

1 Assessment of Effects

1.1 Introduction

This assessment is addressed under the following headings:

- Subdivision and servicing
- Earthworks
- Landscape and Visual Amenity
- Reverse sensitivity
- Soils
- Lighting
- Noise
- Odour and dust
- Wastewater discharge
- Stormwater discharge
- Cultural Values
- Positive effects

1.2 Subdivision and Servicing

The proposed subdivision to create 33 fee simple allotments, as detailed in the application, has been carefully designed to accommodate a range of land uses with the sizes of these allotments vary significantly, indicating a tailored approach to land division that considers the diverse nature of the intended activities.

The proposed subdivision provides an area suitable for the Resource Recovery Park and complementary activities to be co-located.

By adopting larger allotment sizes, a variety of land uses will be enabled in an efficient manner, most notably those that require the space for storage, vehicle and equipment marking and manoeuvring.¹ The subdivision design will achieve benefits for the subdivider, users of the lots and the community who get the benefit from the land uses that establish.²

¹ Objective 27.2.1 and its associated policies.

² Objective 27.2.2 and its associated policies.

Natural features and impacts on indigenous biodiversity have been avoided. There are no listed heritage features on the site that require protection; and the water race system has been afforded sufficient protection.³

As set out in the following sections of this report, infrastructure services will be appropriately provided. Access to the subdivision will be integrated from Victoria Flats Road with a privately owned internal network established.

All necessary easements will be established⁴ with the tables on the subdivision plan providing the existing and proposed easements including the nature and the servient and dominant tenements. Additionally, esplanade strips or reserves are not required or proposed.⁵

Overall, the effects of the subdivision will be less than minor.

1.2.1 Servicing

The subdivision can be appropriately served through the following:

- **Telecommunication supply** - the Gibbston Character and Rural zones are exempt from providing such services and reticulation (Rule 27.7.33.5 and 27.7.33.6 of the PDP).
- **Electricity reticulation** - will be provided to all allotments in the subdivision as required by Rule 27.7.33.4 of the PDP.

Water supply – As there is no reticulated water supply at this location, all lots other than lots for access, roads, utilities and reserves, shall be provided with a potable water supply of at least 1,000 litres per day per lot in accordance with Rule 27.7.33.3 of the PDP.

- **Wastewater** - It is proposed that each allotment will have their own wastewater treatment and disposal system installed at the time that a land use is established on the respective site. The Applicant has commissioned an expert who confirms that this is feasible, and no issues are expected from this.
- **Stormwater** - will be disposed to ground in the same manner as proposed for RM220327. This is considered to be appropriate for this subdivision.

Services are to remain in private ownership and not vested in the Council. It is concluded that the subdivision can be appropriately serviced.

1.2.2 National Grid Corridor

The allotments are intended to be used for commercial activity and not residential activity, therefore avoiding the introduction of a sensitive receiver into this environment.

³ Objective 27.2.4 and its associated policies.

⁴ Objective 27.2.5 and its associated policies

⁵ Objective 27.2.6 and its associated policies

Building platforms are not required to ensure future buildings are located outside the National Grid Yard, whereby the Applicant proposes to adopt conditions of consent (to be imposed as consent notices) to control uses near the grid, including landscaping.

1.3 Earthworks

The Applicant has proposed an Environmental Management Plan (“**EMP**”) which includes an Erosion and Sediment Control Plan (“**ESCP**”) in accordance with the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region*⁶ to effectively manage sediment and erosion run-off. The discharge of construction phase stormwater to land will also be managed carefully.

The earthworks proposed are generally limited to site preparation works and road construction with the finished contours of the site to remain flat and largely similar to that already present. Completed areas will be generally occupied by roads, but any remaining areas of exposed soil will be revegetated and stabilised.

As the intent of the earthworks is to enable development and does not involve recontouring the topography of site or completing landscaping. The character and amenity of the site and surrounds will remain unchanged, aside from the built form proposed. As such, no adverse effects on the quality, character or visual amenity values of the landscape are anticipated as a result of the proposed earthworks, and any adverse effects present during the works will be temporary and less than minor.

There are no specified heritage or archaeological sites recorded on the site under the PDP, however, an Accidental Discovery Protocol (“**ADP**”) will be implemented to ensure any discovered archaeological sites are appropriately managed.

Adverse effects arising from earthworks will be less than minor.

1.4 Landscape and Visual Amenity

1.4.1 Landscape Quality and Character

The site is predominantly located within the Gibbston Character Zone, which sits outside of any Outstanding Natural Landscape (“**ONL**”) overlay. The part of the site zoned Rural is identified as within an ONL under the PDP, as shown in **Figure 1** below.

⁶ Auckland Council Guideline Document GD2016/005.

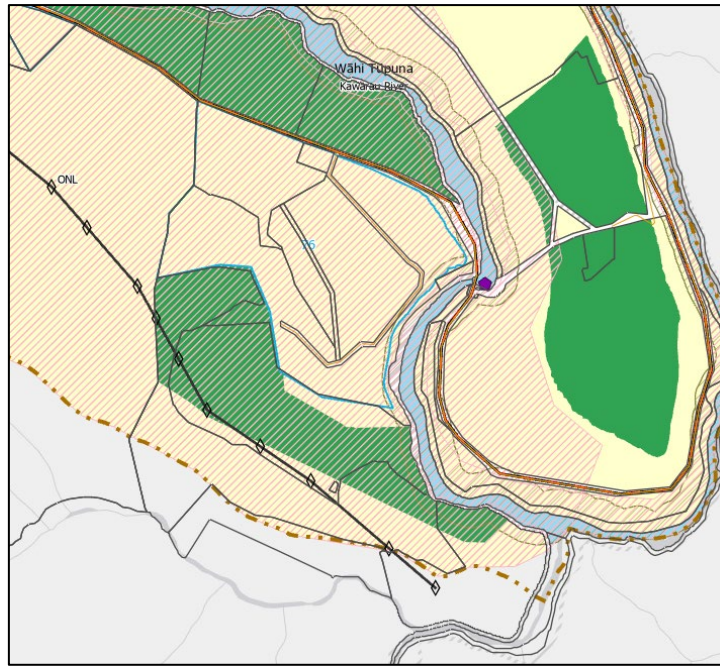


Figure 1: Landscape locations

The ONL boundary follows the zone boundary between the Gibbston Character and Rural zones and does not reflect the topographic changes relating to the flats and the more pronounced ranges enclosing the site. The proposed land uses and future buildings will not adversely affect the quality or character of the ONL noting that no buildings are proposed as part of this application within the Rural zone and ONL.

The Gibbston Character Zone enables buildings of 500m² and up to 10m in height and therefore the proposal will result in an outcome that is not unexpected in this locality if the Applicant was to advance farming and winery-industrial activities and their associated buildings.

The Applicant formed an earth bund along the southern end of the site that will be landscaped as part of this proposal. This will effectively reduce views of land uses from SH6 and assist with integrating the site into the landscape. Further, the Applicant has proposed that each site has a landscaping requirement that will further help to integrate development into the landscape, and overall assist with ensuring that the outcome is compatible with the landscape values.

While the nature of the proposed activities will result in a slight change to the existing character of the site, they are appropriately located, and any adverse effects can be absorbed into the site setting without creating adverse effects on the wider environment.

As such this proposal will not adversely affect the character of Gibbston Valley as it's unique character has not eventuated within Victoria Flats. The proposed development will be contained and the effects on the receiving environment will be less than minor.

1.4.2 Visual Amenity

The character of the Gibbston Valley has yet to eventuate within Victoria Flats and in our opinion, is unlikely to. This can largely be attributed to the localised topography and physical separation of Victoria Flats from Gibbston Valley and further, and the evolving patterns of land use which have occurred across Victoria Flats since implementation of the landfill. Consequentially, the existing character of the site and Victoria Flats differs considerably to the Gibbston Valley further to the east.

Development will not be visually prominent from public places, in particular SH6. The site is relatively discrete and while views can be obtained from higher vantage points (such as Mt Rosa Track), these same views experience the district landfill and other large scale earthworks operations in Victoria Flats. No views of the development will not detract from private views considering the site and development are enclosed by topography which benefits the site by reducing its visibility from key vantage points in the area.

Patterns of roading extend from the existing (and consented) roading network and will not be adverse. Boundaries are logical and likewise will not result in adverse effects.

A visual landscape assessment has been completed by Rough Milne Mitchell as part of other consenting proposal relating to the site

Overall, any adverse effects of development are considered to be very low, owing to the visually isolated nature of the site and mitigation proposed. Any effects on character and visual amenity are considered to be appropriate in the context of the receiving environment with the landscape able to absorb the scale of development proposed and will be less than minor.

1.4.3 Design and density of development

Opportunity has been taken to aggregate development in a location of the site that can absorb the development and the land uses. This will assist with containing effects within the site and minimising the extent of effects experienced outside of the site, particularly from public locations.

The external appearances of the buildings associated with the Resource Recovery Park are detailed within the landscape and building design plans. The proposed buildings are considered to be a simple architectural form with materials which are suitably recessive in appearance while a number of proposed trees soften the buildings appearance from an offsite perspective.

Farm buildings are accepted visual elements within the setting of Gibbston Valley and located within the zoning. The material appearance of the buildings proposed are considered to be acceptable while the scale and height are anticipated by the PDP under a controlled activity status.

The landscape and amenity values of the site and landscape are not the same as what has typically developed in Gibbston Valley, to the west of the site towards Queenstown. Landscape and amenity values will not be adversely impacted above what is

anticipated for the zoning, and through thoughtful building design and landscaping, the built form and activity will be appropriately absorbed into the setting.

Any physical effect on the locality, including any landscape and visual effects are considered to be less than minor.

1.4.4 Landscaping

Landscaping is proposed around the perimeter of the site with a particular focus on the eastern areas of the development to screen views from SH6 and from Victoria Flats Road. Whilst some views will be possible from Victoria Flats Road, the proposed planting will help to integrate the subdivision and land use activities, diminish future built form and enhance the amenity of the site and surrounding landscape.

The proposal seeks to strike a balance between offering a conglomerate of buildings that are suitable for their intended use, while not being prominent or detracting from a visual amenity perspective. Views of the buildings will be obtained from SH6 but such views will be distant and softened by the proposed landscaping.

Overall, the proposal will result in appropriate effects on visual amenity and landscape character values that are less than minor.

1.5 Reverse sensitivity

There is the potential for reverse sensitivity effects to arise from the addition of Resource Recovery Park and associated industrial activities, noting the established presence of the landfill adjacent.

Sensitive receivers are well isolated from the site, and with good management practises, no reverse sensitivity effects are anticipated to arise.

1.6 Transport Effects

Vehicle access to the Resource Recovery Park will be from Victoria Flats Road and the site does not have a direct access to SH6. Given the size and location of the proposed buildings and the extent of parking and manoeuvring areas, it is considered that the internal access arrangement will operate without any traffic conflicts and will not adversely impact the SH6 network.

Parking has been strategically placed through the resource recovery park in conjunction with the buildings and specific waste areas. The scale will be as small as necessary without compromising safety and manoeuvrability of vehicles. The location is close to the buildings and so can have lighting provided for good visibility. The carpark will be sufficient and necessary for the recycling buildings and offices. There is a functional need for carparks to be present.

Overall transportation will have a less than minor adverse effect.

1.7 Soils

The unsuitability of the site for productive land uses has been well documented in past resource consent decision. This is supported by an assessment undertaken

The preliminary soils assessment identifies that some of the land located where the storage units have been consented is highly productive land. Irrespective of the poor practicalities of using that land, it will not be realised for farming purposes due to that permanent constraint.

Some of the northern-most lots are located in land that Dr Hill considers to “possibly have some highly productive land”. The remainder of the site is not highly productive land.

The site as a whole has a number of permanent and long term constraints, including:

- Existing and consented activities on the site;
- The location and impact of the district landfill, from odour, dust, rubbish and seagull congregation;
- Climatic limitations with frosts and poor sunlight hours; and
- Historic land uses, including extensive flood irrigation, that has altered or impacted the soil profile.

The effects of the activity on soils are less than minor.

1.8 Lighting

Lighting will be provided for sufficient visibility for visitors and staff to get from the car to the buildings and safely park on site. The lighting will be down facing to minimise glare to any road users or neighbours providing good visibility.

The adverse effects associated with lighting will be less than minor.

1.9 Noise

Noise levels will be modelled to ensure that effects at sensitive receivers is at an acceptable level. Noise levels from the project are not anticipated to breach District Plan noise standards given the isolated nature of the site.

1.10 Effects of odour and dust on air quality

Dust may be created during the construction phase due to earthworks. A Dust Management Plan (DMP) will be used to demonstrate appropriate construction phase management in accordance with industry good practise, including use of water carts, slow vehicle speeds on unsealed roads and establishing vegetation on the disturbed areas as soon as practicable.

There may also be ongoing dust arising from the operation of the Resource Recovery Park facility as well as odour. An operational odour and dust management plan will be created in order to ensure that effects off site are no offensive or objectionable. Notable, the site is distant from sensitive receivers and containment of any air quality effects within the site is feasible.

1.11 Discharge of Wastewater to Land

The discharge of wastewater to land has the potential to adversely affect groundwater quality from the discharge of nitrogen and pathogens entering water which can have adverse effects on groundwater quality.

The design methodology is yet to be determined, but suitable treatment devices and application rates will be implemented. The design will be determined by a Suitably Qualified and Experienced Person in regard to wastewater management. Further, this will be consistent with the AS/NZS 1547:2012 standards, ensuring the discharges are appropriate in all aspects.

Considering the proposed management and the low number of lots, the adverse effects from the discharge of wastewater will be less than minor.

1.12 Discharge of Stormwater to Land

The proposed discharge of operational phase stormwater across the subdivision and the Resource Recovery Park has the potential to cause adverse effects if not managed appropriately.

The exact stormwater methodology is yet to be determined; however, they will be supported by a Suitably Qualified and Experienced Stormwater Engineer with the following design principles to ensure effects of the discharge on groundwater will be less than minor for the following reasons:

- Stormwater will flow through appropriate treatment devices to ensure there is a very low risk of contaminants entering groundwater;
- The stormwater system will accommodate the required storm event to ensure rainfall can be accommodated and therefore ponding is unlikely; and
- The stormwater system will discharge at an appropriate rate for the receiving soils and groundwater levels, ensuring no mounding occurs as a result of the development.

Overall, management of stormwater on the site to an appropriate standard is feasible to address through the detailed design process.

1.13 Biodiversity

The site is highly modified associated with years of poorly managed pastoral activity and flood irrigation. This site has little natural ecosystems or habitats for plants or animals present and is largely barren.

The Applicant proposes to implement indigenous vegetation as part of the overall subdivision's landscaping plan and will result in a net improve of biodiversity across the site.

As such any adverse effects associated with biodiversity will be less than minor.

1.14 Effects on Cultural Values

Effects on cultural values relate to both effects on the 'environment' and effects on a 'person', being Ngāi Tahu and the individual Papatipu Rūnanga whose takiwā encompasses the subject property.

There are no documented cultural values associated with the site and the site is not located within an area of cultural significance. Further no heritage features will be affected by the proposal.

Whilst the Kowarau River is subject to a wāhi tupuna layer under the PDP, indicative of significant cultural values, the site is setback a considerable distance and therefore no adverse effects will be observed on the Kowarau River and associated cultural values.

As described above, the Applicant has proposed to implement an ADP at all times during the earthworks to ensure any discovered archaeological material is managed appropriately.

Further, as assessed above, all other adverse effects are considered to be managed in a way that avoids, mitigates or remedies to a less than minor level. The Applicant is keen to continue to cooperate and engage with tangata whenua to implement their recommendations where appropriate.

As such, the adverse effects on cultural values will be less than minor.

1.15 Positive effects

The proposal has a number of positive effects, these are as follows:

- As of the current situation, a staggering 40% of the waste that goes into the local landfill is from construction and demolition. The Resource Recovery Park will substantially mitigate this waste, offering a sustainable solution for the community.

- The proposed subdivision provides economic benefits to the region, through the efficient repurposing of marginal productive land to activities that are compatible with surrounding and adjacent land uses.
- There is little remaining vacant land within existing industrial zones with other areas of land zoned for industrial development not yet ready for development.. The proposal will go some way to alleviating these issues by providing affordable options at a convenient distance to Queenstown Central.

1.16 Conclusion

In consideration of the abovementioned, it is considered that there are no persons on adjacent sites that will be adversely affected by the proposed development. Any potential for adverse effects can be appropriately avoided, remedied or mitigated, and will be less than minor in the context of the receiving environment.