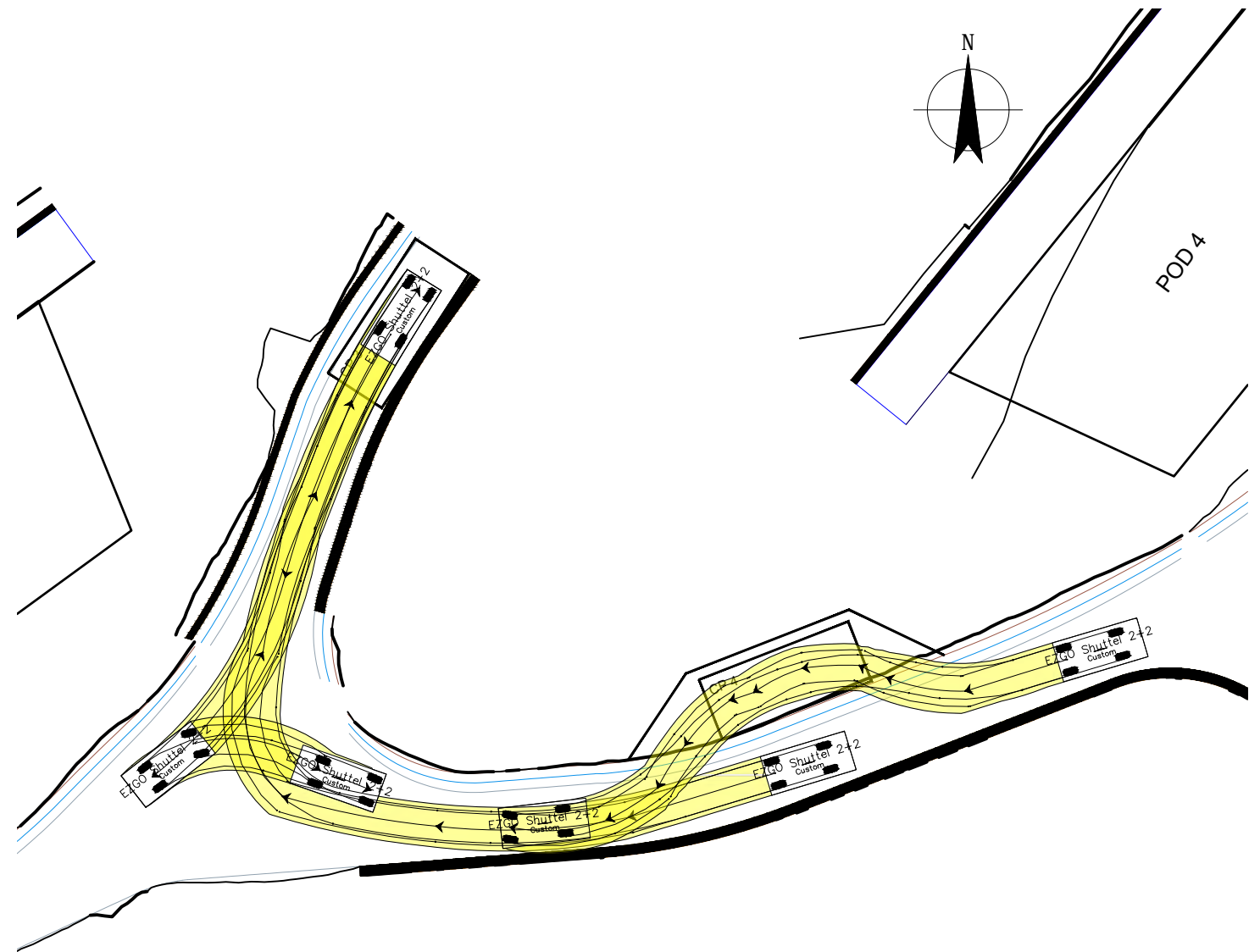
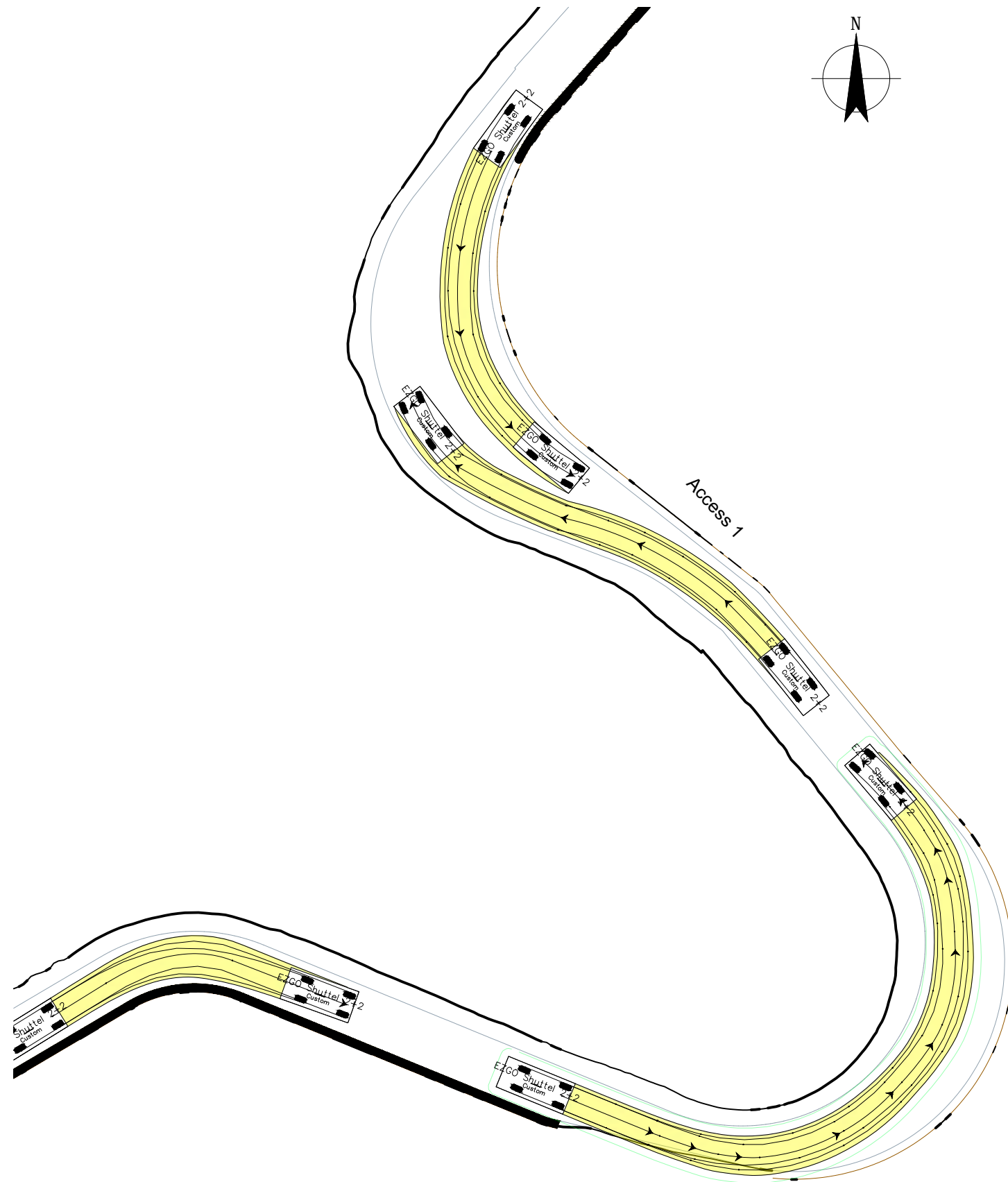
Appendix A Revised Design Drawings

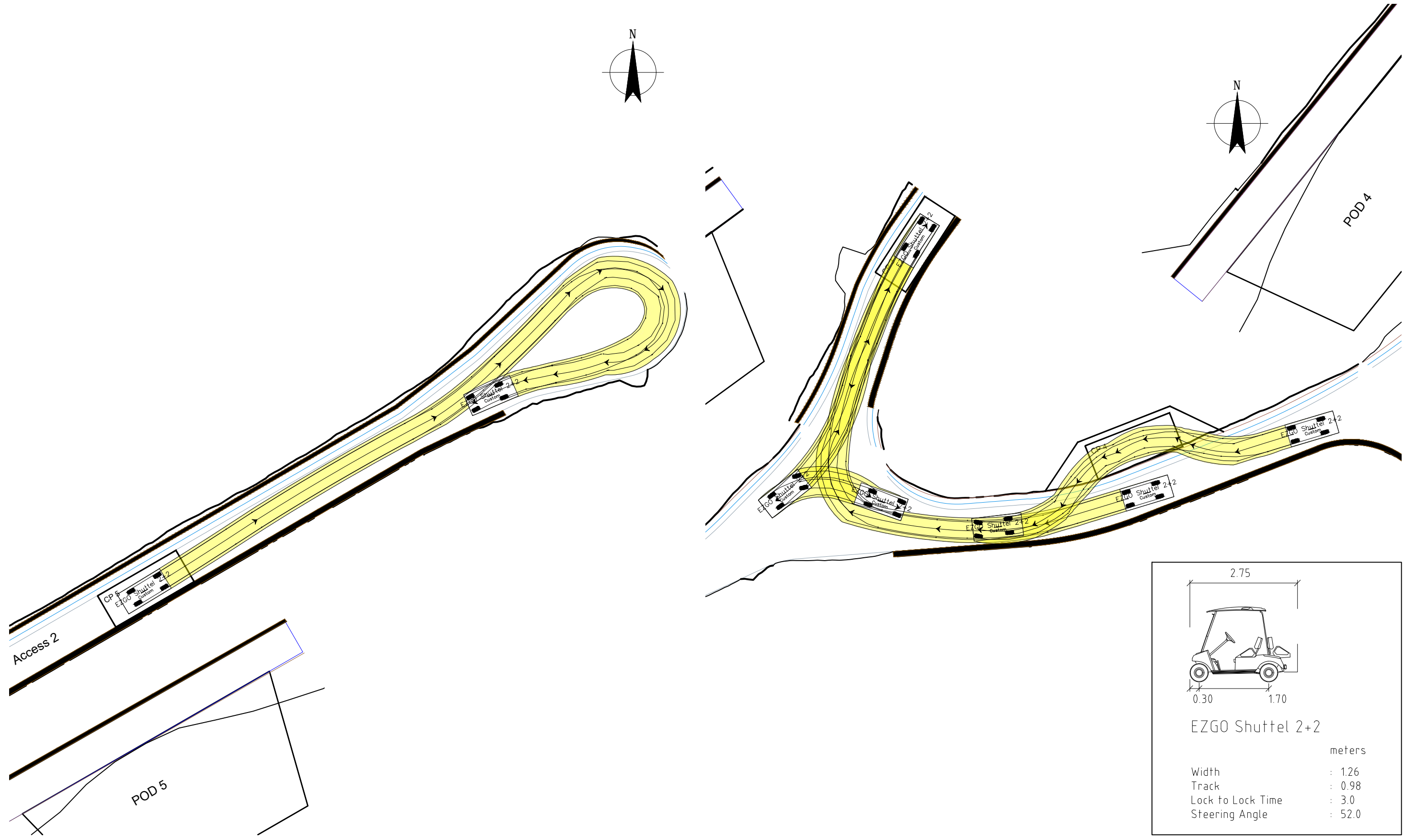
The following Aurum Survey drawings have been reviewed when providing this additional information.

Sheet List Table	
Sheet Number	Sheet Title
TITLE SHEET	TITLE SHEET
5391.4E.1A	OVERVIEW PLAN - EXISTING SITE LAYOUT
5391.4E.2B	EARTHWORKS PLAN
5391.4E.3B	PROPOSED SITE ACCESS DETAIL
5391.4E.3C	PASSING AREA DETAIL
5391.4E.4A	ACCESS TRACK LONGSECTIONS
5391.4E.5A	ACCESS TRACK TYPICAL DETAILS

Appendix B Swept Path Analysis

The following Bartlett Consulting Figures 01, 02 and 03 are attached to review onsite shuttle 2+2 manoeuvring.





201 ARTHURS POINT ROAD

VEHICLE SWEEP PATHS
EZGO SHUTTLE 2+2

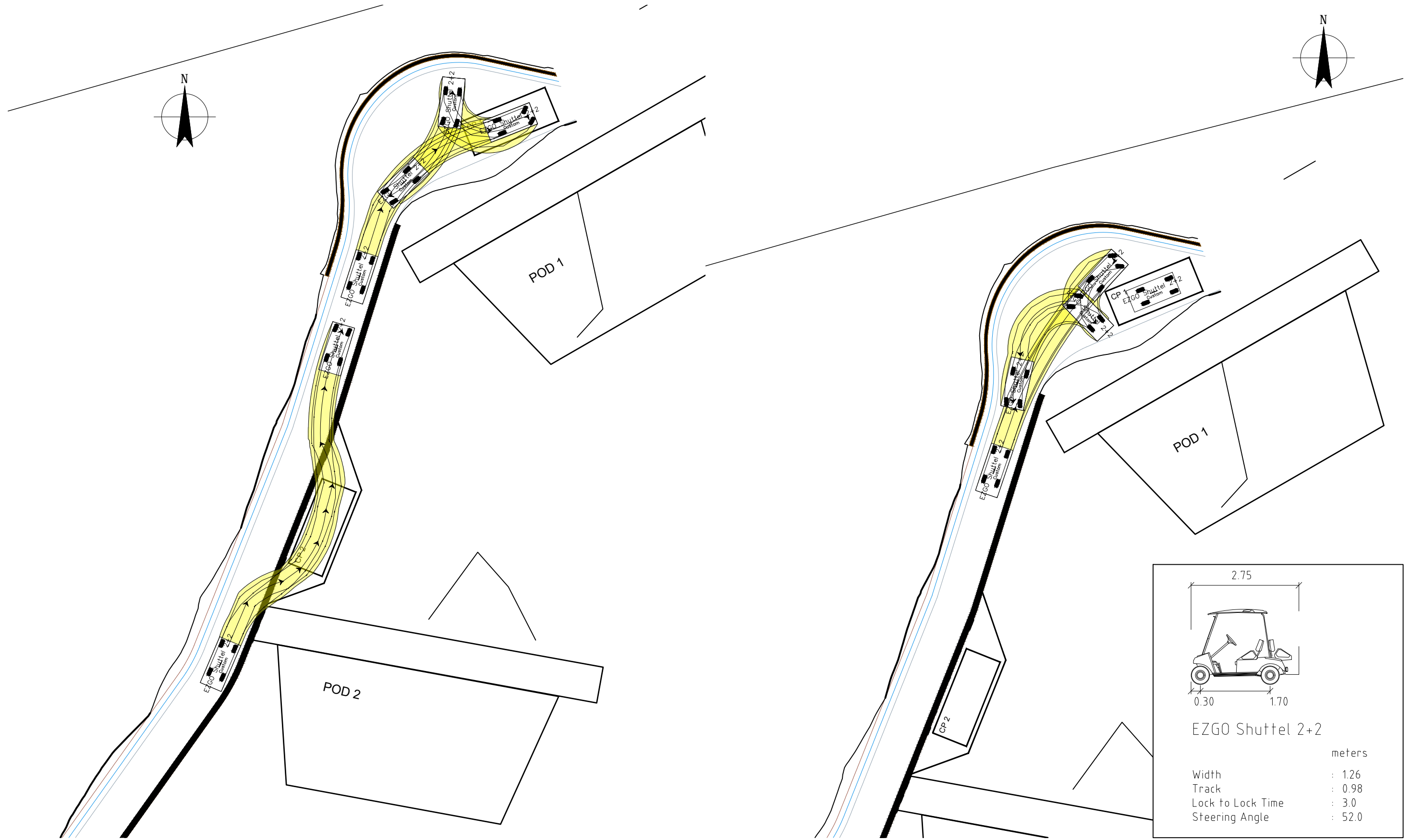
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Job Number | APR-01

Revision | A

Date | JAN 2021

Figure 02



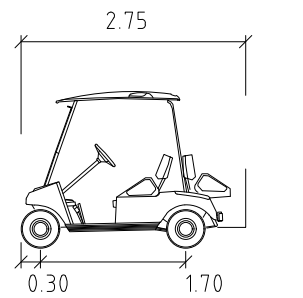
201 ARTHURS POINT ROAD

VEHICLE SWEEP PATHS
EZGO SHUTTLE 2+2

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Job Number | APR-01
Revision | A
Date | JAN 2021

Figure 03



EZGO Shuttle 2+2

	meters
Width	: 1.26
Track	: 0.98
Lock to Lock Time	: 3.0
Steering Angle	: 52.0

APPENDIX 4 – *Sir Robert Stewart, 201 Arthurs Point Road, Queenstown. Geotechnical and Geohazard Assessment for Proposed Visitor Accommodation*, GCL ref R6786-1A, dated 20 November 2020

SIR ROBERT STEWART

201 ARTHURS POINT ROAD,
QUEENSTOWN



GEOTECHNICAL & GEOHAZRD ASSESSMENT FOR PROPOSED VISITOR ACCOMMODATION

REF: R6786-1A
DATE: 20 NOVEMBER 2020

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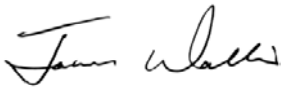

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DOCUMENT CONTROL				
REPORT TITLE		GEOTECHNICAL ASSESSMENT FOR PROPOSED RESIDENTIAL DWELLING		
REPORT REFERENCE		R6786-1A	PROJECT NUMBER	6786
CLIENT		SIR ROBERT STEWART		
REV	DATE	REVISION STATUS	AUTHOR	REVIEWER
A	20 NOV 2020	ISSUED TO CLIENT	JAMES WALLIS	PETER FORREST
APPROVAL				
AUTHOR SIGNATURE		REVIEWER SIGNATURE		
				
NAME		JAMES WALLIS	NAME	PETER FORREST
TITLE		ENGINEERING GEOLOGIST	TITLE	PRINCIPAL ENGINEERING GEOLOGIST

EXECUTIVE SUMMARY

Scope of Work		A geotechnical and geohazard assessment has been undertaken by GCL for proposed visitor accommodation and associated infrastructure at 201 Arthurs Point Road at the request of Vivian & Espie on behalf of the client Sir Robert Stewart.
Current Site Status		The site is currently open ground on the lower flanks of Mt Dewar situated within an area identified by the territorial authorities as active schist debris landslide. An existing homestead and associated buildings is located in the south eastern section of the property.
Development Proposals		The construction of four visitor accommodation cabins, one residential unit and a car parking/base area building for parking/storage to service the visitor accommodation activities. Access to the cabins would be simple access tracks suitable for use with golf carts or similar vehicle type.
Site Details	Location	Lot 1 DP 515200 - CT 803168, 201 Arthurs Point Road
Ground Conditions	Published Geology	The Geological Map of New Zealand, Sheet 18 Wakatipu (1:250,000) indicates the site is underlain by two geological horizons. The lower south west portion of site, adjacent to Arthurs Point Road, comprises late Pleistocene outwash deposits. The upper slopes of the site (approximately 95% of the site) comprises Rakaia terrane pelitic schist.
	Previous Investigations	Intrusive site investigations have been undertaken on the sites directly to the north and west of the subject site by Bell Geoconsulting. These reports have been reviewed for the purposes of this report given the geological and geotechnical domain is similar to the subject site.
	Site Geology Hydrogeology	Topsail and loess over colluvium in turn overlying highly weathered schist. Depressed groundwater at the building platforms. No definitive surface water features identified.
	Environmental Condition	No environmental hazards are expected.
Natural Hazards	Landslide	The site is situated entirely on the Coronet Peak Landslide feature. This 100,000 year old landslide was triggered by the glacial activity steepening the valley sides and removing the lower slopes, resulting in a large translational landslide. There is evidence presented in this report to suggest that the landslide is no longer considered active or prone to catastrophic failure.
	Liquefaction	Site investigations have proven rock at shallow depth and soils not prone to liquefaction.
	Alluvial landforms	Nothing to influence the site.
	Seismic characteristics	Seismic Soil Class B considered appropriate. No active faults in proximity but design should be cognisant of NZS1170.5.
Geotechnical Considerations	Slope Stability	Localised stability issues may be present but are easily managed. It is paramount to maintain the current global stability equilibrium through appropriate geotechnical design during construction.
	Building Platform	Earthworks required to form a cut to fill platform. Access roads can be used to form natural stormwater cut off drains and diversion.
	Foundations	Ground conditions are conducive to traditional foundation design, subject to site specific investigation and design.
	Earthworks	Standard conditions apply to align with QLDC Code of practice. Site won material is suitable for reuse subject to appropriate screening.
Stormwater Disposal	Stormwater disposal must be considered for each and every pod locations and designed to ensure pre and post development run-off rates.	

STATEMENT OF SUITABILITY

The outcomes of this report have demonstrated that the site and its appropriate development can satisfy controlled resource consent activity rule 12.4.3.2iii(b) whereby council has control over any building other than accessory buildings to be used for residential or visitor accommodation activity, in respect of the avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition.

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DRAWING 001: SITE LOCATION PLAN
DRAWING 002: SITE INVESTIGATION PLAN

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APPENDIX B: SITE PHOTOGRAPHS

1 INTRODUCTION

1.1 PROJECT BRIEF

A geotechnical and geohazard assessment has been undertaken by GCL for proposed visitor accommodation and associated infrastructure at 201 Arthurs Point Road at the request of Vivian & Espie on behalf of the client Sir Robert Stewart. The site location is presented in Drawing 001.

This geotechnical assessment has been prepared for the purpose of Land Use Resource Consent with Queenstown Lakes District Council (QLDC), under the current Operative District Plan.

This report includes a summary of the investigations undertaken and provides an assessment of:

- Ground conditions.
- Groundwater conditions.
- Natural hazards.
- Building platform stability.
- Foundation conditions.
- Other pertinent constraints and issues identified with the site.

A main component of this report is to demonstrate that the site can satisfy controlled resource consent activity Rule 12.4.3.2iii(b) whereby Council has control over any building other than accessory buildings to be used for residential or visitor accommodation activity, in respect of the avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition.

1.2 PROPOSED SITE DEVELOPMENT

The proposal is for the construction of four visitor accommodation cabins, one residential unit and a car parking/base area building for parking/storage to service the visitor accommodation activities. Access to the cabins would be simple access tracks suitable for use with golf carts or similar vehicle type.

The accommodation cabins will be constructed of lightweight materials on a mix of ground bearing and braced pole foundations/steel frames, with limited hard landscaping.

The area of the proposed development is directly to the north of the existing dwelling on 201 Arthurs Point Road, situated on the lower slopes of Mt Dewar. The area is mapped by QLDC and Otago Regional Council (ORC) as a landslide feature (The Coronet Peak Landslide). Consequently, there is a perceived risk associated with instability and as such, the requirement to fully address the potential impact of natural hazards on the proposed development is necessary.

2 DESK TOP STUDY

2.1 PREVIOUS INVESTIGATIONS

GCL has reviewed the QLDC eDocs facility which, in addition to documentation from Vivian & Espie, has provided site investigation reporting for the immediately adjacent areas to the west and north of the project area. In addition, GCL completed a desk top study and data review for the south western portion of the subject site for previous zone change application associated with the site.

The main reports of interest are both from Bell Consulting Limited and are referenced as follows:

- Geotechnical Subdivision Report – Mt Dewar property, Arthurs Point, Queenstown BGL Reference 1880/01 31 October 2018
- Development Proposal – 155 Arthurs Point Road, Queenstown – Geotechnical Summary Letter BGL Reference 1872/01 01 June 2018.

The pertinent content of these reports is further discussed in Section 4 of this report.

2.2 NEW ZEALAND GEOTECHNICAL DATABASE

The New Zealand Geotechnical Database (NZGD) has been viewed and no significant geotechnical investigations have been identified in the immediate vicinity of the proposed development.

2.3 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs available from the Google Earth Images and Retrolens.nz dating from 1956 to 2016 were studied to observe the site over time and assess the geomorphological setting.

The review of historic aerial photography indicates that there has been no significant modification of the site and surrounding area, with the exception of the development of the property adjacent to the main road on the southern boundary of the site.

The remainder of the site has been left as rough pasture and open ground.

2.4 PUBLISHED GEOLOGY

With reference to the GNS Map Client database and the Geological Map of New Zealand, Sheet 18 (Wakatipu), at a scale of 1:250,000, the site is underlain by two geological horizons. The lower south west portion of site, adjacent to Arthurs Point Road, comprises late Pleistocene outwash deposits comprising generally unweathered, well sorted, loose, sandy to bouldery gravel forming large terraces and outwash plains. This area is generally remote from the section of the site that is subject to proposed development.

The upper slopes of the site (approximately 95% of the site) comprises Rakaia terrane pelitic schist consisting of very well segregated and laminated; abundant pelitic & subordinate psammitic greyschist; minor greenschist & metachert; TZ4. This geology is the parent material associated with the regional scale landslide on which the site is located.

Whilst not published on the geological maps, the upper mantle of soil is anticipated to comprise colluvium and landslide debris, manifest as silty gravelly sands, with cobbles and boulders of various density.

3 SITE CONDITIONS

3.1 SITE DETAILS

The site is located within Arthurs Point adjacent to and west of Coronet Peak ski field access road, with Arthurs Point Road forming the southern boundary. The site is approximately 5.5km north north-east of central Queenstown.

The site is currently undeveloped land with the exception of the existing dwellings (under separate Title) situated in the south east corner of the wider property. The site is partially covered by mature pine and deciduous trees, the remaining open grass and scrub. A number of previously cut tracks run through the site.

The legal details for the site are as follows:

- Valuation No: 2907100903
- Location: 201 Arthurs Point Road, RD1 Queenstown 9731
- Legal Description: Lot 1 DP 515200 - CT 803168
- Area: 5.1 Ha

3.2 SITE TOPOGRAPHY

The site is roughly rectangular in shape and situated on moderate (20°) to steep (30°) south east facing slopes. The south western corner of the site is a relatively low lying flat section. The central southern section along Arthurs Point Road forms an embankment to the road before becoming relatively flat around the existing dwellings.

A steep incised gully occupied by an overland water course cuts the very eastern section of the property, with the gully and stream being culverted in the car park area at the base of the ski field access road.

The remainder of the site is devoid of any significant or definite topographical feature, other than undulating, hummocky ground. Schist crops out as a ridgeline in the vicinity of test pits TP101 and TP102 (see Drawing 002), together with minor exposure of rock along the access track cuttings.

3.3 SITE SURFACE WATER FEATURES

With the exception of the main overland flow occupying the mature and incised gully in the east of the site, there are no discernible overland flow paths. Topographical depressions would however channel surface flow in times of heavy rain fall.

Surface water from the project site will generally drain off the land via sheet flow, or follow topographical depressions, generally reporting the south.

3.4 SLOPE INSTABILITY FEATURES

The site contains no apparent or observed slope instability features readily identifiable at ground surface.

The dip direction of the foliation on the ridgeline of exposed schist described above was measured to be dipping to the north. This is incongruent with the usual southerly or south westerly dip on foliation within the district, indicating that this rock outcrop is in fact a large rotated block formed through landslide activity. This is further discussed in Section 4.

3.5 NATURAL HAZARDS

The following natural hazards are those identified and referenced in the ORC and QLDC GIS and hazard mapping

3.5.1 Tonkin & Taylor (T&T) Liquefaction Hazard Assessment for QLDC

In 2012, T&T published their Queenstown Lakes District liquefaction hazard assessment report, a summary of which is usually attached to the LIM for any property. The report indicates that the site's location within the Arthurs Point area is not zoned for liquefaction (LIC1) i.e., there is no perceived risk of liquefaction occurring.

3.5.2 ORC Liquefaction Hazard Zoning

The ORC hazard mapping now refers to the recent GNS authored report "Assessment of liquefaction hazards in the Queenstown Lakes, Central Otago, Clutha and Waitaki Districts, Otago (2019)". According to this report, the project site is classified as Domain A. This classification suggests that the ground is predominantly underlain by rock or firm sediments, with a low to zero liquefaction potential.

3.5.3 Seismic Soil Class

The site sub soil classes across the site are presented as B (rock) and D (deep soils) in accordance with NZS1170.5. This reflects the site geology comprising 'soft' sediments to depth associated with the outwash deposits at the foot of slope and the rock mass for the remainder of the site.

3.5.4 Active Fault Zones

The GNS active fault database does not identify the site to lie within a zone of active faulting. However, the region is potentially prone to significant and strong ground shaking associated with the rupture of the Alpine fault, located approximately 50km to the west on the West Coast of the South Island.

There currently exists the high probability of this fault rupturing, generating an earthquake of magnitude 8 or greater within the next 50 years. The ground shaking associated with the reactivation of this fault (based on the 1:2500 year return) is reported to be MMIX (violent), which has the following description:

"Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations."

3.5.5 Alluvial Fans

The site is not mapped by either QLDC or ORC to be influenced by any form of alluvial fan, activity or landform.

3.5.6 Landslides

The site is classified by QLDC as an area of 'Active Schist Landslide' based on reporting by Opus Consulting Engineers in 2002.

The Otago Regional Council identify the site to be part of the regional landslide category and describe the area as 'an existing landslide feature'.

This is further discussed in Section 4.

Based on the site walkover and mapping undertaken on site as part of this investigation, no sources of rock fall or debris was identified that would pose a risk to the development, property or life.

4 CORONET PEAK LANDSLIDE

4.1 GENERAL

The project site is situated entirely within the mapped landslide area known as the Coronet Peak landslide. As stated above, the description of the landslide varies from 'existing landslide features' through to 'Active schist debris landslide'. The latter is based on a hazards report compiled Opus Consulting Engineers in 2002.

With reference to ORC's publication 'Seismic hazard in the Queenstown Lakes District' (2015), the author B Mackay identifies the abundance of deep seated schist landslides across the Otago region stating that 'approximately half the mountainous terrain in the Queenstown Lake district is affected by large schist landslides, variably known as 'sackung' or deep-seated gravitational instability features'.

The report continues to discuss the findings of the landslides studied as part of the Clyde Dam construction, where deep seated schist landslides were a significant hazard. The slides were noted to have long term creep rates up to 10 mm/yr. The subsequent research and field observations indicate the slides are unlikely to move significantly during seismic shaking. Small landslide movements, in the order of hundreds of mm, are predicted during seismic shaking, but catastrophic failure is considered unlikely. Such movement of deep seated schist landslides is unlikely to pose a risk to life safety, but has potential to adversely affect any structures constructed on the landslides.

4.2 CORONET PEAK LANDSLIDE STUDIES

Significant geotechnical investigation (both commercial and academic) has been undertaken on the landslide since the 2002 Opus report. The majority of this investigation has been completed by Bell Geoconsulting Limited (BGL) or through the Geology Department at the University of Canterbury as a series of MSc and PhD theses.

Of the work undertaken, the two reports cited in Section 2.1 are most pertinent. These reports have been reviewed and relied on for the purpose of this report to describe the feature and its assessment of its current dormant state.

4.3 LANDSLIDE DESCRIPTION

The Coronet Peak Landslide extends from Coronet Peak Ski field at its north eastern extent to the Shotover River on its southwestern limit covering a total area of approximately 23 km² and an estimated volume of 1x10⁹ m³. Geomorphologically, the landslide is a translational failure controlled by south-east to south-west dipping foliation or foliation-parallel shears in the pelitic schist bedrock. The head scarp of the landslide is at approximately the ridge crest for the majority of its ~9 km length running from the Shotover River to Coronet Peak.

4.4 LANDSLIDE FORMATION AND ACTIVITY

The Coronet Peak Landslide is more than 100,000 years old and most likely initially triggered by the over-steepening of the slopes of Mt. Dewar by glaciation, together with the trimming or removing of the basal toe material. On glacial retreat and the removal of the buttressing support of the lower slopes, the upper slopes subsequently failed, forming the current landslide mass.

There is evidence within the landslide mass (but external to the current project site) that further activation was caused through similar mechanisms as that above, as the Wakatipu Glacier came through and further removed material at the base of the Mt Dewar slopes some 20-26,000 years ago.

Notwithstanding the action of the Shotover River in the south western section of Arthurs Point, there is no evidence of any further movement on the Coronet Landslide in the last 20,000 years. During this time, the area would have been subject to a considerable number of earthquakes, including significant events relating to the Alpine Fault with its recurrence rate of approximately 300 years. Major storm and rainfall events would also have impacted the area during this period. Despite this, the current geomorphology and surface water channels show no manifestation of recent movement.

Bell Geoconsulting refers to an aerial photographic review of the head scarp in the north eastern margin of the landslide, above the subject site of this report, indicating its degraded nature and lack of 'fresh' attributes to suggest recent movement or activity. Such weathering of geological features would suggest a period of at least 10,000 years of dormancy.

Further evidence of the landslide being stable is the lack of structural damage or movement to the existing building and infrastructure on the landslide, despite an anticipated creep of 5-100mm/yr. This includes the Coronet Peak ski field access road, the significant base station building to the ski area and a number of reservoirs constructed across the landslide to hold water for snow making.

5 SUB SURFACE CONDITIONS

5.1 FIELD INVESTIGATIONS

Sub-surface investigations have been undertaken in the vicinity of the proposed accommodation and administration units with test pits and Scala penetrometer testing located to provide appropriate information for the potential building platforms. The investigations were undertaken by a suitably qualified engineering geologist from GCL, with locations determined with a hand-held GPS device and the use of QLDC GIS viewer and Google Maps.

The sub-surface investigations have comprised six mechanically excavated test pits, with a maximum depth of 2.5m; excavation ceased once geology had been established or on refusal. The test pits were twinned with Scala penetrometer tests, taken to refusal.

The locations of all sub-surface ground investigations are shown relative to the identified building platform in Drawing 002.

5.2 INVESTIGATION LOGGING

Soils recovered from the test pits have been logged and are presented in Appendix A. Logging of the soil encountered has been undertaken in accordance with NZ Geotechnical Society Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes.

The Scala penetrometer results have been plotted on logs as presented in Appendix A. Determination of the soil density as tested by the Scalas has been undertaken in accordance with NZ Geotechnical Society Guidelines for the Field Classification and Description of Soil and Rock for Engineering Purposes, Table 2.8.

5.3 GROUND CONDITIONS

A summary of the sub-surface conditions identified in the investigations undertaken is presented below in order of depth from the ground surface. The sub-surface conditions have been extrapolated between the investigations undertaken. Whilst care has been taken to provide sufficient sub-surface information, following best practice for the purposes of resource consent, no guarantee can be given on the validity of the inference made. As such, it should be appreciated that ground conditions may vary between the investigations undertaken.

5.3.1 Topsoil

Topsoil was encountered in all test pits to a depth of between 0.2 and 0.5m. It should be noted that at location TP106, the top soil had been buried by uncontrolled fill comprising medium dense sand and gravels from ground level to 0.5m, with the buried topsoil extending to 1.0m depth below ground level.

5.3.2 Loess

A thin veneer of loess deposits comprising light brown silty fine sand were encountered in test pits TP103 to TP106 below the top soil mantle. The loess is described as medium dense and generally only 200-300mm thick on the upper slopes of the site, increasing in thickness in TP106 (700mm), situated on the flat lying area adjacent to Arthurs Point Road.

Scala penetrometer testing in loess returned blow counts of 1 to 6 per 100mm of penetration, with an average value of 4 blows per 100mm.

5.3.3 Recent Colluvium Deposits

While regional geology mapping indicates Rakaia terrane schist, superficial colluvial deposits are common, which blanket the project site to a maximum measured thickness of 0.8m on the upper slopes of the site.

The colluvium typically consists of a brown silty sand with a trace of gravel and cobbles or sand with gravels and cobbles. The material is described as loose with the courser elements being subangular and becoming schist dominated towards the base of the material. The cobbles were up to 150mm in dimension.

The Scala penetrometer testing through the colluvium returned blow counts ranging from 3 to 12 per 100mm of penetration.

5.3.4 River Deposits

Test pit TP106, situated on the lower flat ground in the south of the site recorded river deposits in the form of light grey medium dense gravelly sand, with subrounded to subangular gravels typical of fluvial deposition.

Scala penetrometer testing returned reasonably consistent values of 3 to 7 blows per 100mm of penetration.

5.3.5 Weathered Schist Basement

Weathered schist was encountered in all test pits bar TP106. It is noted that locations TP101 and TP102 recorded the schist directly below the topsoil horizon.

The weathered schist is described as highly weathered, light grey between 1.4m and 2.6m in the vicinity of the building platform. The depth below surface increases down slope where the gradient shallows reflecting the valley infill against the steeper slopes to the north.

The schist is described as moderately to highly weathered, with foliation dipping gently to the south.

5.4 GROUNDWATER CONDITIONS

Test pits associated with the proposed building platforms did not encounter any groundwater.

However, the wider area is known to contain natural springs which will feed small overland flow paths. The latter may be ephemeral in nature. The regional coherent groundwater table is anticipated to be at >10m depth and not anticipated to influence the development.

5.5 DISCUSSION

The ground conditions encountered on site are similar to the soils described by Bell Geoconsulting during the investigations of the Mt Dewar slopes to the north and west of the project site.

The loess colluvium mantle encountered by GCL is described as loose brown sands and subangular gravels and cobbles. This is interpreted to be of similar nature to the 'typical

postglacial weathering' profile noted by Bell Geoconsulting in their test pits, presented as evidence that no significant slope movements have occurred in the last 10,000 years.

The denser light grey sediments encountered in the southern section of the site (TP106) are more typical of fluvial deposition, which is concordant with the outwash gravels identified throughout the lower portions of the wider Arthurs Point area.

6 GROUND MODEL

6.1 GENERAL

We have developed a ground model for the site based on the investigations undertaken to date including the desktop study, site mapping and sub-surface tests. A summary of the ground model is provided as follows:

- The site is situated on the southern flanks of Mt Dewar and are classified as a deep seated schist debris landslide. Such features are common across Otago and whilst potentially still creeping at low rates, are not considered prone to catastrophic failure that will pose a risk to life.
- The site is presently undeveloped and does not appear to have been significantly modified in recent history aside from the establishment of localised access tracks and the existing dwelling in the very south east corner of the wider area.
- The site is located on moderately sloping topography which does not display any distinct slope instability features, although it is undulating to hummocky in nature.
- The upper site is underlain by competent ground conditions consisting of loess and colluvial sandy gravels and gravelly sands which overlie weathered schist basement, typically encountered between 0.2m and 1.2m. The brown colluvial soils are considered to be typical of postglacial weathering and evidence that the slopes have not been subject to large scale landslide movement for at least 10,000 years.
- The southern section of the site occupying level ground appears to be underlain by medium dense light grey fluvial deposits (sandy gravels).
- Schist crops out in limited locations and where it does, has a foliation slightly at odds to the regional south west to south east dip. This would suggest that the rock is not in situ and may be rotated as a consequence of previous landslide movement.
- Groundwater was not encountered in any of the test pit excavations .
- The site is not located in the vicinity of an active fault zone but should be considered as seismically active in line with the wider Otago region.
- The site is not considered susceptible to liquefaction due to the presence of shallow rockhead and generally depressed groundwater levels in the vicinity of the building platform.

The ground model developed above has been utilised to consider the various geotechnical aspects of the proposed development which is presented in Section 6 of this report.

6.2 GEOTECHNICAL RISK

The ground model presented in this report is based on the investigations undertaken to date and it should be appreciated that there is inherent risk with the formulation of a ground model. In particular we note the following:

- Ground conditions can vary between investigations undertaken and there is always some natural variability in ground conditions.
- Discrete sub-surface investigations may not identify small-scale ground irregularities, particularly associated with human disturbance such as offal pits, drainage line back-fills and landscaping works.
- Ground strength varies with changes in water content, soil type and ground loading. As such, it should be appreciated that weaker ground conditions may develop over that measured due to periods of wet weather and/or during the winter months.
- The potential geotechnical effects of climate change are not well understood to date. Effects may include changes in groundwater levels, soil saturation and surface water characteristics which may have an effect on site development.

Given the potential risk profile provided above, we have adopted a conservative approach when considering the geotechnical aspects of the proposed development provided in Section 6 of this report.

7 SPECIFIC NATURAL HAZARD ASSESSMENT

7.1 GENERAL

Section 71 of the Building Act 2004 requires territorial authorities, when granting consent, to consider and address erosion, falling debris, subsidence, slippage and inundation. In addition, the QLDC condition around controlled activity for the development also requires commentary on avoidance or mitigation of danger or damage from natural hazards, including earthquakes, slope instability, erosion and deposition:

The following provides specific comments on the natural hazards associated with the project site:

7.2 EROSION

There is no evidence of active erosion on site other than that occurring in the mature stream gully on the eastern margins of the site. The latter does not impact on the proposal in any way.

Any overland flow paths identified in subsequent more detailed investigation should be easily managed through drainage and or avoidance.

The current level of soil erosion is no different than any other slope of this nature in the district. The control of any wilding pine and or the planting of native species will be cognisant of their impact on the soil profile.

7.3 DEBRIS FLOW & ROCK FALL

There is no identified rockfall hazard to any of the building platform locations identified. The platforms are not subject to any form of debris flow or alluvial channel activity.

7.4 SUBSIDENCE

Liquefaction and associated subsidence is not considered to pose any risk to the proposed development due to the depressed groundwater regime and soil profile that has no propensity to liquefy under a seismic event.

Based on the preliminary ground investigation at each of the building platforms there is no evidence of any soft soils or voids within the soil profile that would pose an unsatisfactory level of risk to a structure.

7.5 LANDSLIDE

Whilst the proposed development is on slopes associated with the Coronet Peak Landslide, there is no evidence identified to suggest that this feature is currently active or will be catastrophically activated such that it poses an unacceptable level of risk to structures or life.

Construction on dormant landslides is a matter of course in New Zealand. The key to safe building on such terrane is to maintain the status quo in terms of land stability, which can be suitably achieved through surface drainage, appropriate foundation design and sympathetic earthworks.

7.6 INUNDATION

Stormwater and snow melt can be controlled by surface drainage and disposal to natural watercourses. Such mitigation is required and is to be designed in conjunction with roof water interception and delayed discharge.

Swale drains in conjunction with road water table construction will also assist with stormwater management.

7.7 SEISMIC ACTIVITY

The risk to the site from seismic activity (ground shaking and rupture) is no more or less than similar terrane around the district and indeed other parts of the country. The use of appropriate design guidelines (e.g., NZS1170) are considered to be sufficient.

7.8 CONCLUSIONS

It is therefore considered that the land in question is not likely to be subject to erosion, debris flow and rock fall, subsidence (including liquefaction), landslide, inundation or seismic activity, provided appropriate site-specific investigations and design for local stabilisation of excavations and the control and disposal of surface water is undertaken.

Based on the natural hazards identified and cognisant of those that will impact on the proposed development more than others, Table 1 summarised the hazards and their generic mitigation if needed.

Table 1: Natural Hazards and Mitigation Summary

Natural Hazard	Impact to Site	Mitigation
Erosion	No active erosion identified on site.	Passive mitigation through sensible earthworks, drainage and native planting.
Debris flow	No source identified	Not required
Rock fall	No source identified	Not required
Subsidence	Ground conditions have not identified any voids or soft ground. Liquefaction is not considered viable.	Not required
Landslide	Coronet Peak landslide not considered to pose a risk to life or be subject to catastrophic failure. Low level of creep can be anticipated over the life of a building	Appropriate foundation design and surface water management to maintain status quo of the land stability at each building platform location.
Inundation	No specific source to cause inundation	Site development and infrastructure to be cognisant of appropriate surface water management.
Seismic activity	Otago region seismically active, but no active faults in the proximity of the site.	Design cognisant of appropriate NZ standards including NZS1170.

8 SITE DEVELOPMENT CONSIDERATIONS

8.1 LAND STABILITY

The proposed site development is situated on a recognised landslip area, but based on desk study information and site investigation data presented in this report, there is sufficient evidence to support the notion that the landslide is not prone to catastrophic failure that poses increased risk to structures and human life.

It is accepted that long term creep will occur in the realms of 5 mm per year, but that this can be accounted for through appropriate engineering design, and implementation of appropriate drainage around any building platform.

In addition, there is now a considerable volume of past and current development on the recognised landslip area that has shown no signs of any structural damage or creep due to mass land movement.

8.2 BUILDING PLATFORM DEVELOPMENT

Site investigation has not encountered any ground conditions that would require ground improvement beyond that of any other site on sloping terrane.

The soils below the topsoil and loess are generally considered suitable for bearing traditional shallow foundations, where an ultimate bearing capacity of 300 kPa can be relied on for design. However, each site should be subject to further ground investigation for detailed design and earthworks monitoring/supervision to ensure the following:

- Any soft or unsuitable ground is undercut and replaced with suitably compacted granular fill

- There are no voids encountered during the ground preparation between blocks of schist bedrock, or due to large fissures within embedded schist bedrock, that could impact on the foundation design or the strength of the underlying ground conditions.
- That should natural springs be identified within the footprint of the building or in close proximity of the building platform that they are appropriately managed through site drainage.

The topsoil is considered unsuitable for reuse as an engineered fill, the site won glacial till is likely to provide a source of suitable non-cohesive material for fill placement subject to its performance in context of NZS4431.

8.3 FOUNDATION TYPE

Based on the conceptual drawings and layout, it is anticipated that the visitor accommodation pods will be founded on a poles that are either continued as a driven pile foundation or terminated in a reinforced concrete pad. Where the building extends on to the cut portion of the building platform, traditional shallow foundations are suitable.

8.4 SURFACE WATER CONTROL

Given the sloping nature of the sites and their exposure to a relatively large catchment area upslope, it is essential to install appropriate drainage to ensure suitable control of surface water and stormwater. This is likely to take the form of deep (up to 1m) cut off drains to divert water away from foundations and the building platform.

Access roads and driveways can also be design with the dual purpose of providing drainage upslope of any building platform.

Specific design for stormwater management will be required for each site to ensure that the pre and post development discharge rates are maintained at the same rate and that any discharge or secondary overland flow paths are directed into natural and existing drainage paths where possible.

8.5 EXCAVATIONS

Preliminary recommendations for temporary and permanent slope batters are provided in Table 2 below. Slopes that are required to be steeper than those described below should be structurally retained or subject to specific geotechnical design.

All slopes should be periodically monitored during construction for signs of instability and excessive erosion, and, where necessary, corrective measures should be implemented to the satisfaction of a Geotechnical Engineer or Engineering Geologist. Should construction and earthworks be undertaken during the winter period, the frequency of the inspections should increase, with site inspections being made after any significant weather event.

Seepages are common in excavations completed in hillside areas and drainage measures, such as horizontal drains, may be required if excessive groundwater seepages are encountered during excavation. This may well be the case in the deeper excavations where groundwater is anticipated to be near or just above rockhead. The final design and location of all sub-soil drainage works should be confirmed during construction by a suitably qualified and experienced Geotechnical Engineer or Engineering Geologist.

Recommended temporary and permanent batter angles for cut slopes up to a maximum of 3.0m in both wet and dry conditions are presented below. The batters provided should be adhered to where more than one soil type is present within the slope or defaulted to the shallower angle where appropriate.

Table 2: Batter angles for soil slopes

Material Type	Recommended Maximum Batter Angles for Temporary Cut Slopes Formed in Soils		Recommended Maximum batter Angles for Permanent Cut Slopes Formed in Dry (Drained) Slopes
	Wet Ground	Dry Ground	
Topsoil	3H:1V	2.5H:1V	2H:1V (grassed/planted)
Engineered Fill	2H:1V	1H:1V	2H:1V (unretained, drained)
Loess ¹	3H:1V	1H:1V to sub vertical	1H:1V
Colluvium	3H:1V	2H:1V	2H:1V
Alluvium	2H:1V	1H:1V	2H:1V or by assessment
Glacial Till	2H:1V	0.5H:1V	2H:1V or by assessment
Schist	1H:4V	1H:4V	1H:4V subject to final assessment and design

Notes:

1: Loess can perform well when cut vertically for batters <1.5m in height as surface flow is less likely to rill the material.

Inspections of soil cuts will be required during construction to confirm the above recommendations and based on the site observations a reduction in batter angles from those provided above may be required and conversely, if materials are performing, may be steepened if site conditions and construction sequencing/programme are favourable.

8.6 ENGINEERED FILL SLOPES

As recommended in Table 8 above, unretained engineered fill slopes should be formed at 2H:1V (or flatter) providing they are well drained and compacted to the appropriate specification based on NZS4431. If steeper grades are required, the fill will require geogrid reinforcement to form slopes up to 45° but subject to specific engineering design from a chartered professional engineer.

9 CONCLUSIONS & RECOMMENDATIONS

9.1 CONCLUSIONS

The area of 201 Arthurs Point Road identified for future low density visitor accommodation comprising five light weight structures and minor access roads/tracks has been assessed in view of natural hazard impact and geotechnical feasibility.

The site is wholly on the Coronet Peak Landslide feature, which is known to be at least 100,000 years old, initiated through the over-steepening on the valley sides. This has resulted in chaotic landslide debris forming the undulating slopes of Mt Dewar.

The presence of a postglacial weathering profile within the upper soil mantle as demonstrated through the site investigation is evidence that there has been no significant movement of the landslide for at least 20,000 years.

The site soil profile is generally topsoil over loess and colluvium, in turn overlying highly to completely weathered schist bedrock.

The wider site is considered to be sufficiently stable and that any hazard identified is considered suitably minor such that it does not pose a level of risk that would otherwise prevent the proposed development on geotechnical or natural hazard grounds.

There are no hazards identified that require specific recourse during engineering design. The site is not prone to liquefaction, alluvial activity or rock fall.

9.2 RECOMMENDATIONS

The following are recommended development philosophies that should be adopted as the site progresses to design and construction phases:

- Specific site investigation will be required at each pod location to determine the most suitable foundation design for that location, together with earthworks parameters.
- Building platforms should be designed cognisant of ground conditions, localised slope stability, surface water drainage and earthworks parameters.
- Site wide surface water management is essential to maintain the current stability of the whole site. This includes being aware of any natural springs and their management should they be encountered during development.

10 LIMITATIONS

10.1 GENERAL

Ground Consulting Ltd has undertaken this assessment in accordance with the brief as provided, based on the site and location as shown on Drawing 002. This report has been provided for the benefit of our client, and for the authoritative council to rely on for the purpose of processing the consent for the specific project described herein. No liability is accepted by this firm or any of its directors, servants or agents, in respect of its use by any other person, and any other person who relies upon information contained herein does so entirely at their own risk.

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The sub-surface conditions have been extrapolated between the investigations undertaken. Whilst care has been taken to provide sufficient sub-surface information following best practice, no guarantee can be given on the validity of the inference made and it must be appreciated that actual conditions could vary from the assumed model.

10.2 FURTHER INVESTIGATIONS REQUIRED

This assessment has been undertaken for the proposed site development to date. Any structural changes, alterations and additions made to the proposed development should be checked by a suitably qualified person and may require further investigations and analysis.

Geotechnical inspections will be required during construction to assess site slopes, foundation excavations, retaining walls and other geotechnical aspects of the development. This is to ensure ground conditions encountered are in accordance with the findings of this assessment. If ground conditions differ from those presented in this report, advice on design and construction modifications should be sought from a suitably qualified person.

DRAWINGS



SITE LOCATION



SIR ROBERT STEWART
201 ARTHURS POINT ROAD, ARTHURS POINT, QUEENSTOWN
SITE LOCATION PLAN

Rev	Date	Status	Drafted	Reviewer
A	16/09/2020	Issued	S.F.	P.F.

File Ref.	6500/6786/R6786-1A/R6786-1A-DRW001.ai
Scale (A4)	1:20,000
Project No.	6786
Report Ref.	R6786-1A
Drawing No.	001



LEGEND



PROPOSED
POD SITE



ROBERT STEWART
 201 ARTHURS POINT ROAD, ARTHURS POINT, QUEENSTOWN
SITE INVESTIGATION PLAN

Rev	Date	Status	Drafted	Reviewer
A	16/11/2020	Issued	S.F	P.F

File Ref.	6500/6786/R6786-1A/R6786-1A-DRW002.ai
Scale (A4)	NOT TO SCALE
Project No.	6786
Report Ref.	6786-1A
Drawing No.	002

APPENDIX A: INVESTIGATION LOGS



INVESTIGATION LOG

TP&SPT101

Report Ref

R6786-1A

Client

Robert Stewart

Coordinates (NZTM2000)

Elevation

Location Method (±2m)

Location

201 Arthurs Point Road, Arthurs Point, Queenstown

Geology	Geological Interpretation <small>(refer to separate Geotechnical and Geological Information sheet for further information)</small>	Samples	Depth (m)	Legend	Vane Shear Strength				Values (kPa)	Scala Penetrometer <small>(Blows / 100mm)</small>						Groundwater	
					Vane No: Vane Size: 0mm					2	4	6	8	10	12		14
TOPSOIL	TOPSOIL; brown. Dry to moist; containing roots and rootlets.																
	SCHIST	Highly weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; very weak. Moderately weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; moderately strong.															
	End of Investigation: 0.6m Refusal		1														

Investigation Information

Depth 0.6m **Logged By** SF **Start Date** 16/11/20
Termination Refusal **Checked By** PF **End Date** 16/11/20
Machine Used **Test Pit Dimensions** **Logged Date** 16/11/20

Investigation Type

- Hand Auger (50mm)
- Test Pit
- Scala Penetrometer

Water Legend

- Standing Water Level
- Out flow
- In flow

Log ref: R6786-1A TP&SPT101



INVESTIGATION LOG

TP&SPT102

Report Ref

R6786-1A

Client

Robert Stewart

Coordinates (NZTM2000)

Elevation

Location Method (±2m)

Location

201 Arthurs Point Road, Arthurs Point, Queenstown

Geology	Geological Interpretation <small>(refer to separate Geotechnical and Geological Information sheet for further information)</small>	Samples	Depth (m)	Legend	Vane Shear Strength				Values (kPa)	Scala Penetrometer <small>(Blows / 100mm)</small>						Groundwater	
					Vane No: Vane Size: 0mm					2	4	6	8	10	12		14
TOPSOIL	TOPSOIL; brown. Dry to moist; containing roots and rootlets.									2							
										1							
SCHIST	Highly weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; very weak.									2							
	Moderately weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; moderately strong.									4							
										2							
	End of Investigation: 1m Refusal		1							3							
										3							
										5							
										6							
										5							
										2							

Investigation Information

Depth 1m **Logged By** SF **Start Date** 16/11/20
Termination Refusal **Checked By** PF **End Date** 16/11/20
Machine Used **Test Pit Dimensions** **Logged Date** 16/11/20

Investigation Type

- Hand Auger (50mm)
- Test Pit
- Scala Penetrometer

Water Legend

- Standing Water Level
- Out flow
- In flow

Log ref: R6786-1A TP&SPT102



INVESTIGATION LOG

TP&SPT103

Report Ref
R6786-1A

Client Robert Stewart	Coordinates (NZTM2000)	Elevation	Location Method (±2m)
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Location
201 Arthurs Point Road, Arthurs Point, Queenstown

Geology	Geological Interpretation <small>(refer to separate Geotechnical and Geological Information sheet for further information)</small>	Samples	Depth (m)	Legend	Vane Shear Strength				Values (kPa)	Scala Penetrometer <small>(Blows / 100mm)</small>						Groundwater	
					Vane No: Vane Size: 0mm					2	4	6	8	10	12		14
TOPSOIL	TOPSOIL; brown. Dry to moist; contains roots and rootlets.																
LOESS	Silty SAND; light brown. Loose; moist; sand, fine to medium.									1							
COLLUVIUM	Silty SAND, with trace gravel; brown. Loose; moist; sand, fine to medium; gravel, fine to medium, subangular.									3							
	SAND, with minor gravel, with trace cobbles; brown. Loose; moist; sand, fine to coarse; gravel, fine to medium, subangular; cobbles, subangular, up to 150mm, schist pieces encountered towards base.		1							3							
SCHIST	Moderately weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; moderately strong.									2							
	End of Investigation: 1.5m Refusal									5							
										12							

Investigation Information

Depth 1.5m **Logged By** SF **Start Date** 16/11/20
Termination Refusal **Checked By** PF **End Date** 16/11/20
Machine Used **Test Pit Dimensions** **Logged Date** 16/11/20

Investigation Type

- Hand Auger (50mm)
- Test Pit
- Scala Penetrometer

Water Legend

- Standing Water Level
- Out flow
- In flow



INVESTIGATION LOG

TP&SPT104

Report Ref

R6786-1A

Client

Robert Stewart

Coordinates (NZTM2000)

Elevation

Location Method (±2m)

Location

201 Arthurs Point Road, Arthurs Point, Queenstown

Geology	Geological Interpretation <small>(refer to separate Geotechnical and Geological Information sheet for further information)</small>	Samples	Depth (m)	Legend	Vane Shear Strength				Values (kPa)	Scala Penetrometer <small>(Blows / 100mm)</small>						Groundwater	
					Vane No: Vane Size: 0mm					2	4	6	8	10	12		14
TOPSOIL	TOPSOIL; brown. Dry to moist; contains roots and rootlets.									1							
	LOESS	Silty SAND; light brown. Loose; moist; sand, fine to medium.								2							
COLLUVIUM	Silty SAND, with minor gravel, with trace cobbles; brown. Loose; moist; sand, fine to coarse; gravel, fine to medium, subangular; cobbles, subangular, up to 100mm, schist pieces encountered towards base.									3							
	SCHIST	Highly weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; very weak.	1							3							
Moderately weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; moderately strong.									6								
	End of Investigation: 1.8m Refusal								11								
									12								
									5								
									6								
									5								
									6								
									13								
									9								

Investigation Information

Depth 1.8m Logged By SF Start Date 16/11/20
 Termination Refusal Checked By PF End Date 16/11/20
 Machine Used Test Pit Dimensions Logged Date 16/11/20

Investigation Type

- Hand Auger (50mm)
- Test Pit
- Scala Penetrometer

Water Legend

- Standing Water Level
- Out flow
- In flow

Log ref: R6786-1A TP&SPT104



INVESTIGATION LOG

TP&SPT105

Report Ref
R6786-1A

Client Robert Stewart	Coordinates (NZTM2000)	Elevation	Location Method (±2m)
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Location
201 Arthurs Point Road, Arthurs Point, Queenstown

Geology	Geological Interpretation (refer to separate Geotechnical and Geological Information sheet for further information)	Samples	Depth (m)	Legend	Vane Shear Strength				Values (kPa)	Scala Penetrometer (Blows / 100mm)						Groundwater	
					Vane No: Vane Size: 0mm					2	4	6	8	10	12		14
TOPSOIL	TOPSOIL; brown. Dry to moist; contains roots and rootlets.			[Patterned Legend]						1							
											2						
LOESS	Silty SAND; light brown. Loose; moist; sand, fine to medium.			[Patterned Legend]													
COLLUVIUM	Silty SAND, with minor gravel, with trace cobbles; brown. Loose; moist; sand, fine to coarse; gravel, fine to medium, subangular; cobbles, subangular, up to 100mm, schist pieces encountered towards base.			[Patterned Legend]													
	SAND, with minor gravel, with trace cobbles; brown. Loose; moist; sand, fine to coarse; gravel, fine to medium, subangular; cobbles, subangular, up to 100mm, schist pieces.		1														
SCHIST	Highly weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; very weak.			[Patterned Legend]													
	Moderately weathered; light grey; fine fabric, foliation, gently inclined, thinly laminated; SCHIST; moderately strong.																
End of Investigation: 1.8m Geology Established																	

Investigation Information

Depth	1.8m	Logged By	SF	Start Date	16/11/20
Termination	Refusal	Checked By	PF	End Date	16/11/20
Machine Used		Test Pit Dimensions		Logged Date	16/11/20

Investigation Type

- Hand Auger (50mm)
- Test Pit
- Scala Penetrometer

Water Legend

- Standing Water Level
- Out flow
- In flow

Log ref: R6786-1A TP&SPT105



INVESTIGATION LOG

TP&SPT106

Report Ref
R6786-1A

Client Robert Stewart	Coordinates (NZTM2000)	Elevation	Location Method (±2m)
---------------------------------	-------------------------------	------------------	------------------------------

Location
201 Arthurs Point Road, Arthurs Point, Queenstown

Geology	Geological Interpretation (refer to separate Geotechnical and Geological Information sheet for further information)	Samples	Depth (m)	Legend	Vane Shear Strength				Values (kPa)	Scala Penetrometer (Blows / 100mm)									Groundwater							
					Vane No: Vane Size: 0mm					2	4	6	8	10	12	14	16	18								
TOP SOIL	TOPSOIL; brown. Dry to moist; contains roots and rootlets.									4																
UNCONTROLLED FILL	SAND & GRAVEL; light brown grey. Medium dense; dry to moist; sand, fine to coarse, gravel, fine to coarse, subround to subangular.									5																
TOPSOIL	Buried TOPSOIL, brown, moist, contains some roots																									
LOESS	Silty SAND; light brown. Medium dense; moist; sand, fine to medium.		1																							
RIVER DEPOSITS	Gravelly SAND; light grey. Medium dense; dry; sand, medium to coarse; gravel, fine to medium, subround to subangular; some pit wall collapse occurring during excavation.		2																							
	End of Investigation: 2.5m Refusal																									

Investigation Information

Depth 2.5m Logged By SF Start Date 16/11/20
 Terminationology Establis Checked By PF End Date 16/11/20
 Machine Used Test Pit Dimensions Logged Date 16/11/20

Investigation Type

- Hand Auger (50mm)
- Test Pit
- Scala Penetrometer

Water Legend

- Standing Water Level
- Out flow
- In flow

Log ref: R6786-1A TP&SPT106

APPENDIX B: SITE PHOTOGRAPHS

TP101

PIT EXCAVATION



ARISINGS



TP102

PIT EXCAVATION



ARISINGS



TP103

PIT EXCAVATION



ARISINGS



TP104

PIT EXCAVATION



ARISINGS



PIT EXCAVATION

ARISINGS



PIT EXCAVATION

ARISINGS



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APPENDIX 5 – *Assessment of Landscape and Visual Effects*, Vivian + Espie, dated 29 January 2020

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

PREPARED FOR:

ROBERT STEWART

29 JANUARY 2020

PROPOSAL TO CONSTRUCT FOUR VISITOR ACCOMMODATION
CABINS AND ONE RESIDENTIAL UNIT IN THE RURAL VISITOR
ZONE AT 201 ARTHURS POINT ROAD

INTRODUCTION

- 1 This report has been prepared to accompany a resource consent application on behalf of Robert Stewart.
- 2 This report identifies and quantifies the landscape and visual effects likely to arise from a proposal to construct four visitor accommodation cabins and one residential unit at 201 Arthurs Point Road (Lot 1 DP 515200). The site is approximately 5ha and is currently used for residential purposes.

ASSESSMENT METHODOLOGY

- 3 The methodology for this assessment has been guided by:
 - The landscape related matters of control of the Operative Queenstown Lakes District Plan (ODP);
 - The Guidelines for Landscape and Visual Impact Assessment produced by the UK's Landscape Institute and Institute of Environmental Management and Assessment¹;
 - The New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" Practice Note²;
 - The landscape assessment guidance of the Quality Planning Resource³;
 - The Joint Witness Statement of landscape witnesses regarding landscape methodology in relation to the appeals on Stage 2 of the PDP⁴.

LANDSCAPE DESCRIPTION

- 4 The site is located on Arthurs Point Road on the cusp of the developed residential and commercial area of Arthurs Point and the more open rural landscape of the Wakatipu Basin. The turn off to Coronet Peak Road is directly northeast of the site.
- 5 The slopes near the bottom of Coronet Peak Road are steep and rugged. These slopes are the toe of Mt Dewar and have recently been cleared of dense wilding trees. An incised, unnamed

¹ Landscape Institute and Institute of Environmental Management and Assessment; 2013; 'Guidelines for Landscape and Visual Impact Assessment – 3rd Edition'; Routledge, Oxford.

² New Zealand Institute of Landscape Architects Education Foundation; 2010; Best Practice Note 10.1 'Landscape Assessment and Sustainable Management'.

³ <http://www.qualityplanning.org.nz/node/805>

⁴ Joint Statement Arising from Expert Conferencing, Topic: Landscape Methodology and Subtopics 2,3,5,6,7,8, and 10, 29 January 2019,

creek drains from the upper parts of Mt Dewar though part of the site to the carpark at the bottom of Coronet Peak Road, where it is culverted under Malaghans Road. The gully of this creek as it passes through the site is densely vegetated. The topography of the site is shown on Appendix 3 to this report.

- 6 At the bottom of this creek and to the immediate south of its gully is an enclosed basin-like area that accommodates the historic buildings of the Bordeau Store. These buildings have been renovated by the applicant and incorporated into a four-dwelling residential complex that is used by the family of the applicant. Informal exotic garden and park-like vegetation characterises this small basin.
- 7 A steep and rounded bluff/headland of proud landform sits to the west of the Bordeau Store basin. This headland separates the Bordeau Store basin from the flat terrace land to the west that accommodates the built development of Arthurs Point North. This headland has been partially cleared of vegetation and has a semi-open unkempt character. Some rough vehicle tracks traverse it. A continuation of this landform sits to the south of Arthurs Point Road, with the road itself occupying an incised gorge. From the west, within the Arthurs Point North settlement, this headland landform (i.e. the parts to the north and south of the road combined), form a visual endpoint or topographical bookend to the developed area of Arthurs Point North. It is on the slopes above the headland that the proposed activities are located, as shown on Appendix 1.
- 8 To the west of the headland, beside Arthurs Point Road, is an area of flat verdant paddock, which accommodates some remnant pear trees of an old orchard. A hawthorn hedge (within the road reserve) marks the road edge of the site.
- 9 Above the flat paddock land, undulating slopes rise to the headland (to the northeast) and towards Mount Dewar (to the north and northwest). These slopes accommodate some rough vehicle tracks and relatively dense wilding tree vegetation (Douglas fir and Sycamore). These slopes continue to the west of the subject site.

RELEVANT STATUTORY CONTEXT

- 10 PDP zoning of the subject site is subject to Stage 3 of the District Plan review. Decisions on submissions have not been issued for Stage 3 of the PDP, and no rules have immediate legal effect. I understand that, in accordance with the relevant QLDC Practice Note, no rules are triggered under the PDP.

- 11 The proposed residential and accommodation units sit within the Rural Visitor Zone (RVZ) pursuant to the ODP. The ODP does not map the ONL in the vicinity of Arthurs Point, however, I am aware of a number of resource consent application processes regarding Mt Dewar Station (the large farming property to the immediate north of the ODP Arthurs Point RVZ) in which all the Rural General Zone land north of the Arthurs Point RVZ was considered by all involved landscape experts to be within the ONL, and this is reflected in the decisions relating to those resource consent applications. The C180/99 Environment Court Decision that created the ONL landscape categories, specifically excludes “all land zoned residential, industrial, or commercial in Queenstown, Arthurs Point and Arrowtown” from its identified landscape categories⁵. Effectively, the line that separates the ODP RVZ from the Rural General Zone is the ODP ONL line. A small section of the site to the north east of the proposed units is identified as an ONL pursuant to the ODP. No development is proposed within this section of the site.
- 12 Under ODP Rule 12.4.3.2vi, council has control over matters relating to visitor accommodation. Matters of control for visitor accommodation relating to landscape and visual effects include:
- Landscaping
 - Screening of outdoor storage areas
- 13 Under ODP Rule 12.4.3.2iii(a)i council has control over matters relating to coverage, location and external appearance of buildings. Matters of control for buildings relating to landscape and visual effects include:
- Coverage
 - Location
 - External appearance of the buildings and associated earthworks
 - Access and landscaping
- 14 Under ODP Rule 12.4.3.2iv council has control is over matters relating to landscaping. Matters of control relating to landscape and visual effects include:
- location
 - design or impact on the visual amenity
 - rural landscapes
 - species

⁵ Environment Court Decision C180/99, Paragraph 108

PROPOSAL DESCRIPTION

- 15 The proposal is to construct four visitor accommodation units, one residential unit and a base building within the Rural Visitor Zone at 201 Arthurs Point Road.
- 16 The units will be identical in size and style. Each unit is a trapezium shape in plan view. The longer back wall (15.75m) is to be flush with the hillside and the shorter front wall (12m) will protrude slightly and be angled towards views of the Wakatipu Basin and Arthurs Point areas. Each building will have a gross floor area of 96m and a maximum height of 4.75m.
- 17 Units will be constructed on piles that vary in height depending on the topography of each site. Minimal earthworks will be required for the construction of the buildings. Some earthworks will be required to upgrade the access to the units, but this access is to be used by golf cart type vehicles only.
- 18 The colour scheme is to be visually recessive in the landscape. The external cladding and roof are to be flaxpod or a similar colour and have an LRV of less than 20%. Sliding shutters and fixed screens are anticipated to be cedar or a recessive coloured aluminium.
- 19 The base building is to be a garage and office building located on the flatter part of the site near Arthurs Point Road. The building will contain 6 car parking spaces, each 3.5m wide and 7.0m deep on the bottom story and an office on the upper story. The building will be 4.0m at the apex and slightly cut into the hillside at the bottom of the slope. I understand that guests will park in the base building and be transported to accommodation units using a golf cart or similar mode of transport.
- 20 A proposed Structural Landscape Plan is attached to this report as Annexure 1. The plan shows the layout of the proposed accommodation units associated vegetation. A considerable amount of planting is proposed, being a mix of native species. The goal of the vegetation is to visually soften the proposed built form and tie it into a naturalistic pattern of native vegetation. The existing Douglas fir and sycamore vegetation is not relied upon, nor is it proposed to be specifically retained or removed.

IDENTIFICATION OF VISUAL CATCHMENT AND VIEWING AUDIENCES

- 21 The proposed activity may be partially visible from:
- i. Littles Road

ii. Arthurs Point Road

Built form will not be visible from Malaghans Road or Coronet Peak Road

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

- 22 The activity is a controlled activity and is anticipated in this zone. This report will assess the effects relating to the matters of control listed above.

Matters of control relating to visitor accommodation

- 23 Matters of control relating to landscape and visual effects for visitor's accommodation are limited to landscaping and screening of outdoor storage areas.
- 24 A structural landscape plan is attached as Appendix 1 to this report. Native planting is proposed to partially screen and soften views of the proposed units. Planting is proposed around each pod as well as swathes of beech trees throughout the site to tie together the landscaping of the entire site. In addition to the proposed mountain beech trees, three groups of mixed native planting, Plant Group one is to be larger plants and large native shrubs and small trees, Plant Group two is to be medium sized shrubs and Plant Group three is to be small shrubs and grasses.
- 25 Plant Group one is proposed to screen the void created by the piles beneath the units and soften views of the units. Plant Group two and three are to soften views of the units. The location of each plant group has been chosen based on topography and view shafts and to tie the built form into a sweep of native vegetation.
- 26 The proposed visitors' accommodation (including the base building) is relatively small in scale. As such, no specific outdoor storage area is proposed, and screening will not be required.

Matters of control relating to buildings

- 27 Matters of control relating to landscape and visual effects for buildings are limited to the coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment.
- 28 Total site coverage will be 2.97%, the remainder of the site will remain relatively unchanged, with additional native planting.

- 29 Six buildings are to be constructed as part of this proposal. The locations of the proposed buildings were guided primarily by access, topography, and outlook. The residential unit and visitor accommodation units were located in areas close to existing tracks where topography allowed for built form to be integrated into the existing landscape with minimal landscape modifications. The location of the base building allows for easy access for guest vehicles. The building is located on the Arthurs Point side of the property at the bottom of the bluff cutting through the site and will appear contiguous with existing development and development expected by the RVZ.
- 30 The external appearance of the proposed buildings has been carefully considered and designed to sit within the existing landscape as discreetly as possible. The buildings are small and have a low profile. The exterior cladding will be a recessive colour with an LRV of less than 20% (flaxpod or similar).
- 31 When considering the effects, I have taken into account the receiving environment. The RVZ anticipated considerable development. A 55-lot subdivision (TreeSpace) has been consented on the property to the north of the site. The consented subdivision includes extensive beech restoration. The proposal will sit below the TreeSpace development on the lower slopes of Mt Dewer. Swathes of native beech have been proposed to help integrate the proposed development with the receiving environment. When viewed from outside the site, the development will appear contiguous with the upper slopes of Mt Dewer and will be a soft eastern edge, or feathering out, of development anticipated by the RVZ.
- 32 With regard to landscaping, the focus is to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment. The proposal addresses both the existing vegetation on site and the proposed vegetation. The existing vegetation comprises several wilding species. I understand that planting wilding species is prohibited and protecting wilding species for screening purposes is frowned upon. As such, no wilding species are to be planted or protected as part of this proposal. Due to the expanse of the property and the volume of wilding species the applicant does not intend to remove all the wilding species at the time of development either. Vegetation clearance is to take place to allow for construction of buildings and accessways only and vegetation on the remainder of the site will remain unchanged. Therefore, this assessment considers the current situation, that includes screening provided by wilding species, but that this screening is not relied upon, and also takes into account the possibility that wilding species may be removed in the future.

- 33 The residential and accommodation buildings will be partially visible from Littles Road and Arthurs Point Road. As discussed above, wilding species provide some screening in these views but are not relied upon. Should the wilding species be removed, proposed structural landscaping will provide screening and help soften built form and ensure the units recede into the hillside. Some of the accommodation unit buildings will be partially visible from Littles Road for a stretch of road approximately 700m long when travelling towards Arthurs Point. Paragraph 1 of Appendix 2 is indicative of these views. These are expansive views comprising rolling rural pastoral landscape, Mt Dewer, the Shotover River and Arthurs Point. Arthurs Point Road/Malaghans Road runs perpendicular to Littles Road separating the rural landscape from the more natural slopes of Mt Dewer. In this view each building will appear as a small dark speck that visually recedes into the hillside and will not detract from the wider views, particularly when we consider the degree of development enabled by the RVZ.
- 34 Some built form will be visible in the peripheral view of the users of Arthurs Point Road as it passes the existing driveway into the site. As discussed above, wilding species provides screening in these views but are not protected or relied upon. Photograph 2 of Appendix 2 attached to this report illustrates the extent of the visibility. Views of one accommodation unit may be seen through a small gap in vegetation along the road boundary, where the driveway for the existing dwellings meets Arthurs Point Road. The vegetation providing screening comprises exotic species that is both wilding and non-wilding species. Should the wilding species be removed the non-wilding species and proposed structural landscaping will provide screening and help soften built form and ensure the units are visually recessive. These views will be fleeting and in the peripheral view of road users. Additionally, the existing dwellings are visible from this location and the additional built form will appear as an extension of the existing development.
- 35 Glimpses of the proposed base building will also be seen from Arthurs Point Road through gaps in the roadside vegetation that is largely wilding species including a hawthorn hedge and sycamore trees. The vegetation is within the council road reserve and as such the applicant has no control over the retention of these plants. As such the roadside vegetation is not relied upon for screening and additional planting has been proposed to ensure views of the building are softened should the roadside planting be removed in the future. From within the main part of the Arthurs Point Settlement to the west of the site, the proposed activities are screened by topography and existing and proposed vegetation.

- 36 Minimal earthworks will be required for the construction of the buildings as they will be built on piles. Some earthworks will be required for site access. For the most part access will follow existing tracks through the property and earthworks will only be required to alter the gradient rather than create new tracks. As with the buildings, the tracks will only be visible from Littles Road and Arthurs Point Road. While cut and fill may be visible initially it is anticipated that over time as vegetation becomes established the tracks will be indiscernible.
- 37 The proposed structural landscape plan is such that the proposed built form will be screened by existing and proposed vegetation to a large degree. The existing mature trees on the site will provide screening but are not to be protected or relied upon by the application to ensure the built form is integrated into the landscape. Additional native planting is proposed throughout the site to soften and screen the proposed buildings and will provide sufficient mitigation without relying on the existing vegetation. For the most part proposed landscaping follows the natural contours of the site and takes an organic form to soften views and avoid drawing attention to built form. The use of native species will contribute to the nature conservation values of the site as the existing vegetation on site is mostly exotic species.
- 38 The site is located on the cusp of the existing Arthurs Point settlement which is a relatively built up area and sits beneath a proposed 55 lot rural subdivision. It is not considered to be a particularly rural site and the RVZ provides for extensive dense development. A small portion of the site is used for residential purpose and the remainder of the site currently has a relatively natural character if we disregard what is provided for by the RVZ. The proposal ensures that built form covers a very small portion of the site and the natural character is retained and enhanced by planting of native species. The site is not considered to be particularly rural and therefore the proposed development will not have an effect on the rural character but will have a positive effect on the natural character due to the increase in native vegetation. The rural lands surrounding the site to the north and east will remain in its current state.
- 39 Overall, the landscape and visual effects resulting from the development are considered to be low and appropriate, given the activity is a controlled activity and therefore anticipated on the site (indeed, significantly more development is anticipated).

Matters of control relating to landscaping and other matters

- 40 Matters of control relating to landscape and visual effects for landscaping are limited to the location, design or impact on the visual amenity, rural landscapes and species to be used.

- 41 All proposed species are native species are endemic to the local area. Clusters of three different groups of native plants are proposed on the structural landscape plan, along with a swath of beech trees. Species used in plant group one will be *Pittoporum tenuifolium* *Olearia* spp., *Hebe salicifolia*, *Sophora microphylla*, *Coprosma propinqua* and *Discaria toumatou*. Species used in plant group two will be *Corokia cotoneaster*, *Muehlenbeckia complexa* and *Coprosma acerosa*. Species used in plant group three will be *Chionochloa rigida*, *Poa cita*, *Coprosma brunnea*, *Hebe odora* and *Melicytus alpinus*. Mountain beech trees will be planted throughout the site to tie the development together. The beech will also be cohesive with the beech forest restoration project proposed on the TreeSpace development on the neighbouring property to the north of the site.
- 42 The proposed planting is to be located around the proposed buildings in organic shapes following natural contours of the site. The intention is for the planting to soften views and enhance the natural character of the site without drawing attention to built form. It is anticipated that the proposed landscaping will enhance the visual amenity of the site, particularly when viewed in conjunction with the proposed beech restoration on the neighbouring property.

CONCLUSION AND CONSIDERATION OF STATUTORY CONTEXT

- 43 The activity is anticipated in the zone and this is reflected by the controlled activity status. Matters of control are limited to; landscaping and screening of outdoor storage areas relating to visitors accommodation, coverage, location, external appearance of the buildings and associated earthworks, access and landscaping, to avoid or mitigate adverse effects on landscape and visual amenity values, nature conservation values and the natural character of the rural environment relating to buildings, and location, design or impact on the visual amenity, rural landscapes and species to be used relating to landscaping.
- 44 Policies 12.3.4(2) & (3) of the RVZ relate to new development within RVZs. These policies seek to maintain the values of the landscapes that surround the identified RVZs. The policies and matters of control have been taken into consideration and proposed development is considered appropriate within the zone. The values associated with the rural landscape that surrounds the RVZ will be retained

Jess Mckenzie

Landscape Architect

vivian+espie

29 January 2020

Reviewed by Ben Espie

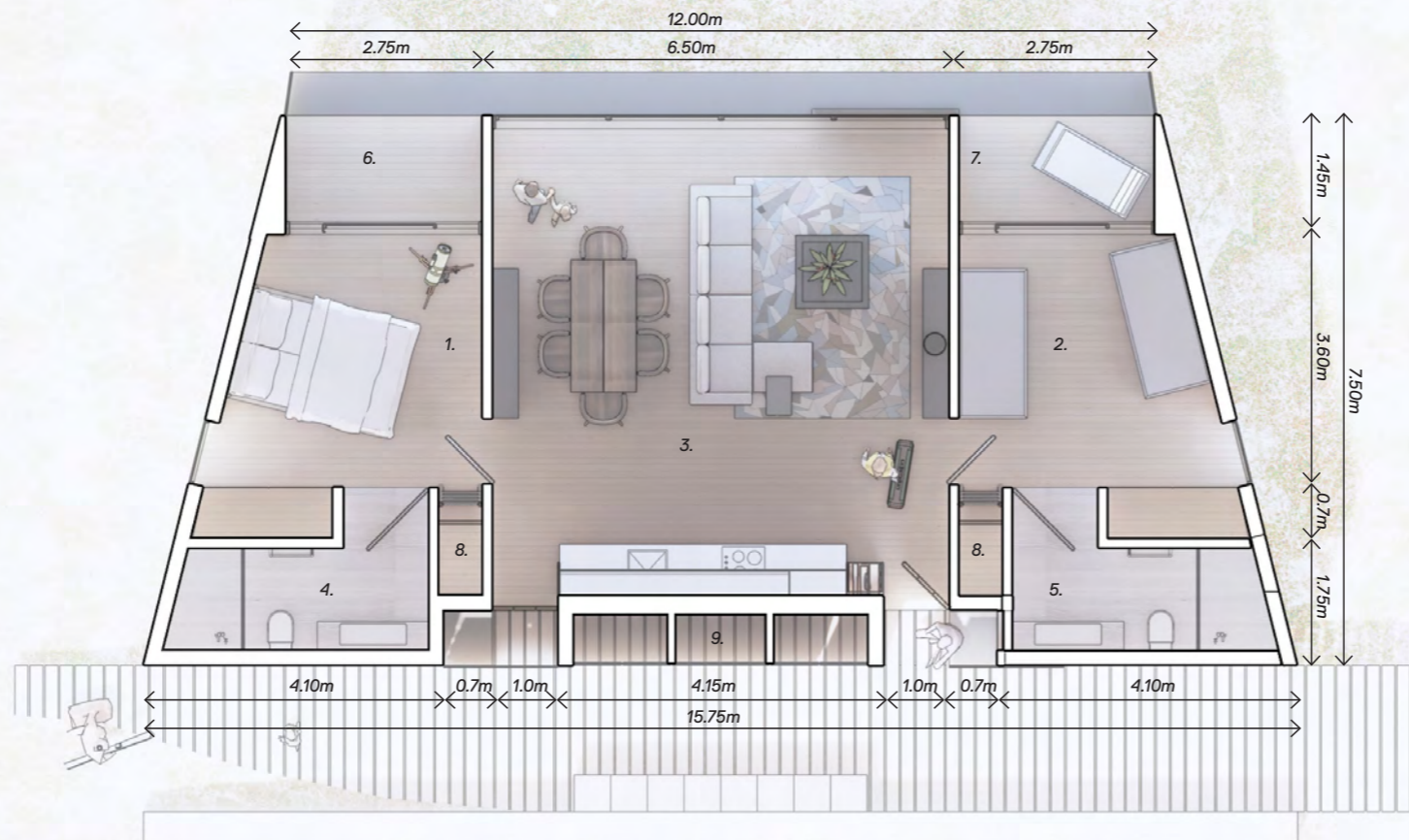


QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM200960
Tuesday, 16 March 2021

QUEENSTOWN LAKES DISTRICT COUNCIL

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Tuesday, 16 March 2021



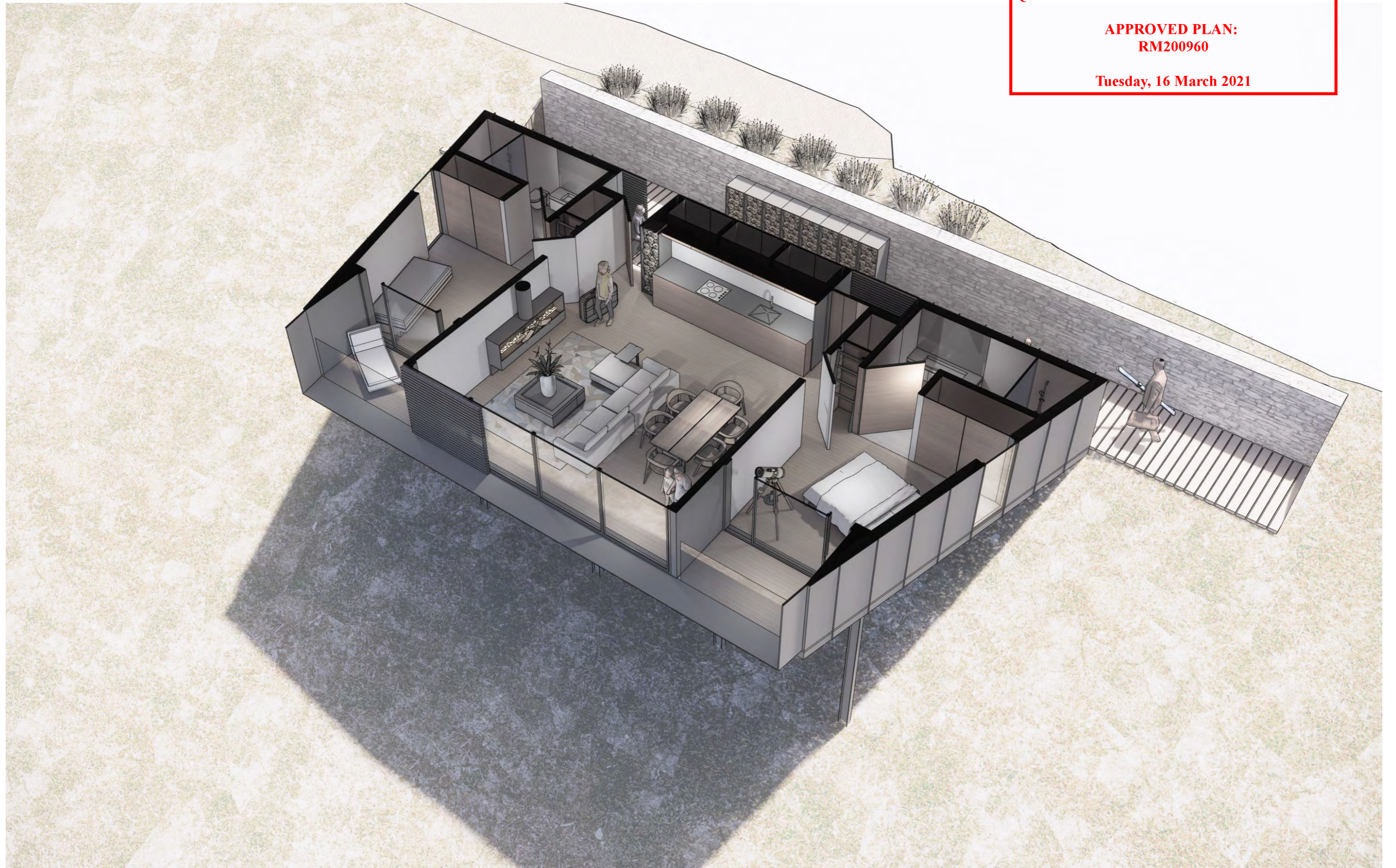
1.	Bedroom 1	13 m ²
2.	Bedroom 2	13 m ²
3.	Open Plan Living	41 m ²
4.	Bathroom 1	6 m ²
5.	Bathroom 2	6 m ²
6.	Deck 1	4 m ²
7.	Deck 2	4 m ²
8.	Hot Water Cupboard x 2	1 m ²
9.	Ski store	3 m ²

GFA : 96 m²

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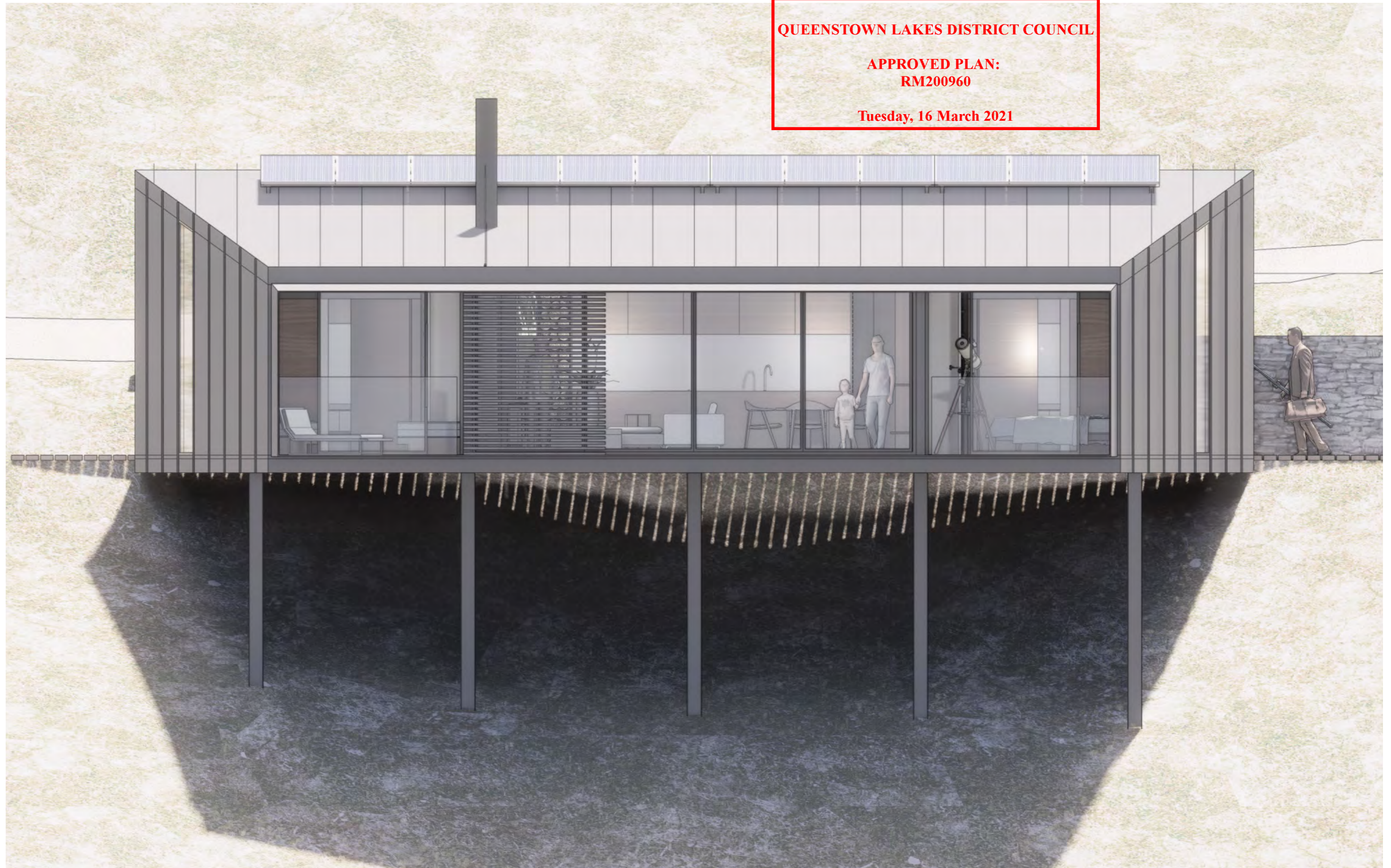
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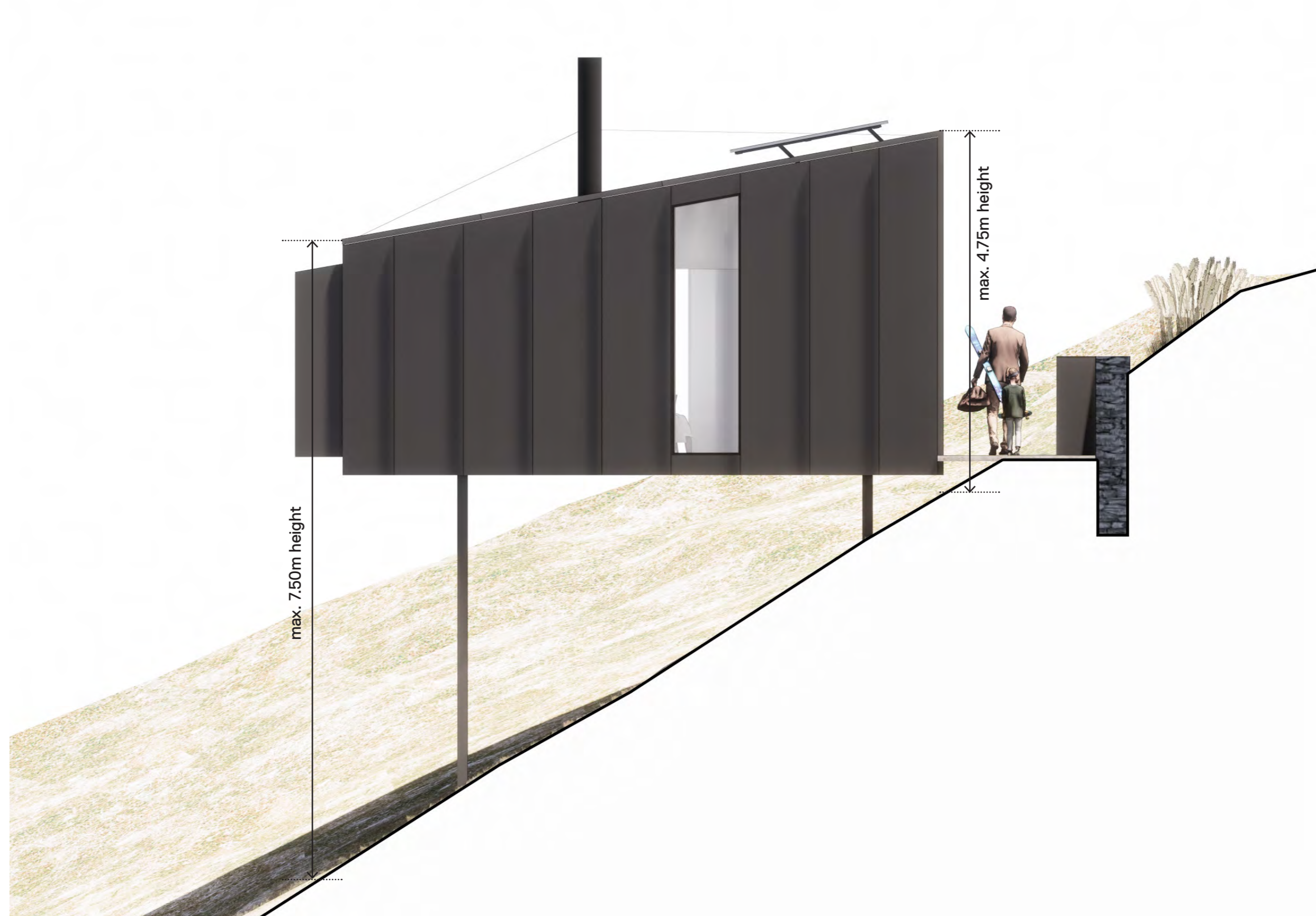


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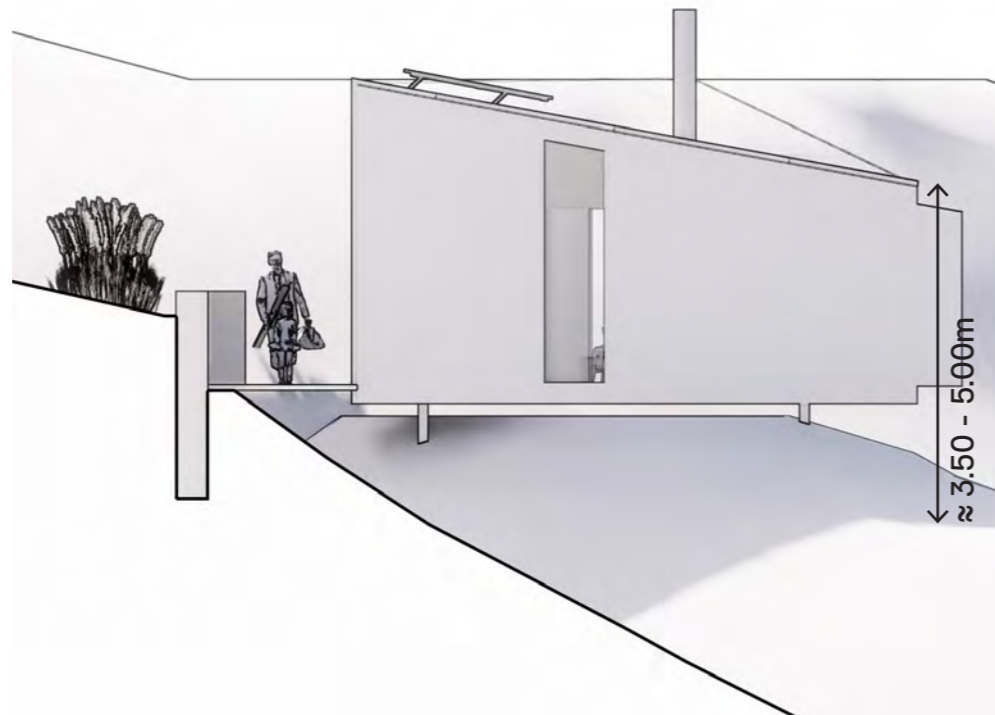
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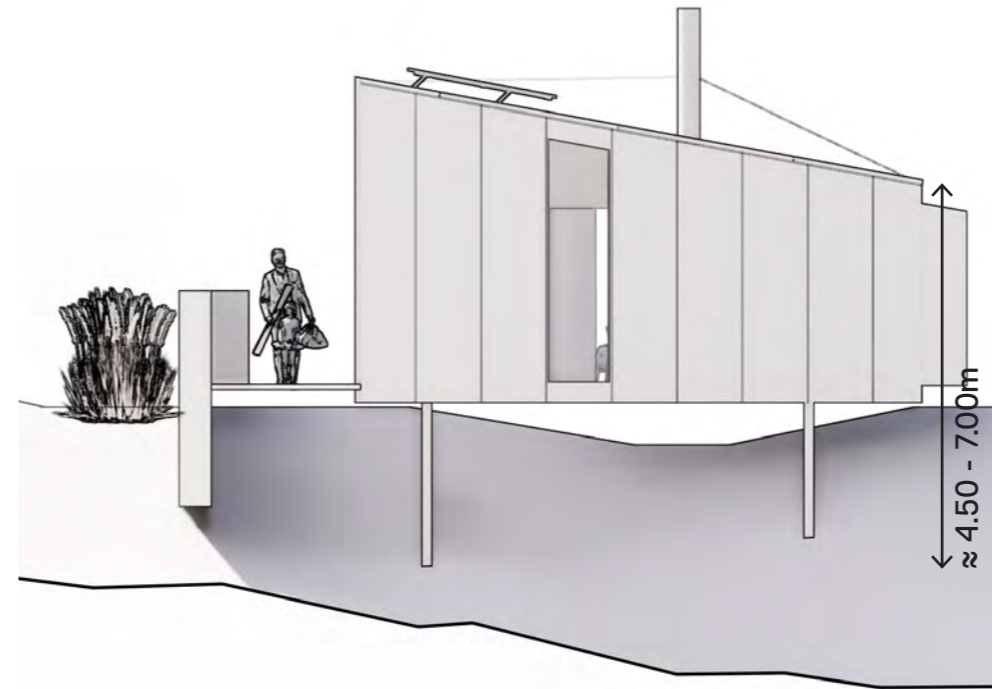


HEIGHT RELATIVE TO THE ORIGINAL CONTOURS ¹³⁷

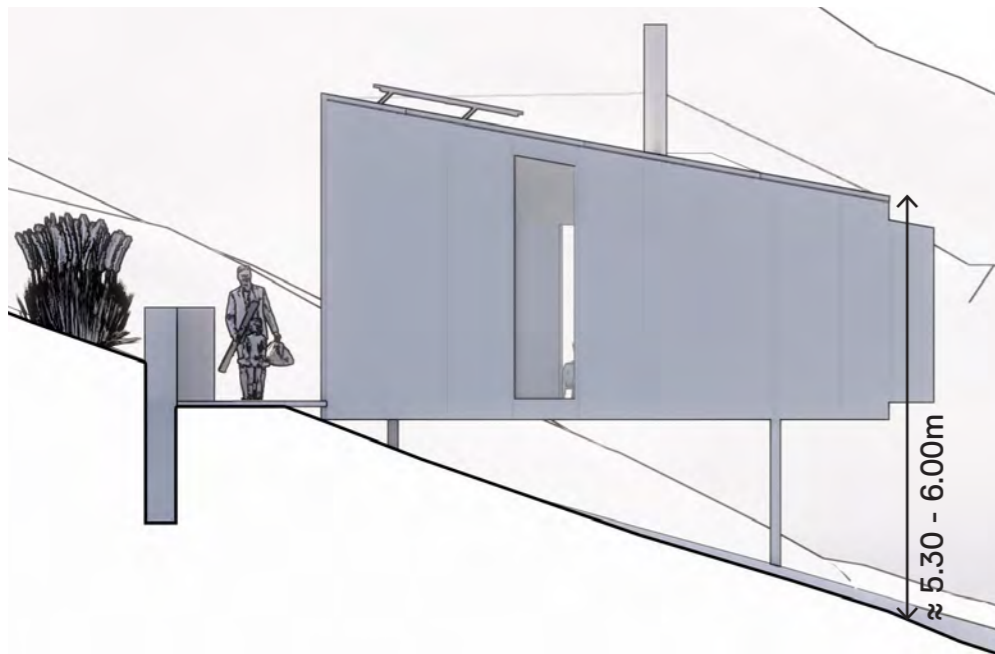
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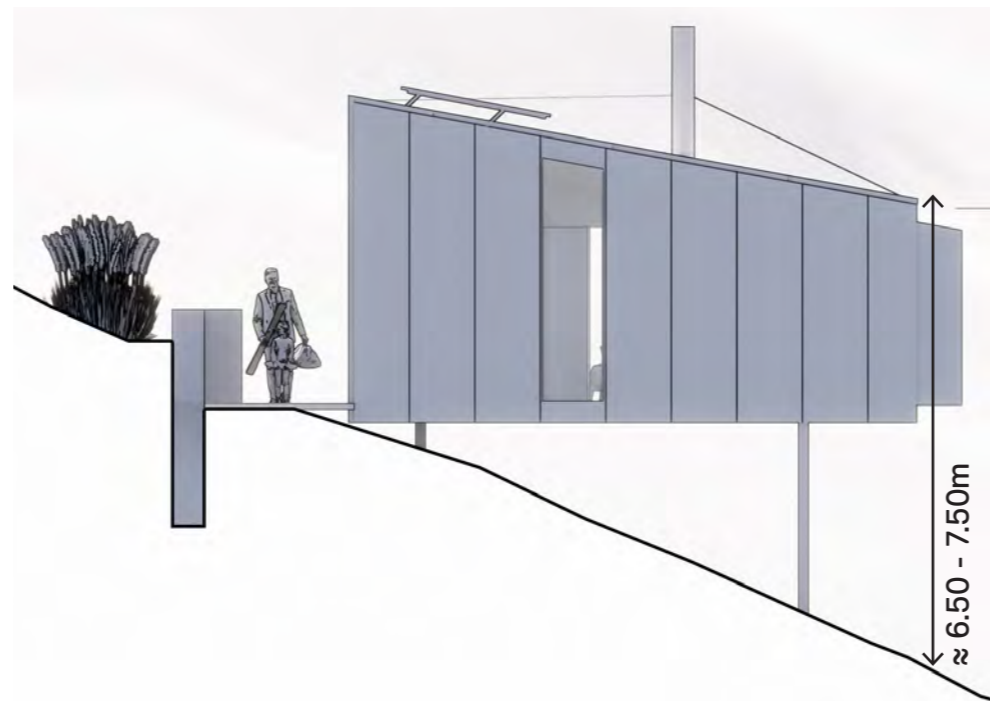
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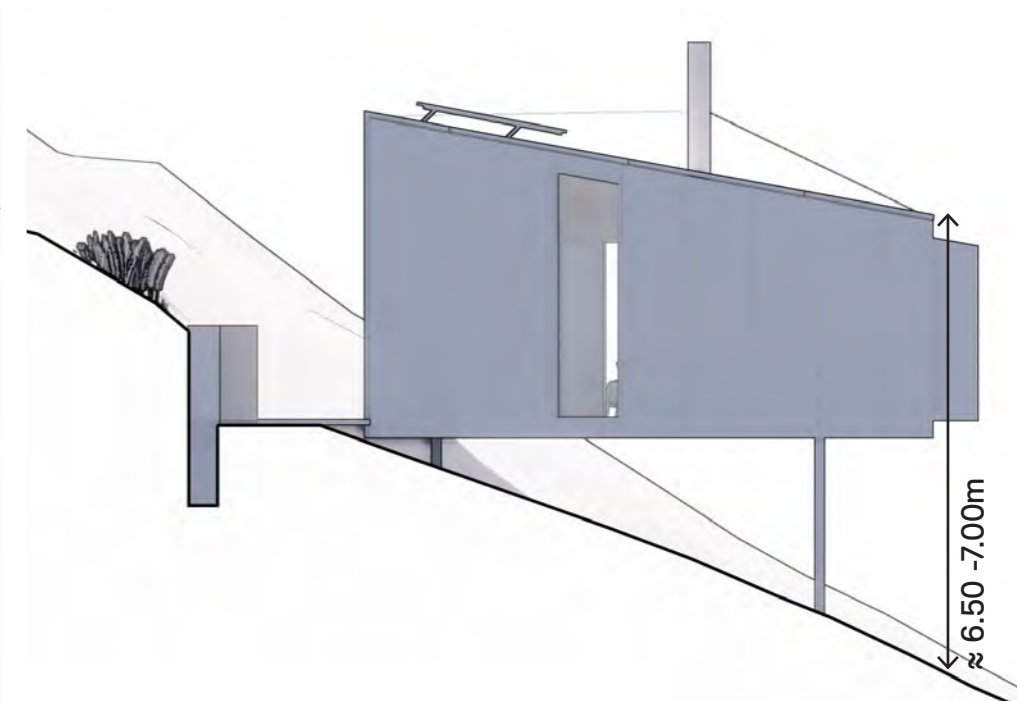
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POD 03



POD 04



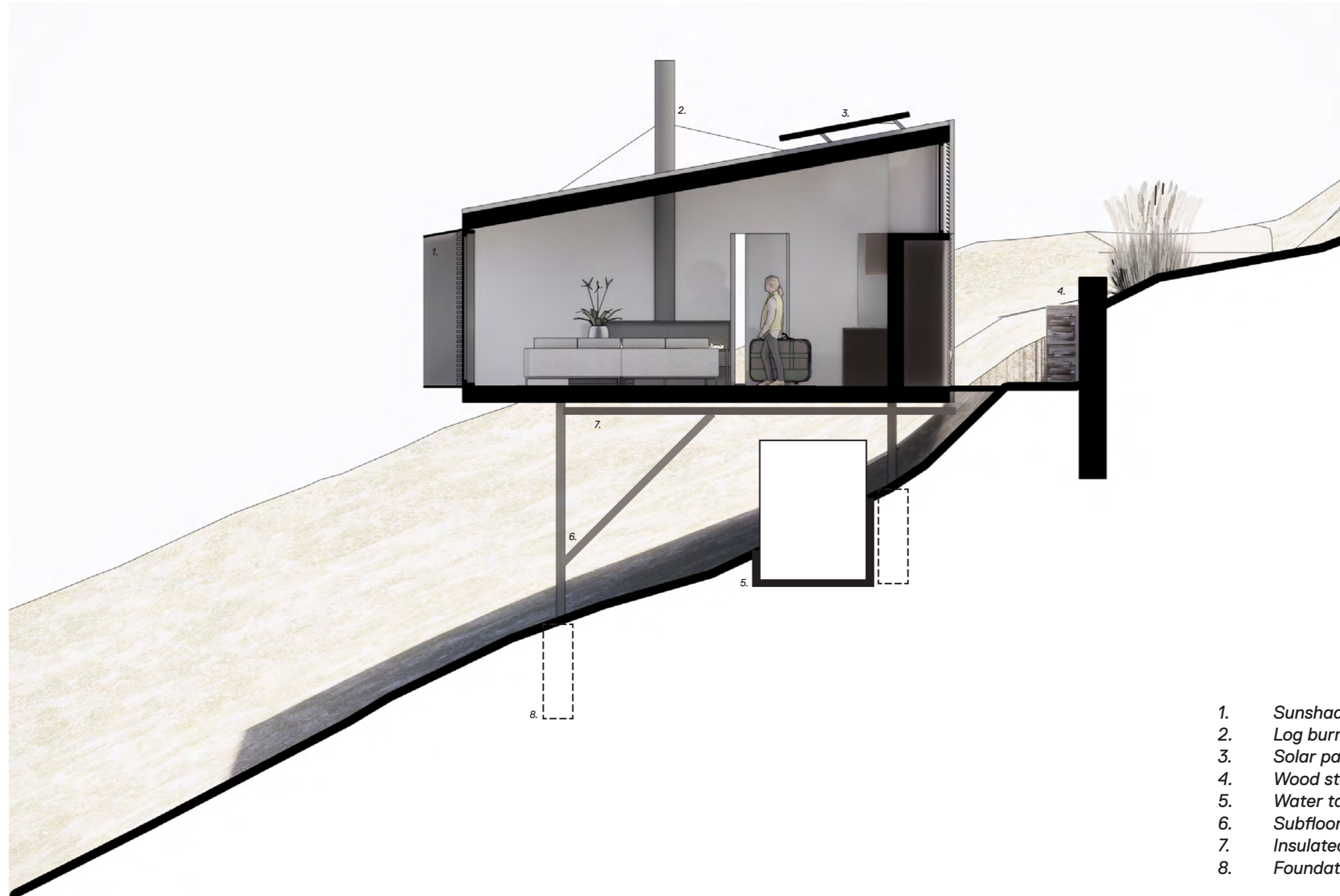
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SECTION

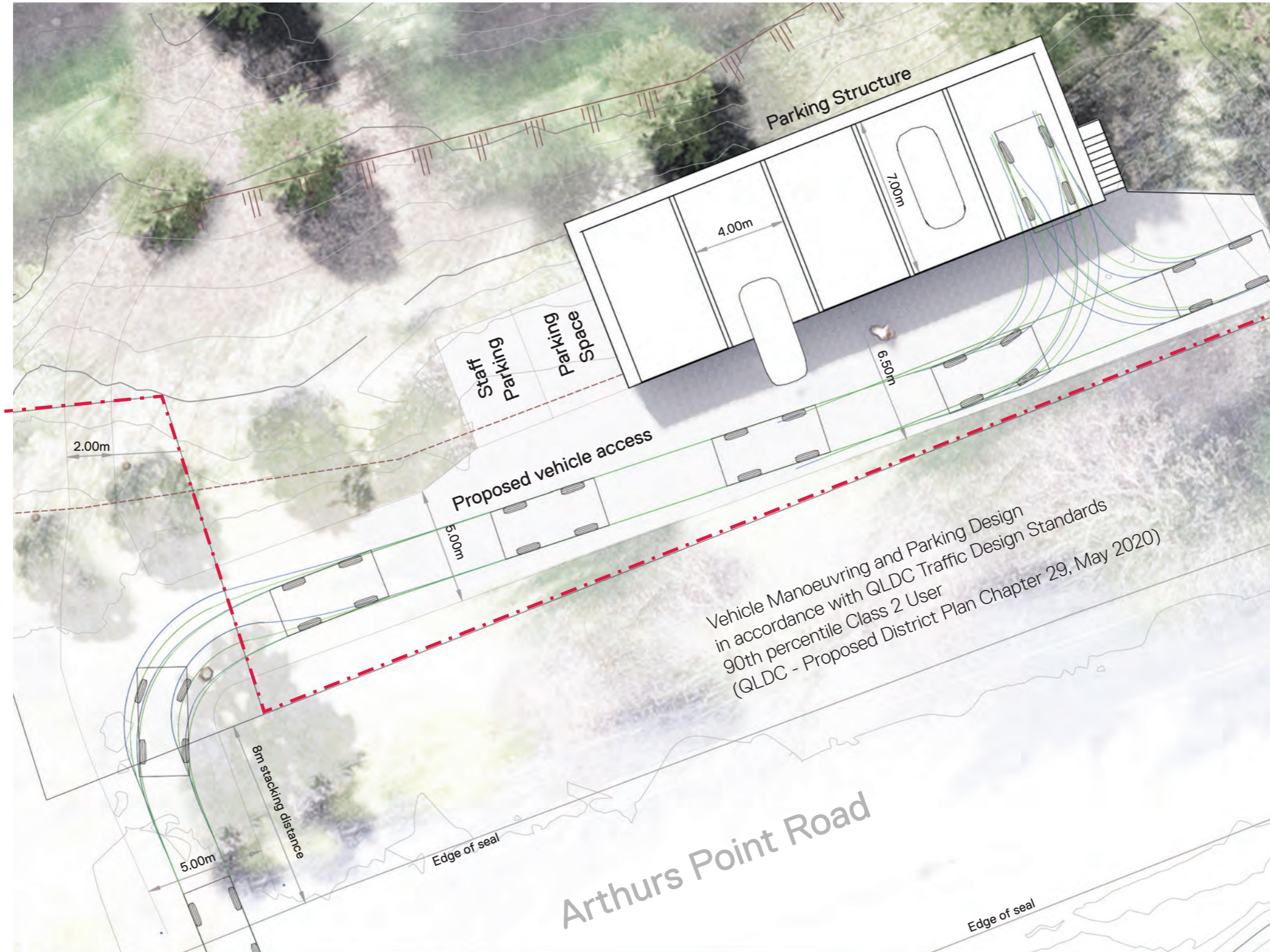
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1. Sunshade
2. Log burner / braced chimney
3. Solar panel / skylight
4. Wood store / retaining wall
5. Water tank
6. Subfloor bracing / steel frames
7. Insulated floor
8. Foundations to suit



SOUTH ELEVATION - BASE BUILDING - 1:100@A3¹⁴⁰



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- 1. OFFICE - 120 M²
- 2. CARPARK - 140 M²

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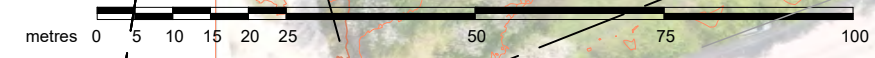
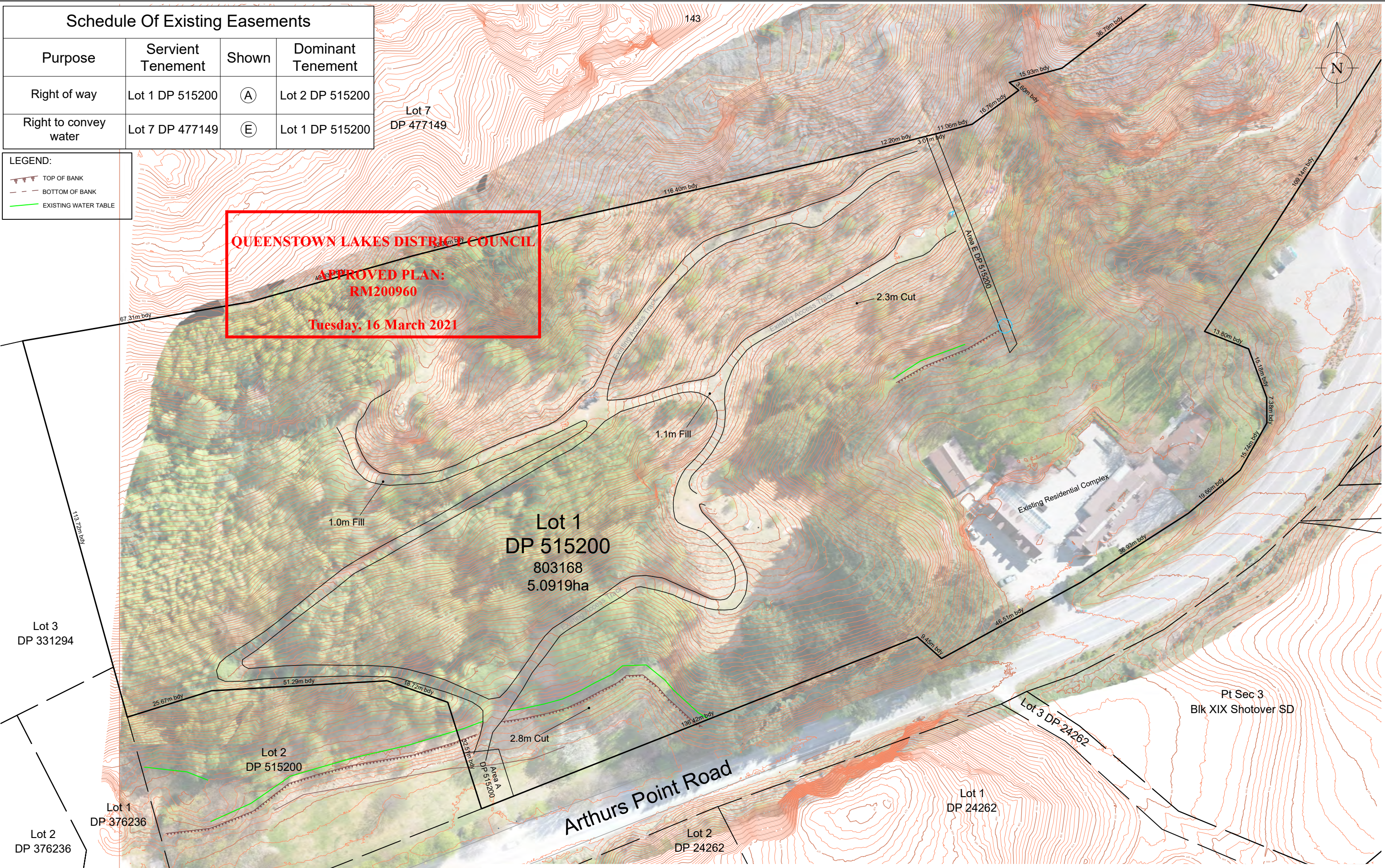
Schedule Of Existing Easements

Purpose	Servient Tenement	Shown	Dominant Tenement
Right of way	Lot 1 DP 515200	(A)	Lot 2 DP 515200
Right to convey water	Lot 7 DP 477149	(E)	Lot 1 DP 515200

LEGEND:

	TOP OF BANK
	BOTTOM OF BANK
	EXISTING WATER TABLE

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NOTE: Contour interval is 0.5 metre.
 Levels in terms of OIT IX DP 331294 RL = 451.906 (as per Aurum Survey 2014).
 Contours data sourced from QLDC GIS LIDAR records
 Aerial imagery captured by drone, Aurum Survey 2020

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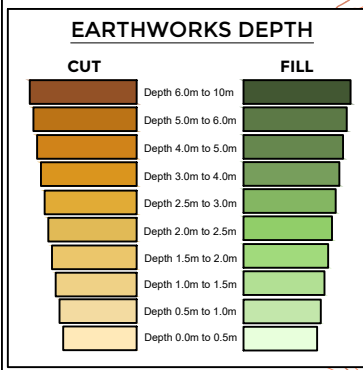
REV.	DATE	REVISION DETAILS	BY:
A	28/10	Initial release	KB

WARNING NOTE:
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to Robert Stewart. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
SITE PLAN
LOT 1 DP 515200
201 ARTHURS POINT ROAD

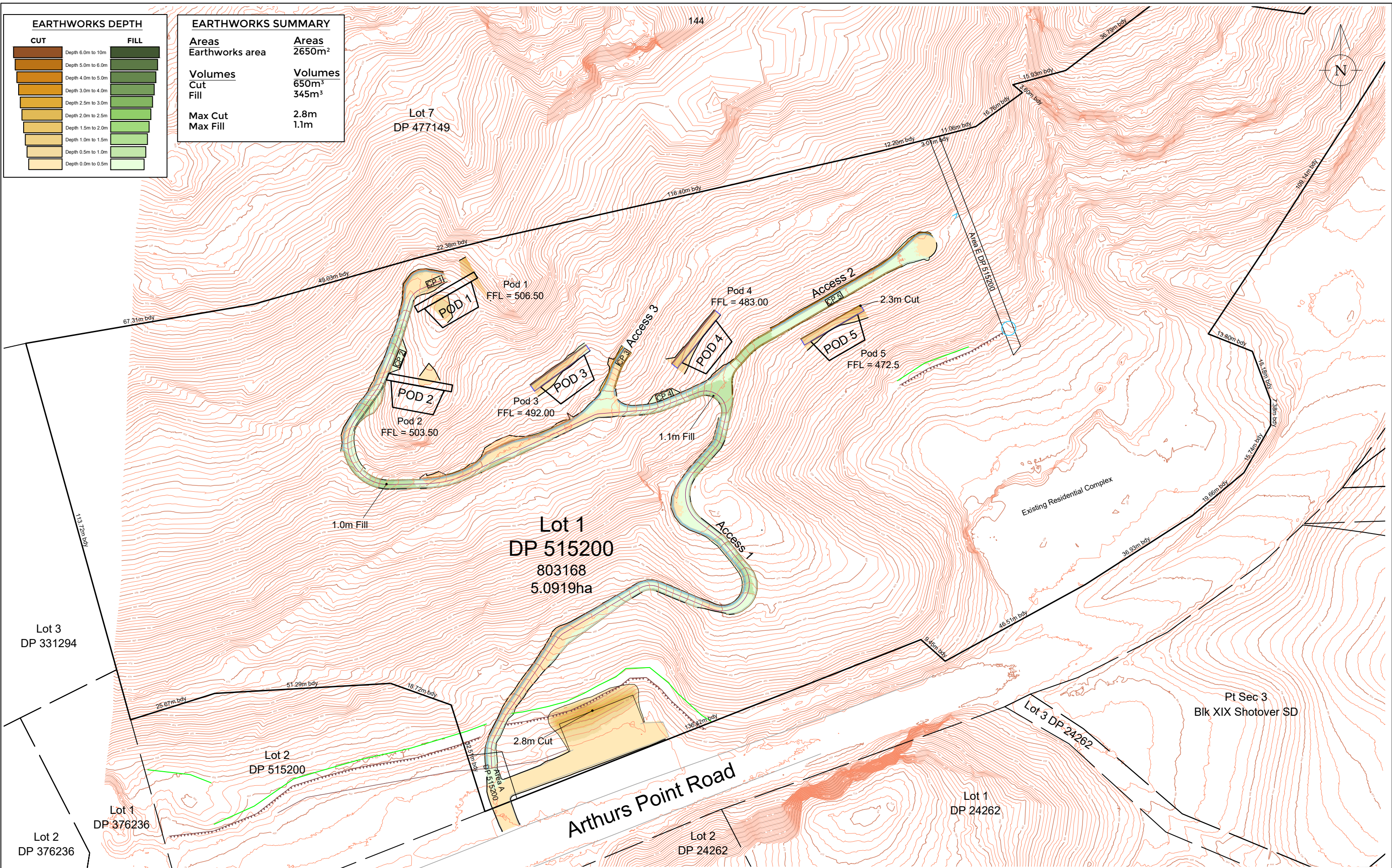
DATE: 28 Oct 2020
 BY: KB & BM
 Scale 1:1000
 Original Plan A3
 DRAWING & ISSUE No.
5391.4E.1A

PO Box 2493
 Wakatipu 9349
 Ph 03 442 3466
 Fax 03 442 3469
 Email admin@ascl.co.nz



EARTHWORKS SUMMARY

Areas	Areas
Earthworks area	2650m ²
Volumes	Volumes
Cut	650m ³
Fill	345m ³
Max Cut	2.8m
Max Fill	1.1m



NOTE: Contour interval is 0.5 metre.
Levels in terms of OIT IX DP 331294 RL = 451.906 (as per Aurum Survey 2014).
Contours data sourced from QLDC GIS LIDAR records

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REV.	DATE	REVISION DETAILS	BY:
B	26/01	Updated Earthworks for passing bays	KB
A	28/10	Initial release	KB

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APPROVED PLAN
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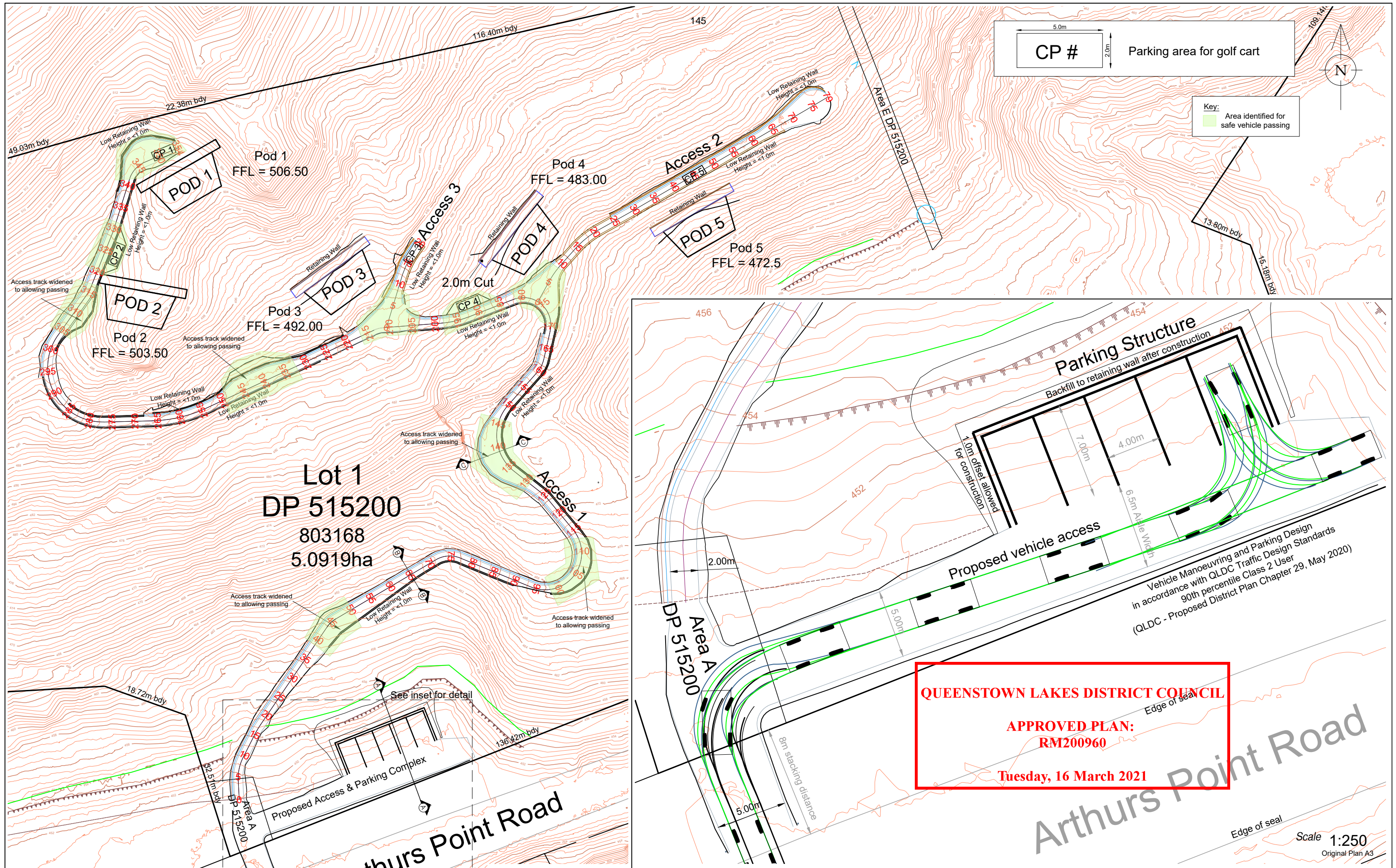
PROPOSED EARTHWORKS
201 ARTHURS POINT ROAD

Tuesday, 16 March 2021

DATE: 26 January 2021	Scale 1:1000	DRAWING & ISSUE No.
BY: KB & BM	Original Plan A3	5391.4E.2B

AURUM SURVEY

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QUEENSTOWN LAKES DISTRICT COUNCIL
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Tuesday, 16 March 2021

Scale 1:750
 Original Plan A3

NOTE: Contour interval is 0.5 metre.
 Levels in terms of OIT IX DP 331294 RL = 451.906 (as per Aurum Survey 2014).
 Contours data sourced from QLDC GIS LIDAR records

REV.	DATE	REVISION DETAILS	BY:
B	27/1	Initial release	KB
A	28/10	Initial release	KB

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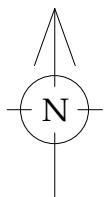
TITLE:
ACCESS DETAIL
201 ARTHURS POINT ROAD

DATE: 27 January 2021
 BY: KB & BM
 Scale: As Shown
 Original Plan A3
 DRAWING & ISSUE No.
5391.4E.3B

AURUM SURVEY

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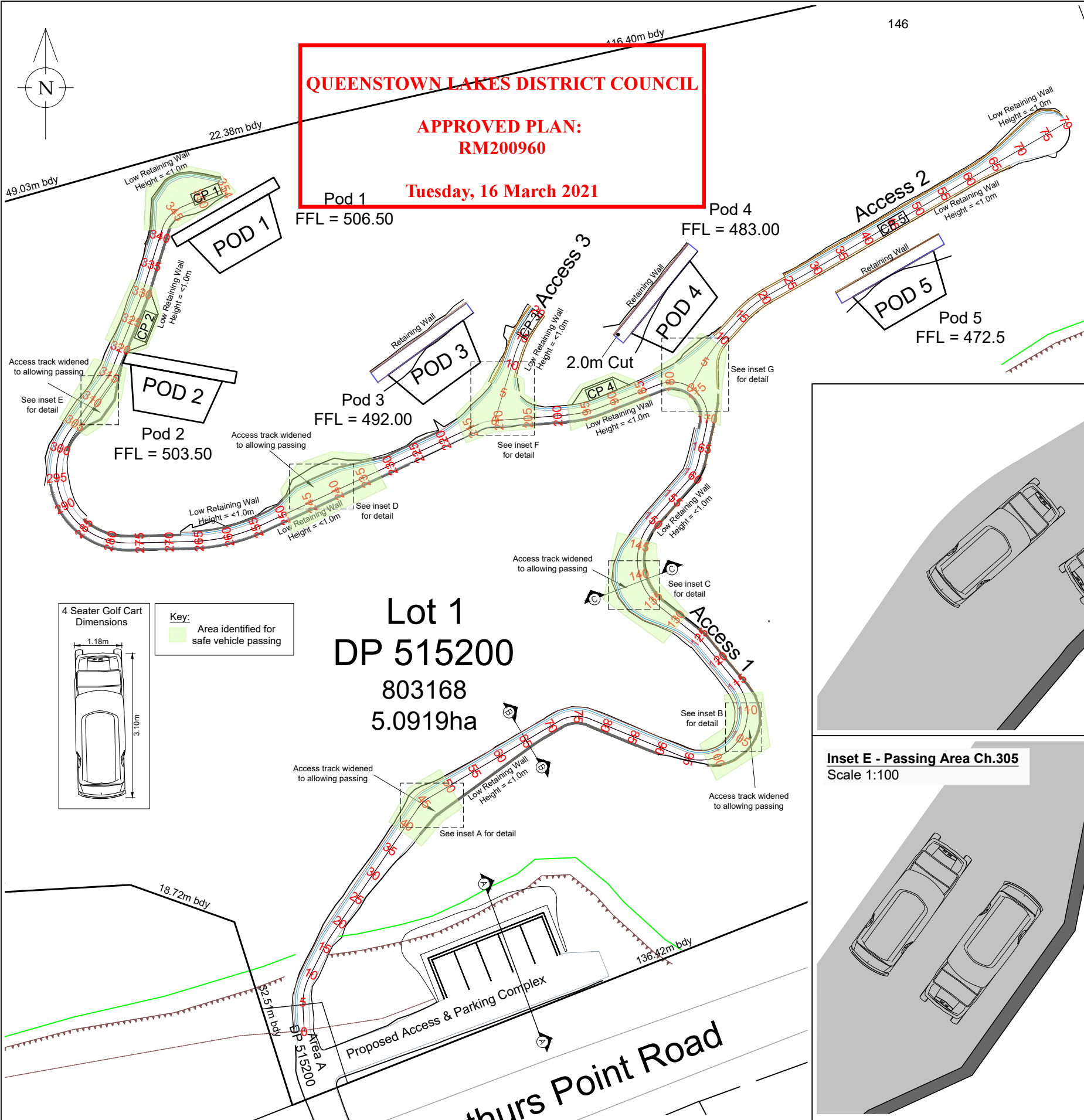
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QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM200960**

Tuesday, 16 March 2021



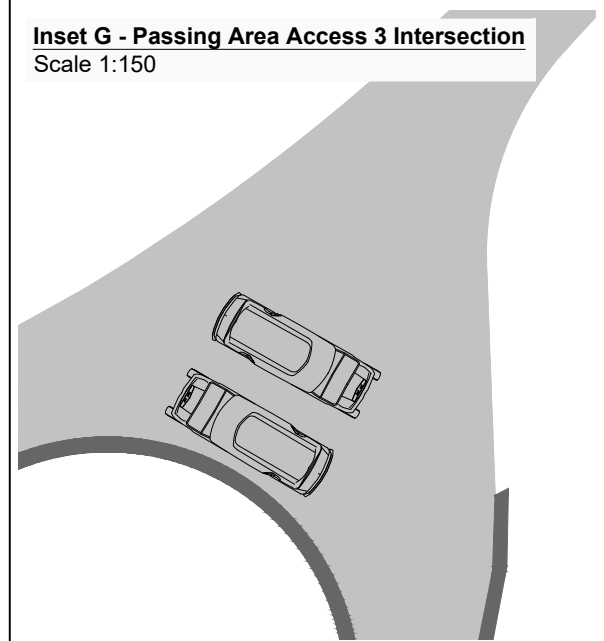
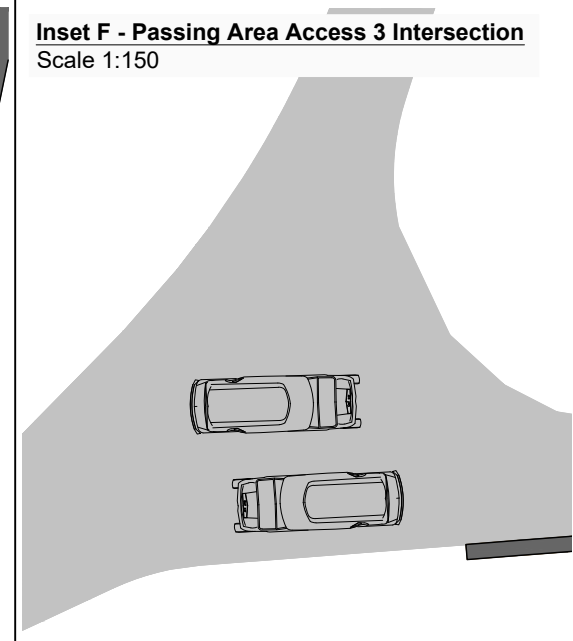
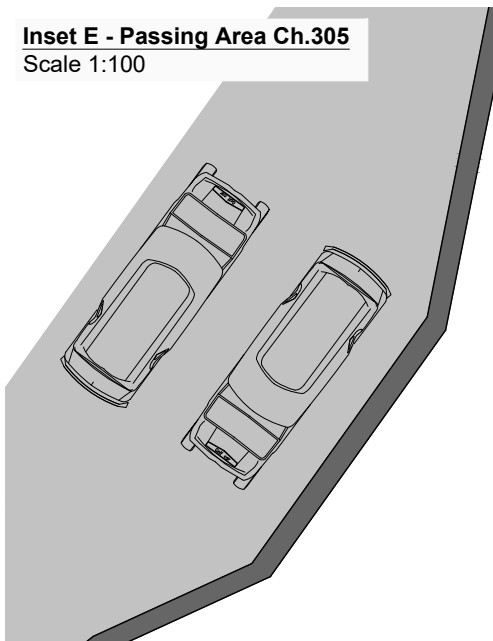
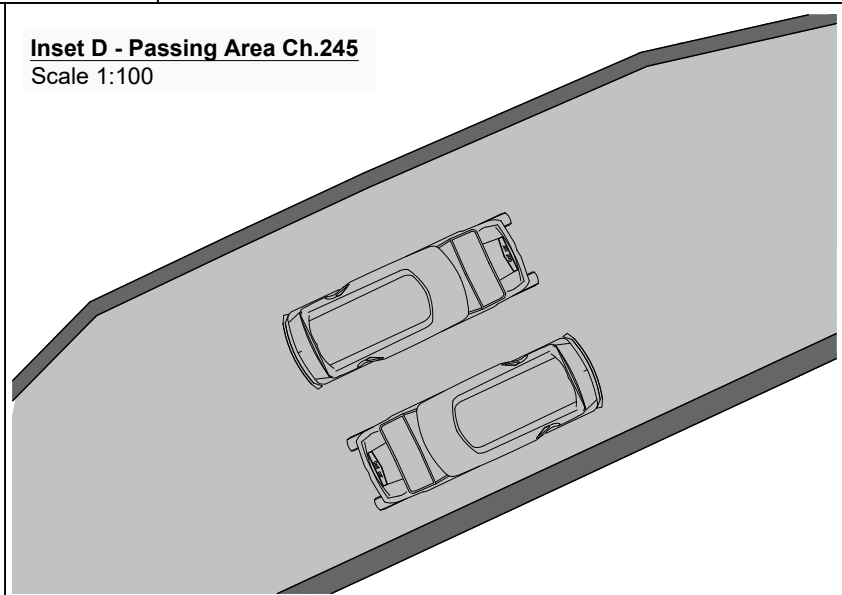
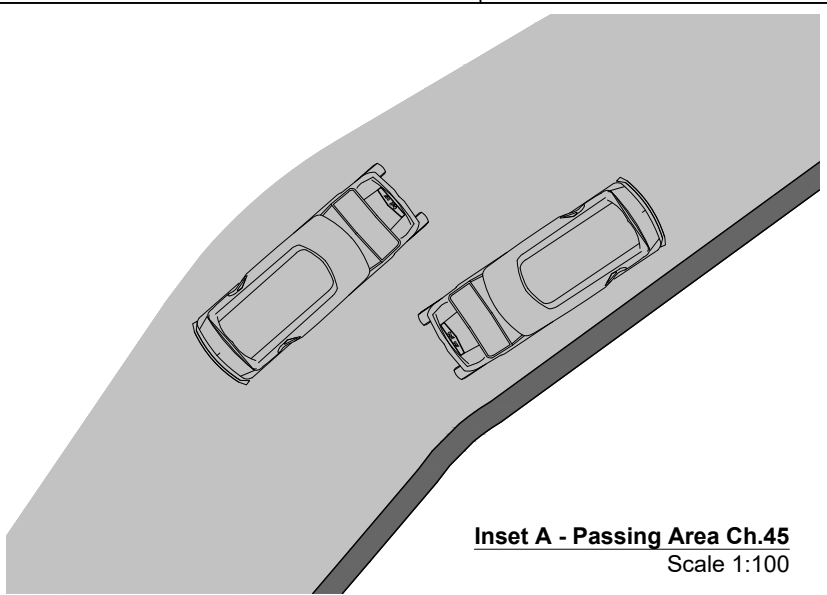
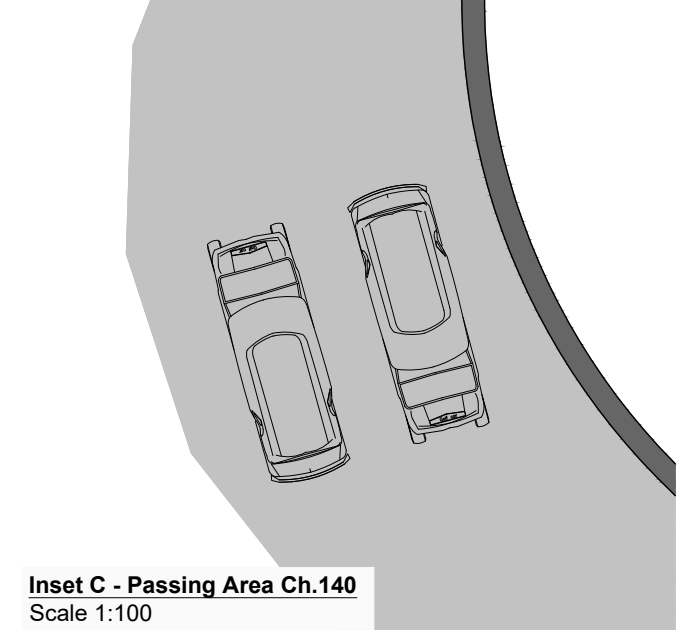
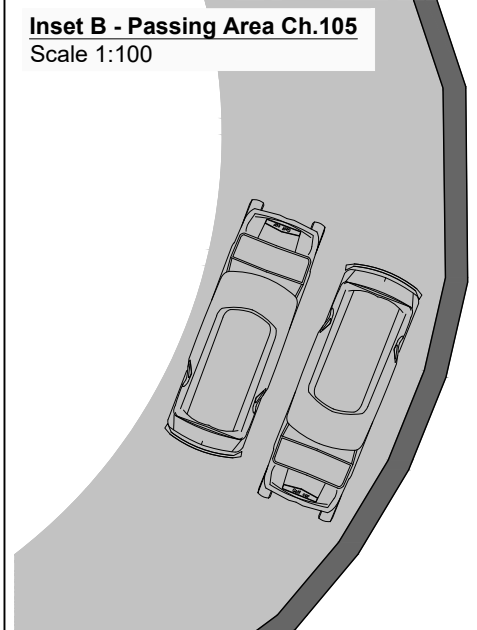
**Lot 1
DP 515200
803168
5.0919ha**

Arthurs Point Road

Scale 1:750
Original Plan A3

NOTE: Contour interval is 0.5 metre.
Levels in terms of OIT IX DP 331294 RL = 451.906 (as per Aurum Survey 2014).
Contours data sourced from QLDC GIS LIDAR records

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REV.	DATE	REVISION DETAILS:	BY:
C	27/1	Passing Area Detail	KB
B	27/1	Update Passing areas	KB
A	28/10	Initial release	KB

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Robert Stewart. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
**PASSING AREA DETAIL
201 ARTHURS POINT ROAD**







DATE: 27 January 2021
BY: KB & BM
Scale: As Shown
Original Plan A3
DRAWING & ISSUE No.
5391.4E.3C

AURUM SURVEY

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Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz



LEGEND

-  Access track
-  Paths
-  Plant Group 1
-  Plant Group 2
-  Plant Group 3
-  Beech trees

Plant group 1 - Tall native shrubs and small trees including *Pittosporum tenuifolium*, *Olearia* spp., *Hebe salicifolia*, *Sophora microphylla*, *Coprosma propinqua* and *Discaria toumatou*

Plant group 2 - Medium sized shrubs including *Corokia cotoneaster*, *Muehlenbeckia complexa* and *Coprosma acerosa*

Plant group 3 - Small native shrubs and grasses including *Chionochoa rigida*, *Poa cita*, *Coprosma brunnea*, *Hebe odora* and *Meliccytus alpinus*

Trees to be planted at a minimum height of 1.5 metres at time of planting and staked using a 'H' stake.

Appropriate pest protection shall be applied to areas of new planting such as a plastic guard or sheath. At the time of planting, all grass cover within 0.5m of a new plant location shall be sprayed with a suitable weed spray to remove grass competition.

Twice yearly, all invasive weed species shall be removed from within 0.5 metres of all new plants.

All plants that die or become diseased shall be replaced with a specimen of a similar species within the next planting season.

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
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Tuesday, 16 March 2021

ROBERT STEWART - LANDSCAPE REPORT - MCKENZIE - APPENDIX 1: STRUCTURAL LANDSCAPE PLAN



REF: 1680-01 SLP
 DATE: 12.11.20
 SCALE: 1:750 @ A3

Structural Landscape Plan

Stewart - Arthurs Point, Queenstown

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 resource management and landscape planning
 vivian+espie Limited Resource Management and Landscape Planning
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 Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz