

APPLICATION FOR

LAND USE

BUILDINGS OUTSIDE A BUILDING PLATFORM

APPLICANT: **Grandview Grazing Limited**

LOCATION: **51 Luggate-Tarras Road, 9383**

Date: 14/07/2025

Location: 51 Luggate-Tarras Road, 9383

Attention:

Queenstown Lakes District Council – Wanaka Planning Department

Document Quality Assurance

Project Reference: Farm Staff Accommodation/Storage Sheds

Prepared for: Paul Kane – Grandview Grazing Limited

Prepared by: Cameron Stobie

Reviewed by: Tom Overton

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14th July 2025

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
Wanaka 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find an application for resource consent to construct two farm storage sheds including residential units for staff accommodation at Lot 1 DP 410525 adjacent Luggate – Tarras Road, Wanaka.

In 2023 RM230120 approved a farm shed with residential unit on the same site. This approval is attached at **Appendix J**. The approval was for a 6.6m high, 300m^2, four bay farm shed with an attached 3 bedroom residential unit for farm worker accommodation. The consent approved under RM230120 is proposed to be surrendered upon approval of this application for resource consent.

Due to increased need for worker accommodation capacity as well as storage, this application proposes two smaller sheds which will result in a greater capacity for farm staff accommodation whilst still being appropriate for the site and Rural Zone.

Grandview Grazing Ltd is a crop and cattle farm which winters dairy cattle. The business staffing requirements are seasonal. Current requirements are 3 additional staff from May to August for shifting breaks, feeding out, drenching and weighing stock and general farm work. The other fixed term staff member is employed from April until December. It is currently very difficult to attract the right person/couple as there is no accommodation available on farm. This position is more senior and the staff may therefore have a partner/family requiring appropriate accommodation. This is why two separate units are required.

Staff are currently accommodated in a rented dwelling at Maori Point Road at significant expense; however, this option is soon to be unavailable in May 2026 due to the owners marketing the property for sale. As such, the applicant requires a new accommodation option to provide for essential farm staff. Additionally, due to currently being unable to offer additional accommodation for farm staff, the applicant is severely restrained in their ability to attract the right people. This has adversely affected farm performance and production. In addition to providing staff accommodation, the sheds will also allow for the storage of farm equipment essential to the operation of the farm. Overall, the proposed development solves these issues and provides an appropriate level of development in the context of the site

This application includes an assessment against the relevant District Plan rules, objectives and policies and determines that any adverse effects associated with the proposal would be less than minor.

2.0 APPLICATION DETAILS

APPLICANT	GRANDVIEW GRAZING LIMITED
SITE LOCATION	LUGGATE TARRAS ROAD, LUGGATE 9383
LEGAL DESCRIPTION	LOT 1 DP 410525
APPLICATION SITE AREA	243.7HA
ZONING	RURAL

3.0 APPENDICES

APPENDIX A	RECORD OF TITLE & ENCUMBRANCES
APPENDIX B	SITE PLAN
APPENDIX C	PLAN SET
APPENDIX D	LANDSCAPE PLAN
APPENDIX E	LANDSCAPE ASSESSMENT
APPENDIX F	GEOTECHNICAL REPORT
APPENDIX G	ELECTRICAL PLAN
APPENDIX H	WATER TEST
APPENDIX I	AURORA CONFIRMATION
APPENDIX J	RM230120 DECISION

4.0 SITE DESCRIPTION AND PROPOSAL

SITE DESCRIPTION

The subject site is located adjacent to the intersection of Luggate – Tarras Highway (SH8A) and McKay Road approximately 1.2km east of the red bridge over the Clutha River. The site is flat to gently sloping adjacent SH8A through to the proposed shed sites then rises up a terrace to the north. An irrigation water race follows the toe of this terrace.

The site is vegetated in pasture and is not presently irrigated. There is a eucalyptus shelter belt along the eastern side of the site and more recent mixed planting along the SH8A boundary.

There is existing access to the site via a vehicle crossing directly from SH8A.

The Operative District Plan (ODP) does not categorise the relevant landscape. The Proposed District Plan (PDP) identifies the site as being part of the Rural Character Landscape (RCL).

The wider property is used for intensive grazing and cropping. Up to 9 staff are employed on the property depending on the season.

Large areas of the Grandview Grazing property are under pivot irrigation. The site of the proposed sheds is located in a marginal area which is topographically separated from the balance of the property by the terrace, is not irrigated and currently has very limited productive value.



Figure 1: Subject site and its surrounds, location of the proposed buildings marked with a red square. SOURCE: GRIP Maps.



Figure 2. View towards the site from McKay Road

PROPOSAL

Shed Details

Dimensions: **23m long by 10m wide**
Height: **5.6m**
Cladding: **Corrugate Colorsteel**
Building Colour: **Slate**
Total Area: **230m² for each shed**

It is proposed to build two identical 23m x 10m sheds as shown on the site plan. Each shed would include includes 2 storage bays and a residential unit. The sheds would have a maximum height at the apex of 5.6m above ground level. The cladding will be Corrugate Colorsteel coloured in Slate which has an LRV of 9%. All joinery and the garage doors would also be coloured in Slate. Please refer to the shed plans attached as Appendix C.

There will be a 67.54m^2 concrete patio which will wrap around the northwest corner of the residential units contained within each shed.

Two 30,000l water tanks will be located on the eastern elevation of the western shed within 90m of each shed as shown on the landscape plan. The water tanks would be coloured a natural recessive colour which complies with the PDP standards. The eastern shed will be located approximately 57m from the southern boundary which is a road boundary for SH8A. The western shed will be located approximately 115m from the south-western corner of the site which is the road boundary for SH8A and McKay Road.

Access to the sheds would be via the existing access from Luggate-Tarras Road. This existing access/vehicle crossing will be upgraded to the required standard with a gravel driveway established to the proposed sheds as shown on the plans. A minimum 4.5m x 11m hardstand area for a fire truck would be established next to the driveway no closer than 6m from the sheds. A pipe with upstand and coupling would be extended from the water tanks to these hardstand areas.

The residential units would occupy the western half of the sheds. These residential units would comprise 3 bedrooms, 1 bathroom, and a kitchen/living area for each shed. The eastern halves of the sheds will be 2 bay garages, which will be 10m x 10m to allow for farm equipment and vehicle storage.

The shed elevations are shown in Figures 3 – 6 below:

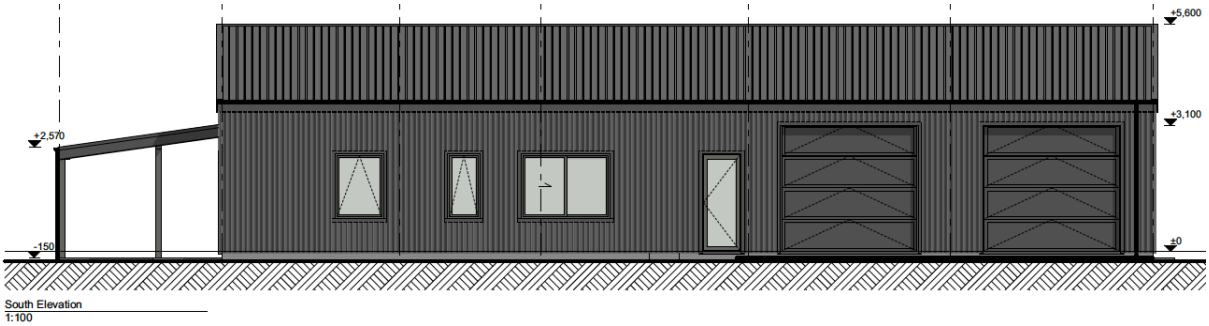


Figure 3. South elevation of the proposed sheds

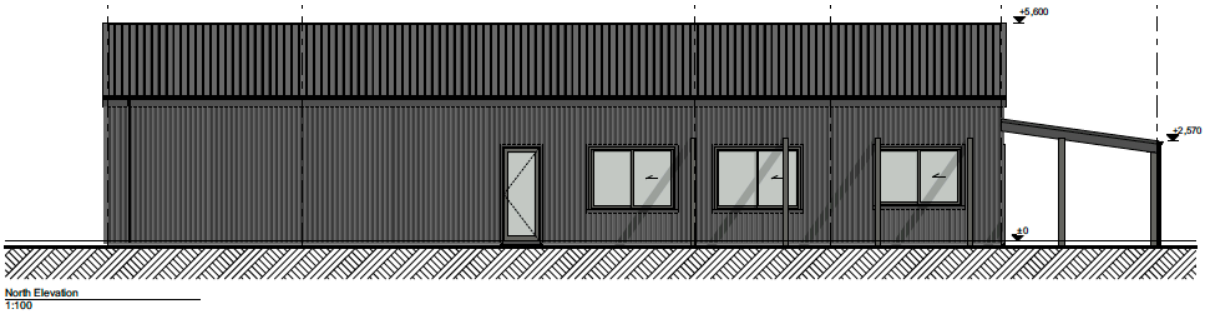


Figure 4. North elevation of the proposed sheds

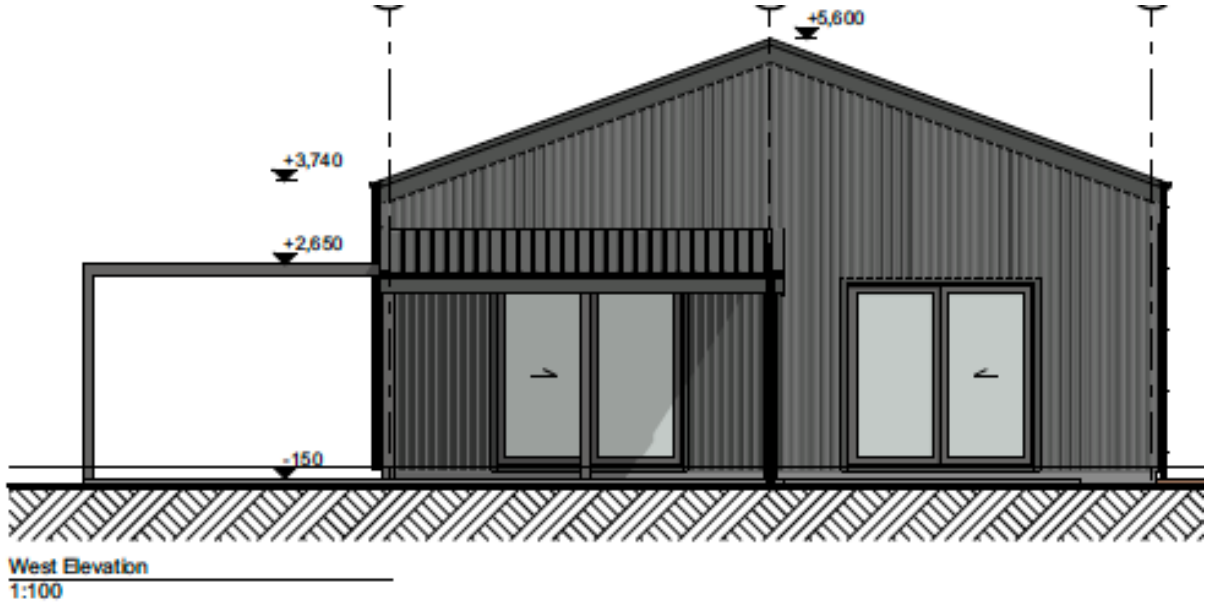


Figure 5. Western elevation of the proposed sheds

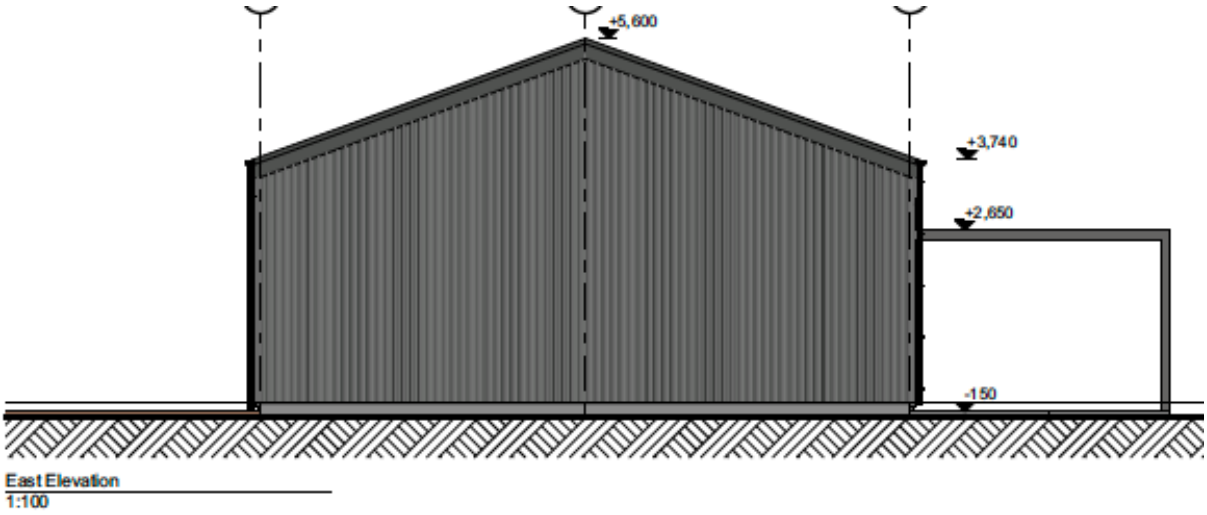


Figure 6. East elevation of the proposed sheds

The landscape plan attached at **Appendix D**, illustrates the proposed structural landscaping designed to provide screening and softening effects in regard to visual amenity. The proposed landscape planting includes a substantial number of indigenous and appropriate exotic species. The proposed structural landscaping wraps around the southern and western elevations of the proposed sheds, screening and softening views into the site from SH8A and McKay Road.

The proposed structural landscaping is shown in Figure 7 below:



Figure 7: Proposed structural landscape plan.

The structural landscape plan is a slightly expanded version of the same plan that was approved for RM230120. See the approved plan in Figure 8 below for comparison.



Figure 8. Landscape plan approved by RM230120

Servicing

All servicing provisions would be the same as approved by RM230120 as detailed below.

Access

Access would be extended from Luggate-Tarras Road as shown on the site plan. A vehicle crossing would be installed to the required standard.

Electricity

Power would be extended to the shed underground from an existing transformer located west of McKay Road. Please refer to attached electrical plan within **Appendix G**. Confirmation from Aurora for connection to power is attached as **Appendix I**.

Communications

Communications would be wireless. Please see One NZ coverage map below which confirms that internet services are available at the site (shown by red shading overlay). No fibre or wired connections would be installed.

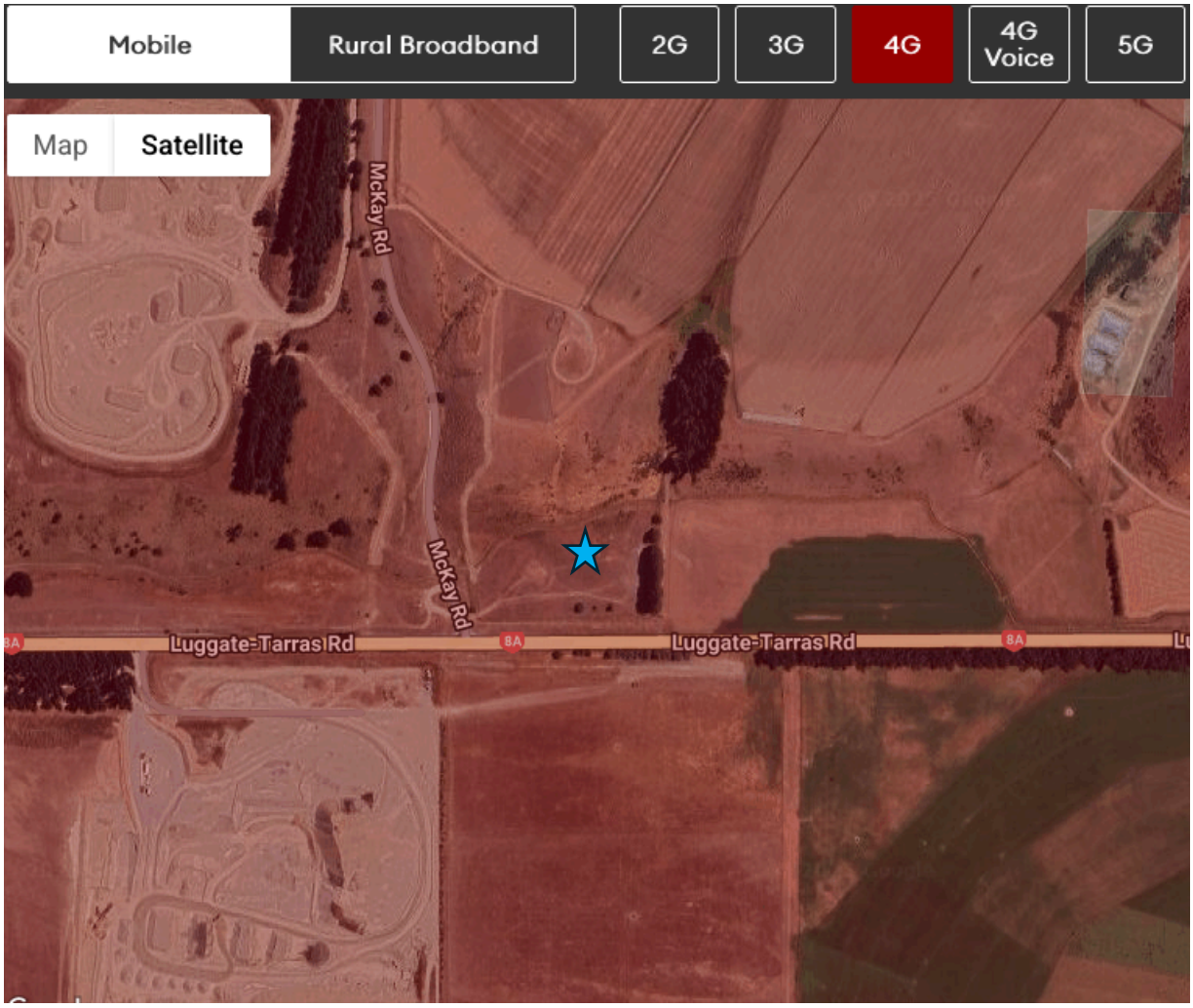


Figure 8. One NZ coverage map. Site indicated by blue star.

Water

Water supply has already been extended to the site for irrigation of existing landscape planting. This supply comes from a permitted surface water take from the Crook Burn which flows through the property. This water take currently supplies the applicants dwelling which is located on the adjacent property to the east. The Crook Burn also supplies the farm irrigation water via a water take permitted by RM18.327.01. A suitable water treatment system will be installed in each building to ensure that the potable water within the residential units complies with the New Zealand Drinking Water Standards. A water test conducted by Hills Laboratories in 2023 is attached at **Appendix H**.

Storm Water

Storm water would be collected by gutters and drains and discharged into soak pits. The Geotechnical Report attached as **Appendix F** describes the suitability of soils for storm water disposal.

Waste Water

Waste water would be treated via an onsite septic system and dispersal area designed in accordance with the recommendations in the Geotechnical Report attached as **Appendix F**. One septic system would be appropriately sized to cater for both buildings.

Earthworks

A minor topsoil scrape to a max depth of 0.5m, with an average depth of 0.3m, would be required to prepare the ground for the shed foundations comprising approximately 300m^2 and 180m^3 for each shed and. Approximately 50m^3 would also be required for excavation of the soak pits and waste water disposal area. The driveway will require an approximate scrape of 400m^2 to a depth of 0.3m, comprising approximately 120m^3 of earthworks. This would result in a total earthworks volume of approximately 350m^3. This is well within permitted activity limits (1000m^3) for the Rural Zone. Top soil from the site scrape would be used onsite for landscaping.

Proposed Development Controls

The following development controls align with those included within the landscape assessment within **Appendix E**.

- The curtilage area for the proposed sheds shall be restricted to the designated area, including all outdoor structures and garden elements associated with residential use, e.g.: clothes lines, garden sheds, outdoor furniture, play structures, spa and swimming pools, areas of decking and paving, domestic lawn, and garden.

- The current level of screening provided by existing line of Eucalyptus trees situated along the eastern boundary, together with plantings of Pittosporum tenuifolium and Elaeagnus x ebbingei shrub vegetation currently located along the southern and western boundaries shall be maintained in perpetuity to provide a green buffer and filtered screening, thus ensuring long- term visual screening of the sheds. The Eucalyptus trees will be maintained and replaced

with Mountain Beech (Fuscopora cliffortiodes) and Totara (Podocarpus totara) tree species when they die or if they become diseased.

- Planting within the site shall exclude wilding species (Lodgepole Pine -Pinus contorta, Black Pine - P. nigra, Scots Pine - P. sylvestris, Maritime Pine - P. pinaster, Monterey Pine - P. radiata, European Larch - Larix decidua, Douglas Fir – Psuedotsuga menziesii, Sycamore - Acer psudoplatanus, Common Hawthorn -Crataegus monogyna) and problematic species such as birch, gorse or elderberry.

- All external lighting will be down lighting only and shall not create light spill beyond the property boundary or be directed towards the Luggate-Tarras Highway or McKay Road. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting to be located within the domestic curtilage area only and not to be used on the gateway onto McKay Road.

- Access will be via an existing farmgate directly off Luggate-Tarras Road. The entranceway structures onto Luggate-Tarras Road will be of a standard farm gate design to not be visually obtrusive (monumental) and consistent with traditional rural gateways.

- The access drive will be gravel and will exclude the use of concrete kerb and channels.

4.1 NES FOR ASSESSING CONTAMINANTS IN SOIL

An investigation of known land use associated with the site has been undertaken including both the Queenstown Lakes District Council's GIS hazard register and Otago Regional Council records. There is no record of a HAILs activity having occurred on the site therefore the NES does not apply.

5.0 SITE HISTORY

The following resource consents are relevant to this application:

- **RM230120 –** Approved land use consent to construct a farm shed with attached residential unit with associated vehicle access and landscaping in approximately the same location as the sheds applied for within this application for resource consent.

*****RM230120 is attached at **Appendix J.**

6.0 RELEVANT PROVISIONS OF THE DISTRICT PLAN

6.1 ACTIVITY STATUS

Proposed District Plan

Under the Proposed District Plan, the site is zoned Rural and the following resource consents are required:

- A **restricted discretionary** activity resource consent pursuant to Rule 21.8.1 for the proposed construction of a farm building not complying with Standard 21.8.1.6 regarding exceeding the 5m height limit

- A **discretionary activity** pursuant to **Rule 21.4.9** for the use of land and buildings for residential activity except as provided for in any other rule;

- A **discretionary activity** pursuant to **Rule 21.4.11** for the construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule.

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

7.0 ASSESSMENT OF ADVERSE EFFECTS

7.1 PERMITTED BASELINE

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In this instance, the permitted baseline includes:

- Farming activities;
- Farm buildings at a density of 1 per 50ha and a max height of 5m and max area of 300m^2 (within RCL);
- Commercial recreational activities;
- Horticultural and viticultural activities;
- Landscape planting;
- Fencing;
- Maintenance of existing vehicle and recreational accesses and tracks, excluding their expansion and
- Earthworks up to 1000m^3 per year.

7.2 EXISTING ENVIRONMENT

The existing environment is of relevance and comprises the shed and residential unit approved by RM230120, existing farming activity, fencing, natural terrain, vegetation and access roads/tracks.

7.3 RECEIVING ENVIRONMENT

In addition to the permitted baseline and existing environment, the receiving environment needs to be considered. This includes rural farming activity on adjacent properties, adjacent quarries to the west and southwest and rural living sites on adjacent properties in the surrounding area. This is described in the Landscape Report attached at **Appendix E**.

It is within the context of the permitted baseline and receiving environment that the actual and potential effects of the proposed development will be considered below.

7.4 ASSESSMENT OF EFFECTS

The subject site has been categorised as 'Rural Character Landscape' (RCL) and the following assessment matters below have been guided by the PDP Rural Chapter 21:

- *Existing vegetation*
- *Effects on landscape quality and character*
- *Effects on visual amenity*
- *Design and density of development*
- *Tangata Whenua, biodiversity and geological values*
- *Cumulative effects of development on the landscape*
- *Other factors and positive effects*

EXISTING VEGETATION

The existing vegetation on the site includes a mature Eucalyptus shelter belt along the eastern edge of the paddock to be retained, these Eucalyptus will be replaced with either indigenous Totara or Mountain beech should the Eucalyptus trees die or become diseased. This existing vegetation provides screening effects for motorists travelling west along SH8A and would mitigate views into the site of the proposed built form.

Additionally, there is indigenous Pittosporum tenuifolium (Kohuhu), planted along the road boundary fencing within the road reserve. Whilst this cannot be relied upon for screening as it is external to the site, this planting once at maturity will offer further screening effects and is unlikely to be removed.

Overall, there is no intention to remove the existing vegetation and as such there are no adverse effects in this regard.

EFFECTS ON LANDSCAPE QUALITY AND CHARACTER

The proposal is considered to be consistent with the landscape quality and character of the zone and surrounding environment. The two farm sheds with residential units are directly associated with the rural farming land use as the proposed built form will provide storage for farming equipment, and accommodation for farm staff to improve the productivity and efficiency of the farming operation.

The nature of the built form is reflective of common rural farm sheds, and as such are an anticipated feature within the rural environment. The residential use of the built form will be largely indiscernible from the farming activity on site with farm staff movements between the sheds and the farming areas within the larger farm.

The built form is located at the base of a terrace and not on a ridgeline or in the foreground of any ONF or ONLs. It will not detract from larger landscape views, particularly the Grandview Range to the east. The proposed landscaping plan will utilise indigenous planting to tie the built form into the landscape and provide screening and softening effects which will reduce adverse amenity effects on the surrounding landscape quality and character.

The landscape assessment attached at **Appendix E**, includes discussion in regard to landscape character amenity, which is consistent with the assessment above.

Excerpt from the landscape assessment below:

> *The visual amenity experienced by a road user is the distinct form of the terraces, the contiguous pastoral grass cover, and intermittent, cohesive groups and lines of evergreen rural trees in the foreground and midground and the natural character of the Grandview Range, as well as the Dunstan Range in the background when travelling east. Views to the south across the open, farmed terrace are more intermittent due to lines of conifers on and parallel to the road boundaries. The visual amenity travelling west is the same except for the background of the northern end of the Cardrona Range.* ***Overall, the visual amenity is consistent with a small number of repeating rural elements and a strong rural character.***

Overall, it is considered that adverse effects in relation to landscape quality and character will be less than minor.

EFFECTS ON VISUAL AMENITY

As previously described, the existing vegetation and proposed landscape planting will offer significant screening and softening effects, reducing views of the built form from external viewpoints into the site and tying the built form into the natural environment.

Additionally, the 100km/h speed limit of SH8 and McKay Road will result in fleeting glimpses of the site despite the approximate 300m long viewing distance from the highway. Motorists will view what appears to be farm sheds within the rural zone at open road speeds along this stretch of road. Any residential activity will be largely indiscernible from these viewpoints and will likely be indistinguishable from farm staff going about their farming duties.

The construction will be steel sheds with a rural character that will not distract from the natural landscape amenity, the Slate colour in which the building will be clad is visually recessive in colouration and will blend well with the surrounding environment. Storage provided will allow for a tidy site that is more visually appealing as farming equipment can be stored inside the sheds.

The landscape assessment attached at **Appendix E**, highlights the positive effects of the mitigation planting and its consistency with the surrounding vegetative characteristics of the environment:

> *The effect on the visual amenity will be the experience of a small area of more texture and vegetative form against the backdrop of the static grey green of the Eucalyptus. As the trees are predominantly found in the wider rural landscape including around existing farmhouses further east on SH8/Luggate-Tarras Road the change will be characteristic.*

Overall, the landscape assessment considers the effects on visual amenity to be similar to those assessed under RM230120:

> *The effect on visual amenity will be a small reduction in the open space of the paddock in the immediate foreground. The plant species will be the*

same and the proposed sheds and mitigation planting will not extend past the same northern fence line on the RM230120 plans towards the water race. ***The effect will continue to be low because there is very little modification to the characteristics and key elements of RM230120.***

Overall, it is considered that adverse effects in this regard will be less than minor.

DESIGN AND DENSITY OF DEVELOPMENT

As detailed previously, the design of the built form is reflective of rural farm sheds and are primarily designed around staff accommodation and farm equipment storage. The residential units included are contained within the larger shed and as such are not discernible from the rest of the built form.

The sheds will be constructed out of high quality materials and consistent with the District Plan standards regarding buildings. The sheds will be 5.6m in height, 1m lower than the shed approved under RM230120 and will be recessively coloured.

Due to the farm requirements of employing up to 9 staff, two buildings are required to provide accommodation and adequate storage for farm equipment, including farm staff vehicles. As such the two proposed buildings address this need and are clustered in an appropriate part of the larger farm to prevent the spread of built form and create efficiency in relation to farm staff accommodation. Clustering the two buildings in close proximity allows for efficient use of land, reduced effects of spread out built form, and utilising landscape planting in one area to screen and mitigate views of the built form.

The landscape assessment attached at **Appendix E**, discusses the suitability of the site for absorbing the proposed development:

> *The site and its immediately surrounding area can absorb this level of development without any significant degradation of landscape character because of the consented situation and the repetition of elements approved under RM230120. While there is a very low capacity for 'rural living' identified within this landscape schedule area, the sheds have* ***low*** *adverse effects on the associative and perceptual values because they are linked to farm activities of the wider property and the effects are no greater than consented development.*

Overall, it is considered that adverse effects in this regard will be less than minor.

TANGATAWHENUA, BIODIVERSITY AND GEOLOGICAL VALUES

There are no biodiversity or geological values and no known sites of archaeological or cultural significance within the proposal area. Standard discovery protocol will be implemented and therefore adverse effects in this regard will be avoided and as such be less than minor in degree.

CUMULATIVE EFFECTS OF DEVELOPMENT ON THE LANDSCAPE

The nearest built form to the subject site is 1.68km to the east and forms the homestead for the Grandview Grazing Limited farm. There is no other built form in close proximity to the proposed sheds and the sheds are not viewed in conjunction with any other built form. As described above the two buildings are clustered

together, sharing landscape planting screening and softening, reducing the adverse effects from spread out built form and resulting in a consolidated development which will not cause an inappropriate level of development within the existing and receiving environment.

The landscape assessment attached at **Appendix E**, describes the effects of the increase in development on the landscape including domestic activities:

> *The sheds and associated activities will provide for a small increase in the domestic activities occurring within the site and its surroundings in comparison to RM230120. Due to the sheds (**design**), mitigation planting and all design controls being adopted from RM230120, we consider that the proposal will be appropriately absorbed into the site within this part of the Upper Clutha Basin. Overall, we consider that the adverse effects of this proposal on landscape character of the site and surrounding area will be **low**.*

Overall, it is considered that adverse effects in relation to cumulative effects of development will be less than minor.

OTHER FACTORS AND POSITIVE EFFECTS

There are several positive effects associated with the proposed shed. These include:

- Storage of equipment and machinery indoors which provides protection from the weather;
- Storing equipment indoors can have less adverse visual effects than being stored outdoors;
- Providing accommodation for farm staff as it is extremely difficult to find suitable affordable accommodation in the Upper Clutha area. Providing staff accommodation addresses this problem;
- More efficient farming practice due to farm staff living on site and removing the need to commute;
- As the farm staff live on site, there will be a reduction in farm staff requiring the use of public roads to get to work and access the farm. There will be access within the site for staff to move around the farm, removing the need to access it from SH8A;
- The proposal allows for an appropriate use of a part of the farm which is isolated from the larger farming areas and as such has a reduced level of farming utility.

NATIONAL POLICY STATEMENT ON HIGHLY PRODUCTIVE SOILS (NPS-HPL)

As highlighted under RM230120 which approved a single similar shed to those proposed in this application, the site is within a small strip of LUC 3 land. This is shown in Figure 9 below.



Figure 9: Land Use Classification Map showing LUC 3 land area, subject site shown by red star. SOURCE: OURENVIRONMENT LUC Map.

This was addressed under RM230120, and the decision stated the following:

> *The key objective for assessing the appropriate nature of the proposal against the NPS-HPL is section 3.9 (protecting highly productive land from inappropriate subdivision, use and development). The proposed building will support the productive capacity of the land, as the shed is primarily for storage of agricultural equipment and farm worker accommodation. The development will comprise a small area of land and the current productive capacity of the subject area shall be maintained and therefore appropriate under Clause 3.9.*

It is considered that this assessment is still relevant to this application and can still be relied upon. The small increase in built form from the second shed proposed, does not result in a large increase in land removed from productive potential. Its close proximity to the shed which is similarly located to the shed location approved under RM230120, allows for the concentration of built form to be localised. And in relation to the much larger 243.7ha farm, the proposed area of built form will not detract from the productive capacity of the larger farm.

Overall, adverse effects in relation to the NPS-HPL are considered to be less than minor.

SUMMARY

With regard to the assessment above the proposal as a whole is considered to be appropriate within the environment and not opposed to the assessment matters laid out by the District Plan. As such it is considered that the proposal overall will result in adverse effects that are less than minor and offer substantial positive effects in regard to maintaining effective and efficient rural farming activities in the Rural Zone.

9.0 EFFECTS ON PERSONS

There are no residential dwellings located adjacent to the proposed sheds site. To the west, on both sides of Luggate-Tarras Road (SH8A) are two large industrial quarries. To the south is a vacant farming block also owned by Fulton Hogan Limited who own the adjacent quarry site which will likely expand into this block in the future. To the east of the subject site, is another lot farmed by the applicant.

As such, there are no views into the site from private locations containing residential occupation, and therefore there are no adverse effects in this regard.

There are public views into site from SH8A and McKay Road, however, as per the Landscape Plan attached at **Appendix D**, there is significant landscape planting proposed which will offer substantial screening and softening effects for the proposed built form. Additionally, the speed limit for both roads is 100km/h, and as such vehicles will predominantly be moving quickly along these roads reducing view time into the site. At the intersection of McKay Road and Luggate-Cromwell Road where vehicles will come to a stop at the intersection, focus will be on traffic rather than views into the subject site. As previously described, vegetative screening and landscaping will reduce visibility of the built form from this intersection as well.

RM230120 approved resource consent for the construction of a single farm storage building with internal residential unit shed located in a similar area under in 2023. As such, there is a precedent for built form in this location, and whilst this application is for an increased volume of built form, albeit the height of the built form will be 1m lower than the previously approved shed, it will result in similar effects.

The proposed sheds are also designed to be in the style of rural farm sheds, and as such are an anticipated built form feature on rural properties. Public views into the site will be reduced due to the aforementioned factors and adverse visual amenity effects on motorists will be less than minor.

Overall, it is considered that adverse effects regarding effects on persons will be less than minor and as such there are no parties considered to be adversely affected by the proposal.

10.0 OBJECTIVES AND POLICIES OF THE OPERATIVE DISTRICT PLAN

The relevant objectives and policies are contained in Chapter 3 (Strategic Direction), Chapter 6 (Landscapes) and Chapter 21 (Rural).

The relevant strategic objectives in Chapter 3 (Strategic Direction) are 3.2.1, 3.2.5, 3.2.6 3.3.21, 3.3.23 and 3.3.33(b).

Objective 3.2.1 and associated policy 3.2.1.1 relate to recognising the socioeconomic benefits of well-designed and appropriately located facilities and services. Policy 3.2.1.7 ensures that agricultural land use is enabled while maintaining landscape character and visual amenity values. Policy 3.2.1.8 is related to the diversification of land use in rural areas beyond traditional activities, including farming, provided that landscape values and character are maintained or enhanced. The proposal achieves and supports this via the provision of storage for agricultural equipment and accommodation for rural staff. Both activities which support the ongoing rural land use.

Objective 3.2.5 focusses on the protection and retention of the district's landscapes. Associated policy 3.2.5.5 as well as SO 3.3.23, 3.3.32 and 3.3.35 specifically relates to RCLs, seeking that landscape character is maintained and amenity values are maintained or enhanced. As assessed above, the application does not compromise landscape character and ensures the maintenance of amenity values.

The proposal is not considered to alter the character of the rural environment to the point where the area is no longer rural. The proposed sheds will support the ongoing rural land use. Therefore, it is considered that the proposal is consistent with the above objectives and policies of Chapter 3 within the PDP.

The relevant policies in Chapter 6 (Landscapes and Rural Character) are Rural Landscape Categorisation, Managing Activities in the Rural Zone and Managing Activities in Rural Character Landscapes.

In terms of Rural Categorisation, the policy states to classify the rural zoned landscapes in the district as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) or Rural Character Landscape (RCL). In this instance, the subject site has been classified as RCL.

The second relevant policy revolves around; *Managing Activities in the Rural Zone, the Gibbston Character zone, the Rural Residential Zone and the Rural Lifestyle Zone*. Within this, the relevant policies are 6.3.2.2 and 6.3.2.7. These seek to avoid urban densities, avoid light pollution and ensure that subdivision and development in RCLs do not comprise the landscape values of surrounding ONLs. The proposal will not result in urban densities and the location and direction of lights are controlled by the activity standards in the PDP and volunteered development controls such that lighting will not result in excessive glare nor will it degrade views of the night sky or landscape character. The proposal does not involve the retirement of productive farm land and supports the ongoing productive rural land use of the wider property. Therefore, it is considered that the proposal is consistent with the above objectives and policies of Chapter 6 within the PDP.

The relevant objectives in Chapter 21 (Rural) are 21.2.1, 21.2.2 and 21.2.4.

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

Associated policy 21.2.1.1 enables farming and other activities that require a rural location. Policy 21.2.1.3 seeks development to have appropriate setbacks from boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects

on established and anticipated activities. The proposed development location includes adequate setbacks from all boundaries. As assessed above, it is considered that any adverse effects on landscape character and visual amenity will be minimal. Providing storage for rural equipment and staff accommodation for rural staff is required within the rural zone. The proposal is consistent in this regard.

Policy 21.2.1.5 addresses the location and direction of light. As discussed above, the PDP standards and proposed development controls manage the location and direction of lights so as to avoid glare on other properties, roads, public places or views of the night sky.

Policy 21.2.1.9 ensures that adequate firefighting water and fire service access is provided. The proposal is consistent in this regard as appropriate water supply and a hardstand area will be provided.

Objective 21.2.2 and associated policies 21.2.2.1 and 21.2.2.2 seek to allow activities that utilise the soil resource and sustain the life supporting capacity of soils. The proposed development will support the ongoing productive rural land use of the wider property.

Objective 21.2.9 provides for the diversification of farming and other rural activities that have a functional need for location within the rural land resource. The proposal is consistent in this regard as storage and staff accommodation is needed on the property.

Summary

Overall, the proposal is consistent with the relevant Objective and Policies of the Proposed District Plan.

8.0 RESOURCE MANAGEMENT ACT 1991

The purpose of the Resource Management Act 1991 is to promote the sustainable management of natural and physical resources.

The Act defines sustainable management as *"... managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while:*

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment."

This proposal will ensure the wider land resource of the subject site will be sustained, while safeguarding the life-supporting capacity of air, water and soil, and avoiding adverse effects on the environment.

Section 6 of the Act requires the following matters of national importance to be recognised and provided for:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
(f) the protection of historic heritage from inappropriate subdivision, use, and development;
(g) the protection of protected customary rights.

The matters above have been considered. Of relevance is that the ONL on the adjacent Grandview Range will be protected from inappropriate subdivision, use and development. The other matters are not particularly relevant to this site and the proposed activity.

Turning to Section 7 of the Act, the matters which are of particular relevance to this application include (c) the maintenance and enhancement of amenity values, and (f) the maintenance and enhancement of the quality of the environment. It is considered that the proposal is consistent with Section 7 of the Act.

11.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991

In consideration of the relevant principles outlined in Sections 5, 6, 7 and 8 of the Act, it is considered that if approved, the proposed sheds with residential units will continue to achieve the purpose of the Act as presented in Section 5. The proposal will provide the owners and staff's social and economic well-being while ensuring any adverse effects are avoided, remedied or mitigated.

12.0 CONCLUSION

Resource consent is sought to construct two sheds with internal residential units for storage and farm staff accommodation at 51 Luggate-Tarras Road (SH8A).

The proposal will result in adverse effects that are no more than minor, protect the landscape character and visual amenity of the site, have beneficial effects on farm management, ensure the ongoing viability of the agricultural land use and will result in outcomes that are consistent with the relevant Objectives and Policies.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the proposal will promote outcomes encouraged by the relevant rules, assessment criteria, objectives, and policies of the ODP. It is also considered that the application represents sustainable development as sought within Part 2 of the Act.

It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent.

Kind Regards,

Cameron Stobie
IP Solutions Ltd



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IP Solutions Limited
5 Chalmers St, Wanaka, NZ
info@ipsolutions.nz