

Douglas Robert McIntyre
Documents for Public Notification

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A. Consent Application & Written Approvals

APPLICATION FOR RETROSPECTIVE
RESOURCE CONSENT

Land Use Consent

APPLICANT: DOUGLAS ROBERT MCINTYRE

LOCATION: 2411-2413 TWIZEL OMARAMA ROAD
TWIZEL

APPLICATION FOR LAND USE RETROSPECTIVE RESOURCE CONSENT.

To: Waitaki District Council
20 Thames Street
Private Bag 50058
OAMARU 9444

Applicant: Douglas Robert McIntyre
McIntyre Williamson Partnership
P.O. Box 39
TWIZEL 7944

Location: 2411-2413 Twizel Omarama Road
Twizel

Legal Description: Lot 1 Deposited Plan 301637

District Plan & Zoning: Waitaki District Plan – Rural Scenic Zone (Map 5)
Outstanding Natural Landscape

Proposal: This Resource Consent application relates to a dwelling residing on land under Lot 1 DP 301637

Consent required: Land use Resource Consent for a Discretionary Activity

Other Consents: Building Consent 2017.4174

Consultation: Both DOC and Ngai Tahu have been sent the copies of our application and attached is DOC's approval letter. Ngai Tahu is in the process of re-dating the approval letter for this application and will be forward to WDC upon receiving. Attached the previous approval letter.

Reason for Application: The application is required under the requirements of the Waitaki District Plan.
As per the Abatement notice dated 06 August 2019 issued by the Waitaki District Council this does not comply with Rule 4.4.7(2)(f)(ii) of the Waitaki District Plan.
This application therefore requires retrospective **Discretionary Activity** resource consent.

AEE for house located in Outstanding Natural Landscape

Description of the site

The site is legally described as Lot 1 Deposited Plan 301637 as per the attached Certificate of Title.

The site is located on a dairy farm that is 2672.2230 hectares more or less.

The land is zoned Rural Scenic, and identified as Outstanding Natural Landscape, in the Waitaki District Plan on Planning Map 5.

The site is located approximately 4.7km west of the High Country Salmon Farm & Café and cannot be seen from there. The closest distance to Twizel Omarama Road is approximately 3.8km and also cannot be seen from this road. The distance to our closest boundary line is approximately 1.3km to the north. The elevation level is approx. 540m. Coordinates are Latitude -44.285930 & Longitude 170.025004.

The site is on existing flat farmland on a terrace overlooking the tanker track. The driveway access has been put in off the tanker track/road access that already services the farm.

Figure 1 below shows the site (green dot) on the LINZ topo map, indicating location in relation to nearby landmarks and surrounding environment.

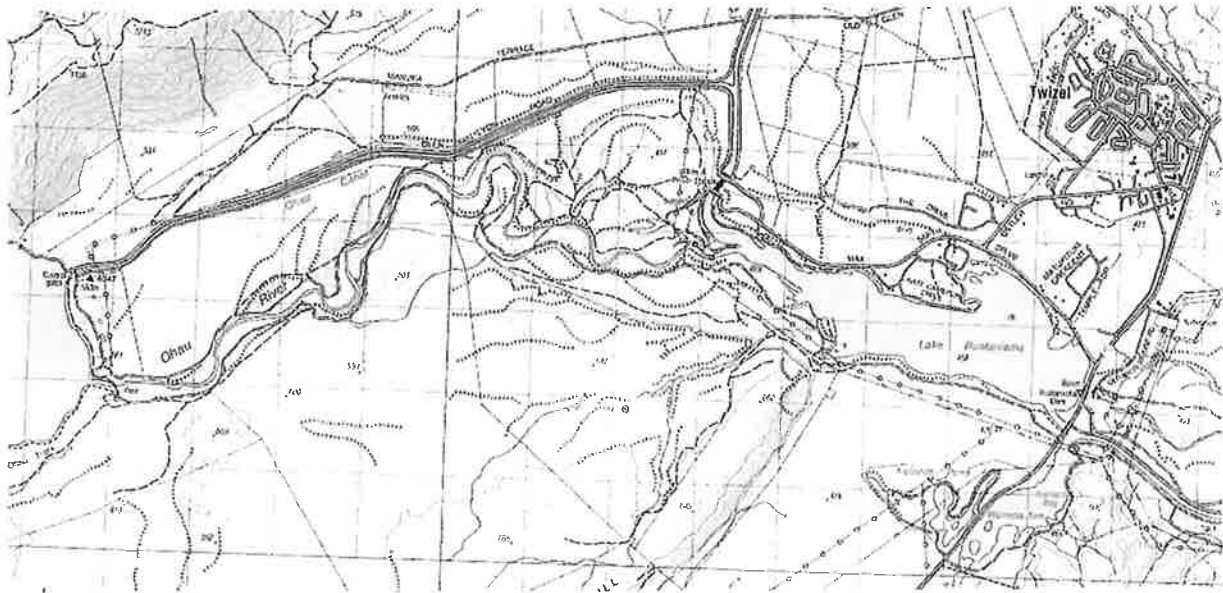


Figure 1

Figure 2 shows boundary distances from the house and the distance to the High Country Salmon farm & café.

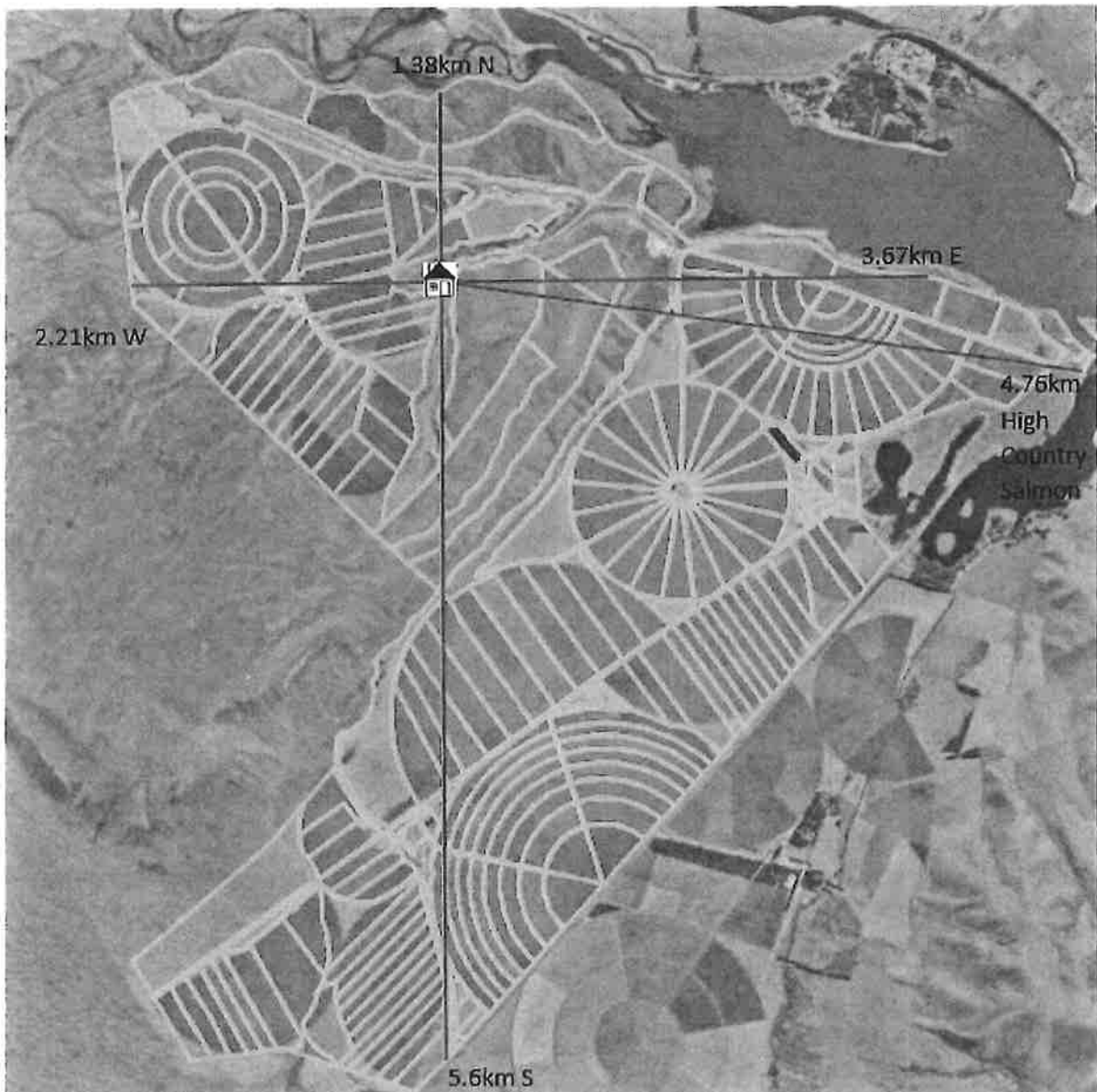


Figure 2

Activity

We have relocated a brand-new house that was built in Timaru to the site on the dairy farm near Twizel.

The house has been placed on level ground on piles approx. 600mm high from ground level and has been connected to services to make it habitable.

There is staff for the dairy farm living in the house and is located in close proximity to a new dairy shed that was built in 2016.

A building consent has been issued on the 21 December 2017; consent number 2017.4174. Please see the building plans in the approval from DOC.

Alternative methods considered

In the landscape report, 2 other alternatives were proposed, however as the house is already in place and this is a retrospective application for land use consent, the other options are not considered. The house is no longer a relocatable house as it has been completed and attached to services i.e. power & septic.

Due to the new dairy shed built in 2016 we needed to accommodate for staff on farm as it is usual practice to provide suitable accommodation on farm.

Hazardous substances

No hazardous substances will be stored or used on this site.

Mitigation

The dwelling has been sensitively sited, designed to be compatible with the contour of the natural landform and colours in the surrounding environment. Due to the dwelling being sited on flat ground, this mitigated the earthworks required for the dwelling. We will propose repainting the house to more blend in with the backdrop and introduce plants to blend in with the scenery.

Monitoring

No specific monitoring will be required.

Affected parties

DOC and Ngai Tahu have been notified of our resource consent application. I have been in contact with Tania Richardson from Ngai Tahu who is in the process of getting the approval letter re-dated for the application.

Assessment of Environmental Values

The site is located in the Rural Scenic Zone and identified as Outstanding Natural Landscape.

Please see the attached assessment prepared by Anne Steven of Anne Steven Landscape Architect.



**APPLICATION FOR
LANDUSE
RESOURCE
CONSENT**

(Section 88 of the Resource Management Act 1991)

Form 9

I, DOUGLAS ROBERT MCINTYRE (full name) being the applicant residing at the below address, apply to the Waitaki District Council for **Landuse Resource Consent**.

Address: 120 GLEN LYON ROAD, TWIZEL 7901
Phone: 021 780 716
Email address: accounts@twizeldairies.co.nz

The site details of the location at which the below described activity is to take place are:

Street address: TWIZEL OMARAMA ROAD
Rapid number: 2411 - 2413
Legal description: LOT 1 DP 301637
Parcel number:
District Plan zone: RURAL SCENIC ZONE + OUTSTANDING NATURAL LANDSCAPE
District Plan rule breach: 4.4.7 (2)(f)(i) OF WDP
Activity Status:

Controlled Discretionary Restricted Discretionary Non-Complying

The names and addresses of the owner/occupier (other than the applicant) of any land to which this application relates are as follows:

Name:
Mailing address:
Contact phone:

NOTE: The owners WRITTEN PERMISSION must accompany this application.

First point of contact for correspondence: CAREY-MAE MCINTYRE - 021 780 9970
First point of contact for billing:
Email address (required for fast track application): accounts@twizeldairies.co.nz

FULL DESCRIPTION OF THE ACTIVITY & JUSTIFICATION OF NON-COMPLIANCE
(Statement specifically explaining degree of non-compliance, including all details that clearly identify the proposal enabling the planning staff to fully determine the extent of the activity and its impacts. Scaled plan to be included where appropriate.)
We recommend you consult with a Planner prior to lodging the application.

DWELLING LOCATED IN AN OUTSTANDING NATURAL LANDSCAPE AREA

ASSESSMENT OF EFFECT ON THE ENVIRONMENT You will need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. This includes effects on neighbours and the community. Effects on ecosystems, natural resources and any discharges (including noise and options for treatment) and any mitigating measures to reduce potential effects.

THE SITE IS SITUATED ON A WORKING DAIRY FARM WITH THE NEAREST BOUNDARY LINE BEING OVER 1.3KM AWAY. THERE IS NO VISUAL EFFECTS FROM TWEEL OMARAMA ROAD DUE TO IT BEING ON THE BACK SIDE OF TABLE HILL.

(any further information should be attached to your application)

ASSESSMENT AGAINST PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

(Provide a description of the how the proposal fits with the purpose of the Act which is to promote the sustainable management of natural and physical resources. The assessment must be made against Section 6 Matters of National Importance, Section 7 Other Matters and Section 8 the Treaty of Waitangi).

PREVIOUS APPLICATION HAS APPROVAL FROM DOC, NI & NGAI TAHU. CONSULTATION WILL BE UNDERTAKEN IN REGARDS TO THIS NEW APPLICATION

(any further information should be attached to your application)

INFORMATION REQUIRED IN THE ASSESSMENT OF ENVIRONMENTAL EFFECTS

A description of alternative sites and locations for activities resulting in significant adverse effects, a description of the assessment of actual or potential effects. Include a description of alternative locations or methods if the activity has more than minor effects on a protected customary right.

AS THE SITE IS LOCATED WITHIN A WORKING DAIRY FARM AND SITUATED ON FLAT GROUND I BELIEVE THERE WILL BE MINIMAL EFFECTS.

(any further information should be attached to your application)

Attach other information (if any) required by the District or Regional Plan or Regulations (e.g. written consents, location plan, scaled site plan, traffic assessment, building plans, noise assessment).

Does this Resource Consent relate to a building consent Y / N

MATTERS THAT MUST BE ADDRESSED BY THE ASSESSMENT OF ENVIRONMENTAL EFFECTS

A description of effects on the neighbourhood and the wider community (including social economic and cultural effects.) A description of the physical effects on locality (including the landscape and visual effects.) A full description of the effects on the ecosystem (including effects on plants or animals and any physical disturbance of habitats).A description of any effects on the natural and physical resources (those with aesthetic, recreational, scientific, historical, spiritual, cultural or special value). A description of any discharge of contaminants (including noise, and options for treatment and disposal). A description of any risks through natural hazards.

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(any further information should be attached to your application)

HAZARDOUS ACTIVITIES AND INDUSTRIES LIST (HAIL)

Is the site on which the land use activity relate to a HAIL site?

Yes No

Please note that as well as industrial type activities this HAIL list also includes, but is not limited to, agricultural and horticultural activities.

If the answer is "Yes" you must provide an assessment of the proposal against the National Environmental Standard for Assessing and Managing Contaminants in Soils. Mitigation measures to reduce actual or potential effects.

The Ministry for the Environment have a number of publications for guidance on applications such as: "A Guide to Preparing a Basic Assessment of Environmental Effects", the Hazardous Activities and Industries List (HAIL) as well as the National Environmental Standard for Assessing and Managing Contaminants in Soils (NES) which can be found on their website at www.mfe.govt.nz.

DRAWINGS AND PLANS

Drawings should show the location of the site with road name, property number, north point and any significant features.

A site plan of the property, at a scale of not less than 1:200, would show:

- A side boundary lengths and other dimensions in metres.
- Distances to side boundaries of all existing and proposed buildings and structures on the site
- The proposed use of each building, position over any easement over the site, location of roads adjacent to the site and the formation status of the road and any footpaths.
- The location of all vehicle access points and driveways at the street boundary, position, location and dimensions of every parking and loading space.
- Description of kerb lines adjacent to the site and the position of any street trees, levels on the site boundaries; around any buildings the contours of the site (except where the site area is less than 100m² or has a uniform grade of less than 1:10).
- Any proposed retaining walls, excavations and landfill, existing trees and proposed landscaping and the dimensioned areas of the landscaping. Also, all existing and proposed sealed areas.
- Plans should also include indigenous vegetation areas, streams, wetlands and heritage items.
- Where relevant recession line diagrams or models, watercourses, drainage and sewerage pipes within and adjacent to the site.
- A description of the means proposed to deal with all storm water and sanitary drainage and to provide water supply.
- Any location of any water supply bores and effluent disposal areas on the site and on adjoining sites.

ADDITIONAL PLANS AND DRAWINGS

Floor plan of each proposed building at a scale of not less than 1:100 should show:

Use of all parts of the building and the room layout of the building, if known and the use of the different rooms.

A diagram of the elevations of each proposed building (at a scale of not less than 1:100) should show:

The external appearance of the building including doors and windows, the number of floors and their proposed usage as well as the building height in relation to each boundary.

A deposit fee must accompany your application. If the costs incurred in processing this application exceed the deposit, the applicant will be invoiced for the balance.

I enclose the required **DEPOSIT FEE** of:

- \$300.00 deposit for **controlled activity fast track consent** application
- \$800.00 deposit for a **Non-Notified** application
- \$3000.00 deposit for a **Limited Notified** application (likely to exceed \$3000.00 deposit)
- \$6000.00 deposit for a **Notified** application (likely to exceed \$6000.00 deposit)

NOTE: PLEASE RESEARCH THE FULL EXPECTED COST OF YOUR APPLICATION PRIOR TO LODGEMENT. FAILURE TO APPRECIATE THE POTENTIAL COST LIABILITY BY AN APPLICANT PRIOR TO LODGEMENT OF AN APPLICATION WILL NOT BE A BASIS FOR LATER ARGUMENTS ABOUT COSTS.

Signature of applicant(s) or person authorised to sign on their behalf

Sign: *[Handwritten Signature]*

Date: 16-09-19

COUNCIL PLANNING OFFICER TO COMPLETE

Pre-application meeting Y / N (Circle one)

A phone call or front counter discussion is not considered a pre-application meeting

Date & Time for pre-application meeting:

This is important information for MfE Report

Accepting Planner initials: Date: Time:

Internal Depts (circle as appropriate): Roading

Golden Acres Trust
D R McIntyre
P O Box 39
Twizel

30/05/2017

To whom it may concern

We plan to move an Aoraki Polytechnic built home onto the dairy farm property in order to accommodate farm staff.

Checklist as per the consent application:

- The site is flat farmland on the edge of a terrace
- No excavation on the site as it will go on piles above ground level
- No affected parties
- Resene Granite Green in colour
- No natural hazards
- Standard private home parking
- Lawns laid
- No advertising
- No noise generated
- No odours generated
- No increased glare or lighting
- No emissions
- No hazardous substances
- No protected trees or nature conservation areas
- No listed heritage items
- No impact on recreational users/private land
- No other resource consents required
- Maps and plans attached
- The boundaries are the farm boundaries, kms away
- " "
- Private residential accommodation for farm staff
- No easements
- No footpaths
- Vehicle access is from the existing farm track
- N/A Parking and Loading
- N/A kerb lines
- Flat
- No retaining walls etc.
- No existing trees
- No streams/wetlands/heritage areas

- N/A recession line
- No water courses or adjacent sewerage

- Soak holes as per the plan
- No adjacent water supply or effluent disposal
- Floor plan attached
- Residential home-plan attached
- External appearance-plan attached
- Single story dwelling
- Rural boundaries
- No allotments
- No reserves/esplanades
- No esplanades created
- No existing esplanades/reserves/access strips
- High and dry

Please note that the house is to be located within the working environs of the farm property . The buildings cannot be seen from Max Smith Drive. They will be visible from the Pukaki Canal on State Highway 8, some 10-12kms away.

Regards



Morag Tippett
Office Manager
Golden Acres Trust
P O Box 39
Twizel
admin@twizeldairies.co.nz
0212312555

AEE for house relocation for McIntyre Williamson Partnership

Proposed Activity

We wish to relocate a brand new home that has been built in Timaru (as a relocatable), to our Dairy farm at Twizel.

The house will be placed on piles approx. 500mm high from ground level and will then be connected to services to make it habitable. The house is for staff accommodation on the property and will be located in close proximity to the new dairy shed that was built in 2016.

The site is existing flat farmland on a terrace overlooking the tanker entrance. The driveway will be off the existing tanker track/road access that already services the farm.

The only excavation on the site other than for piling and laying paving will be the extension off the tanker track to the site to form the driveway.

Alternative methods considered

There are no other alternative proposals considered. We need accommodation for staff on farm and it is usual practice to provide suitable accommodation on farm. The house is to be located so that it has minimal visual effect on the landscape and the environment. It will be set back off the terrace edge and is unlikely to be visible from the same altitude some 4 km away at the Pukaki/Ohau canal generation site.

Hazardous Substances

No hazardous substances will be stored or used on this site

Mitigation

The house will be painted in a low reflective colour and blend with the natural landscape. Due to the remoteness of the location, no other mitigation is required.

Affected parties

We don't believe we have affected any parties. As mentioned previously, due to the remoteness, there are no immediate neighbours that we would have consulted with.

Assessment of Environmental Values

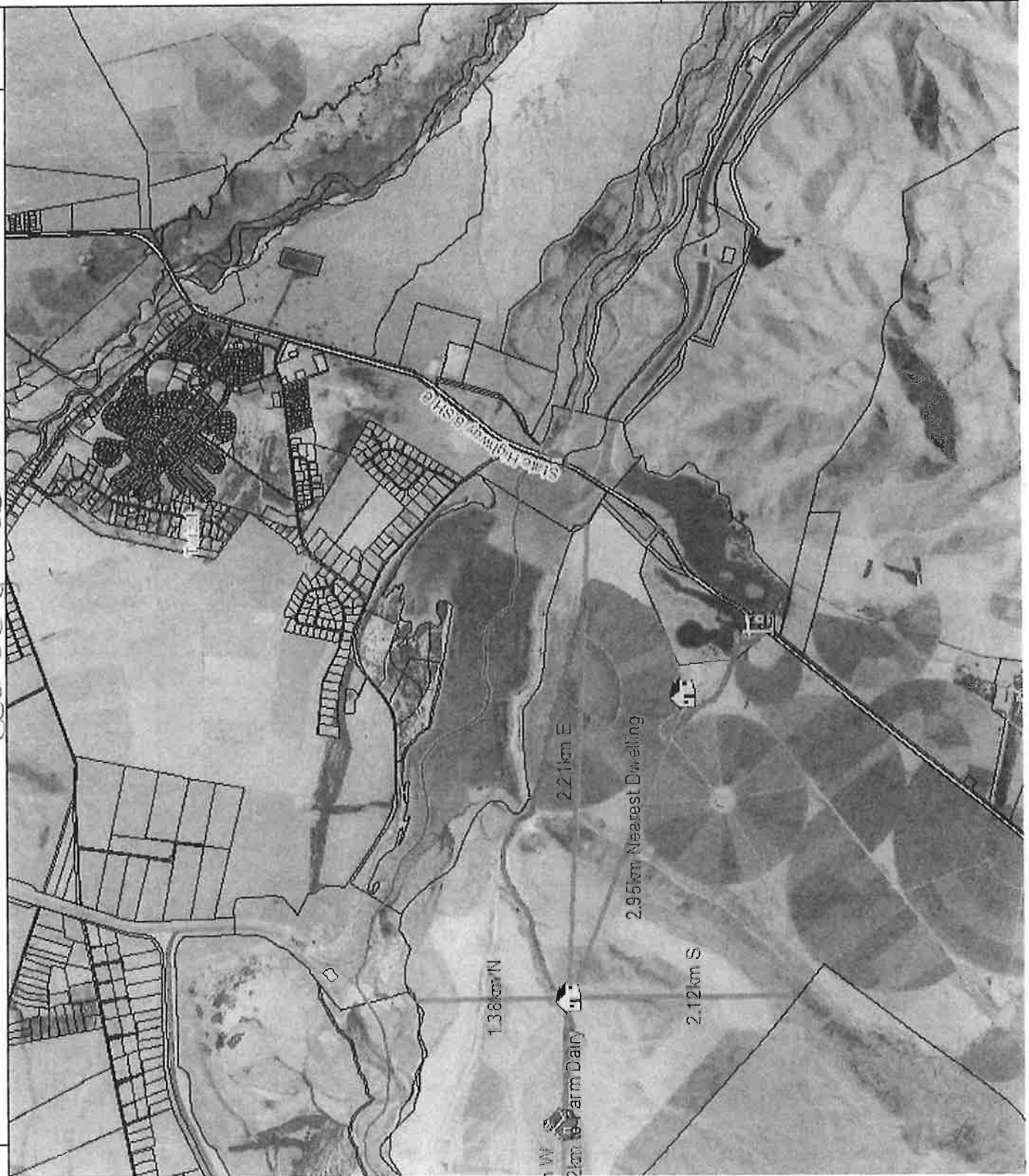
The building is to be contained inside the existing farm boundaries for which a consent is already held to use land for farming. The building site is on developed farmland that falls within the Rural Scenic Zone as defined in the Waitaki District Plan (Part 5) District Plan Maps. The proposed building site is outside the zone labelled as Outstanding Natural Landscape.






As the site is part of a developed grassland paddock there would be no requirement for levelling or significant excavation other than digging the pile holes, the laying of concrete paving and installation on the septic tank system.

The house would have very limited impact on the vista when viewed from public land from the North. This house will probably not be visible from Max Smith drive or from the Ohau B dam to the North. It will not be visible from any other farm boundary due to the remoteness of the location.

We feel that because of the above factors, this proposal meets with Part 2 of the RMA 1991 as outlined on pages 61 and 62 of the document.

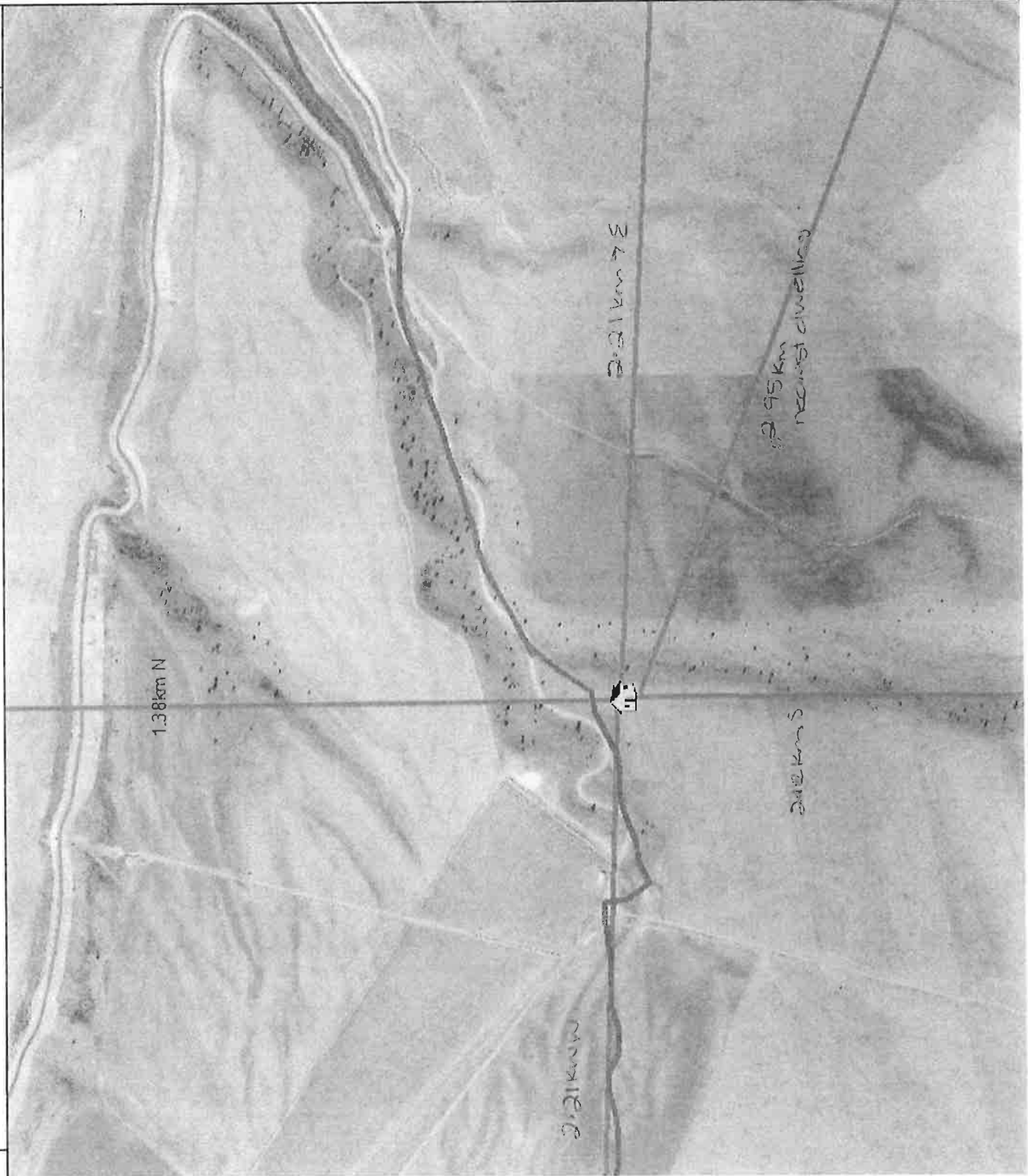
The only potential environmental effects would be from the septic tank system. However a correctly installed and functioning system would mean the risk was very low. The installation of the septic system is a permitted activity under the rules as determined by Environment Canterbury. There are no flowing natural waterways near the site.




-  Regional Boundaries
-  Territorial Authority Boundaries
-  State highways (<1:250,000)
- Land Parcels**
-  Land Parcel
-  State highways outside Canterbury

Disclaimer: This map has been derived from various source information including the various District, Regional, Territorial Authority, and Regional Councils. The user should independently verify the accuracy of any information before relying on it. The information is provided for general information only and is not intended to be used for any other purpose.





-  Regional Boundaries
-  Territorial Authority Boundaries
- Land Parcels**
-  Land Parcel
-  State highways outside Canterbury
-  Canterbury

Disclaimer: Information in this map has been derived from various source information including the Kaitiaki District, Hauraki District, Waikato District, Waikato District, Environment Canterbury Regional Council, Selwyn District, Ashburton District, Waimate District, Mackenzie District, Tairārahi District and Waikato District's databases.

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~ State Highway 8.

~ Farm Accesses.

o Proposed Site.

X Lake Rustemirwa.

Information on this map has been derived from various sources including the Kaitiaki District, Hurunui District, Waimakariri District, Christchurch District, Environment Canterbury Regional Council, Selwyn District, Ashburton District, Waimata District, Mackenzie District, Timaru District and Wairarapa District's databases.

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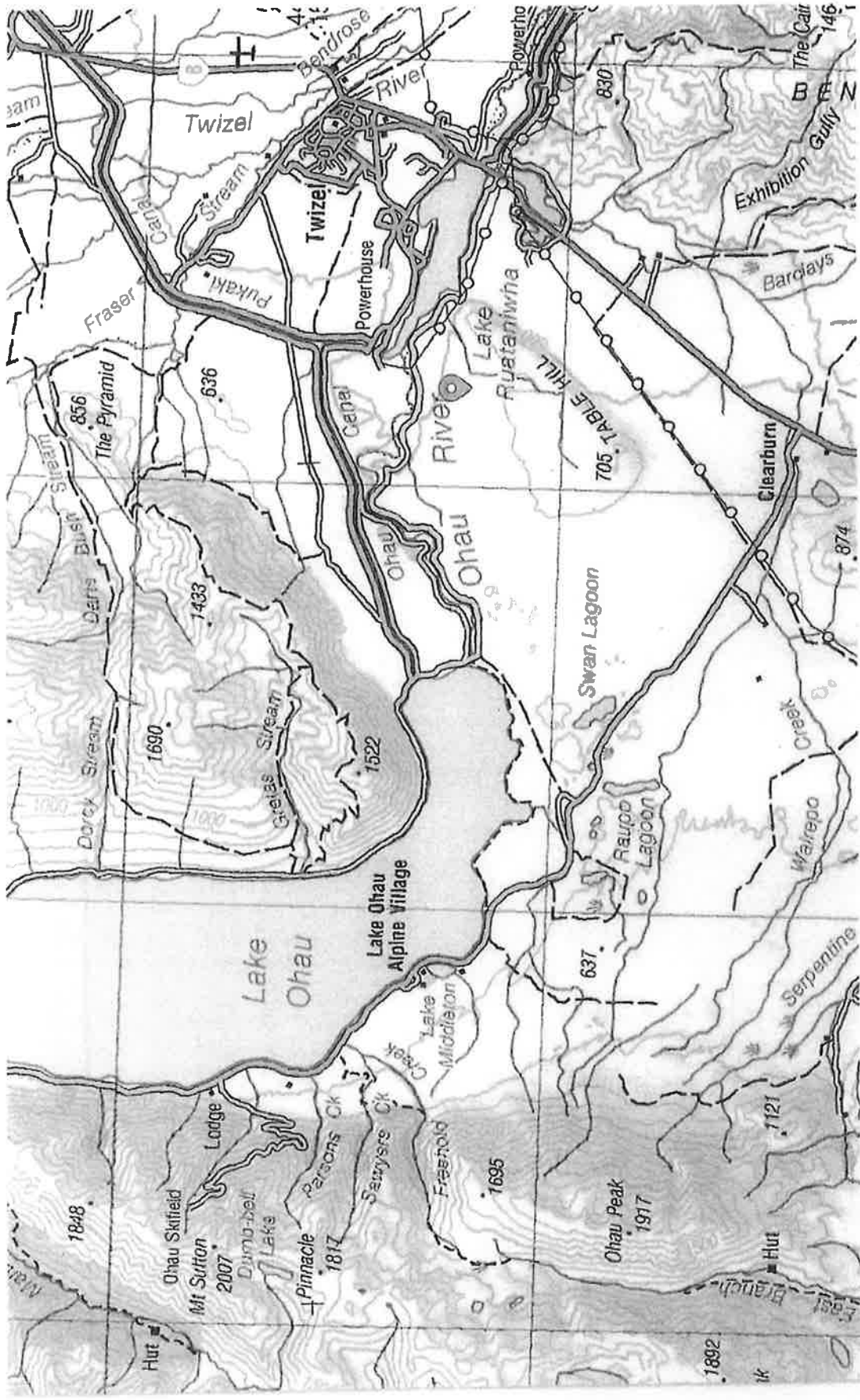
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Scale: 1:25,000 @A4

Map Created by Canterbury Maps on 9:51:32 a.m.





Click and drag the pin or enter coordinates to set coordinates.

284230

021892

Click on this location

Locate me

Coordinates:

169.725037

Coordinates to:

Standard (NZGD2000)

Comment

Coordinates are a reliable with the coordinate

ZTopo50 map sheet

28

Click on an area to get map details and download links.

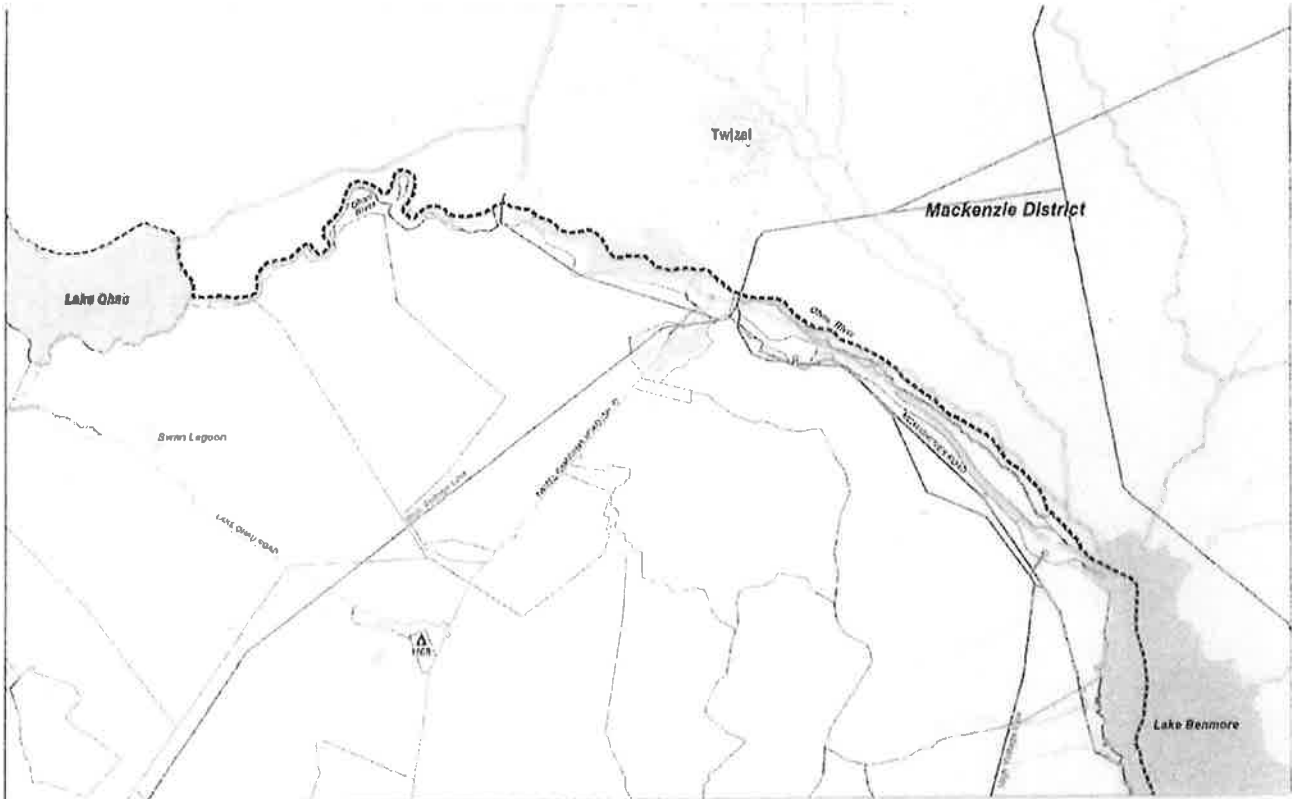
3	
4	5
6	7

5 FALSTONE - Ahuriri



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA A ROHE O WAITAKI

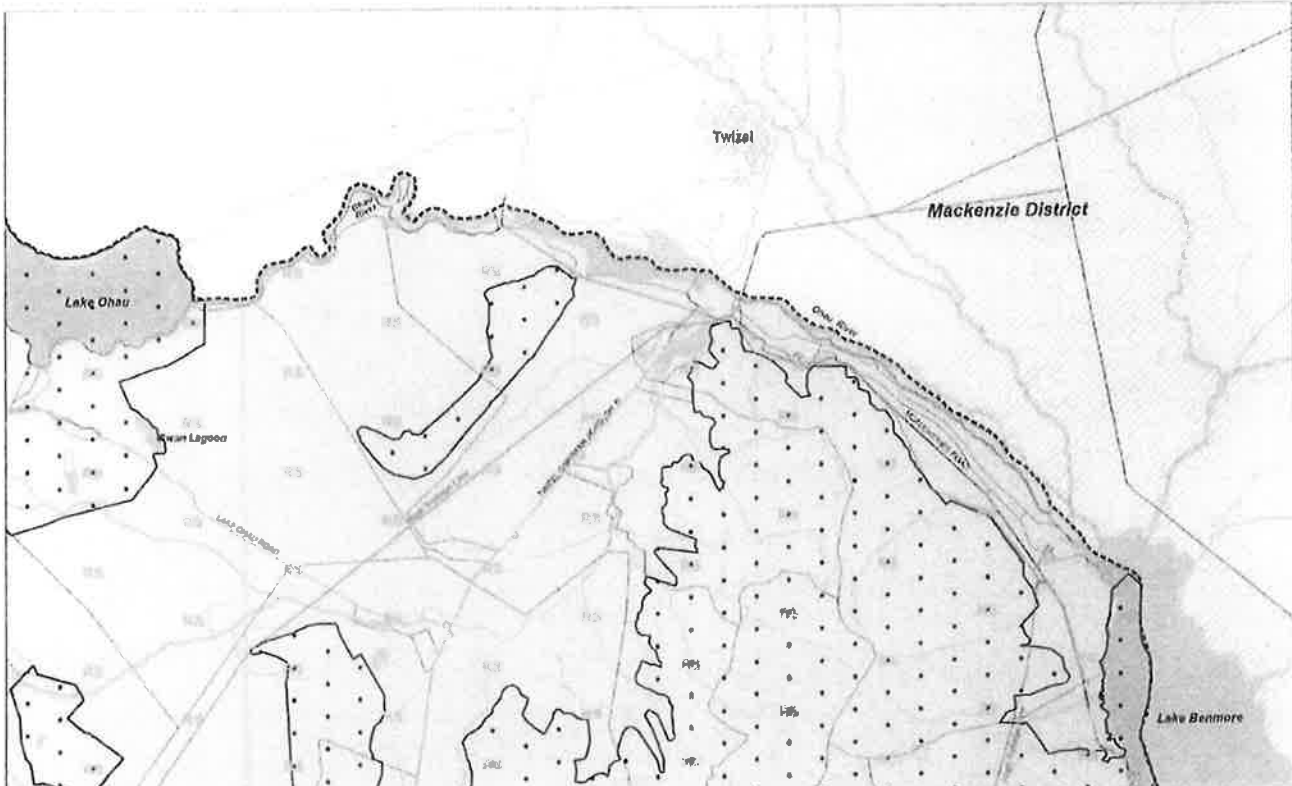


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Notation

- Heritage Item
- Archaeological Item
- Sites of Natural Significance
- Areas of Flooding Risk
- High Class Soils

This information is made available in good faith but its accuracy is not guaranteed. Waitaki District Council accepts no liability for any error. Cadastral information derived from LINZ CRS Crown Copyright 2010



Zone

- Outstanding Natural Feature
- Outstanding Natural Landscape
- Significant Coastal Landscapes
- Significant Natural Feature
- Oamaru Airfield A
- Township
- Rural Residential
- Residential 1
- Business 1A
- Business 2
- Business 3
- Business 3A
- Oamaru Airport
- Macraes Mining
- Cement Policy
- Designation Area or Site
- Noise Control Boundaries
- Contical or Horizontal Surface Boundaries
- Approach & Site Surface Guidelines
- Waterways
- Coast
- Parcel
- WDC Boundary
- Local Authority

Drawing Index:

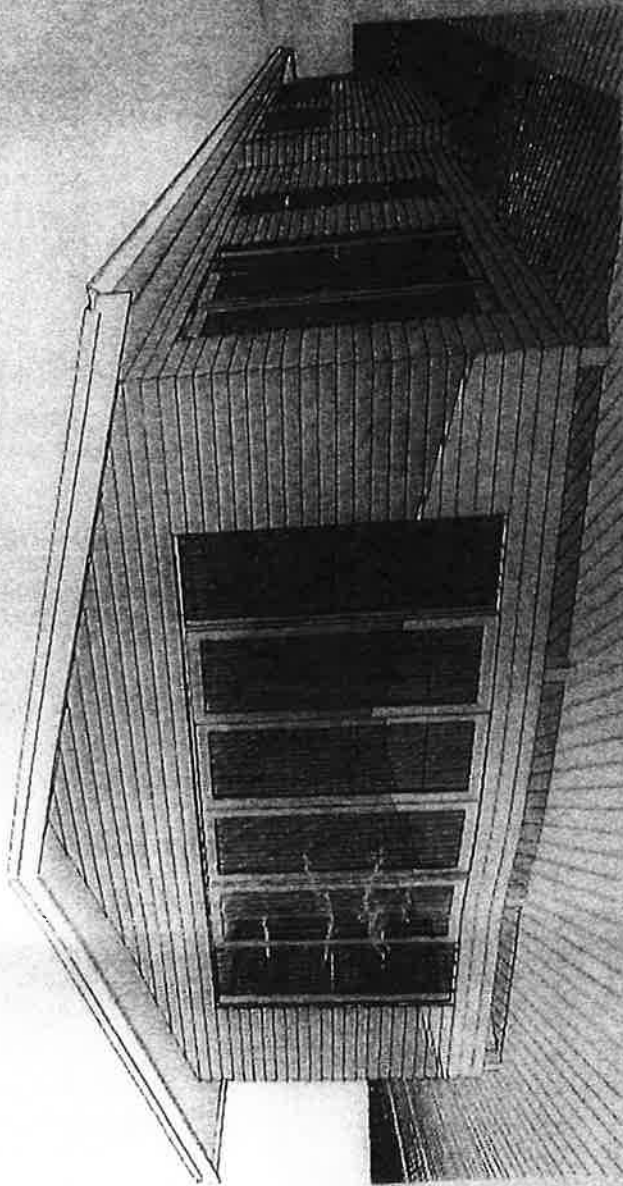
- 01 Site Plan
- 02 Proposed Floor Plan
- 03-104 Elevations
- 05 Foundation Plan
- 06-108 Sections
- 09 Bracing Plan
- 10 Bracing Calculations
- 11 Roof Plan
- 12-113 Details
- 14 Foundation & Base of Wall Details
- 15 Fixing Details
- 16 Lintel Fixing Details
- 17 Subfloor Fixing Details
- 18 Wet Area Details
- 19 Window & External Door Schedule
- 20 H1 Schedule

Proposed Relocatable Dwelling

Aoraki Polytechnic

Cnr Theodosia & North Sts

Timaru



TIMARU DISTRICT COUNCIL
BUILDING DEPARTMENT

Approved Document

<p>Form Name Drawing No. 10-B490 Drawing Name Date 10-B490 Drawing Number 100</p>	<p>Job Title Relocatable Home Aoraki Polytech Timaru</p>	<p>Project Aoraki Polytech Client Aoraki Polytech Checked Revision Date 04-Feb-15 Rev Date</p>	<p>Notes Copyright remains the property of Aoraki Polytech. All rights reserved. No part of this document may be reproduced without the prior written consent of Aoraki Polytech. All dimensions are in millimeters unless otherwise stated. All materials are to be used in accordance with the relevant standards. All work is to be done in accordance with the relevant standards. All work is to be done in accordance with the relevant standards.</p>
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set Index

Site Plan

Proposed Floor Plan

Elevations

Foundation Plan

Roof Plan

Sub-floor Fixing

Wet Area Details

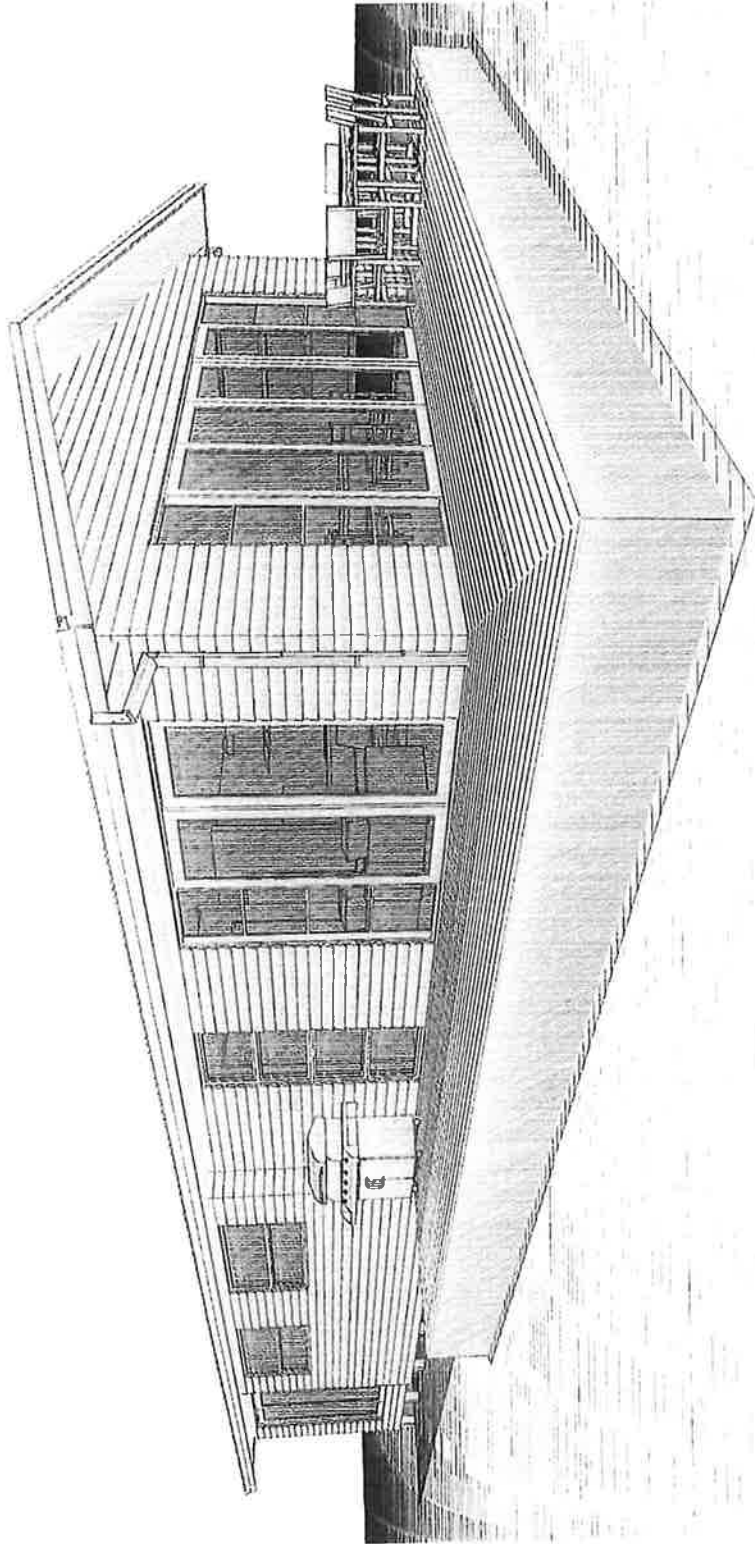
Drainage Details

Ruataniwha Relocation

2411 Twizel-Omarama Road

Glenbrook

TWIZEL



Patrol

RAFTLINE LTD

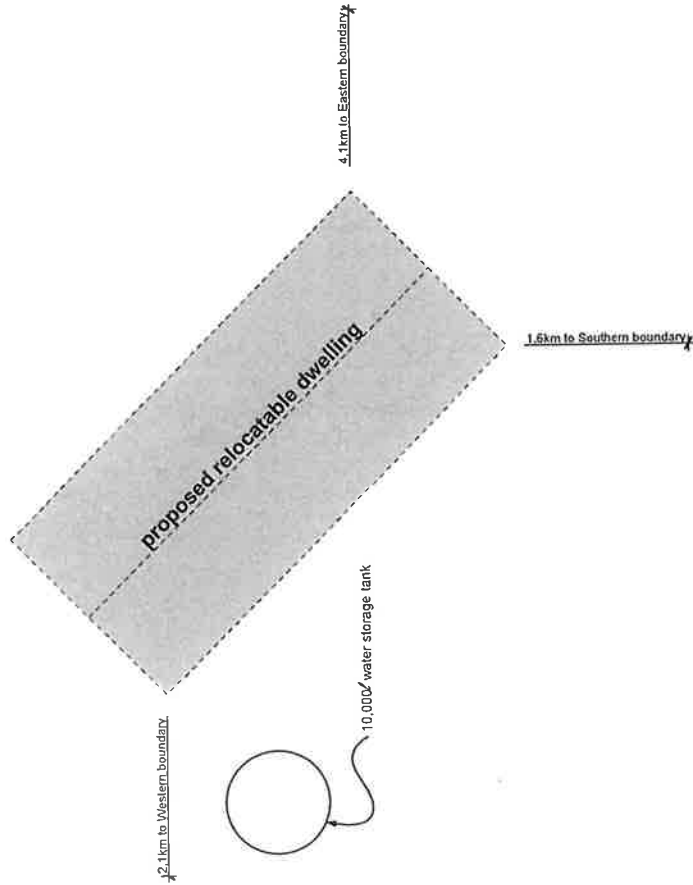
DESIGN & DRAUGHTING SERVICES
PROPERTY MANAGEMENT
PROPERTY INSPECTION

PATRICK COLL NZGD Arch
5 Beswick Street Timaru
Ph/Fax 03 688 8455
Cell 0274 370 280
Email pat.coll@draftline.co.nz

formation

1 Address: 2411 SH18 Twizel-Omarama Road,
 Twizelbrook,
 Twizel DP 301637
 ne: Extra High
 oad: 2kPa
 iake Zone: 2

Site Safety Notes:
 Site guards to be implemented to protect people & property from construction hazards as per NZBC F5 ie Site to be protected around entire perimeter utilizing 1.8m Steel mesh fencing systems where permanent fencing is not already installed. Site should be fully secured to protect public when site unattended.



WATERLINE
 CONSULTING SERVICES
 1 COLLEGE AVENUE
 1 Street Tauranga
 3100 9455
 info@waterline.co.nz

Notes
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 All dimensions are in millimetres unless otherwise stated
 All construction to comply with NZBC/NZ 3604: 2011, alongside all current standards alike
 All timber to be SG8 unless specified otherwise
ALL DIMENSIONS TO BE VERIFIED ON SITE
DO NOT SCALE OFF PLANS

Job Title
 Relocatable Home
 2411 Twizel-Omarama Road
 Twizel

Design	ARA
Drawn	LT
Checked	
Revision Date	07-Aug-17
Plot Date	

Scale 1:200
Drawing Number 101



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




R. W. Muir
Registrar-General
of Land

Identifier 6731
Land Registration District Otago
Date Issued 06 November 2001

Part-Cancelled

Prior References

11833

Estate	Fee Simple
Area	2672.2230 hectares more or less
Legal Description	Lot 1 Deposited Plan 301637 and Section 3-9 Survey Office Plan 20765 and Section 3 Survey Office Plan 308988

Registered Owners

Douglas Robert McIntyre and Waitaki Trustees (Golden Acres) Limited

Interests

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right to convey electricity over part marked B DP 301637 specified in Easement Certificate 5070046.8 -produced 13.8.2001 at 9.00 am and entered 6.11.2001 at 9:00 am

Appurtenant hereto is a right to convey electricity specified in Easement Certificate 5070046.8 -produced 13.8.2001 at 9.00 am and entered 6.11.2001 at 9:00 am

The easements specified in Easement Certificate 5070046.8 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer 5136656.1 - 14.1.2002 at 9:01 am

5442957.1 Gazette Notice declaring adjoining State Highway No.8 to be limited access road - 20.12.2002 at 9:00 am

5492475.4 Gazette Notice declaring Section 1 on SO 308988 (5925m2) is acquired for generation of electricity and vests in the Crown - Computer Interest Register 233208 issued - 18.2.2003 at 9:00 am

6786741.1 Encumbrance to Benmore Irrigation Company Limited - 14.3.2006 at 9:00 am

Subject to a right (in gross) to convey water over Part Lot 1 DP 301837 marked E, F, J and R on DP 398045, over Section 6 SO 20765 marked G on DP 398045 and over Section 7 SO 20765 marked T on DP 398045 in favour of Benmore Irrigation Company Limited created by Easement Instrument 8544572.1 - 20.7.2010 at 11:56 am

8659298.3 Mortgage to Westpac New Zealand Limited - 17.12.2010 at 4:50 pm

Subject to a right (in gross) to convey electricity, telecommunications and computer media over part Lot 1 DP 301637 marked A on DP 520132 in favour of Network Waitaki Limited created by Easement Instrument 11011776.1 - 22.6.2018 at 9:22 am

11207764.1 Variation of Mortgage 8659298.3 - 20.9.2018 at 11:19 am

SCHEDULE OF AREAS

SECTION	AREA	AREA
1	100000	100000
2	200000	200000
3	300000	300000
4	400000	400000
5	500000	500000
6	600000	600000
7	700000	700000
8	800000	800000
9	900000	900000
10	1000000	1000000
11	1100000	1100000
12	1200000	1200000
13	1300000	1300000
14	1400000	1400000
15	1500000	1500000
16	1600000	1600000
17	1700000	1700000
18	1800000	1800000
19	1900000	1900000
20	2000000	2000000

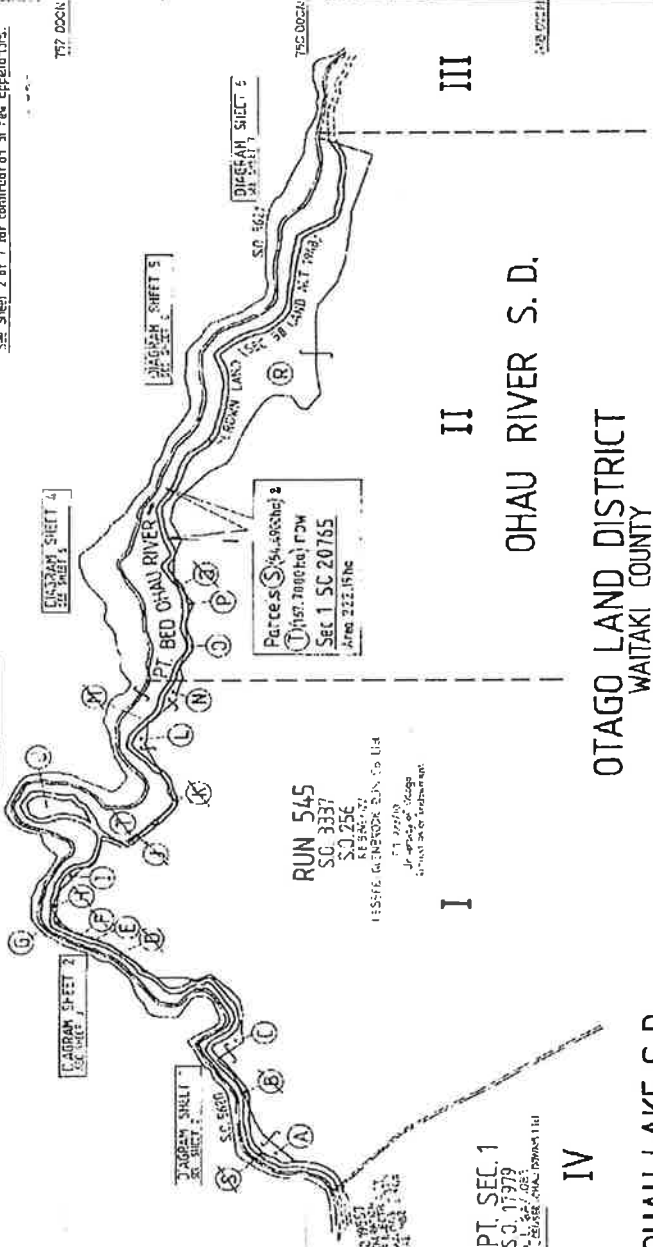


CANTERBURY LAND DISTRICT
MACKENZIE COUNTY

See Sheet 2 of 7 for continuation of the schedule.

Disturbance	Prevalence Shown	Area	Comment
200000	200000	200000	200000

See Sheet 2 of 7 for continuation of the schedule.



OHAU RIVER S.D.
OHAU LAKE S.D.
OHOU RIVER S.D.
OHOU LAKE S.D.

OTAGO LAND DISTRICT
WAITAKI COUNTY

PT. RUN 545, PT. BED OHAU RIVER AND
CROWN LAND

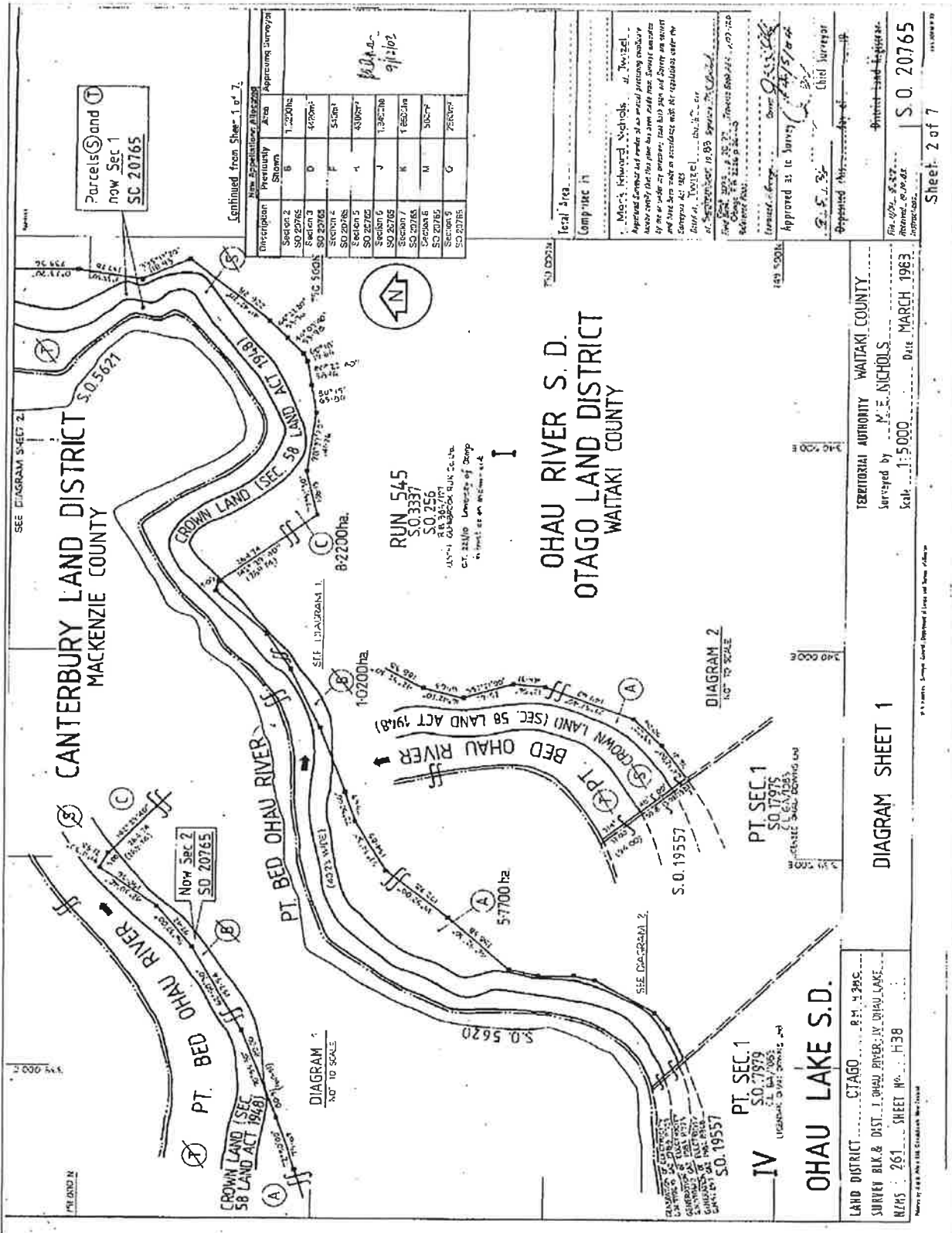
LAND DISTRICT OTAGO
SARVEN BULK DIST. OHAU RIVER
N.P.S. 251 SHEET No. H.38

BEARINGS DATUM GEODETIC 1949
ORIGIN OF BEARINGS NETA CARDS
LINES PEAK CIRCUM COORDINATES
CIRCUIT ORIGIN LENS PEAK
COORDINATE SEC CODE
ORIGIN POINT -16 14
745 275 749N 549 546 54-N-E

Total Area 250 0510 ha
Computed in R.S. 198/177 AND 198/178

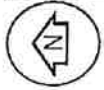
Approved by the Survey 7/5/87
Territorial Authority Waitaki County
Territorial Authority Waitaki County
Surveyed by M.E. NICHOLS
Scale 1:25,000 Date MARCH 1983

S.O. 20765
S.O. 20765



Continued from Sheet 1 of 7

Parcels ⑤ and ①
now Sec 1
S.O. 20765



OHAU RIVER S.D.
OTAGO LAND DISTRICT
WAITAKI COUNTY

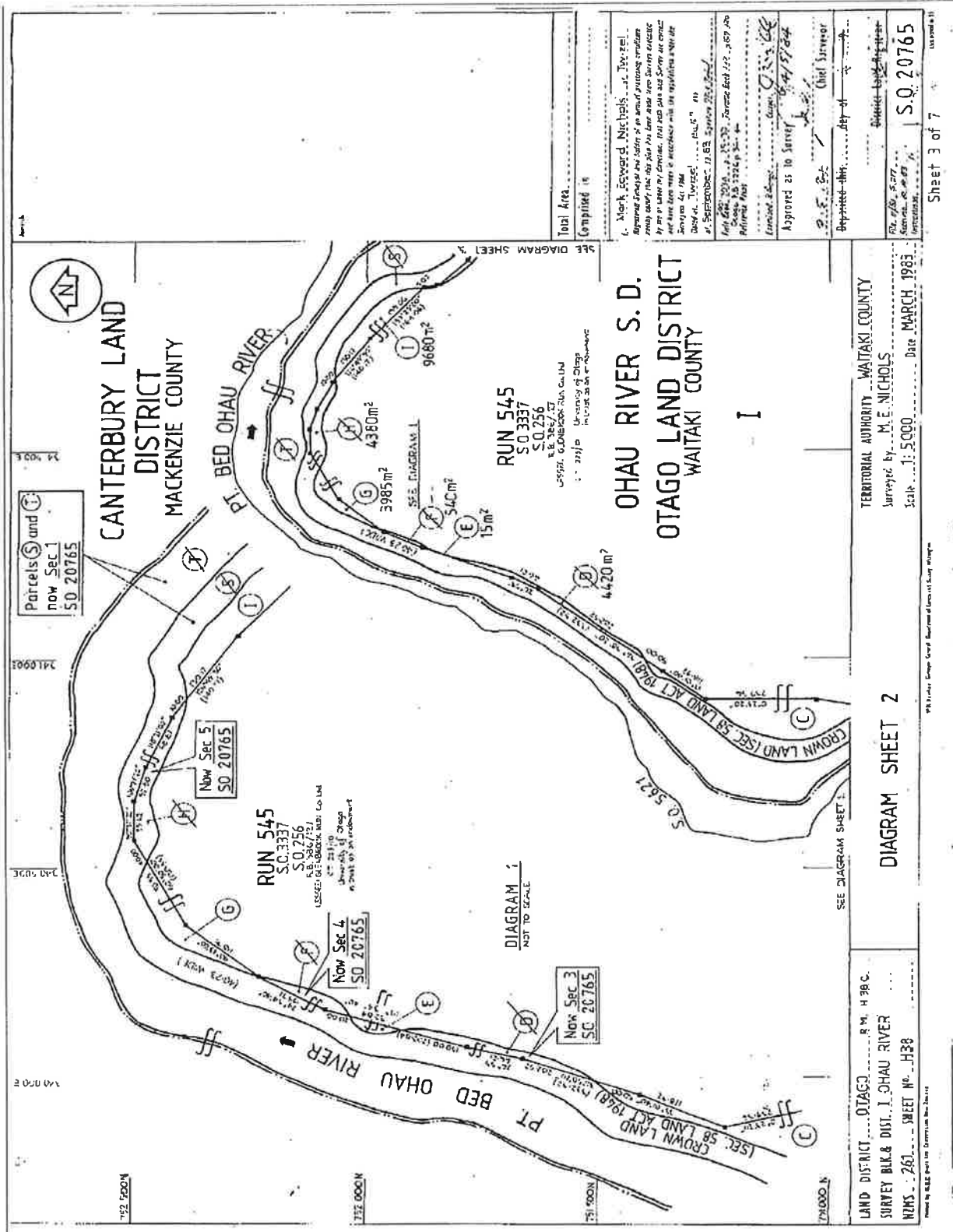
RUN 545
S.O. 3337
S.O. 256
S.O. 19557
S.O. 19557

TERITORIAL AUTHORITY WAITAKI COUNTY
Surveyed by M.E. NICHOLS
Scale 1:5000 Date MARCH 1963

DIAGRAM SHEET 1

LAND DISTRICT OTAGO P.M. 4395
SURVEY BLK & DIST. I OHAU RIVER, IV OHAU LAKE
R/S 261 SHEET NO. H38

1:5000 Scale Surveyed (Diagram 1) and (Diagram 2)



LAND DISTRICT... OTAGO... R.M. H. 38C.
 SURVEY BLK. & DIST. I, OHAU RIVER
 N.P.S. 261... SHEET NO. H38

TERITORIAL AUTHORITY... WAITAKI COUNTY
 Surveyed by... M.E. NICHOLS
 Scale... 1:5000... Date... MARCH, 1963.

Now Sec 3
 S.O. 20765

Now Sec 4
 S.O. 20765

Now Sec 5
 S.O. 20765

Now Sec 5
 S.O. 20765

Run 545
 S.O. 3337
 S.O. 256
 S.O. 276

DIAGRAM 1
 NOT TO SCALE

DIAGRAM SHEET 1

DIAGRAM SHEET 2

SEE DIAGRAM SHEET 1

SEE DIAGRAM SHEET 2

SEE DIAGRAM SHEET 3

SEE DIAGRAM SHEET 4

SEE DIAGRAM SHEET 5

SEE DIAGRAM SHEET 6

SEE DIAGRAM SHEET 7

SEE DIAGRAM SHEET 8

SEE DIAGRAM SHEET 9

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SEE DIAGRAM SHEET 95

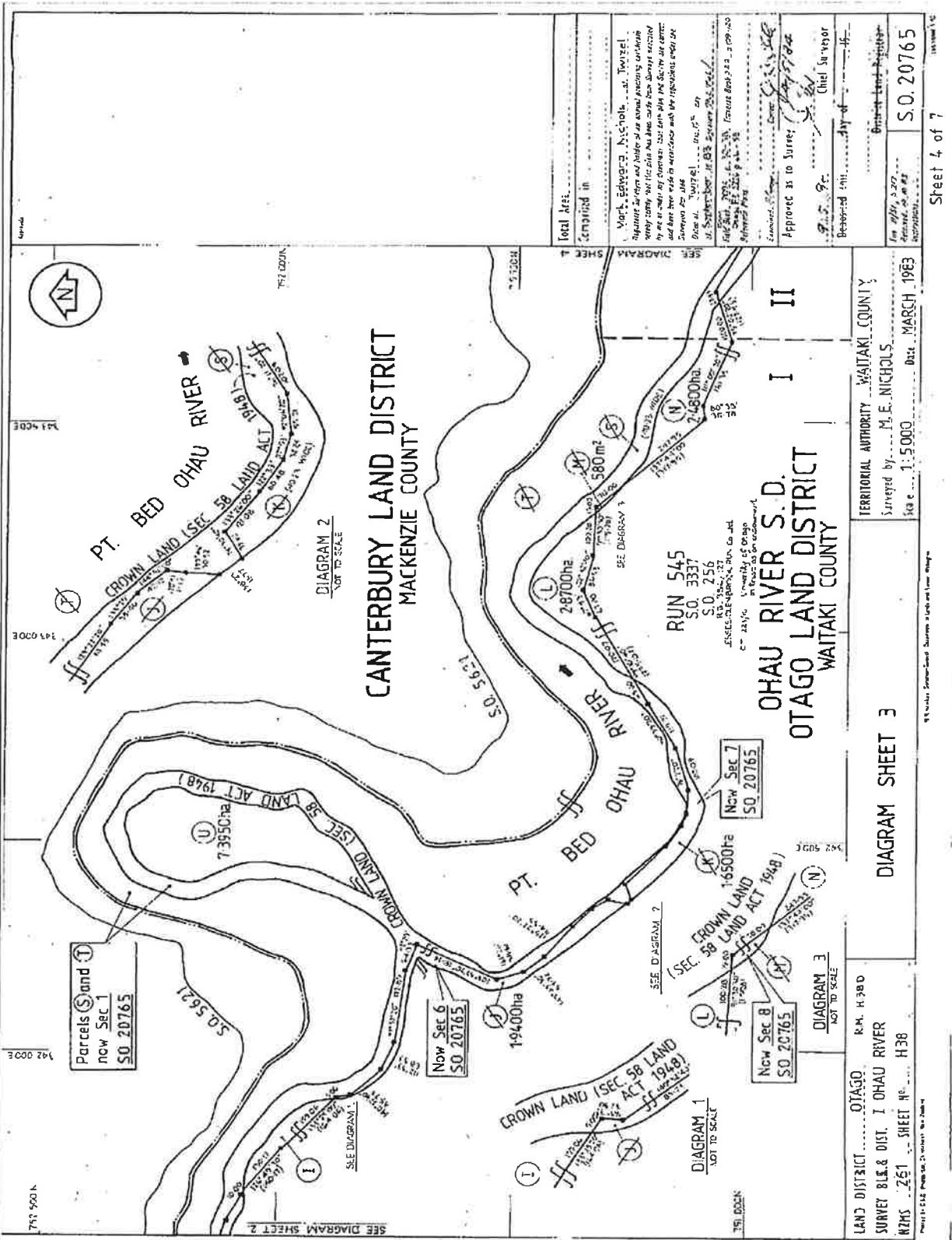
SEE DIAGRAM SHEET 96

SEE DIAGRAM SHEET 97

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SEE DIAGRAM SHEET 99

SEE DIAGRAM SHEET 100



Total Area...
 Computed in...
 Mark Edwards Nicholls... at Twizel
 Registered Surveyor and Valuer...
 Approved as to Survey...
 Witnessed this... day of...
 M.E. Nicholls
 District Surveyor
 S.O. 20765

LAND DISTRICT... OTAGO
 SURVEY B.L.S. & DIST. I OHAU RIVER
 NZMS... 251... SHEET No. H38
 R.M. H380
 DIAGRAM SHEET 3

TERRITORIAL AUTHORITY... WAITAKI COUNTY
 Surveyed by... M.E. NICHOLLS
 Scale... 1:5000
 Date... MARCH 1963

Parcels (S) and (I)
 now Sec 1
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Now Sec 6
 SO 20765

Now Sec 7
 SO 20765

Now Sec 8
 SO 20765

DIAGRAM 1
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DIAGRAM 2
 NOT TO SCALE

DIAGRAM 3
 NOT TO SCALE

SEE DIAGRAM 1

SEE DIAGRAM 2

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SEE DIAGRAM 95

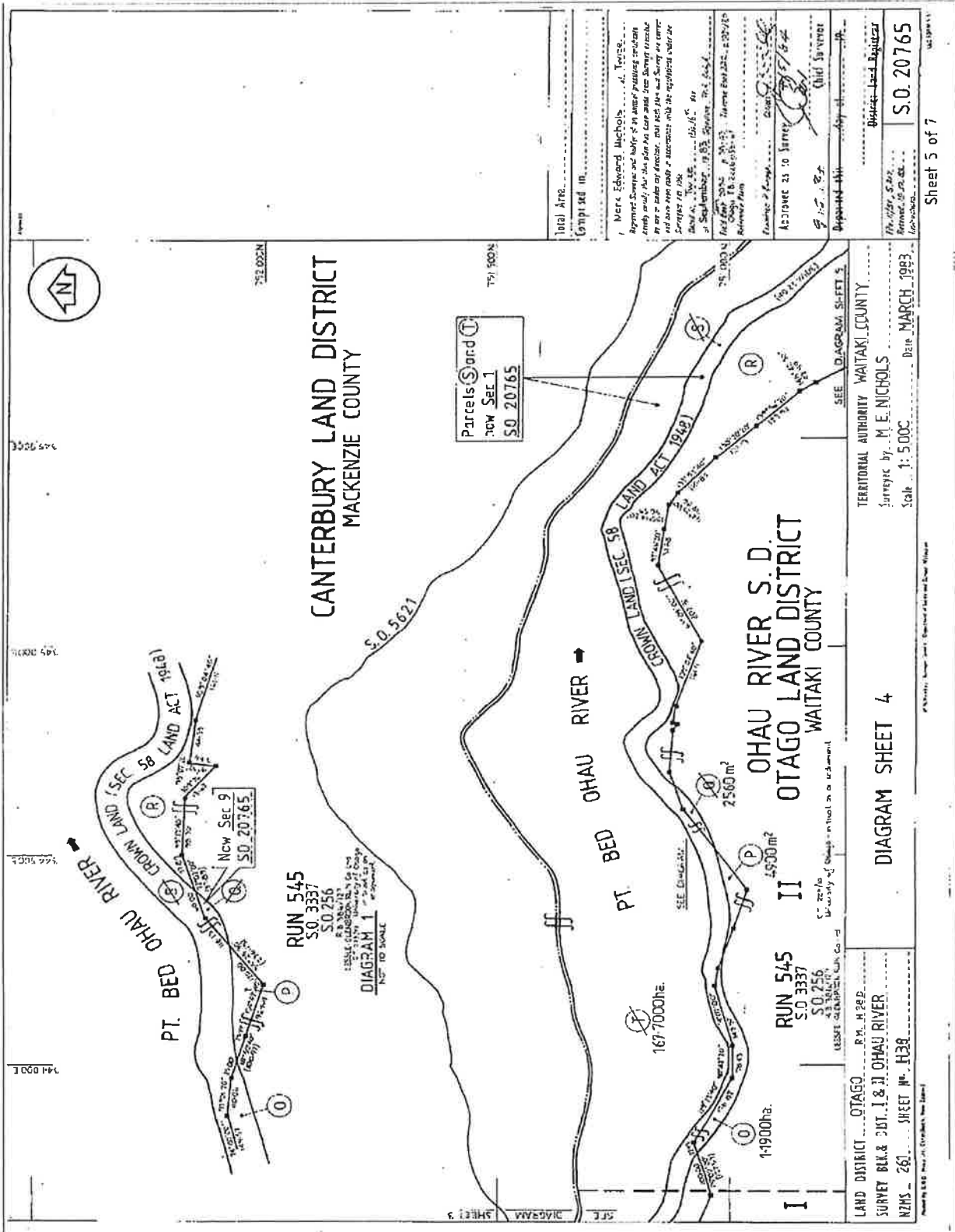
SEE DIAGRAM 96

SEE DIAGRAM 97

SEE DIAGRAM 98

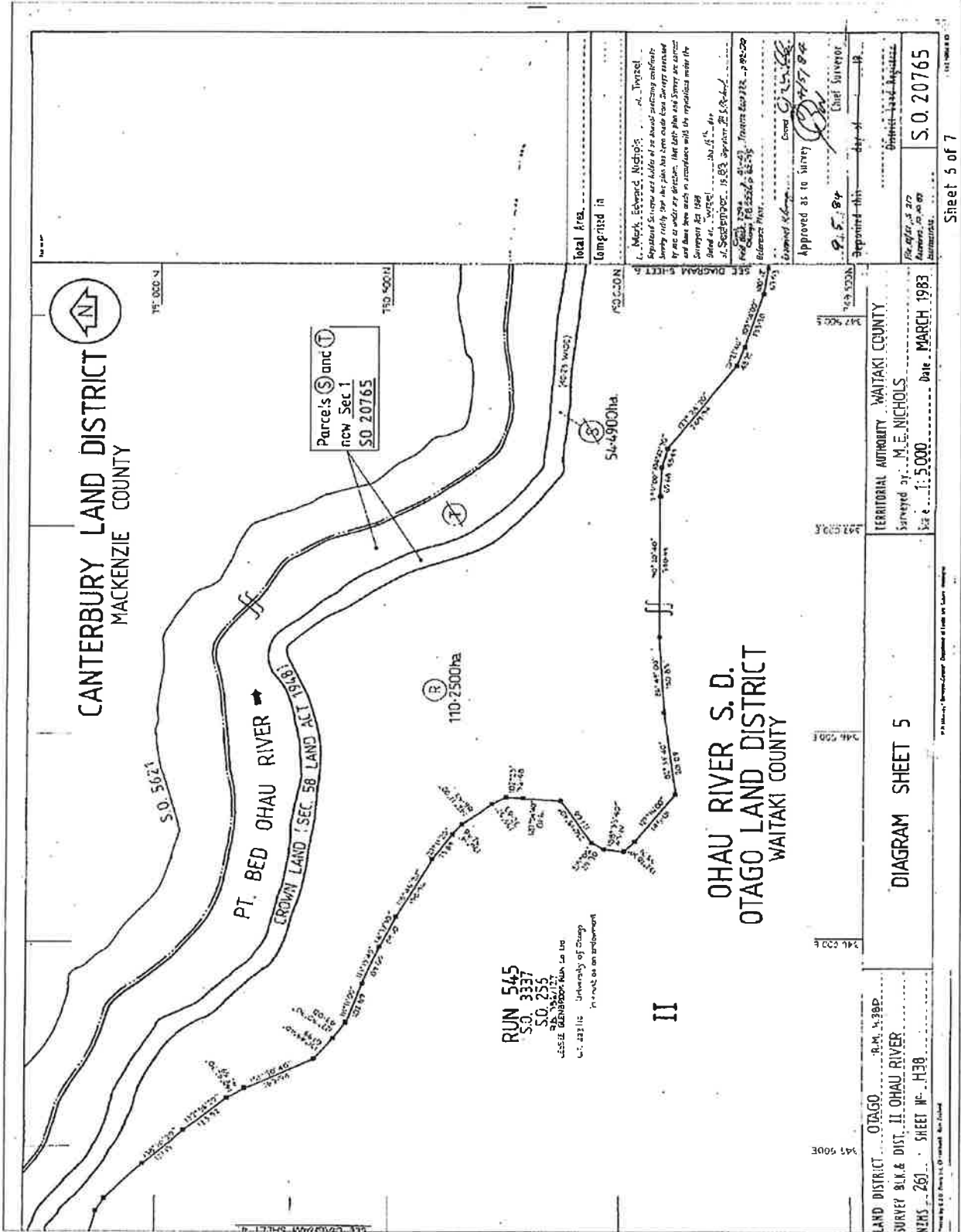
SEE DIAGRAM 99

SEE DIAGRAM 100



Initial Area...
 Contained in...
 I. Merit Edward Methods...
 Approved Survey and Map...
 In any or under my direction...
 All area river road...
 Surveyed by...
 Date...
 Actioned 23 to Survey...
 Approved...
 Date...
 Surveyed by...
 Date...
 S.O. 20765

Sheet 5 of 7



CANTERBURY LAND DISTRICT
MACKENZIE COUNTY

OHAU RIVER S. D.
OTAGO LAND DISTRICT
WAITAKI COUNTY

DIAGRAM SHEET 5

LAND DISTRICT... OTAGO...
SURVEY BLK. & DIST. II OHAU RIVER
NEWS... 261... SHEET No. H3B

TERRITORIAL AUTHORITY WAITAKI COUNTY
Surveyed by... M.E. NICHOLS.
Scale 1:5,000 Date MARCH 1983

Parcel 5 and 1
from Sec 1
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Run 545
S.O. 3337
S.O. 255
S.O. 20765

110.2500ha
54.4900ha

Total Area...
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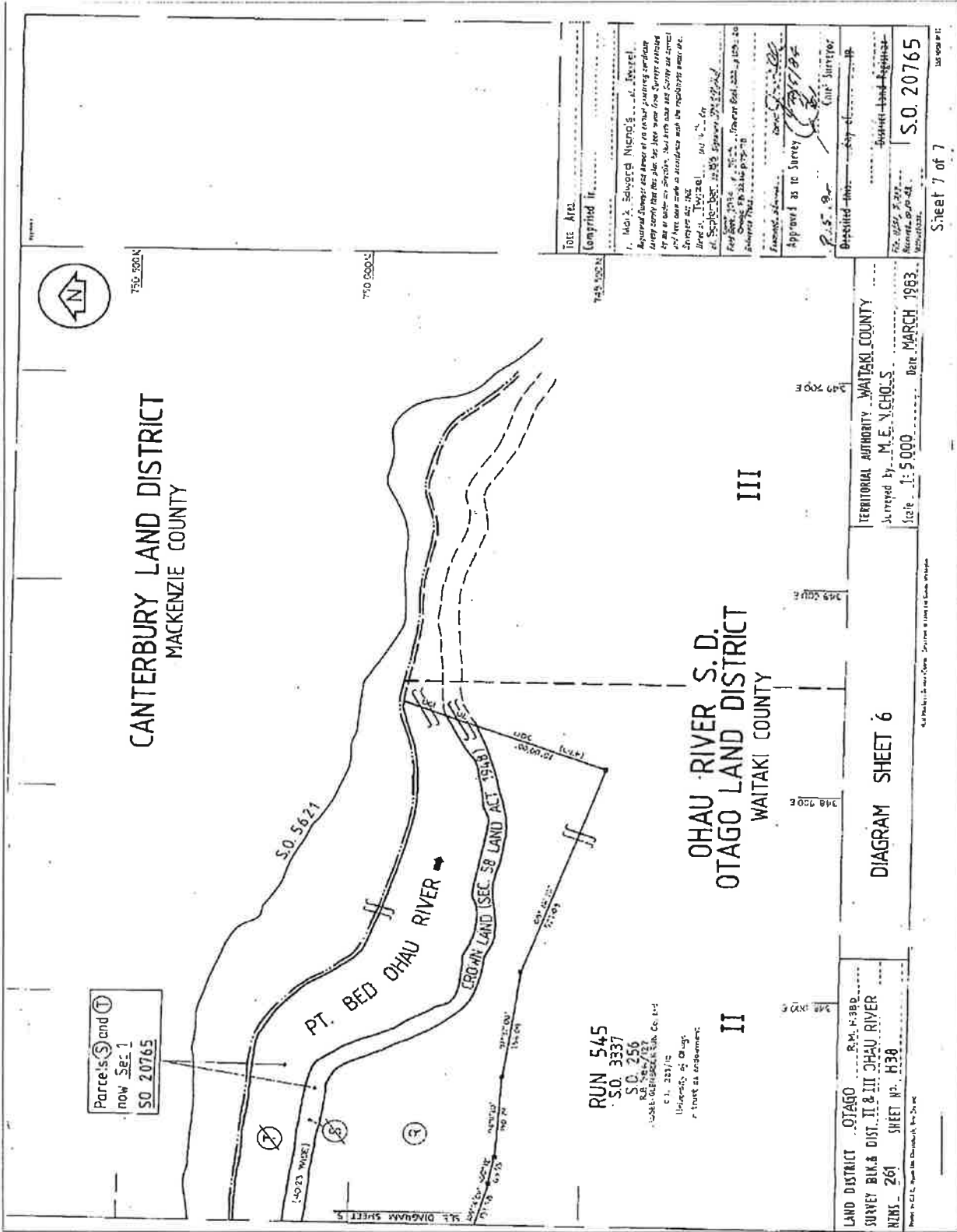
1983

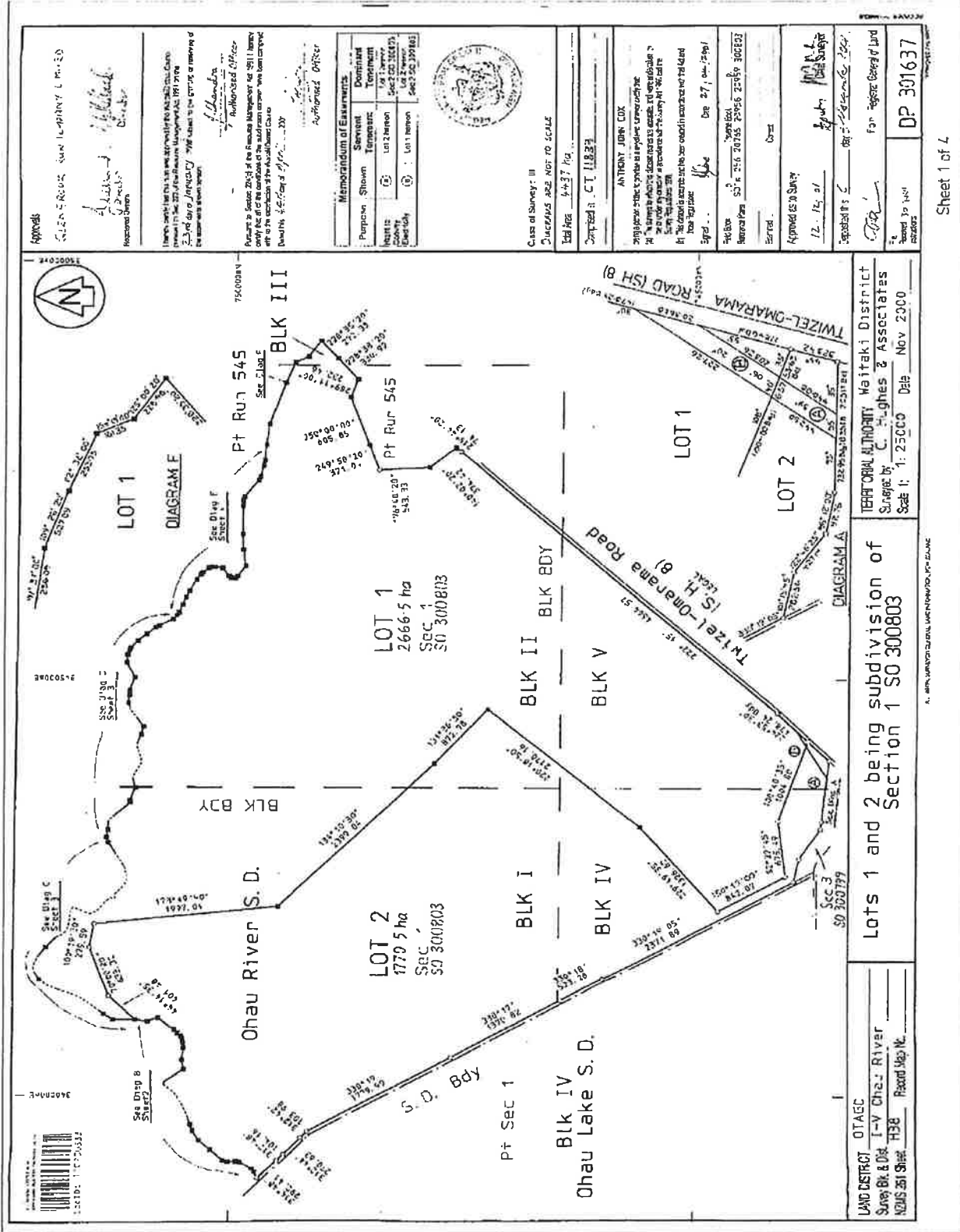
1983

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Approved: *[Signature]*
Surveyor General
Date: *[Date]*

Memorandum of Encumbrances
Purpose: Shown
Survey: []
Tentative: []
Final: []
Date: []

Case of Survey: III
Diagrams are NOT TO SCALE
Total Area: 4437 ha
Completed: CT 11.8.23

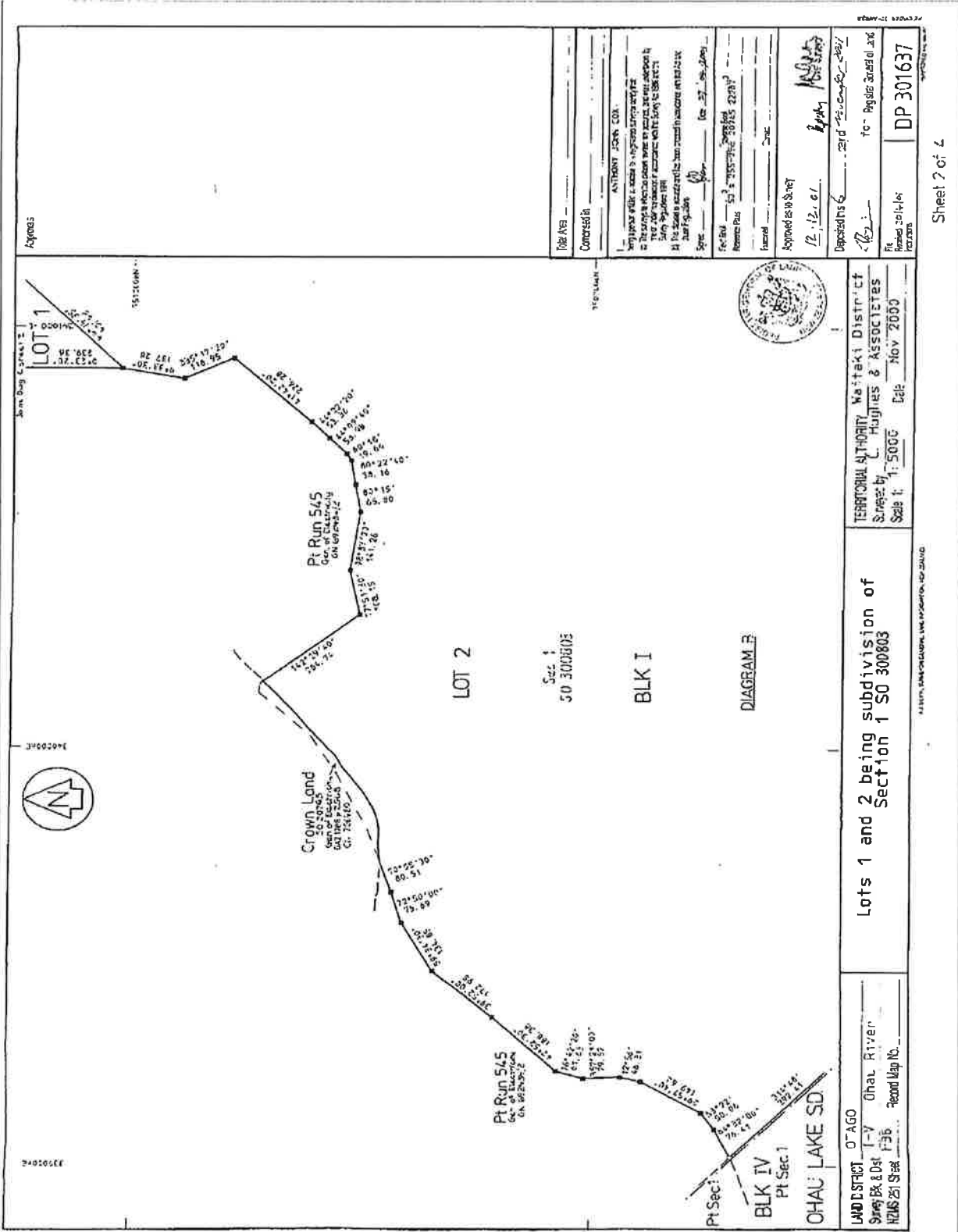
ANTHONY JOHN COX
Surveyor General
Date: 27, 04, 2024

Approved as to Survey
Date: 12, 12, 21

DP 301637

Scale 1: 25000 Date Nov 2000

Sheet 1 of 4



APPROVED AS SHOWN

12.12.01

DP 301637

ANTHONY JOHN COX

Surveyed by: Hughes & Associates

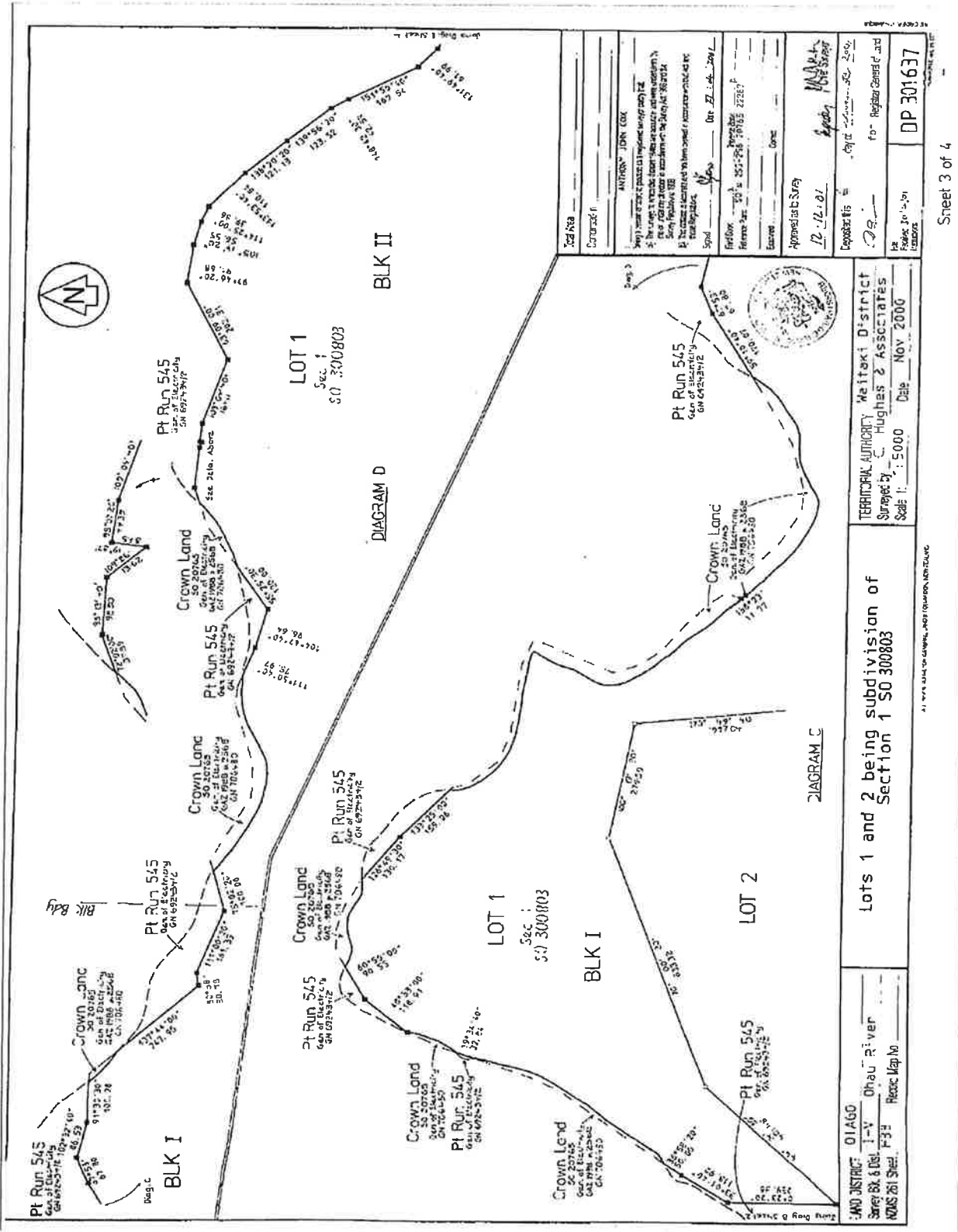
Scale 1" = 5000

Date Nov 2000

Territorial Authority: Waitaki District

Scale 1" = 5000

Date Nov 2000



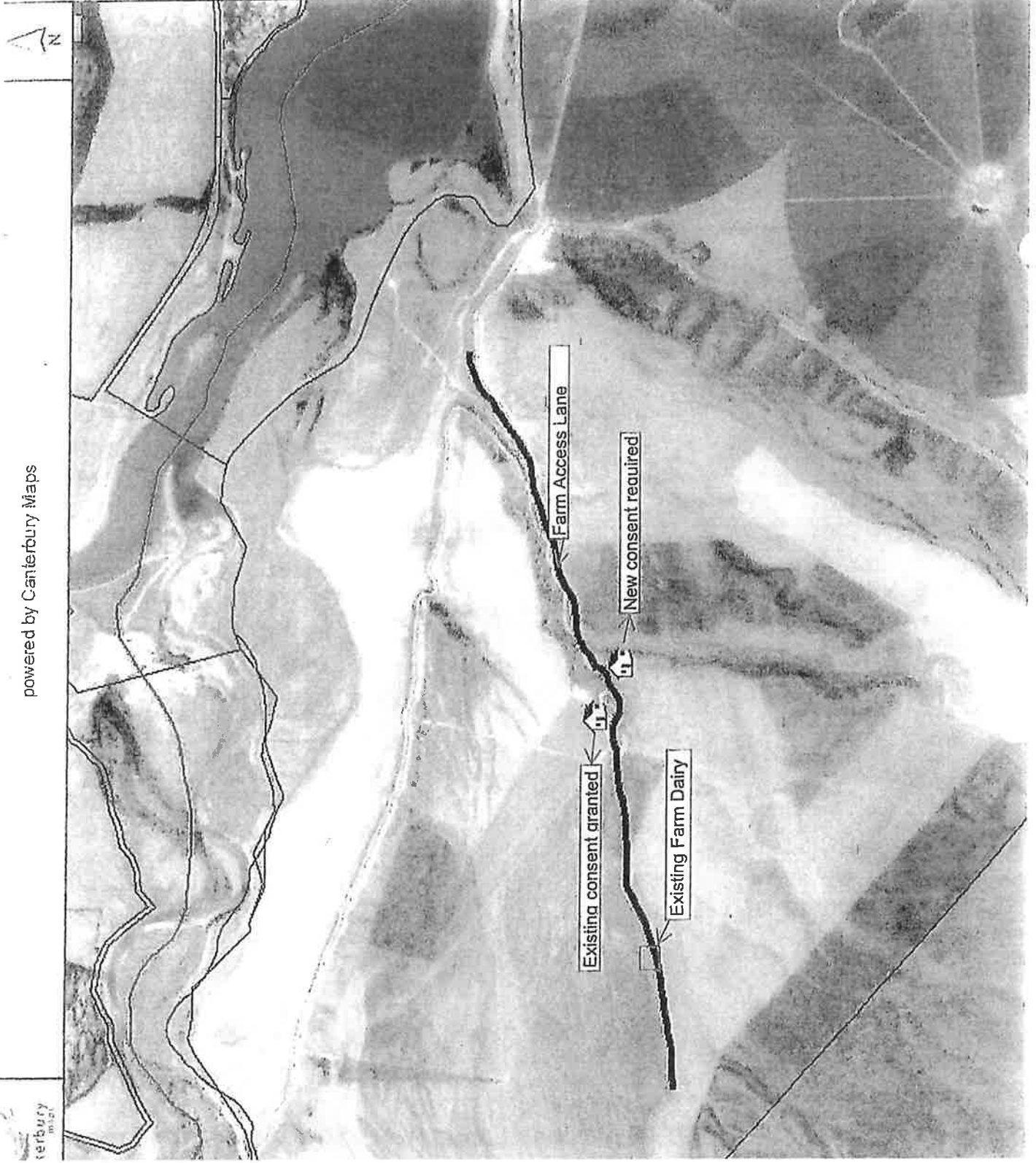
APPROVED AS TO SURVEY	12-12-01	APPROVED AS TO SURVEY	12-12-01
DATE	12-12-01	DATE	12-12-01
APPROVED AS TO SURVEY	12-12-01	APPROVED AS TO SURVEY	12-12-01
DATE	12-12-01	DATE	12-12-01
APPROVED AS TO SURVEY	12-12-01	APPROVED AS TO SURVEY	12-12-01
DATE	12-12-01	DATE	12-12-01






TERMINAL AUTHORITY HAITAKI DISTRICT
 Surveyed by Hughes & Associates
 Scale 1" = 5000 Date Nov. 2000

Lots 1 and 2 being subdivision of
 Section 1 SO 300803

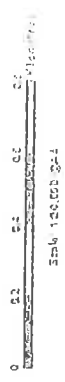
LAND DISTRICT OIAGO
 Survey 88 & 081, I-V Ohau River
 NOMS 261 Sheet F-35 Record Map No

Sheet 3 of 4



-  Regional Boundaries
-  Territorial Authority Boundaries
-  State highways (<1:250,000)
-  Land Parcels
-  State highways outside Canterbury

Disclaimer:
 Information in this map has been derived from various sources, including the Kaikoura District, Hurunui District, Waimate District, Christchurch District, Environment Canterbury, Regional Council, Selwyn District, Ashburton District, Waikato District, Manawatu District, Tairāhema District and Waikato District's databases.
 Boundary information is derived from the 1:250,000 scale, 2008 edition of the Department of Conservation's 'New Zealand Topographic Database'. The Department of Conservation does not warrant the accuracy or timeliness of this information in this map.
 Information on this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before using any other information.





Te Rūnanga o NGĀI TAHU

2 November 2017

McIntyre Williamson Partnership
Office 3 / 3 Benmore
TWIZEL 7901

Attention: Morag Tippet

Tēnā koe,

RE: Doug McIntyre & Lynda Williamson - Relocation of a dwelling

This letter is to confirm that Te Rūnanga o Ngāi Tahu gives written approval as a party who may be affected under sections 95B and 95E(3) of the Resource Management Act 1991 to the resource consent application to be lodged by Doug McIntyre and Lynda Williamson for consent to relocate a dwelling from Timaru to 2411 Twizel-Omarama Road, Glenbrook, Twizel.

The written approval of Te Rūnanga o Ngāi Tahu is given on the basis that Kai Tahu Ki Otago Ltd has provided written approval to this application on behalf of Papatipu Rūnaka, and is subject to the mitigation conditions included in your application and in their written approval letter. Please be advised that should the approval of Kai Tahu Ki Otago Ltd be withdrawn, then this written approval is no longer valid.

Nāku noa
Nā

Matthew Ross
Programme Leader - Mana
Te Ao Tūroa
Te Rūnanga o Ngāi Tahu

Te Rūnanga o Ngāi Tahu
15 Show Place, Addington, Christchurch 8024
PO Box 13-046, Christchurch, New Zealand
Phone + 64 3 366 4344, 0800 KAI TAHU
Email: info@ngaitahu.iwi.nz



17 September 2019

McIntyre Williamson Partnership
Office 3 / 3 Benmore
TWIZEL 7901

Attn: Carey-Mai McIntyre

Resource Consent – Doug McIntyre & Lynda Williamson

Proposal

Te Rūnanga o Waihao understands that D McIntyre & L Williamson is applying for:

- Applications associated with re-locating a dwelling from Timaru to 2411 Twizel-Omarama Road, Glenbrook, Twizel (as specified in the application provided)

Situation

Kāi Tahu ki Otago Ltd writes this report on behalf of Te Rūnanga o Waihao, one of the kaitiaki Rūnanga whose takiwa includes the site the application relates to.

Decision

Rūnanga representatives have been informed and accept the proposal outlined in the application received 28 July 2017 and further information received 7 August 2017. Please be advised that Te Rūnanga o Waihao does not oppose the application proceeding by non-notified resource consent procedure, subject to the following conditions:-

1. That the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol (attached) should be adhered to.
2. That the wastewater disposal system installed is appropriate for the soil conditions in the area.
3. That where appropriate native plants are used for landscape planting.

This reply is specific to the above proposal. Any changes to the application will require further consultation.

Kāi Tahu ki Otago Ltd request that the Council forward a copy of the recommending report, and if issued, a copy of the consent.

Nahaku noa
Na



Chris Rosenbrock
Manager

cc Te Rūnanga o Waiārao

G:\KTKO\1. RMA\3. Resource Consents\1. Consents and Submissions\Waiārao Consents\2017\Reply Letters\20170821 - 50194-Twizel-McIntyre Williamson Partnership-dwelling.docx



Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies;

1. Work shall cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (*Heritage New Zealand Pouhere Taonga Act, Protected Objects Act*).
5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand will determine if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act 2014* is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of

whether the works are permitted or a consent has been issued under the Resource Management Act.

Heritage New Zealand Regional archaeologist contact details:

Dr Matthew Schmidt
Regional Archaeologist Otago/Southland
Heritage New Zealand
PO Box 5467
Dunedin
Ph. +64 3 470 2364, mobile 027 240 8715
Fax. +64 3 4773893
mschmidt@heritage.org.nz



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

WRITTEN APPROVAL TO A RESOURCE CONSENT

I (applicant), DOUGLAS ROBERT MCINTYRE OF MCINTYRE WILLIAMSON FISHER (Please be aware that these details are available to the public)

of (address) 120 GLEN LYON ROAD, TWIZEL

am applying to the Waitaki District Council for a Resource Consent to undertake the following activity (see also the attached plans):

LOCATE A HOUSE WITHIN AN OUTSTANDING NATURAL LANDSCAPE
ZONE AT TABLE HILL, SOUTH OF LAKE RUATANIWHA
(LOT 1 DP 301637) AS SHOWN IN THE ATTACHED PLANS

Note to the applicant: this form, a copy of the application and plans must be signed by the affected person to be accepted as complete.

The Waitaki District Council considers that the following persons, organisations, property owners could be adversely affected by the granting of the Resource Consent:

DEPARTMENT OF CONSERVATION, NEW ZEALAND

If written consent of any of the above persons is received, the Council shall not take account of any actual or potential effect of the activity on those persons (Section 95D(e)) Resource Management Act 1991).

If you, as a potentially affected person, approve of the application being considered without being notified in accordance with the Act, please sign the form below and a copy of the application/AEE and plans (if any).

I (Full name) DEAN CHRISTOPHER TURNER

of (address) 15 WAZZREPO ROAD TWIZEL

have given my written approval to the consent being considered as a non-notified application.

Signed	(owner)
Signed	(joint owner)
Signed	<u>Dean Turner</u>	<u>(occupier)</u>
Date	<u>20/08/2019</u>	

(if necessary, attach further comments on a separate page)

Dean Turner
ACTING OPERATIONS MANAGER



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

WRITTEN APPROVAL TO A RESOURCE CONSENT

(Please be aware that these details are available to the public)

I (applicant), ... McIntyre Williamson Partnership (Doug McIntyre)

of (address) ... 120 Glen Lyon Road

am applying to the Waitaki District Council for a Resource Consent to undertake the following activity (see also the attached plans):

..... Locate a house within an Outstanding Natural Landscape zone at Table Hill, South of Lake Ruataniwha.
..... (pt Lot 1 DP301637) as shown in the attached plans.
.....
.....
.....

Note to the applicant: this form, a copy of the application and plans must be signed by the affected person to be accepted as complete.

The Waitaki District Council considers that the following persons, organisations, property owners could be adversely affected by the granting of the Resource Consent:

..... Department of Consevation, New Zealand.
.....

If written consent of any of the above persons is received, the Council shall not take account of any actual or potential effect of the activity on those persons (Section 95D(e)) Resource Management Act 1991).

If you, as a potentially affected person, approve of the application being considered without being notified in accordance with the Act, please sign the form below and a copy of the application/AEE and plans (if any).

I (Full name) ... Dean Nelson

of (address) ... C/- DOC, Wairepo Rd, Twizel

have given my written approval to the consent being considered as a non-notified application.

Signed *Dean Nelson* *Acting Operations*
~~(owner)~~ *manager*

Signed (joint owner)

Signed (occupier)

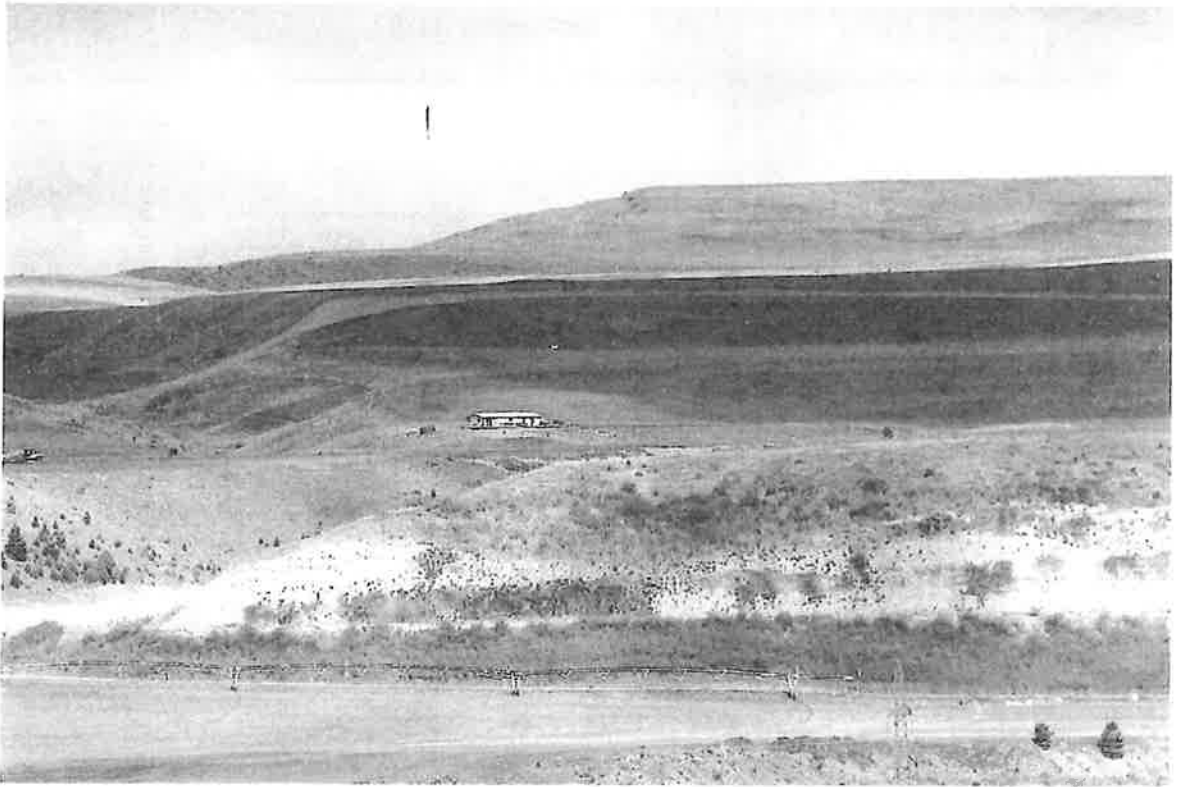
Date *20/9/17*

(if necessary, attach further comments on a separate page)

B. Landscape Assessment – Anne Steven

**NEW HOUSE
(Retrospective Consent)**

**McIntyre – Williamson Dairy Farm
Ruataniwha**



Landscape Assessment Report



September 2019

**NEW HOUSE
(Retrospective Consent)
McIntyre – Williamson Dairy Farm
Ruataniwha
Landscape Assessment Report**

September 2019

CONTENTS

1	INTRODUCTION	3
1.1	Relevant Experience	3
1.2	Scope of Assessment	3
2	THE SITE	5
2.1	Site Description	5
2.2	Background	5
3	LANDSCAPE CONTEXT	6
4	LANDSCAPE CLASSIFICATION	7
4.1	Characteristics of ONL	8
5	DESCRIPTION OF NEW HOUSE AND ASSOCIATED DEVELOPMENT	9
6	VISIBILITY OF THE PROPOSED DEVELOPMENT	9
7	LANDSCAPE AND VISUAL ASSESSMENT	10
7.1	General Discussion	10
7.2	Assessment Against Appendix D Guidelines	10
7.3	Summary of Consistency with Guidelines	12
7.4	Objectives and Policies	13
8	RECOMMENDATIONS	15
9	CONCLUSION	16

APPENDIX

**NEW HOUSE
(Retrospective Consent)
McIntyre – Williamson Dairy Farm
Ruataniwha
Landscape Assessment Report**

1. INTRODUCTION

I have been engaged by the McIntyre–Williamson Partnership of Twizel Dairies Ltd to assess the landscape and visual effect of an existing house on their 2666ha dairy farm, on the northwest flank of Table Hill, to the south of Twizel and the Ohau River. There is one other dwelling on the property as well as a milking shed complex.

The property is zoned Rural with an Outstanding Natural Landscape (ONL) overlay on the higher eastern part of the hill and a Rural Scenic Zoning (RSZ) over the lower middle and western parts of the farm. The house is located just within the ONL area. The other house and dairy shed is in the RSZ. A residential unit within ONL or RSZ requires a discretionary land use consent. The house I am assessing does not have consent, and a retrospective consent is therefore being sought. This includes the associated earthworks, planting, services and access drive.

The location of the house is shown on the following page.

1.1 Relevant Experience

I have had a landscape architectural sole practice in Wanaka, where I have lived since 2001. I have nearly 30 years of professional experience including more than 25 years in the area of landscape and project assessment. I have advised on and assessed a number of development proposals in the Queenstown and Wanaka rural areas and in the upper Waitaki/Mackenzie Basin, including preparing evidence for Council and Environment Court hearings. I consider myself experienced in this field and familiar with the objectives, policies and rules of the operative Waitaki District Plan.

I was raised in the Mackenzie Basin including schooling in Twizel in the 1970's and I have visited and spent time in the basin on many occasions since for a variety of reasons, personal and professional. I am familiar with the landscape of the Twizel and Ohau area, past and present.

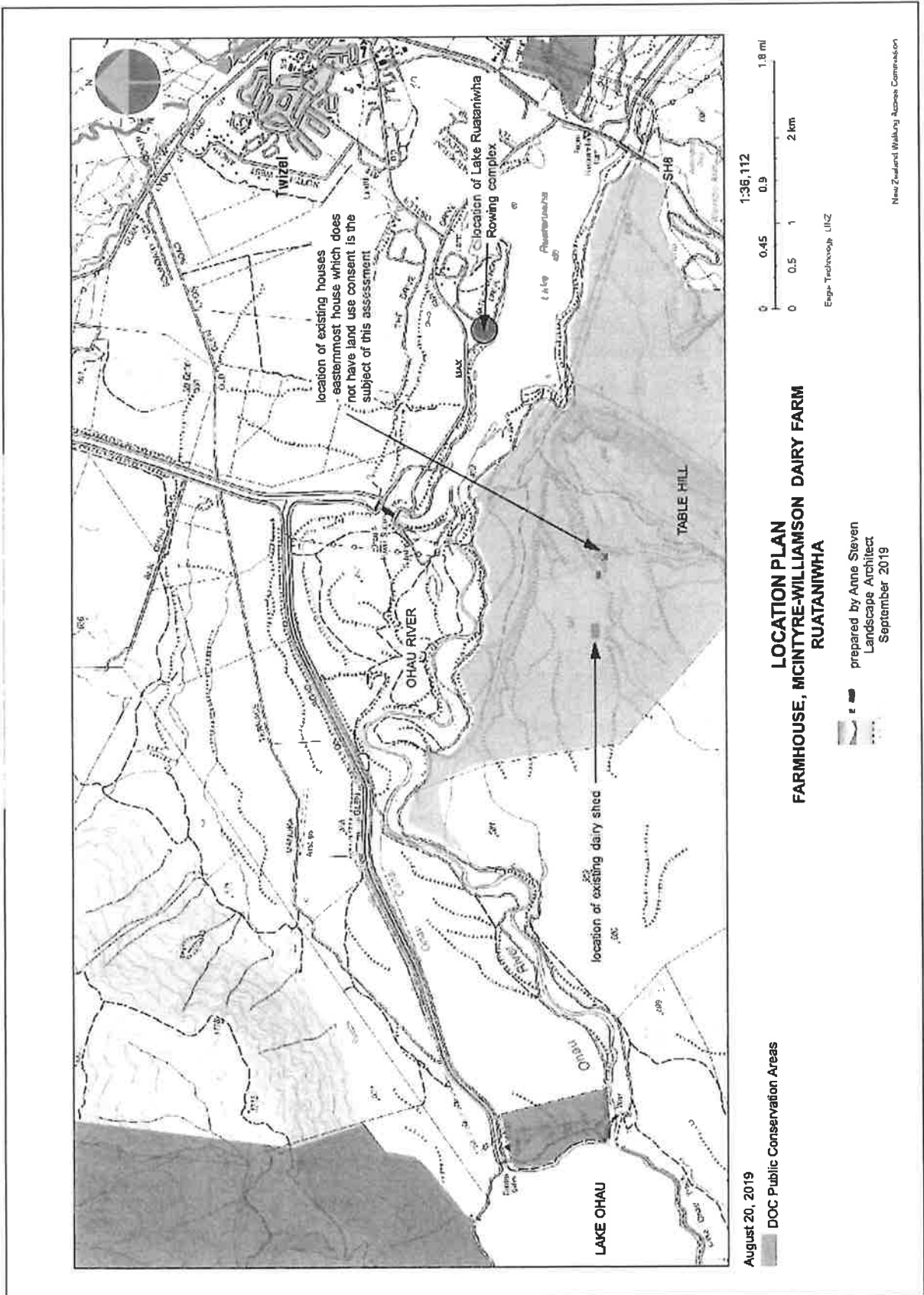
I visited the farm and viewed the new house on 21 August 2019. The morning was cloudy with inversion cloud although this was not as low as Table Hill and I could see the farm and basin floor landscape clearly. The cloud cleared away during the day enabling more expansive views of the basin and its surrounding ranges.

1.2 Scope of Assessment

This report describes the application site (the site), analyses its landscape context, and assesses the potential landscape and visual effects of the new house with regard to the provisions of the Operative Waitaki District Plan (WDP).



Location of Application Site



2 THE SITE

2.1 Site Description

The site of the house is the 2666ha dairy farm on the northwest flank of Table Hill, from its crest to the riverbed of the Ohau River and also over the flats between Table Hill and SH8 (Lot 1 DP 301637).

The relevant part is the northwest flank of Table Hill as the house is not within the visual catchment of SH8. This land comprises weathered rolling moraine overlying old weathered sedimentary rock uplifted along the Ostler Fault. Streams running off the flank towards the Ohau River have carved a pronounced steep-sided and somewhat meandering forked stream gully into it, and a wide shallow meltwater channel was formed around its base, running west to east. More recent discontinuous river terraces drop down in shallow arcing treads into the stony slightly braided and strongly meandering Ohau River bed.

Until around 2009, the land was vegetated with unimproved pasture over fescue tussock grassland and herb/cushionfields, with scattered grey shrubland and sweet brier. Wilding conifers were also spreading over the land. This cover was consistent with the adjoining land to the west and north. Today it is largely improved and irrigated dairy cow pasture, under several large pivot irrigators. Only the higher hill crest remains unirrigated but it has been developed into more productive pasture. Overall the farm is a rich green with circular patterns scribed with the arcs of the pivot irrigators superimposed over the underlying landform (to which they bear no relationship). The stream gully separates the intensively farmed irrigated area from the developed but dry pasture/fodder crop on the higher east side and the remaining unimproved parts of the crest of Table Hill. The only parts of the farm that remain in the pre-2010 state are the very north end of the hill range, and small odd-shaped parts of land left in between and around the centre pivots and in the gullies.

A large milking shed complex has been constructed in the middle of the farm thus is in a slightly elevated location 100-120m above the riverbed level. The complex is accessed by a gravel road that winds through the large stream gully, the mouth of which is close to the large blunt north end of the hill crest. There are two houses, modest and simple single-storey structures, broadly located on the same elevation as the dairy shed, around the head of the gully. There is no tree or shrub planting or any earthworks to screen these buildings and they are completely open to view, as is the "clutter" of various farm-related items such plastic wrapped bales of feed, farm machinery and implements, stored materials, etc. and also the pivot irrigators. A second gravel road has been constructed up the main gully, to access higher paddocks for fodder cropping on the crest of the range.

A substantial water race delivering water for irrigation has been constructed around the base of the moraine, where it drops into the Ohau River bed. There are highly visible pale raw scars where the engineered race has cut into the moraine. At the north end of the hill range this cut has been exacerbated by ongoing subsequent erosion. There is also a power line and a pylon line traversing the riverbed.

Photos of the site are contained in the Attachments, Part B and C. Fig. 1 in the Attachments Part A shows existing features of the site.

2.2 Background

The dairy farm was developed from unimproved dryland pasture and native tussock grassland over the period 2009 to present. The house is a relocatable house from Aorangi Polytech. It was moved on to the site in 2018. An application for land use consent was made to the Waitaki District in May 2017. The Council requested more information, which was not provided. A building consent was given in December 2017. No further application was made for a land use consent, and the house has been erected without the consent required.



The other house within the RSZ nearby was granted consent in May 2017. The only landscape/visual conditions are that the house is visually integrated into the surrounding landscape through “painting the building inert colours” (Condition 3, 201.2017.903), and that areas of denuded soil shall be revegetated with a cover appropriate to the site with all cuts graded back and rounded to merge with adjoining landform (Condition 5).

3 LANDSCAPE CONTEXT

The site is located in the middle of the Mackenzie Basin, a large inter-montane basin enclosed by alpine ranges and dominated by glacial and postglacial landforms, including large lakes occupying glacial troughs dammed by terminal moraines. Lake Ohau is about 4.6km to the west of the site.

The part of the basin where the site is, which is considered to be the landscape context for the purposes of this assessment is centred around the upper Ohau River. Table Hill bounds the area to the southeast and south; Lake Ohau and its terminal moraine to the west; to the north, the soaring scree-streaked peak of Ben Ohau and the range extending east from it (altitude 1100-1500m plus) and at a much lower level, the low rolling moraine of Manuka Terrace culminating in Mt Ostler (591m asl) at its southeast extremity (a continuation of the same surface as Table Hill moraine, breached by the Ohau River). Twizel township is on the outwash plains some 3.5-4km away to the northeast.

The Ohau River runs west to east through the middle of the area, from the Lake Ohau outlet towards the Waitaki Valley via a path around the north and east side of the Benmore Range. It has carved strong meanders over time forming shallow stepped river terraces of deep greywacke gravels, with strongly arcing scarps and discontinuous treads.

The vegetation communities until recent years were dominantly fescue tussock grasslands with herb/cushionfields on the harsh exposed braided outwash plains, and shrubland communities of divaricating species (the “grey” shrubs of matagouri, *Coprosma* species, wineberry, weeping mapou, corokia and porcupine shrub), cottonwood (*Ozothamnus* spp.) and manuka (*Leptospermum scoparium*). These were variously infused with exotic weed species such as sweet brier and broom as well as exotic pasture grasses and herbaceous plants, such as hieracium. The vegetation cover was consistently a dryland cover, generally of a tawny to gold colour with shrublands of darker grey/brown and purplish or reddish hues. This cover is indirectly culturally induced, from extensive uncontrolled burning of once extensive mixed broadleaf-podocarp and beech forest and shrublands hundreds of years ago in the early period of Maori settlement of the eastern South Island. Maori made seasonal forays to the inland high country for resources of various kinds. Extensive pastoralism was the dominant post-1850 landuse, mainly Merino sheep and some beef cattle. This land use sustained a landscape that was at least superficially similar in character to that in 1850 – vast open dryland grasslands and shrublands with widely scattered instances of human occupation and residency.

The area has undergone another major landscape transformation since 1970 and now has a very different landscape character.

A major landscape re-shaping has occurred through the construction of the Upper Waitaki hydro-power scheme in the 1970-1990 period. This created major engineered features of the Ohau and Pukaki canals and the Ohau A power station on the north side of the Ohau River, opposite the site. Sealed roads line the canals and are popular tourist drives. Salmon farms have been built in the canals, and fishing the canals is a popular activity. Lake Ruataniwha to the northeast of the site is an artificial lake, developed for recreational use and amenity purposes. It has a rowing complex which hosts a range of rowing events from local to national level. Various public recreational areas have been developed alongside the lake and parts of the riverbed, with planting of trees for amenity. The nearby township of Twizel was built from scratch to house and service the large hydro-development

workforce and has lived on as a permanent town. There has been an expansion of rural residential and rural lifestyle over the land between Twizel and the Ohau River, filling in the open grassland spaces.

Wilding conifer spread has also been a relatively recent change, related to changes in grazing intensity by sheep and rabbits and other factors such as maturing seed sources and weather events. The land west of Table Hill supported a large infestation of wilding conifers, and still does.

Starting around 2006, the flat plains between SH8 and Table Hill were developed from a uniform dry degraded short tussock grassland into intensively farmed dairy pasture irrigated by very large pivot irrigators, the first farm of its kind in the Mackenzie Basin. There is a dairy shed complex and two other areas of supporting buildings and infrastructure/farm operations nodes. As the land remains completely open under a uniform grass cover, these building clusters are visible from SH8. This farm is on the same title as the part where the house is but is physically separated by Table Hill. Pivot irrigated pasture has also been developed on Glenbrook Station on the opposite side of SH8 but for Merino sheep and beef farming. It is similarly being developed over outwash plains east of Twizel.

The change in the landscape has eliminated or greatly reduced the attributes for which it used to be well known and cherished – the vast, open uninterrupted spaces with few built structures; the high degree of natural character; the visual homogeneity of the tussock/browntop grassland which optimised legibility of the macro and micro landforms and delivered a high degree of visual coherence. The heritage of high country pastoralism based on dryland merino farming has also largely vanished, replaced by farming of a more industrial and corporate nature bearing little relationship to the ambient environment of harsh winters and dry summers, to the subtle patterns of the landforms, or to the diverse indigenous vegetation communities; or by hydro-generation infrastructure and urban/peri-urban development.

The basin floor landscape today is more obviously modified, more visually cluttered, more scarred and built over, and greener and has lost its distinctiveness. It has lost its overall high landscape quality in my opinion.

The landscape context is shown in Figure 2 in the Attachments in Part A. Photos in Part C also illustrate the landscape context.

4 LANDSCAPE CLASSIFICATION

The Mackenzie Basin is considered, almost as a whole, to be an outstanding natural landscape at regional level - the exception being the area of Twizel and immediate surrounds to the south, zoned for residential development. In a review of the regional landscape assessment of 1993¹, carried out in 2010², the developed flats south of Lake Ruataniwha were also excluded. At that time, the northwest flank of Table Hill was either undeveloped or just starting to be developed. There has not been any repeated review to confirm landscape classification, and at the time of writing, the northwest flank of Table Hill still has an ONL classification at regional level.

A district-wide landscape assessment in 2004³ identified the upstanding part of Table Hill and its entire northwest flank as ONL, contiguous with the moraine and outwash around Lake Ohau. As the review of the district plan progressed at that time, from 2007 to 2010 - the date it became operative - the McIntyre farm was developed, totally changing the landscape character. It became too modified and lacked the aesthetic qualities and integrity to enable it to continue as ONL. It was downgraded to

¹ Canterbury Regional Landscape Study, D Lucas and Boffa Miskell 1993

² Canterbury Regional Landscape Study Review, D Lucas July 2009 and Final Report 2010 (peer reviewed by Boffa Miskell)

³ Waitaki Landscape Study, G Densem 2004



Rural Scenic, the same as the flats by SH8. During the same time - and continuing today - the basin floor areas south and southwest of Twizel underwent rapid change, with the expansion of residential land use in large subdivisions. There is now a much larger area in the central basin around Twizel that is so modified and developed it no longer qualifies as ONL in either the Waitaki or adjoining Mackenzie District.

A review of the landscape of the Waitaki district is being carried out at the time of writing, preparatory to drafting the proposed district plan in its 10 year review. The results of that review are not known at this stage.

For the purposes of this assessment I am assuming the ONL area marked on district plan map 5 Falstone – Ahuriri is correct. The ONL area is marked on Fig. 2 in my Attachments.

4.1 Characteristics of ONL

The specific attributes that contributed to its ONL status were/are:

Natural Science Factors – the suite of highly legible, interrelated glacial and fluvio-glacial landforms connected to Lake Ohau in the glacial trough, in uninterrupted sequence; highly expressive of their formative processes; the braided form of the Ohau River. (The dryland vegetation and ecosystems including threatened species and highly representative ecosystems should also have been recorded as a factor. Also, the Ostler Fault trace is a locally distinctive feature). Within the Waitaki District, this is the only area of inland basin moraine and outwash landscape so it is relatively rare for the district. It is also a distinctive inland environment subject to extreme levels of dry, wind and frost – a sere landscape – not a downland landscape – distinctive in its own right.

Aesthetic Factors – the vast scale of simple, very open landscape with expansive uninterrupted views of surrounding mountains; the high level of legibility, intactness/integrity and visual coherence under homogenous low stature and fine textured tussock and unimproved grassland of brown and grey hues; the high level of naturalness and sense of wide open space largely free of human structures, intensive and/or fragmenting landuse and activity (tended to be in small isolated nodes); sense of grandeur and dramatic landform assemblages (due to uniform natural looking vegetation cover)

Shared and Recognised – iconic high country pastoral run landscape, quintessential inland basin high country of vast open expanses of tussockland/grassland/cushionfield with low to very low intensity stocking (sheep, beef). The northwest facing parts of Table Hill are the closer backdrop to Twizel, the tourist drives along the canals including the Lookout at Ohau A, and the Lake Ruataniwha recreational areas/rowing complex and have visual prominence.

Most of these landscape qualities and attributes on the basin floor south of Lake Ruataniwha and on the northwestern flank of Table Hill have disappeared or been considerably weakened in the last 10-15 years as a result of large-scale intensive agricultural development and wilding conifer spread. Of all of the factors listed above the only ones that remain are the glacial landform assemblages (at a coarse scale only, the subtle detail has been lost) and the Ostler Fault trace; and the vast openness and ability for expansive views of the surrounding mountains remains largely intact, but has been compromised by proliferation of fenced paddocks, pivot irrigators and other clutter associated with intensive farming (the grandeur and drama associated with homogenous uninterrupted grassland cover has gone).

This landscape change demonstrates effect has not been given to district plan policy to protect the particular qualities and attributes of the ONL (that made it ONL) from inappropriate development.

However, even if the landscape is no longer worthy of ONL status as it is now too modified, it is still Rural Scenic where landscape attributes of openness and visual coherence are still important hence the restricted discretionary status of residential units. Within ONL, residential units and earthworks are not permitted (Rule 4.4.7).

5 DESCRIPTION OF NEW HOUSE AND ASSOCIATED DEVELOPMENT

The house is located on a gently sloping to flat minor terrace above a steep sided stream gully. Very little was required to scrape the building platform. It is a modest building with a floor area of 127m² and a maximum height of 4m. It has a pitched roof aligned west-east thus facing viewpoints to the north. The house enjoys expansive views across the basin floor to the west and north, looking over (but not into) the Ohau River corridor. The cladding is composite fibreboard in a creamy brown colour and the roof is plain galvanised corrugated iron. A large timber deck has been constructed on the north and west side of the house.

There is no defined curtilage area and very little tree planting. A line of young trees along the top of the gully to the west includes 6 broadleaf (*Griselinia* spp) and some flaxes, a Norway Maple, a peach tree, and two feijoa trees. All trees are rabbit-browsed, some heavily.

The drive branches off the main drive in the gully, with a large cut and fill structure across the head of the gully about 150m west of the house. A water tank is located in the gully east of the house.

Photos of the house are in Part B of the Attachments.

6 VISIBILITY OF THE PROPOSED DEVELOPMENT

As the house is already present in the landscape its visibility in public views can be easily assessed. It is visible from elevated public roads and places on the north side of the Ohau River, namely the road up to the Ohau A Power Station and its lookout area, and from the roads along the Pukaki and Ohau Canals where there is a clear view across to Table Hill. It is also visible from Ben Ohau Road.

Photos demonstrating the visibility of the house are in Views 1-9 my Attachment in Part C.

The house – and the other buildings – are not visible from the Ohau River bed and immediately adjoining public areas, from Lake Ruataniwha, the Lake Ruataniwha rowing complex area and Freda du Faur Avenue; and most of Max Smith Drive. This is due to the angle of view up to the elevated moraine areas being blocked by the outer edge of the moraine combined with the buildings being set back 800-900m from its edge. The first view of the buildings and other farm “clutter” is gained from the incline to the Lookout above Ohau A Power Station. There is a clear view of these elements from the Lookout, over a distance of about 2.7km. The main direction of view from the Lookout tends to be up and down the Ohau River and thus also across the river to Table Hill and the dairy farm, as well as to the west to the alpine peaks. The engineered landforms, spillway and infrastructure of the Ohau A Power Station are in the foreground.

In views in the vicinity of the Lookout, all three buildings on the farm are highly but distantly visible in direct view. The houses appear to be out in the open with no landforms or planting to provide a setting and absorb them into the landscape. Their pale colour makes them stand out as small rectangular shapes. They do not appear on any skyline or ridgeline and have a large backdrop of rolling moraine under pasture and pivots rising behind them. They are seen together with the clutter of pivot irrigators and other farm infrastructure and powerlines in the foreground. Altogether, the effect of development in the last 13 years has been to create a more cultural and visually cluttered landscape. The scars of the water race cuttings are also highly visible, in a continuous band along the base of the moraine, although they are not dissimilar to the pale, stony river-cut scarps of the low terraces in the foreground.

There are similar views from the canal roads approaching the Lookout and from the easternmost portion of the Ohau Canal and Glen Lyon roads and also from Ben Ohau Road and the private properties along it. This is a slightly more elevated and more distant view.

The access roads on the farm are of negligible visibility.

7 LANDSCAPE AND VISUAL ASSESSMENT

7.1 General Discussion

The proposed dwelling and access are located within the Outstanding Natural Landscape overlay on Table Hill within a wider setting of Rural Scenic. The main stream gully on the farm is the transition area from ONL to RSZ.

The Waitaki District Council in its operative Plan at part 16.5 recognises that diversification and intensification of land use is a process of landscape change, and with it comes increased building although it refers to lifestyle and retirement buildings rather than additional farm buildings that are required as part of the intensification change. It recognises that the appearance of additional buildings in the landscape impacts on the attribute of “openness” (the degree of presence of man-made buildings and structures and associated levels of human presence, occupancy and activity). Decreases in openness affect the landscape’s amenity and values, for open space/spaciousness, sense of remoteness, loss of rural natural character (such as it is in a modified landscape). It affects the predominance of landform and vegetation. Insertion of buildings, roading and associated “clutter” in a landscape also affects the cohesiveness and integrity of landscape.

In Part 16.8.1 it is recognised that *“there is a need to manage subdivision, use and development in the District so that the characteristics giving rise to the landscapes of value are retained for both present and future generations.”* (my emphasis). This requires the characteristics to be explicitly identified. These are set out in Part 4.1 of this report.

Part 16.8.5 explains the values and objectives for ONL in particular. Openness and naturalness are the two key attributes that support a landscape’s status as ONL. Part 4.1 of the ODP states *“Parts of the upper Waitaki contain landscapes that are outstanding due to their high degree of unity, coherence and naturalness.”* It is a very similar situation for the Rural Scenic Zone within which the ONL of Table Hill sits – the RSZ *“continues to be recognised as having particular visual amenity associated with the dominance of open-space vistas and landforms and the lack of intensive subdivision and landuse and the overall absence of buildings and structures.”*

However, even if much of the northwest flank of Table Hill is no longer worthy of ONL status as it is too modified, it is still Rural Scenic where landscape attributes of openness and visual coherence are important hence the restricted discretionary status of residential units. Within ONL, residential units and earthworks are to be avoided (Rule 4.4.7).

There are no assessment matters as a framework for assessment of effects on visual amenity and landscape character. Appendix D in the ODP provides a detailed list of matters to consider, as guidelines for appropriate development.

The following is an assessment of the existing house and associated earthworks under these guidelines. At times reference will be made to the other buildings and structures on the farm, as the cumulative effects are a relevant consideration.

7.2 Assessment Against Appendix D Guidelines

Siting

The house is sited on an elevated rolling moraine surface, which appears to have a strong horizontal structure due to the long river-cut scarp along its northern margin, accentuated by the long low form of the pivots when they align west-east. It appears to be on the same landform and at the same level as the other existing house and the milking shed complex. All three buildings appear to sit along the top of the scarp or just above it and in this way they appear to sit at a junction in landform and appear to “run with the land”. The buildings cannot be described as being clustered together but rather spaced out across the land with attenuation of visual clutter due to long lines of brightly or



pale coloured plastic wrapped bales and the pivot irrigators, which tends to fill the space between the buildings and link them together. However the “visual clutter” tends to be located along the same line in the landscape, which helps maintain overall cohesion. The distance between the two houses is around 200m and between the easternmost house and the milking shed is around 1km.

None of the three buildings appear on a ridgeline or skyline, and they all have a large landform backdrop of the moraine topography rising up to the crest of Table Hill, which is a unifying factor. The buildings are located in a prominent position however with respect to views from public places on the north side of the Ohau River, particularly from the Lookout at Ohau A Power Station. Generally the open flank of Table Hill and the adjoining moraine facing to the north is the main and more immediate backdrop to views from the north, but there are other important mountain views to the east, west and north of considerably more rugged and spectacular alpine ranges (although these are all more distant). The buildings and associated roading and clutter do not affect the legibility of the landforms in these views. The agricultural development has had much greater effect on legibility by masking landforms with unnatural patterns and eliminating vegetation patterns that reflected landform pattern, especially micro-landforms.

There is no existing vegetation to use as backdrop or a setting, or to partially screen and contain. The landscape where it has been developed for intensive grazing is completely open under grassland cover, except in the gullies where there is very minor shrubland component and a few remaining wilding conifers. No vegetation of note has been planted around any of the buildings.

The location of the house on a reasonably flat terrace has avoided the need for any major earthworks. The driveway construction has resulted in a large cut and fill scar at the head of the gully, however this is largely an internal effect. Overall there is no issue of earthworks scars in views from outside the site and generally the roading relates well to landform, being contained in gullies or traversing flatter land.

The house is set well back from any public roads.

With regard to siting the house in the landscape and the attribute of openness, it has exacerbated the existing adverse effect on openness of the other two buildings and the pivot irrigators and other visual “clutter” by attenuating the presence of man-made elements and clutter out to the east (and into the ONL). In 1993, 2004, and again in 2009 when the landscape was assessed as ONL, there were no buildings and no pivot irrigators although development of the land had just started. The landscape had a very high level of openness, with man-made structures limited to occasional stock fences. The insertion of the milking shed and first house as well as the several pivot irrigators has reduced that markedly.

Farm buildings and associated clutter of implements, stored feed; fencing materials, etc. and one or two farm houses for staff or a farm homestead are expected elements in a farmed landscape. That does not preclude sensitive siting however to maintain landscape values. In this case the farm already has other farm buildings on the flats by SH8 including at least two houses and a milking shed.

Design

The new house is complimentary in most ways to its landscape setting. It is of a modest size/height and of a conventional simple form with low-angle pitched roof. This form is sympathetic to the open rolling and terraced landforms that form the context. The modest scale of the building means in views of the site it is a relatively small element, however the pale colours and location out in open grassland means it is highly visible. It is of similar scale and form to the other house on the site, which is also of pale colour and located in the open.

The only other structure is the black water tank. This is partially buried on the slope to the east of the house and is not visible from outside the site.



Materials and Colour

The roof cladding is plain galvanised iron and the walls composite weatherboard in a creamy tan colour. Whilst both these colours are of natural hue, they are too pale and make the building stand out. The surrounding landscape colours are darker browns, greys and greens. There are pale grey-brown to tan earth colours too in earthworks such as the water race scars, however these are too pale for a geometric building especially the pale grey roof.

The other house is similarly clad in plain galvanised iron roofing and a pale blue-grey wall cladding. The dairy shed has a dark roof but pale walls making it stand out also.

It is noted that a condition for the consented house is that it be painted in colours to integrate it with its landscape surrounds. This has not been undertaken as yet.

There may be some effect of reflection from glass windows and sliding doors on the north side, with possibility of momentary glinting with sun striking at a particular angle. Night lighting would also be visible. Pale window coverings are also highly reflective. These elements can be controlled by condition if considered necessary. Dark window coverings are recommended. Given the small scale of the building however and the viewing distance (more than 2km) these issues are considered to be minor.

Fences, Power Lines, Tracks and Roads

There is no fencing around the house as such. There are some remnants of plain waratah and wire stock fencing which ran along the top of the gully slopes. There are no power lines.

The access drive branches off the existing access road in the gully below, a road which follows the gully floor. There is an area of cut and fill with exposed batters where the new drive crosses the steeper gully side but otherwise it runs across gently sloping to flat land requiring minimal earthworks. The access drive is not visible externally. At a landscape scale there is no adverse effect on landform. There is a greater effect at a local site scale.

Tree Planting

There is a small amount of tree planting associated with the house, comprising a line of broadleaf and flax spaced along the top of the gully slope to the northwest of the house, with a line of spaced exotic trees set back a little (the Norway Maple, peach and feijoa trees). At present these young trees have no landscape effect. If they survive and mature they would follow the line of the gully.

Signs

No signs are proposed.

7.3 Summary of Consistency with Guidelines

The house and access aligns with the siting and design principles set out in the Guidelines in a number of ways. The exceptions are:

- the location of the house in a more prominent location due to elevation within a landscape of very open character
- the house is not grouped with the other buildings but attenuates the effect of buildings strung out through a landscape
- the buildings colour is too pale and it stands out
- the access drive does not avoid crossing a steep slope and there is a substantial cut across the gully side
- there is no existing vegetation to provide a backdrop or setting or to screen development

7.4 Objectives and Policies

The following section addresses the relevant objectives and policies in the ODP.

16.5.1 Objective 4 - Rural Amenity

Policy 2

This objective and its policies relate to subdivision and development in rural areas and are not directly relevant. Broadly however, a house on a working farm property is considered in principle to be an expected landscape element. It is an integral part of the working farm landscape of the high country typically in spatial proximity to the farm's utility buildings. There is currently already one residential unit on this part of the property for farm staff, as well as the milking shed. In my opinion, given the context the appearance of two modest farm staff houses in the landscape of the dairy farm is consistent with the level of amenity expected. This does not preclude careful siting and design to avoid prominence, clutter of buildings through the landscape, and discord.

With respect to the amenity and quality of the landscape, unfortunately it is the intensive pivot-irrigated farm development as a whole that has had a significant adverse effect on the landscape, compared to its state in 1993 and again in 2004 when it was first assessed as ONL, and just prior to 2009 when the regional assessment was reviewed. There has been substantial loss of natural character, visual coherence and openness, and compromise of overall landscape integrity. There are numerous scars from the construction of the irrigation canal, roading and irrigator wheel paths and there is now a clutter of irrigators, buildings and structures and other farming paraphernalia through the landscape. The values identified for the ONL have not been protected from inappropriate use and development, and the overall qualities of the RSZ have not been retained. The presence of one more house could be regarded as being of relatively little consequence in this broader spatial and temporal context.

However with respect to the ONL part of the farm as it is today, the obvious presence of the house and an unrestrained curtilage in the absence of any visual mitigation impacts on the openness and visual coherence of the landscape of Table Hill.

Referring to Policy 6, road and property boundary setbacks are not relevant, due to distance.

16.8.2 Landscape Objective and 16.8.3 Policies

Policy 2 To maintain the character of those landscapes identified as being outstanding because of their high degree of openness, naturalness and/or visual coherence, and to avoid subdivision, use and development in those parts which have little or no capacity to absorb change.

The overall character and quality and associated visual amenity of the ONL is impacted upon in my opinion as explained above. The open grassland dominated landscape of Table Hill is a landscape with little capacity for change, and development in it should be avoided. Unfortunately, cultivation has already occurred which has reduced its natural character and visual coherence, such that only the northern end, crest and southern parts (as well as the steep east face) have a distinctly natural character. The house is the first building within the ONL, although it is on the edge of it.

As stated previously, the introduction of pivot irrigators and the development of the basin floor into more intensive farming is impacting more on the landscape character, qualities and associated amenity by reducing openness, natural character, legibility and visual coherence and unity.

16.8.3 Policies

- 6 a) not relevant (concerned with production forestry)
- b) not relevant (concerned with shelter belts)
- c) not relevant (as above, re both)



d) the small amount of exotic tree planting would have very little effect on the landscape. They follow the edge of the gully. They are of no relevance to obstruction of public views. There is no wilding spread issue related to the species used.

e) the house is located within an ONL that has little potential to absorb change due to insertion of built form and roading into it, and the house is positioned on a prominent slope in a public view. The setting is open low stature grassland and the landform is simple, open and rolling. Buildings are very obvious in this landscape when not screened by landform, even at distances of 2-3km. With regard to placement and form of the building, notwithstanding its visual prominence and effect on openness, it relates well to the landform structure of the landscape being located on a terrace form, and it has a large landform backdrop. Its scale and form are sympathetic to the form in the landscape. Its colours whilst of natural hues are too pale highlighting the building. Where it is publicly visible, there is no vegetative setting or micro-landforms to absorb the building into the landscape and it tends to sit on it rather than in it. Whilst on the same elevation, the building is not clustered with other buildings to form a node, but attenuates the patterns of built form strung out along the landform pulling it into the ONL.

There is a case for adverse cumulative effect on openness and natural character and on visual coherence whether ONL or RSZ, as previously explained. The house is an eastwards extension, into the ONL, of existing visually obvious built form and associated "visual clutter" spread out along the same elevation. At a broader level, there is no vegetative setting or micro-landforms to absorb the buildings and clutter into the landscape and the development tends to sit on it rather than in it. The pivot irrigators add further clutter to the landscape, as well as a pylon line and power lines in the foreground. Overall there has been a significant degradation of landscape values over the last 10-15 years, first the large-scale scarring due to the irrigation race construction and wilding conifer spread (which did at least have a natural appearance and high degree of cohesiveness), followed by pastoral intensification. The contrast in landscape character between the dairy farm and the undeveloped land above and behind and to the west captures the degree and nature of change in what was an ONL. It is noted that irrigation of land in the ONL, for pastoral purposes, is to be avoided thus there will not be any pivot irrigators within the ONL, as a permitted baseline activity that would affect openness (Policy j).

f) the earthworks are located where they cannot be seen in public views and generally follow the landform well. No earthworks of any note were required to place the house. The gullies have been used to advantage to locate the main access roads on the farm. Internally at a site-specific scale, the cut of the drive to the house across the head of the gully is a large scar in the landscape.

g) not relevant (rare or distinctive landforms affected)

h) the earthworks have not been restored or finished to a sympathetic contour or revegetated.

i) there has been very little indigenous vegetation clearance as the house is sited in developed pasture. The installation of the water tank and septic tank disposal field would have probably involved a very minor level of clearance of relict short tussock grassland community

j) it has been noted pivot irrigators are to be avoided within the ONL.

Part 16.9 Nature Conservation Values

The relocation and establishment of the residential unit has not involved any clearance or other adverse effect on indigenous vegetation communities apart from that noted in 16.8.3 (i). The house is located within an intensive agricultural unit, where there has been widespread conversion of native grassland and shrubland communities to exotic pasture for dairy cattle, even within the ONL.

With respect to natural character, the insertion of a residential unit into very open ONL constitutes an adverse effect on natural character. It is however on the edge of the ONL on the west side of the

gully that is, broadly, the transition area between ONL and RSZ. Notwithstanding that, natural character was also a valued attribute of the RSZ and that has also been compromised by a proliferation of buildings and associated visual clutter, which the relocated house attenuates.

There is no proposal associated with the house (or any other part of the farm development) to promote or re-establish indigenous vegetation communities.

9) no features of geological or geomorphological importance are affected.

8 RECOMMENDATIONS

The main landscape and visual issues that need to be addressed are the presence of the new house in the ONL, which affects the openness and natural character being the only building in the ONL; and the high visibility and prominence whether in ONL or RSZ due to its pale colours and lack of any screening by landform and/or vegetation, and the lack of any vegetation to absorb and anchor the building into the landscape. The same applies to the other house and the milking shed. There is also no restriction on curtilage or future building, which also applies to the other house. The three buildings together do not form a strong node but instead appear to be strung out along a terrace. There is a cumulative adverse effect of an attenuation of built form and visual clutter towards and into the ONL, over a distance of 1km.

It would be preferable for the new house to be moved out of and away from the ONL to maintain the high level of openness of the ONL, (and the RSZ) and to cluster the buildings. Two alternative sites close to the other house were presented to the applicant. The applicant expressed a preference for keeping the new house where it is.

It is recommended that both houses are painted in darker colours (walls of colours with LRV of 10% to 27%; the roofs with an LRV between 5% and 15%; and using grey and/or brown or olive green colours). This would give greater clarity to the existing condition for the other house.

It is recommended each house has a defined curtilage within which all domestic and amenity activities and landscaping be contained; and that a building area ("building platform") be defined to cater for any future building expansion or accessory buildings as a permitted activity (as both houses are modest and have no accessory buildings).

All cuts and batters should be re-vegetated in either pasture or shrub planting. This condition already applies to the other house.

A condition re window coverings could also be applied, restricting them to darker material to avoid glare.

Extensive dense plantings of local species of native shrubs and trees between 1.2 and 5m mature height are recommended to be established around both the houses to partially screen and backdrop them, and provide a setting within which the houses become minor, discreet incidental elements. The planting needs to be of sufficient scale and natural disposition so as to appear a natural part of the landscape and avoid focusing attention on the houses. The vegetation would tie the two houses together and screen a good part of the visual clutter currently visible. This would address adverse cumulative effect. There are added benefits of provision of habitat for wildlife, visual amenity, shelter and some restoration of indigenous biodiversity.

It is recommended there be a bond applied for a 3 year period to ensure the planting is established in a timely and proper manner. A condition is recommended that if consent is granted, planting plans, schedules, specifications and management are provided to the council for approval within 3 months, and that proof of ordering of plants be made within 6 months of consent (for example, provide copy of indent).

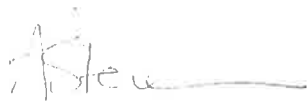
The proposed mitigation measures are shown in Fig. 3 Landscape Concept Plan in the Attachment.

9 CONCLUSION

The adverse effects of the new house are both direct and cumulative (particularly). The whole farm development and the water race construction has had a significant adverse effect on the openness, natural character, visual cohesion and landscape integrity of what was ONL and is currently RSZ. The attributes and values that the landscape had that supported first ONL and then RSZ status have not been protected from inappropriate development and have been severely compromised in my opinion. The new house adds to these effects and attenuates them.

I conclude that if the recommendations detailed above are applied, the new house would have negligible additional adverse effect on the landscape character and quality of the ONL of Table Hill, and on the values and qualities of the RSZ of the remaining part of the farm. There would be a slight positive effect from the planting once established and reasonably mature, including from reducing the visual intrusion of the other consented house.

If these recommendations are not applied, there would be a direct adverse effect on the character and quality of the ONL that would be minor in my opinion but it would add to the significant adverse cumulative effect of the existing development as a whole on the openness, natural character and visual coherence of the ONL and the RSZ.



Anne Steven

Registered Landscape Architect

Wanaka

September 2019



APPENDICES
Landscape Assessment
New House, McIntyre Dairy Farm

Anne Steven
Registered Landscape Architect



September 2019



APPENDIX A
Relevant Objectives and Policies
Extracts from the Operative Waitaki District Plan 2010

PART 16 RURAL

16.5 ISSUE 4 - Protecting Rural Amenity

Intensification and diversification of rural farming activities has occurred in the last two decades. This is a result of rural people wishing to diversify for economic reasons. In addition, there has been a demand for residential dwellings in the rural area for retiring farming people wishing to remain in the rural area, or other people wishing to farm blocks on a part time basis [*my note - and for farm staff on more intensively farmed units*]. Despite this diversification, the rural environment has particular amenity and environmental values which are important to rural people. These include privacy, rural outlook, spaciousness, ease of access, and quietness.

Intense dwelling and other building development, associated with subdivision, can also cause a significant loss of "openness." The decline in the openness of an area can cause increased loss of privacy, loss of rural outlook and loss of spaciousness; all important amenity values for many people living in the rural area. In addition, people living in urban areas often value rural open spaces that are nearby. Within the hill and high country (identified in the Rural S (Scenic) Zone), the qualities of open space, predominance of landform, remaining indigenous vegetation and low ambient noise levels, particularly contribute to the amenity of these areas.

16.5.1 Objective 4 - Rural Amenity

A level of rural amenity that is consistent with the range of activities anticipated in the rural areas, but which does not create unacceptably unpleasant living or working conditions for the District's residents and visitors, nor a significant deterioration of the quality of the rural environment.

Policies:

2 To limit the scale of rural subdivision and density of residential activity in the Rural Scenic Zones to large rural lots in order to retain the amenity of openness and to assist in protecting the quality of the water resources.

6 To require that residential dwellings be setback from property boundaries so as to reduce the probability of dwellings being exposed to significant adverse effects from an activity on a neighbouring property.

16.8 ISSUE 7 - Landscapes

The District's landscapes are of significant value but are vulnerable to adverse change as a result of the effects of some land use activities.

16.8.1 Explanation

... Some landscapes are of significant value to the people who live, work in or visit the District. Most of this experience of the landscape is gained from within the local settlements and the main transport routes; however, an increasing number of visitors are exploring the District's more remote locations by vehicle or foot. The landscapes are undoubtedly a draw-card for recreationalists and tourists. Accordingly, there is a need to manage subdivision, use and development in the District so that the characteristics giving rise to the landscapes of value are retained for both present and future generations.

16.8.2 Landscape Objective

Subdivision, use and development are managed so that:

- the values identified for the outstanding or significant natural features, the outstanding landscapes, and the significant coastal landscapes are protected from inappropriate use and development; and
- the overall landscape qualities of the Rural Scenic Zone are retained

16.8.3 Policies



2 To maintain the character of those landscapes identified as being outstanding because of their high degree of openness, naturalness and/or visual coherence, and to avoid subdivision, use and development in those parts which have little or no capacity to absorb change.

3 To manage landscape change in the Rural Scenic Zone in a manner that maintains the overall character of the significant landscape, which forms the basis of the visual amenity associated with this Zone.

6 To assist in achieving the outcomes in Policies 2 to 5 above, the following policies are to be considered against any subdivision, use or development applications:

(my emphasis - most relevant in bold)

a) to c) not relevant (plantation forestry and shelterbelts)

d) Subject to Policies 6(a) and 6(b) above, any exotic tree planting is encouraged to: i. be located on the lower portions of adjacent slopes, and to use natural features such as river terraces or drainage patterns to achieve a degree of visual coherence within the existing landscape where plantings are in valleys or basins; ii. be located so that mature trees will not obstruct views from main roads or viewpoints; iii. be shaped in sympathy with existing landforms, and where possible be tied to an existing landform or vegetation edge;

e) **In the outstanding natural features and landscapes and significant coastal landscapes buildings are to be located in areas with higher potential to absorb change and, together with residential units in the Rural Scenic Zone, where possible, are to avoid skylines, ridgelines, prominent places and features within important views and are to be encouraged to be in sympathy with the dominant forms and colours in the landscape;**

f) **Earthworks are encouraged to be located away from visually sensitive areas, and where practicable towards the edges of the landform and vegetation patterns;**

g) Earthworks should not compromise any rare or distinctive geological outcrops or any other values associated with an identified outstanding or significant natural feature;

h) **Earthworks, where possible, should be restored and finished to a contour sympathetic to the surrounding physiography and should also, where possible, be revegetated with a cover appropriate to the site and setting;**

i) Use and development is to take into account the effects of indigenous vegetation clearance on landscape character, and in particular, clearance is to be avoided where the values identified for the outstanding or significant natural features or outstanding natural landscapes, or the significant coastal landscapes, would be irreversibly lost.

j) Farming activities involving irrigation of land for pastoral or crop production are to be avoided within the Outstanding Natural Landscapes.

7 To manage siting, design, trees species and the management of tree planting within the Rural Scenic Zone in order to **prevent wilding spread. (also applies to ONL – my bold and note)**

16.8.5 Explanation and Reasons

...

Some of the high country landscapes in the Upper Waitaki catchment are considered outstanding **because of their high degree of openness and naturalness**. These upper basin and mountain areas are spectacular – and are ‘landscapes’ of the type to which section 6 of the Act applies.The Rural Scenic Zone continues to be recognised as having **particular visual amenity associated with the dominance of open-space vistas and landforms and the lack of intensive subdivision and landuse and the overall absence of buildings and structures**. Therefore, much of the Rural Scenic Zone can be considered to contain “visual amenity landscapes” in terms of section 7 of the Act.

These landscapes, although having a high degree of naturalness, also reflect in many instances the cultural patterns of previous landuses by both European and earlier Maori people – they are therefore in one sense both cultural as well as natural landscapes.

16.9 ISSUE 8 - Nature Conservation Values

The remaining nature conservation values within the District are continuing to be modified and degraded by the effects of land use activities.

16.9.2 Objectives

1 The maintenance of biological diversity, nature conservation values, and ecosystem functioning within the district by:

- The protection of areas assessed as having significant indigenous flora and significant habitats of indigenous fauna; and,
- The maintenance of other indigenous flora and fauna associated with wetland, riparian areas, alpine areas and other areas that have other particular nature conservation values.

2 The maintenance or enhancement of the quality of water and the coastal environment, wetlands, lakes, rivers and their margins and the protection of these environments from inappropriate subdivision, use and development.

16.9.3 Policies:

4 To recognise that indigenous vegetation communities and associated fauna, other than areas with significant indigenous vegetation or significant habitats of indigenous fauna, may have nature conservation values in:

- Maintaining connectivity between other indigenous vegetation and/or
- Providing important habitat for species reliant on patchwork of indigenous vegetation (e.g. birds, lizards)

and to manage these areas so that the nature conservation values are maintained in those areas.

6 To manage the effects of the use, development and protection of land on the natural character of wetlands, rivers and lakes and their margins, having regard to the indigenous vegetation or habitat for indigenous fauna at a locality and the water quality and quantity of the waterbody concerned.

8 When considering resource consents that come before the Council, to ensure that regard is given to any adverse effects of the activity on the natural character of the District's environment and on remaining indigenous vegetation and habitat; and that opportunities are taken to promote the retention of indigenous vegetation and habitat.

9 To manage the effects of the use, development and protection of land on the natural character of the coastal environment and the beds of rivers, streams and wetlands, and the margins of lakes, rivers, streams and their wetlands; and having regard to the indigenous vegetation and habitat for indigenous fauna at a locality and the quality of the water, and also having regard to those important landscapes identified under Issue 7.

APPENDIX B
Appendix D Guidelines
Extract from the Operative Waitaki District Plan 2010



APPENDIX D

LANDSCAPE GUIDELINES

BUILDINGS AND STRUCTURES

Siting

- Have regard to surrounding landforms when siting buildings and structures.
- Buildings should be located where they complement or enhance the landform.
- Landforms as backdrops to buildings have a unifying effect.
- Avoid skylines, ridgetops, promontories, important views and other prominent positions, particularly as viewed from public places.
- Locate near a change in a landform, such as at the base of a hill or the edge of a fan and avoid central locations on open terrace plains or wide valley floors.
- Make use of existing vegetation as a background. Additional planting should be bold, large and dense enough to relate to the scale of the building.
- Minimise excavation and reduce the need for large foundations by following the landform with the building and/or stepping the building into the slope.
- Align the building with the land, so the length of the roofline runs parallel to the contour of the land.
- Group buildings and structures together. Link small structures with other structures.
- Keep buildings well back from the road, where possible.

Design

- The scale and form of buildings and structures should be complimentary to the surrounding landscape.
- Relate roof shapes to the lie of the land - reflecting the steepness and direction of the landform.
- Give a sense of unity and identity by keeping building proportions and roof type similar on all buildings in an area.
- Simple forms should be used where the landscape setting is not complicated, such as a valley floor or river terrace. Complex forms are more appropriate where the landscape is more complex, such as a complex hillside.
- Aim for low buildings with a width greater than the height, which helps to "anchor" the buildings to the site.
- Keep the height of the walls similar to the pitch of the roof.
- Avoid visible basements or foundations, where possible, keeping the floor closely related to ground level.

Materials and Colour

- Where possible, materials should complement the landscape or any traditional character of materials in the area.
- Colour of buildings and structures should be derived from those of the surrounding landscape.
- Lighter, brighter colours are generally less acceptable as they stand out from the surrounding landscape.
- Darker or more muted colours tend to blend the building with the backdrop.

- Colours complementary to the surrounds may also be used as accent colours.
- Roof colour should be non-reflective and only one colour.

FENCES, POWER LINES, ETC

- Follow the flow of the landform and avoid cutting across contours.
- Avoid skylines, ridgelines, promontories, dominant features and cutting across views.
- Where possible, locate at the edges of landforms and/or adjacent to existing vegetation or landform, where they can be subordinate to the backdrop.
- Fences should reflect any historical character in design and materials.

TRACKS AND ROADS

- Absorb into the landscape with careful siting to minimise visual impact.
- Follow natural contour lines to reduce the height of cuttings and fill batters, maintain easier grades and reduce scouring and run-off problems.
- Keep earthworks to a minimum. Where cuts must occur, grade back and round off batters to merge into the adjoining landform.
- Locate adjacent to vegetation, slopes or edges of landforms.
- Avoid crossing steep slopes.
- Avoid crossing open spaces. If there are no edges to follow then use large clumps of trees, for example.
- Blend with existing vegetation, avoiding felling where possible.
- Plan and design track drainage carefully.
- Avoid compaction of excavated material, where possible, to retain soil fertility and enhance revegetation.
- Cross waterways carefully, at right angles and narrow points, with simple structures.

TREE PLANTING

Siting

- Follow and complement natural landform patterns and boundaries.
- Build on and merge into existing vegetation.
- Avoid ridgetops, crests, promontories or where planting will obscure or screen important views.
- Avoid planting steeper slopes or where planting will obscure landscape features.
- Avoid planting immediately adjacent to rivers, streams and wetland. Retain buffer areas along margins and existing riverside vegetation.
- Use existing vegetation or enclosing landforms as screens.
- Locate plantings in natural depressions or with dominant landform backdrop.

Design

- Avoid straight line edges to plantings.
- Group plantings, rather than plant individual trees. Avoid small disjointed plantings, in dominantly horizontal landscapes. Use plantings to integrate existing scattered plantings or wildings.
- Group woodlot plantings informally, if possible, rather than in strict lines or rows.
- Vegetation which adds to the natural or historical character of an area should be retained and enhanced with similar planting.

- Group planting of several species can be more appropriate than individual plants or groups of one species.
- Ornamental plantings around the edge are not always the answer to beautification. Good overall planting and design following the natural patterns of the land will usually give better looking results.
- Care should be taken when clearing vegetation, that this is done in sympathy with existing vegetation, landforms and contours.

SIGNS

- The guidelines for structures also apply to signs.
- Roadside signs should be placed where they do not obstruct sight distances around curves, over rises and at intersections.
- Signs should be located so they have a "backdrop" of either vegetation, landform, or a structure.
- Messages should be short and easily read. Layout should be horizontal, and lettering styles should be simple.
- To complement the landscape, signs with horizontal forms are more sympathetic and acceptable in simple landscape contexts, such as river flats, basin floors. Vertical signs are more appropriate where the landscape is more enclosed such as in a narrow river valley. Tall vertical signs that are higher than surrounding structures, or that do not have a backdrop, are to be avoided.
- The colour of signs should be derived from those of the surrounding landscape. The reverse of signs should be painted a dull matt colour.
- Materials should be durable. Posts of signs near roads should be "frangible" by providing a weakened plane where they will break if hit by a vehicle.
- Roadside signs should not be reflective. Large internally lit signs should be avoided.

The following publications provide additional information for people planning to undertake development in the District:

- Rural Landscape Guidelines. Series of six leaflets produced by the Land Settlement Board and available from the Department of Conservation.
- Bennett, EH and D Lucas, 1992. Upper Waimakariri Basin Landscape Guidelines. Report prepared for Selwyn District Council.
- Bennett, EH and H Russell, 1993. Wanaka - Hawea - Makarora Planning for Landscape Change. Report prepared for Queenstown-Lakes District Council.
- Boffa Miskell Partners Limited, 1993. Landscape Guidelines for Forestry in the Mackenzie/Waitaki Basins. Report prepared for a steering group as a supplement to the report "Landscape Change in the Mackenzie/Waitaki Basins". Copies available from the Department of Conservation, Christchurch.
- Boffa Miskell Partners Ltd, 1994. Ashburton Lakes Landscape Assessment. Report prepared for Ashburton District Council.
- Lucas, DJ, 1981. Rural Landscape Guidelines for South Canterbury. Geraldine, DJ Lucas.
- Lucas, DJ, 1987. Woodlots in the Landscape.

ATTACHMENT

**NEW HOUSE
MCINTYRE-WILLIAMSON DAIRY FARM
RUATANIWAHA**

**Landscape Assessment Report
Anne Steven Landscape Architect**



September 2019

CONTENTS

Part A. FIG. 1 - 3

Part B. PHOTOS OF THE SITE

Part C. PHOTOS OF THE HOUSE FROM PUBLIC VIEWPOINTS Views 1-9

Part B. PHOTOS OF THE SITE

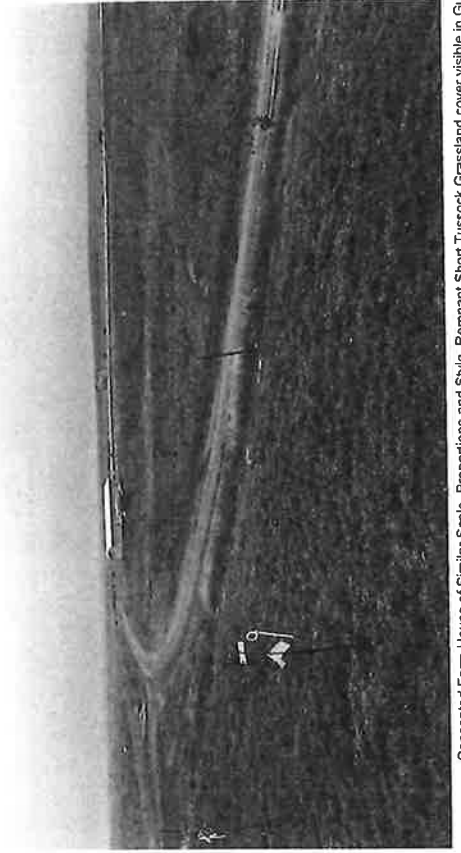


New House - West Elevation



New House - East Side with Main Gully Down to the left with Main Access Road just visible in Bottom of Gully

(all Photos taken on 21 August 2019)



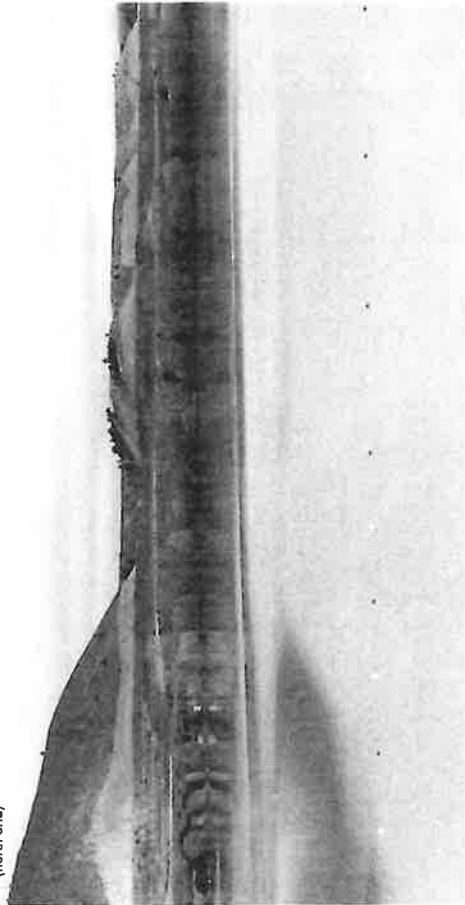
Consented Farm House of Similar Scale, Proportions and Style. Remnant Short Tick Grassland cover visible in Gully. Main Access Road in Bottom of gully, with new access to unconsented house bracketed off at left



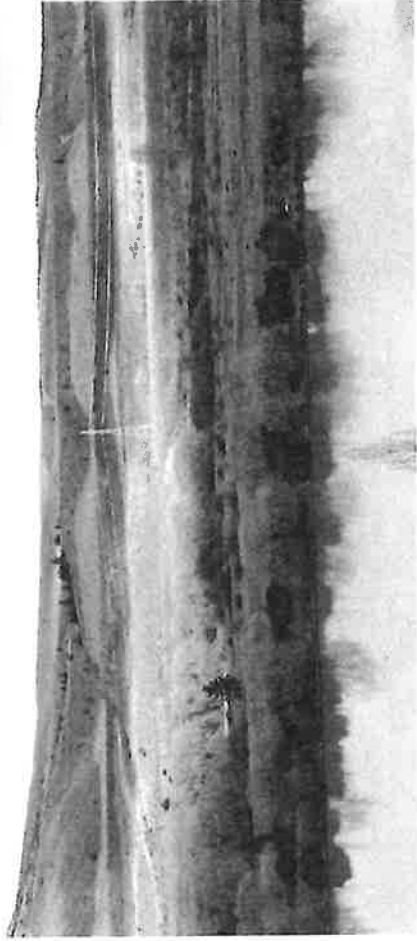
Water Tank to East of New House, at top of Gully Side Slope.

Part C. PHOTOS OF THE HOUSE FROM PUBLIC VIEWPOINTS Views 1-9

TABLE HILL ONL
(north end)



View 1. The view from a point above Lake Ruataniwha just northwest of the Rowing Complex. The buildings on the farm and associated roading are not visible due to the angle of view. Note the heavy visual scarring due to the irrigation race construction which has not been mitigated

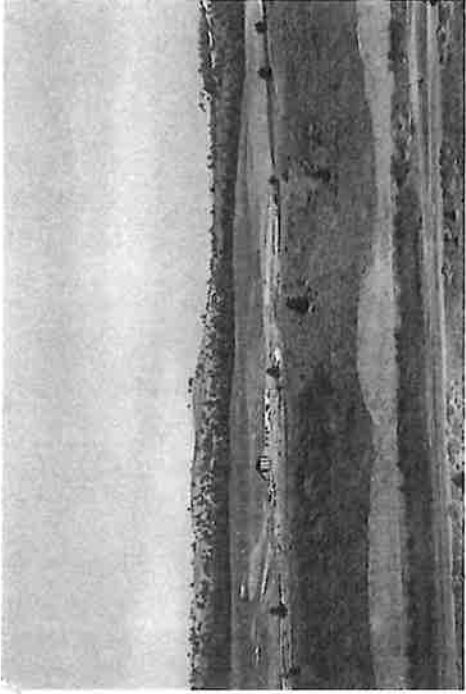
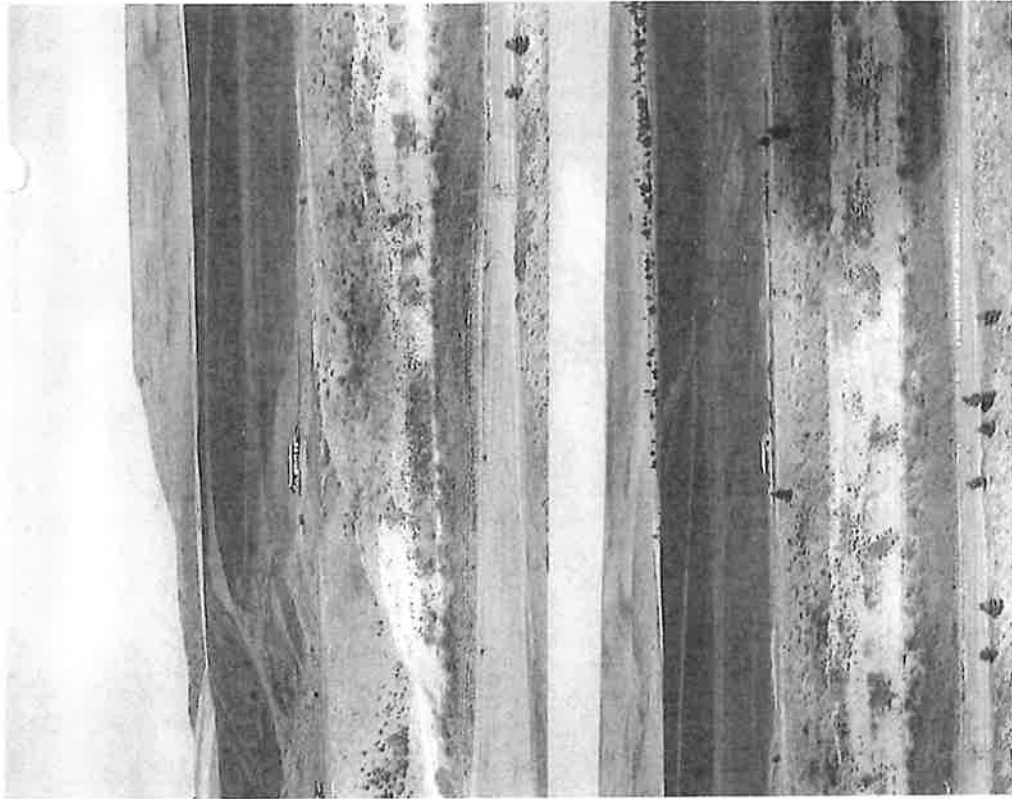


View 2. The view from a point above Lake Ruataniwha about 950m west of the rowing complex, where there is an informal vehicle track along the terrace above the lake. The buildings on the farm cannot be seen due to the angle of view. The view is similar from Max Smith Drive even though it is slightly higher than the river terrace.

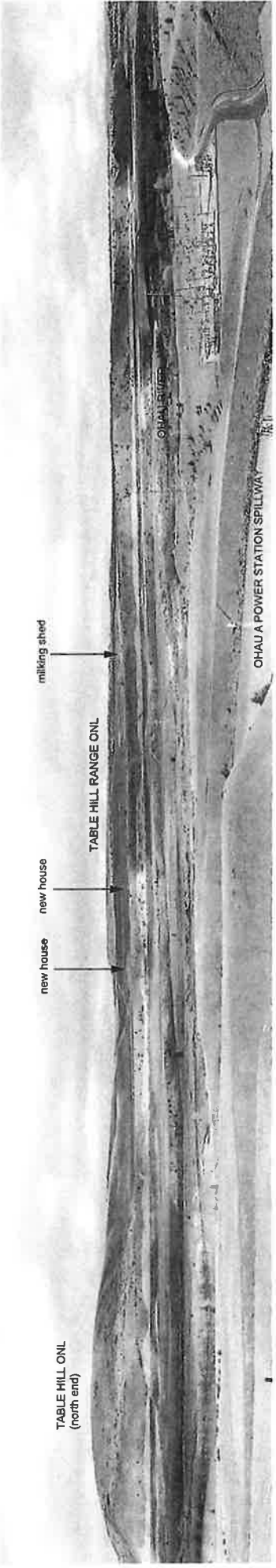
TABLE HILL ONL
(north end)



View 3. Panoramic view of the site, from the same viewpoint as View 2, from the north end of Table Hill to the northwest extremity of the farm, overlooking the Chou River and Lake Ruataniwha.



Zoomed in photos of the new house (top left) just within the ONL the west boundary of which broadly follows the west side of the gully; the other house on the site (bottom left) which is 190m or so west of the new house; and the milking shed (top right).



new house

new house

TABLE HILL ONL
(north end)

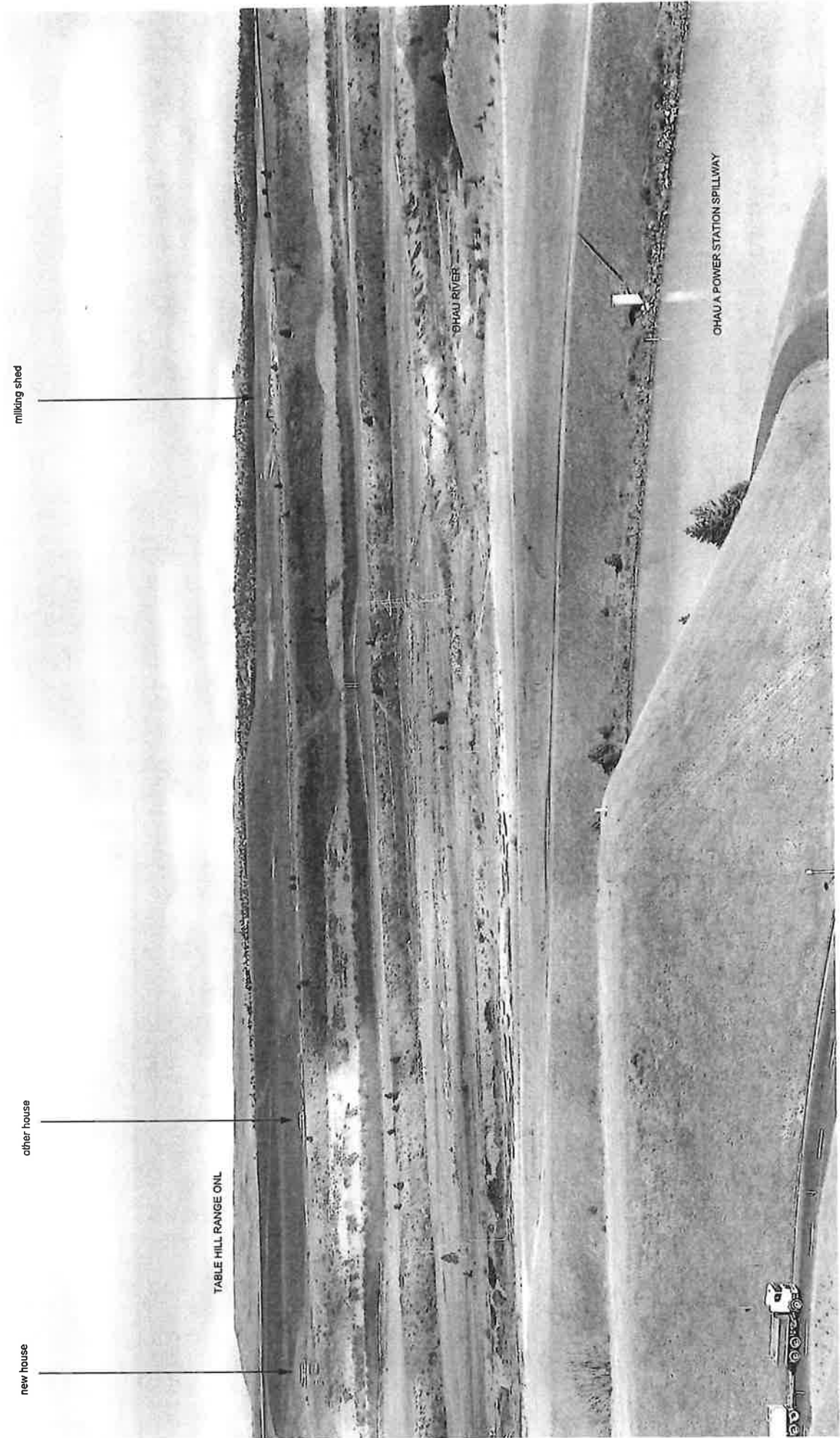
TABLE HILL RANGE ONL

milking shed

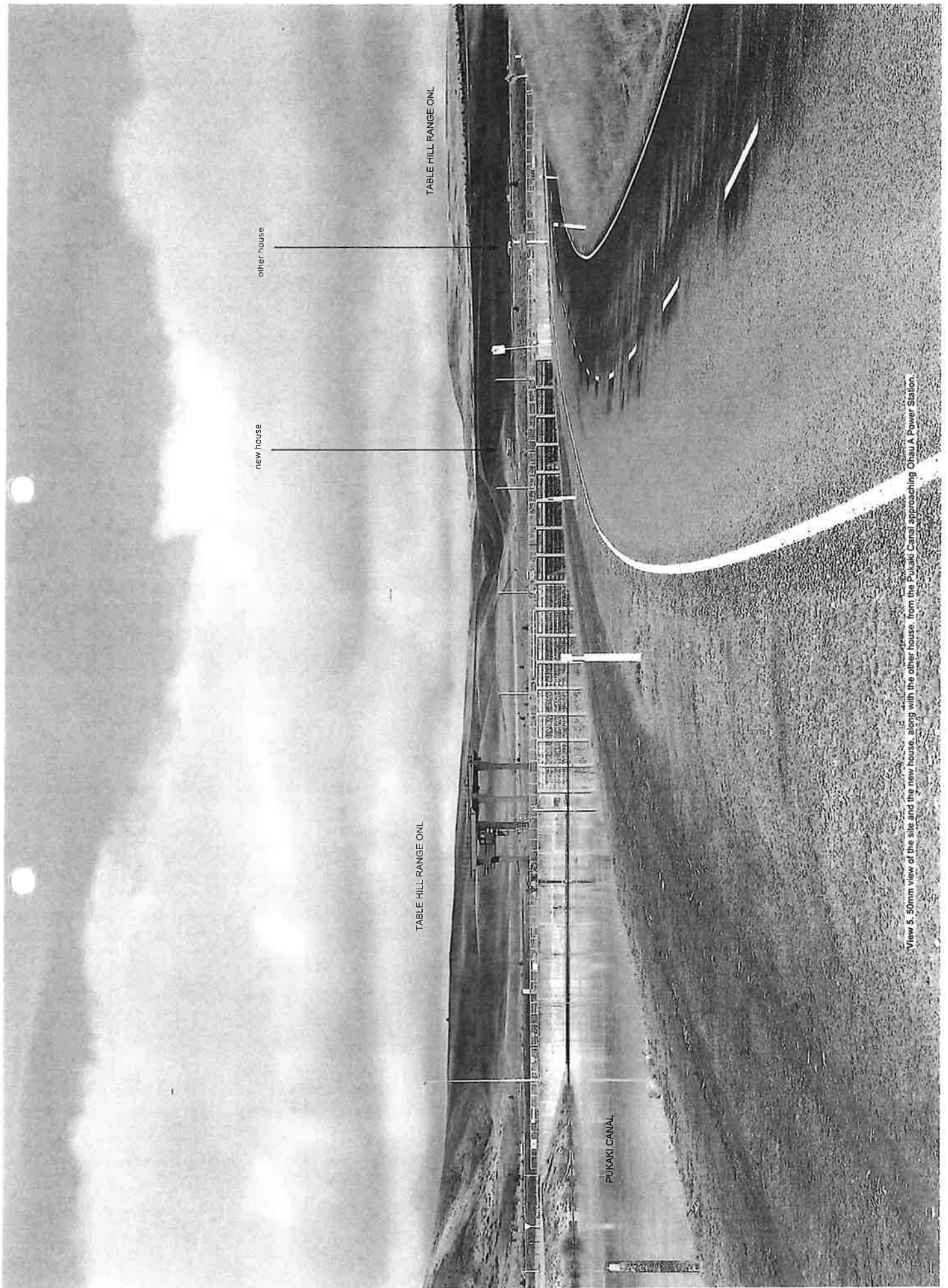
OHAU RIVER

OHAU A POWER STATION SPILLWAY

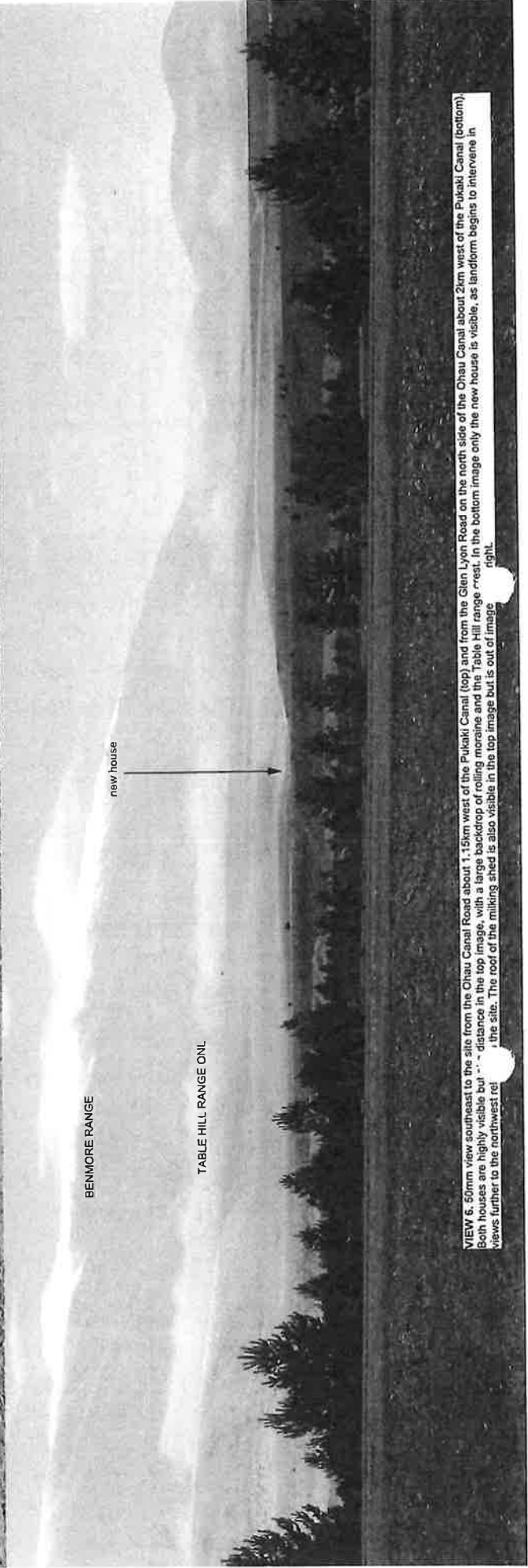
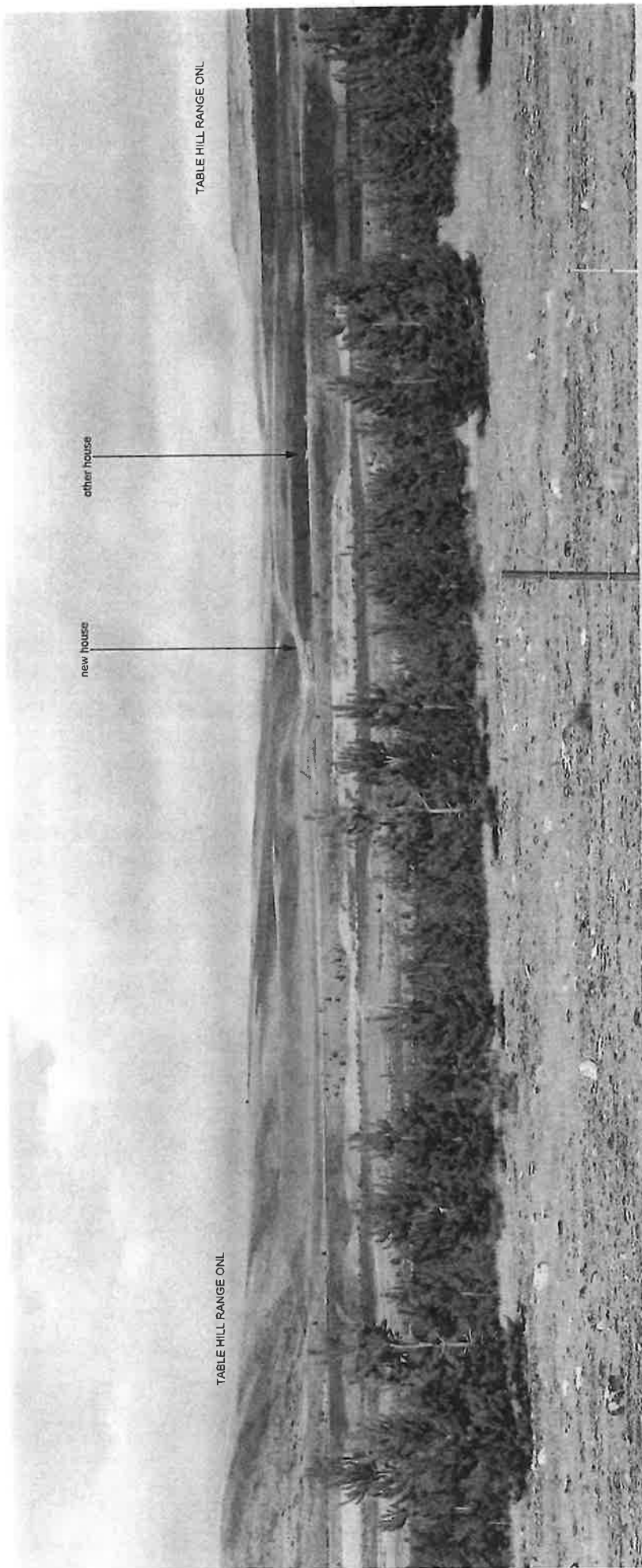
View 4. Panoramic view of the site from the Lookout at Ohau A Power Station. The engineered landforms, spillway and substation and pylon line are in the foreground. The three buildings on the farm are visible from this location, strung out along what appears to be a large terrace.



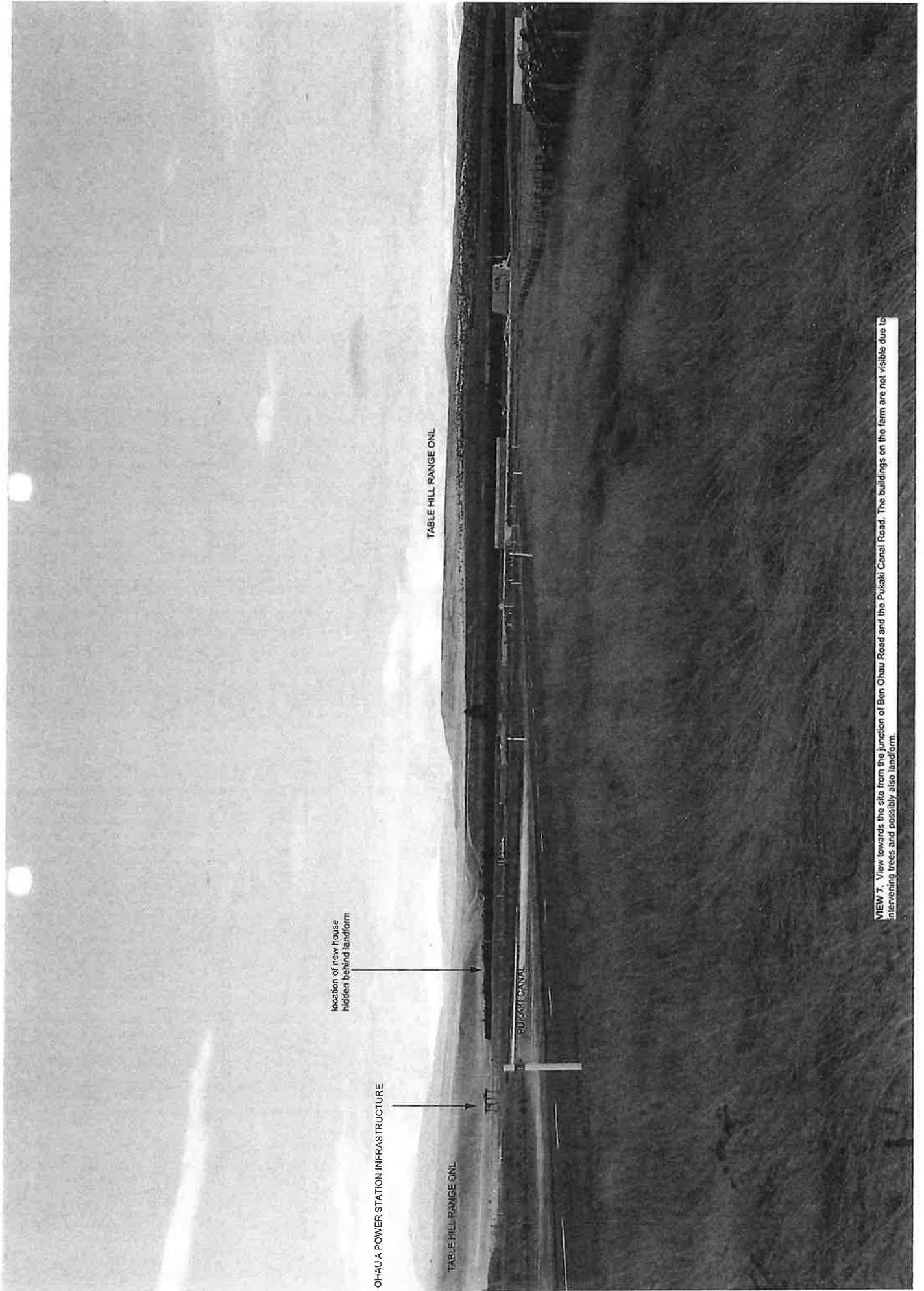
View 4A. 50mm view of the site and the new house, along with the other house and the milling shed, from the LC at Ohau A Power Station.



View 5. 50mm view of the site and the new house, along with the other house, from the Pukaki Canal approaching Chau A Power Station.



VIEW 6. 50mm view southeast to the site from the Ohau Canal Road about 1.15km west of the Pukaki Canal (top) and from the Glen Lyon Road on the north side of the Ohau Canal about 2km west of the Pukaki Canal (bottom). Both houses are highly visible but at a distance in the top image, with a large backdrop of rolling moraine and the Table Hill range crest. In the bottom image only the new house is visible, as landform begins to intervene in views further to the northwest of the site. The roof of the milking shed is also visible in the top image but is out of image right.



VIEW 7. View towards the site from the junction of Ben Ohau Road and the Pukaki Canal Road. The buildings on the farm are not visible due to intervening trees and possibly also landform.

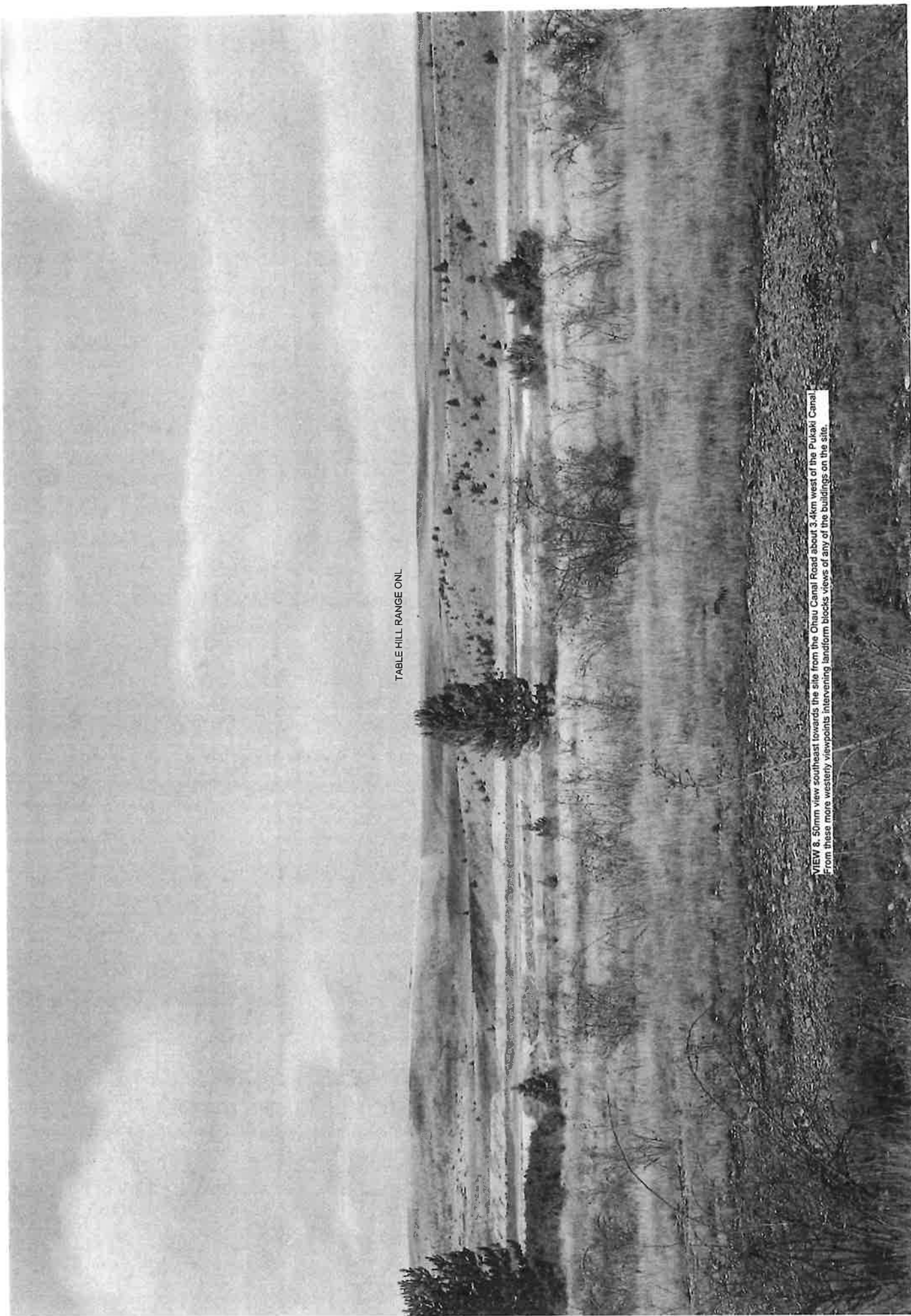
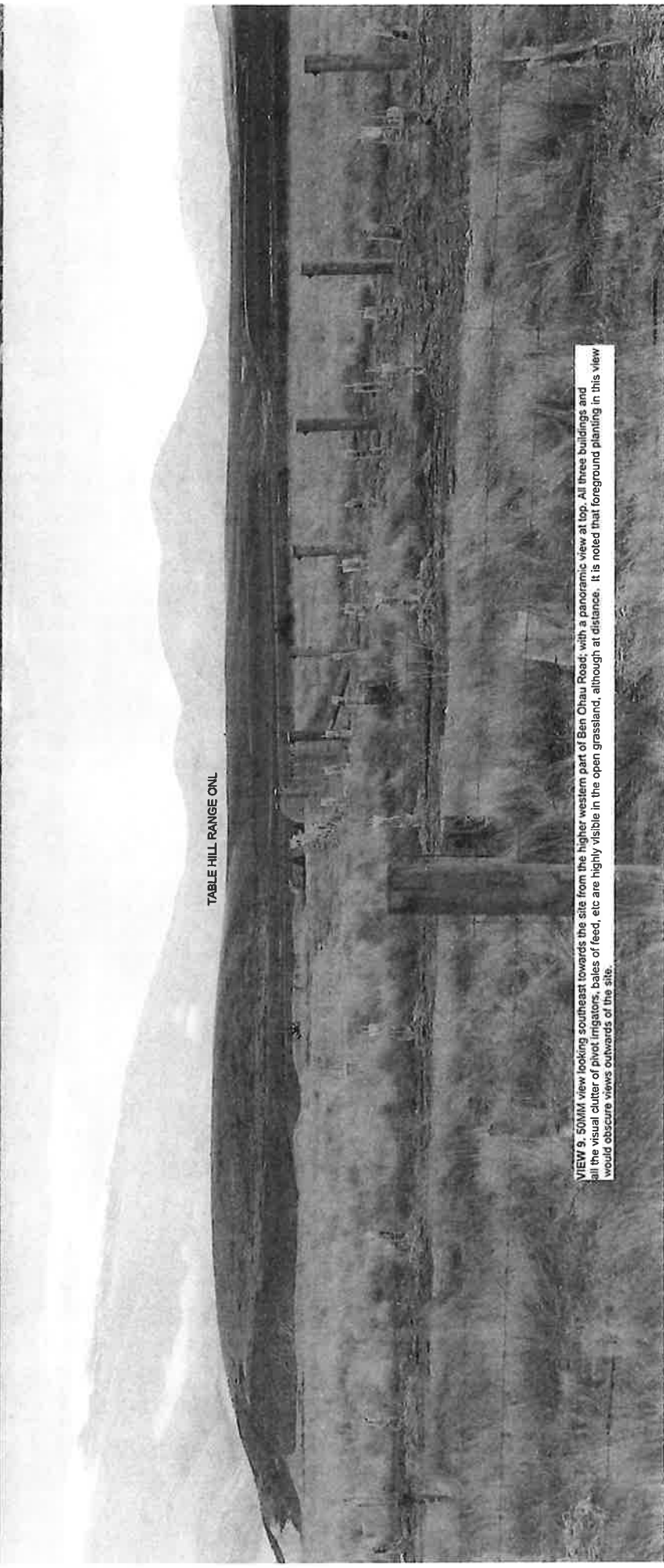
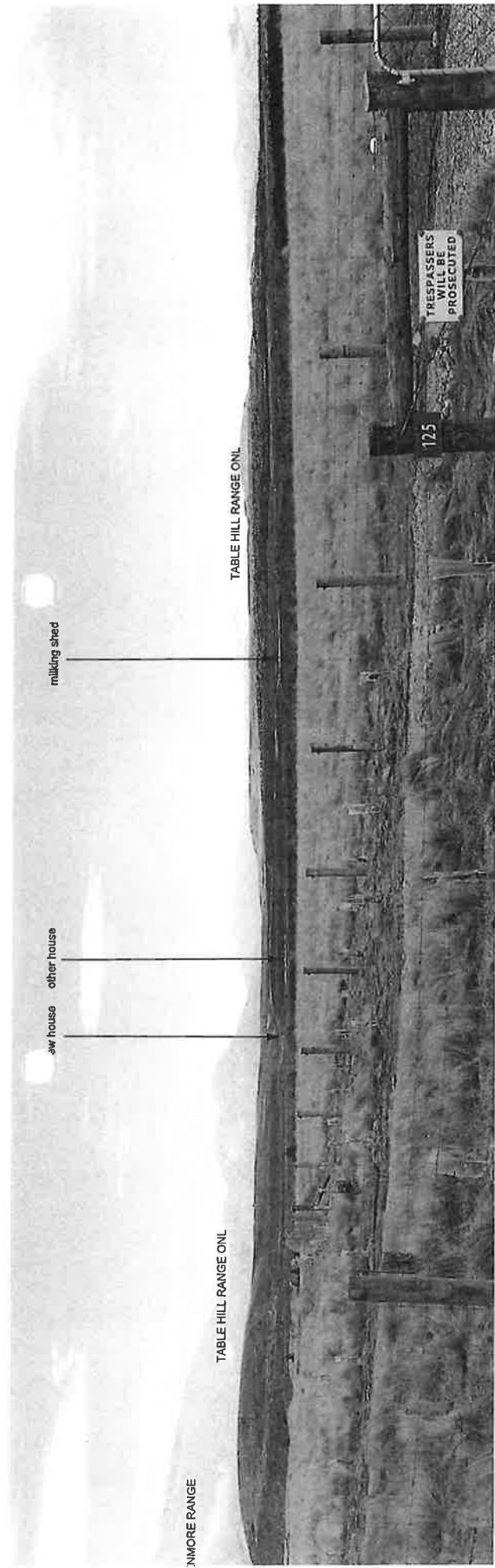


TABLE HILL RANGE ONL

VIEW 8. 50mm view southeast towards the site from the Ohau Canal Road about 3.4km west of the Pukaki Canal. From these more westerly viewpoints intervening landform blocks views of any of the buildings on the site.



VIEW 9, 50MM view looking southeast towards the site from the higher western part of Ben Ohau Road; with a panoramic view at top. All three buildings and all the visual clutter of pivot irrigators, bales of feed, etc are highly visible in the open grassland, although at distance. It is noted that foreground planning in this view would obscure views outwards of the site.

ATTACHMENT

**NEW HOUSE
MCINTYRE-WILLIAMSON DAIRY FARM
RUATANIWHA**

**Landscape Assessment Report
Anne Steven Landscape Architect**



September 2019

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Part A. FIG. 1 - 3

Part B. PHOTOS OF THE SITE

Part C. PHOTOS OF THE HOUSE FROM PUBLIC VIEWPOINTS Views 1-9



location of OHL boundary according to operative district plan 2010

interpretation of OHL boundary on a site specific basis using endform units as a spatial framework. The natural form of the gully is regarded as part of the OHL

lower west side of Table Hill

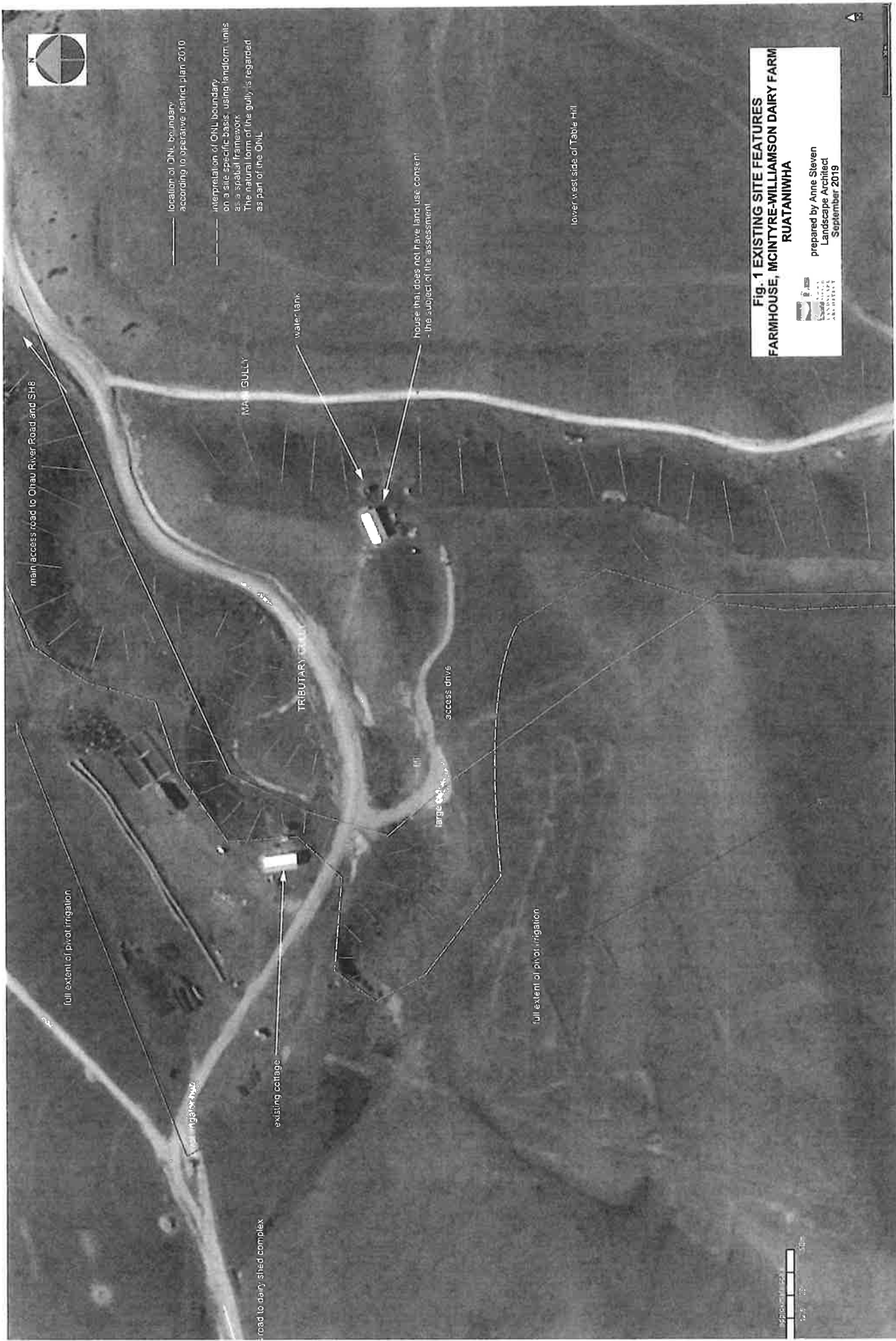


Fig. 1 EXISTING SITE FEATURES
FARMHOUSE, MCINTYRE-WILLIAMSON DAIRY FARM
RUATANIWHA
 prepared by Anne Steven
 Landscape Architect
 September 2019

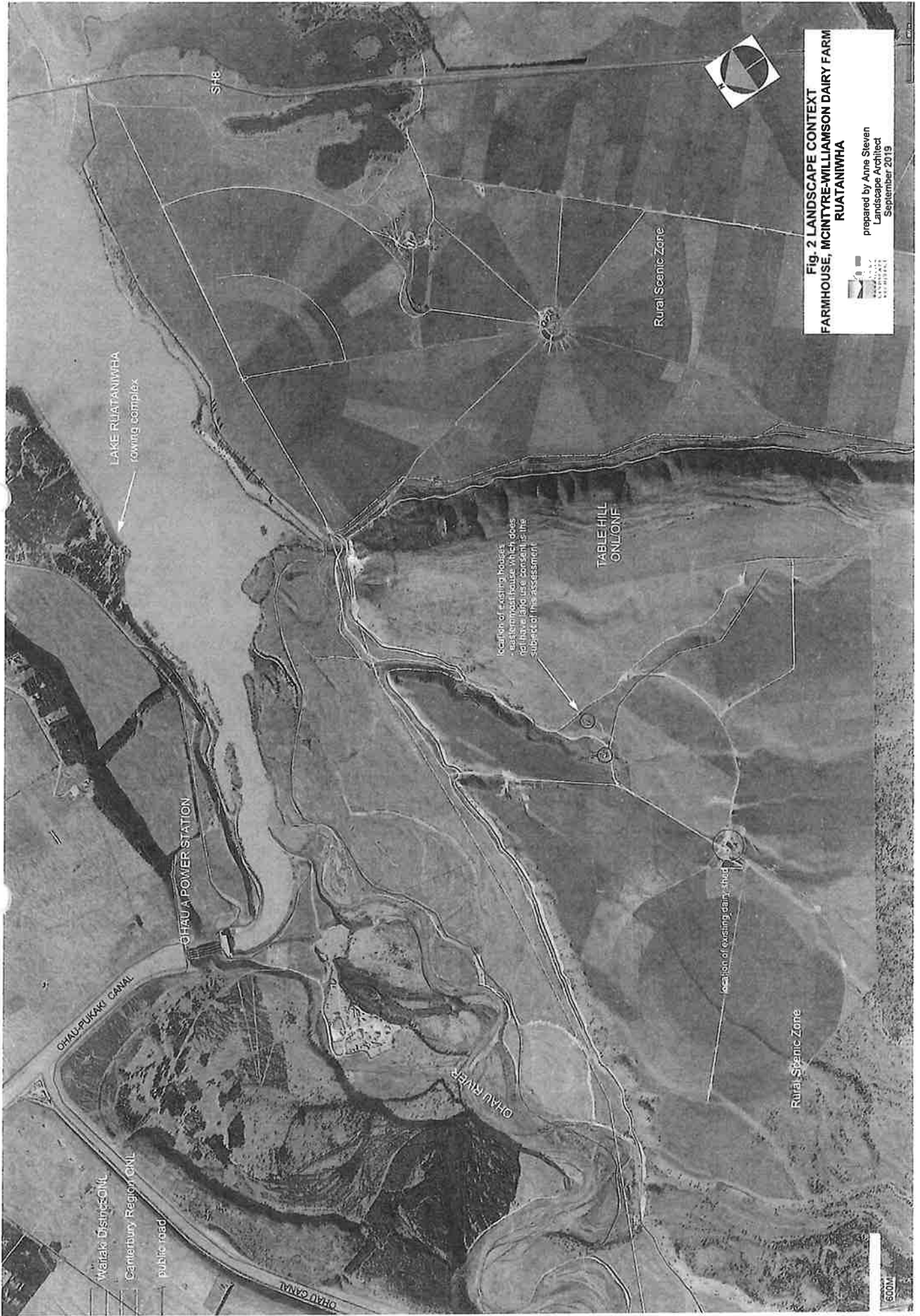


Fig. 2 LANDSCAPE CONTEXT
FARMHOUSE, MCINTYRE-WILLIAMSON DAIRY FARM
RUATANIWHIA
 prepared by Anne Steven
 Landscape Architect
 September 2019



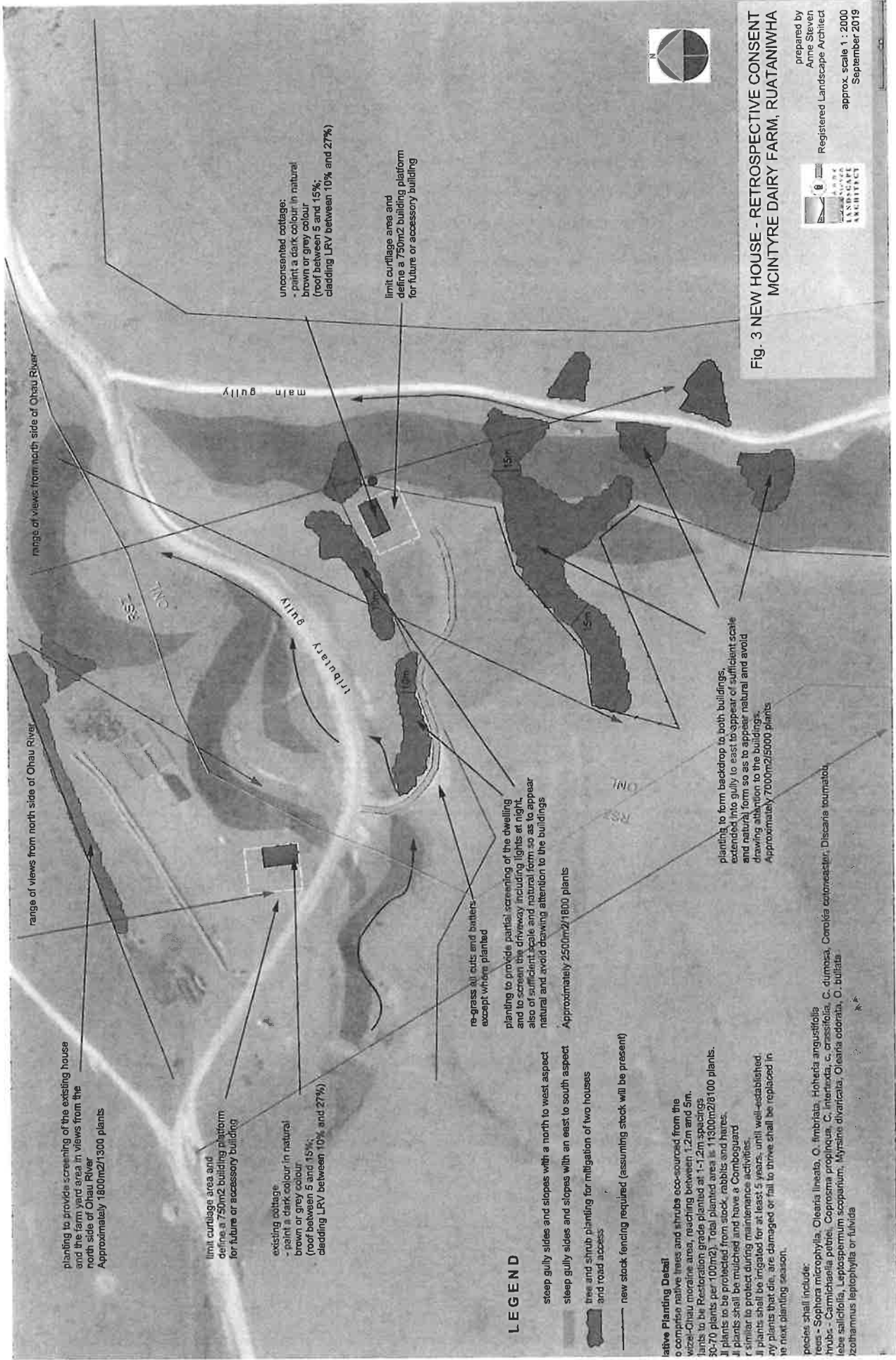


Fig. 3 NEW HOUSE - RETROSPECTIVE CONSENT
MCINTYRE DAIRY FARM, RUATANIWA

prepared by
Annie Steven
Registered Landscape Architect
approx. scale 1 : 2000
September 2019



C. Peer Review of Landscape Assessment – Philip Blakely

MCINTYRE – TWIZEL DIARIES LTD. PEER REVIEW OF LANDSCAPE ASSESSMENT REPORT FOR NEW DWELLING (RETROSPECTIVE CONSENT)

**Report to Waitaki District Council
Attention: Hamish Barrell, Planning Manager**

27 February, 2020

This report has been requested by the Waitaki District Council to peer review the landscape and visual assessment report by Anne Steven landscape architect for a new dwelling on the property owned by McIntyre-Williamson of Twizel Diaries Ltd. The dwelling has been relocated to the site and requires a retrospective consent.

My understanding is that the site is within the Outstanding Natural Landscape (ONL) of Table Hill though is near the edge of the ONL boundary.

The scope of the assessment is defined in the Anne Steven Report (the report) as;

'describes the application site, analyses its landscape context, and assesses the potential landscape and visual effects of the new house with regard to the provisions of the Operative Waitaki District Plan (WDP).'

I visited the site with the applicants representative on September 11, 2019 and also viewed the site from local surrounding viewpoints.

Comment on the landscape assessment Report

The report follows a standard format and is considered current best practice for landscape assessment. I agree with the site description and landscape context description sections included in the landscape assessment report.

Table Hill Outstanding Natural Landscape

The Operative District Plan includes the Table Hill ridge as ONL (re-affirmed by the Graham Densem, 2018 Review of Outstanding Natural Landscape Areas in the Upper Waitaki District). The moraine on the NW flank of Table Hill was specifically excluded because the ONL values that previously existed have gone due to farm development.

Comment on visibility and visual effects of proposed house

I agree with the applicants landscape report on visibility and where the dwelling is visible from.

The most significant view is from the lookout above the Ohau A Power Station which is at a distance of approximately 2.5km.

In its current state the dwelling is reasonably visually prominent. The building has been relocated onto the open site and its pale colour makes it stand out.

PROVISIONS OF THE OPERATIVE WAITAKI DISTRICT PLAN

Outstanding Natural landscapes represent the highest quality landscapes in the District and the bar is very high with respect to Outstanding Natural landscapes and Features with respect to changes and new development.

In 16.8 (Issue 7- Landscapes) it is stated '*The Districts Landscapes are of significant value but are vulnerable to adverse change as a result of the effects of some land use activities.*'

16.8.2 states the overall objective as:

Subdivision, use and development are managed so that:

- *the values identified for the outstanding or significant natural features, the outstanding landscapes, and the significant coastal landscapes are protected from inappropriate use and development; and*
- *the overall landscape qualities of the Rural Scenic Zone are retained.*

16.8.3 Policies Policy 2

2 To maintain the character of those landscapes identified as being outstanding because of their high degree of openness, naturalness and/or visual coherence, and to avoid subdivision, use and development in those parts which have little or no capacity to absorb change.

Openness, naturalness and /or visual coherence as stated in Anne Steven's report are a key matters for ONL and for any change to be considered for ONL.

Policy 6e Requires buildings to be located in areas with higher potential to absorb change.

In 16.8.5 Explanations and Reasons it is stated *that landuse change in the outstanding and significant natural features and the significant coastal landscapes would be more strictly controlled to ensure that the natural or cultural landscape character, which give rise to the values identified are protected from inappropriate subdivision, use and development. The landscape design guidelines in Appendix D of the Plan will in addition to the policies provide guidance in how to manage activities.*

Discussion

A key consideration is that the site subject to the retrospective consent is clearly within ONL which has recognised values that to date haven't been compromised by farm development. The location of the ONL line has been deliberately placed to exclude the development that has occurred on the adjoining NW moraine landform even though the adjoining moraine land could be described as being within the same

landscape unit.

The Table Hill ONL has not been compromised (until the recent farm track and unconsented dwelling) though the adjoining land has been compromised by landscape change as a result of farm development.

Ms Steven has acknowledged that this dwelling 'exacerbates the existing adverse effects particularly on openness' and goes on to say 'buildings are very obvious in this environment'. I agree with this comment.

The key matter is whether this retrospective consent pushes the landscape beyond any change threshold such as would compromise the ONL values of Table Hill. A further key matter is what the recommendation would be if there was an application for a dwelling in this location (if there were no dwelling) within ONL.

Considering the Table Hill ONL in isolation, in my opinion the retrospective consent pushes the landscape beyond any change threshold and would compromise the ONL values. Furthermore if there was an application for a dwelling in this location (ie no dwelling there) my recommendation will be to decline the application in that site and look to co-locate with other development outside the ONL.

The open and prominent landscape of the Table Hill ridge is a landscape with little capacity for change and development should be avoided (which is supported by the District Plan provisions). The subject dwelling although on the edge of the ONL is the only dwelling within it.

The key attributes/characteristics of the Table Hill ONL are openness, naturalness and visual coherence.

The dwelling and associated development/activity e.g. roads, garden sheds, clotheslines, vehicles, mitigation plantings all impact on these key attributes/characteristics of the ONL. Openness and naturalness are clearly compromised compared to the situation with no dwelling. Visual coherence is lost by the clutter of domestication which replaces the open, natural landscape.

Mitigation as proposed of screen planting and painting of the dwelling a darker colour assists mitigate the visual effects i.e. from public views such as the view from the lookout above Ohau A Power Station however does not mitigate the effects on 'the landscape resource' i.e. the inherent natural characteristics of that landscape that contribute to its ONL values (openness, naturalness, visual coherence). These are inevitably compromised.

The non-consented dwelling can be made to be less prominent by the proposed mitigation measures but the effects on the essential values/characteristics of the ONL cannot be satisfactorily mitigated.

Assessment Against Appendix D Guidelines

Ms Steven states that the house and access aligns with the siting and design principles set out in the Guidelines in a number of ways but there are exceptions. (paragraph 7.3)

- The location of the house in a prominent location due to elevation within a landscape of very open character
- The house is not grouped with other buildings but attenuates the effect of buildings strung out through a landscape
- The building colour is too pale and it stands out the drive does not avoid crossing a steep slope and there is a substantial cut across the gully side
- There is no existing vegetation to provide a backdrop or setting or to screen development

I agree with this assessment of where the dwelling does not align with the Guidelines. The dwelling therefore does not in its current state comply with the Guidelines.

Recommendations and Conclusions

It is recommended that the retrospective consent for the dwelling be declined because the landscape and visual effects on the outstanding landscape of Table Hill are too great and cannot be satisfactorily mitigated as outlined in the discussion above. I therefore disagree with the recommendation and conclusions of the Steven report in this respect.

The key attributes of the ONL of openness, naturalness and /or visual coherence are compromised by the dwelling.

The unconsented dwelling does not comply with all the Appendix D Guidelines set out in the Operative WDC District Plan.

This retrospective consent does not ensure that the values of the outstanding natural landscape of Table Hill are protected.

Philip Blakely

Registered Landscape Architect

20 March, 2020



Landscape Architecture, Resource Management, Rural, Residential, Commercial, Urban, Project & Contract Management, Conservation
(Natural & Historic) Advice

