

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

Applicant:	J & V Urquhart & Checketts McKay Trustees Limited
RM reference:	RM170055
Location:	Nook Road, Hawea
Proposal:	Undertake a five lot subdivision and identify residential building platforms on each allotment
Type of Consent:	Subdivision Land use
Legal Description:	Lot 1 DP 432226 and Section 12 Block XIII Lower Hawea Survey District and Section 3-5 SO 436839
Zoning:	Rural General
Activity Status:	Discretionary
Notification:	Publicly notified 25 May 2017
Commissioner:	Commissioners Wendy Baker and David Whitney
Date Issued:	24 October 2017
Decision:	Consent is GRANTED subject to conditions

IN THE MATTER	of the Resource Management Act 1991
AND	
IN THE MATTER	of the Queenstown Lakes District Plan
IN THE MATTER	of an application for resource consent to undertake a five lot subdivision and identify residential building platforms on each allotment
BY	J & V Urquhart & Checketts McKay Trustees Limited – RM170055

DECISION OF COMMISSIONERS DAVID WHITNEY AND WENDY BAKER

Introduction

1. The applicant sought to undertake a five lot subdivision of the subject site comprising
 - Two vacant rural living allotments being proposed Lots 5 and 6;
 - Proposed Lots 3 and 4 which each contain existing dwellings
 - Proposed Lot 1&2 to be held in one computer register which contains a number of existing buidings. .

Residential building platforms are to be identified on each allotment.

2. We have been delegated the Queenstown Lakes District Council's powers pursuant to section 34A of the Resource Management Act 1991 (the Act/RMA) to hear and decide this application and decide on any procedural matters related to the hearing of it.

Hearing and Site Visit

3. We undertook a site visit on 26 September 2017 accompanied by Ms Jenny Carter, Queenstown Lakes District Council Consultant Planner. We walked over all proposed allotments, up to the DOC car park to the east of the subject site and back along Nook Road

to view the subject site from the boundaries of the neighbouring submitter's (Hewitt) property.

4. The hearing was held in Wanaka on 26 September 2017.
5. We adjourned the hearing on 26 September having heard all the evidence.

Abbreviations

6. "ODP" – the Operative District Plan
 "ONL" - Outstanding Natural Landscape
 "PDP" – the Proposed District Plan
 "RPS" – the Regional Policy Statement
 "PRPS" – the Proposed Regional Policy Statement
 "the Applicant" – J & V Urquhart & Checketts McKay Trustees Limited
 "RBP" – Residential building platform /building platform

Appearances

7. For the applicant:
8. Ms M Lister - Counsel
 Ms V Urquhart– the Applicant
 Mr M Suddaby – Surveyor
 Dr M Read – Landscape Architect

Council Officers

Ms J Carter – Reporting Consultant Planner
 Ms L Overton – Engineer
 Mr R Denney – Consultant Landscape Architect
 Ms C Evans – Administrative Support

9. The Council's section 42A report and the Applicant's evidence were pre-circulated in accordance with the requirements of the Act. We pre-read that material and took it as read.

The Application

10. Consent is sought to undertake a subdivision which will result in five allotments with five RBPs.
11. The application is described in the Assessment of Effects on the Environment (AEE) lodged by the Applicant with the application. Ms Carter provided a helpful summary of the application which we repeat here:

Lot	Building Platform and existing buildings	Height Control
1 and 2 5952m² & 726m²	1000m ² building platform Former smoko room and potting shed	7m

3 1.29ha	300m ² Building platform around existing house to match footprint Two 'outbuildings' and sleepouts	To match existing dwelling
4 1.24ha	532m ² building platform around existing house (and extends from existing house footprint) Woodshed, tunnel house	5m
5 1.17ha	500m ² building platform	5m
6 1.4ha	600m ² building platform Existing shed	4m

In addition to the height controls, proposed design controls are listed at paragraph 2.7 of Dr Read's Report which accompanied the application as follows:

- Exterior materials of all dwellings shall be comprised of timber; local stone (schist);
- Colorsteel or similar; concrete coloured with aggregate and/or oxides; plastered concrete block; other plaster systems; rammed earth.
- Exterior colours of all walls shall be of the range of natural browns, greens or greys and have a light reflectivity value of less than 30%. The exterior colours of all roofs shall be of the range of natural browns, greens or greys and have a light reflectivity value of less than 20%.
- Guttering and downpipe systems on all buildings shall be the same colour as the roof.
- Joinery shall be the same colour as the roofing unless stained timber is used in which case it shall be a stain which renders the timber a colour with an equivalent tone to an LRV of less than 20%.
- All fencing outside of the building platforms shall be post and wire or post and netting only.

Open space areas are proposed adjacent to Nook Road as explained at paragraph 3.2 of the Application- and mitigation planting and earthworks are proposed as described in paragraph 2.8 of Dr Read's report and paragraph 2.3 of the Addendum to that report.

Submissions

12. The Application was publicly notified with submissions closing on 23 June 2017. Two submissions were received in opposition:

Name	Location of Submitters' Property	Relief Sought
Upper Clutha Environmental Society (UCESI) – Julian Hawoth	N/A	Decline application in its entirety
R & I Hewitt	63 Nook Road	Oppose consent, if granted impose conditions

13. While neither of the submitters attended the hearing, Mr Howarth (for UCESI) advised in an email dated 5 September 2017 that the Society stands by its submission; and Mr Steven (for R&I Hewitt) provided a written submission dated 25 September 2017 in support of the Hewitt submission.

14. Two parties provided written approvals in respect of the proposal :

Person (owner/occupier)	Address (location in respect of subject site)
H Urquhart	33 Nook Road
P Bercelli & J Presto	48 Nook Road

Reasons consent is required

15. The site is zoned Rural General in the ODP.

16. The Applicant and Ms Carter agreed that the proposal falls to be considered as a **discretionary** activity under the Operative Queenstown Lakes District Plan and that resource consent is required for the following reasons:

Subdivision Consent

- **Discretionary Activity** under Rule 15.2.3.3 (vi) for a five lot fee simple subdivision including the location of five residential building platforms.

Land use Consent

- **Restricted Discretionary Activity** under Rule 5.3.3.3 xi for breach of the internal setbacks for buildings on the residential building platforms on Lots 1, 3 and 4 as they would not comply with the 15m setback required in terms of Site Standard 5.3.5.1 vi(a). Discretion is restricted to this matter.

17. All parties agreed that the proposal is a permitted activity in terms of regulation 8(4) of The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) does not apply, and we concur.

Relevant Statutory Provisions

18. Section 104 sets out the matters to be considered in determining an application for resource consent. Under section 104B we may grant or refuse consent; and under section 106 we may refuse subdivision consent or impose conditions relating to the provision of access and effects of natural hazards. If we grant consent we may impose conditions under sections 108 and 220.

Relevant Regional Policy Statement Provisions

19. Both the Operative and Proposed Regional Policy Statements are relevant to this application.

RPS

20. The AEE lodged with the application contains no details on the RPS other than to state at paragraph 12.2 that “the proposal is not contrary to any provisions of Regional Policy Statements...”.

21. Ms Carter considers in her paragraph 8.8.3 that Policy 5.5.6 is of relevance as it seeks to recognise and provide for the protection of Otago's ONL which are unique or characteristic representative of a particular landform or land cover and/or represent areas of cultural or historic significance in Otago, amongst other attributes.
22. We concur with Ms Carter's statement with regards to landscape values as set out in Part 5 (Land) RPS. We consider that these landscape values are also recognised in Part 9 (Built Environment) of the RPS and we consider Objective 9.4.1 is of relevance as it seeks to conserve and enhance environmental and landscape quality.

PRPS

23. The PRPS was notified on 23 May 2015, and decisions were notified on 1 October 2016. Some 26 Notices of Appeal have been lodged. Ms Carter advises us that the PRPS contains policies specific to the protection of ONL and directs us to Policy 3.2.4 in particular.
24. We consider that these objectives and policies of the RPS are also of relevance:
 - Objective 1.1 Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago.
 - Policy 1.1.1 Integrated Resource Management.
 - Policy 1.1.2 Economic Wellbeing.
 - Objective 3.1 The values of Otago's natural resources are recognised, maintained and enhanced.
 - Policy 3.1.10 Natural features, landscapes and seascapes.
 - Objective 3.2 Otago's significant and highly-valued natural resources are identified, and protected or enhanced.
 - Objective 5.4 Adverse effects of using and enjoying Otago's natural and physical resources are minimised.
25. Most of the above are given effect to through the PDP, although as neither document is fully operative and both are still subject to either Council level decision making or appeals, we consider that we are unable to give any significant weight to either.

Relevant District Plan Provisions

26. The section 42A report and the Applicant's AEE referred us to Parts 4, 5 and 15 of the ODP, which we agree are the relevant provisions to consider.
27. The Applicant's AEE refers us to Chapter 21 of the PDP. Ms Carter's section 42A report also directs us to Chapters 3 and 6 of the PDP. We consider all these are relevant albeit that limited weight can be placed on the PDP given that relevant decisions have not yet been released.

The existing environment

28. We concur with Ms Carter's description of the existing environment as set out in her paragraph 8.2.2 as follows

"The existing environment includes the historic uses and buildings, as well as the buildings that have been approved via resource consent. The existing environment is relevant to the consideration of this application, as the historic use of the site has altered its character significantly. I do not know of any unimplemented consents of relevance."

Permitted baseline

29. Ms Carter set out in her section 42A report at paragraph 8.2.1 some activities that are permitted in the Rural General zone and we accept this. Where relevant we have disregarded the adverse effects associated with these permitted activities, although in our view not particularly relevant as this proposal includes subdivision and the location of RBPs to accommodate built form which require resource consent.

Submissions and Evidence

Applicant – Ms Urquhart

30. Ms Urquhart provided us with a three page statement entitled 'A Short History of the Nook' setting out her connection with the subject site, its history and her concerns with regards to greater public access to this locality following tenure review and the opening up of Grandview Track.
31. Of particular relevance is that Ms Urquhart sought the removal of the 8m minimum height stipulation on some plantings and of the plantings behind the houses of the south slope sought by Mr Denney. On questioning, Ms Urquhart confirmed that a mature height minimum of 4m would be acceptable to her.
32. Ms Urquhart advises that she would like to remove all wilding pines from the property, however this is currently cost-prohibitive.

Applicant Surveyor

33. Matthew Suddaby presented evidence for the applicant. He concluded in his evidence at paragraph 65 that:

- This is a unique site which is secluded from the main Hawea Basin, and the Outstanding Natural Landscape of the Grandview Range
- Appropriate use of existing topography and vegetation to screen development
- The level of existing occupation of the site
- Appropriate design and size controls and curtilage restrictions
- Retention of a large area in open space
- Appropriate servicing provisions and avoidance of natural hazard effects
- The land has limited productive potential due to area.

34. Mr Suddaby drew our attention to the open space area that had been included in response to discussions with Council. He considered that this area should be identified on the survey plan to ensure the area was clear. We were unclear as to the interaction of the open space area and the volunteered curtilage areas. Mr Suddaby opined that both were not required, on the basis that one or other would be sufficient; however the applicant is offering both regardless.

35. In his evidence at paragraphs 62 and 63, Mr Suddaby sought amendments to proposed conditions 11(d) and 11(i) as presented at Appendix 3 to Ms Carter's section 42A report. His proposed change to 11(d) would allow the water race through the RPB on Lot 1 to be relocated at such time as a dwelling is constructed rather than prior to 224c certification. With regards to 11(i), he sought an amendment to allow for mobile telecommunication services to be provided to proposed Lots 5 and 6. Ms Carter and Ms Overton agreed with these amendments, and we concur that they are appropriate.

36. In paragraph 31 of his evidence Mr Suddaby advises that the water supply will be required to be treated. He confirmed that whilst the neighbours make use of this water supply, it is on a goodwill basis only and any management of the water supply should relate only to the proposed subdivision. He is unsure at this time whether treatment of the water will occur collectively at the tank, or individually at the dwellings. It is his preference that a consent allow for either option to be pursued.

37. Mr Suddaby advised that the access for Lots 4 and 5 off Nook Road is now to be combined as per the Applicant's evidence.

Applicant Landscape Architect

38. Marion Read provided landscape evidence for the applicant. Dr Read prepared the landscape and Visual Assessment Report included in the application and dated 22 November 2016 and an Addendum to that report dated 26 March 2017. The Addendum makes a number of amendments to the proposal as set out in section 2.0 of that Addendum. The Addendum was not included in any information provided to us prior to the hearing, but was made available to us at the hearing and we understand that Mr Denney and Ms Carter had considered the

Addendum in their reporting. The most up to date landscape plan, we were advised, was that dated 16/4/17.

39. Dr Read confirmed the conclusion set out in Part 7.0 of her original report remained valid and it reads:

The proposed subdivision will increase the level of domestication within the Nook to a degree, but the effects of this domestication will be entirely localised and contained with no adverse effect on the broader landscape. The use of indigenous vegetation to provide privacy and as mitigation will enhance the natural character of the vicinity. Some adverse visual effects on members of the public have been identified. Planting intended to provide privacy will also provide adequate mitigation of these effects.

The proposed development will have no adverse effects on the wider Outstanding Natural Landscape of the Grandview Range.

40. Dr Read responds in her evidence to recommendations for mitigation made by Mr Denney in his paragraph 23. Of relevance is that a condition of consent is now volunteered to protect the slope to the south of RBPs 1, 3, 4 and 5 from development.
41. The vegetative context shown on the landscape plan is provided for information only. Dr Read confirmed that it was not relied upon for mitigation.
42. Mr Denney sought additional indigenous tree planting on the proposed mound within lot 6, to the east of RBP 6 and around the access drive entrance to Lot 6 to restrict public views into the site. Dr Read does not consider this to relate to an identified adverse effect and considers it unnecessary on these grounds.
43. Dr Read commented on the recommended conditions of consent in part 3.0 of her evidence. We note that later in the hearing, after Dr Read had presented her evidence, Ms Lister tabled a fully updated set of conditions offered by the Applicant. Dr Read at paragraph 3.2 promoted an amendment to a condition to the effect that a plant required by the landscape plan could only be removed because of safety issues.
44. At paragraph 4.1 Dr Read comments on the submission by the Hewitts seeking that Nook Road be more clearly perceived as a public road. Dr Read recommends that the removal of the gates across the road or the hanging of signs would be an effective way of achieving this.

Council Planner

45. Jenny Carter, Council Consultant Planner, prepared a report pursuant to section 42A containing a landscape report and an engineering report upon which the section 42A report is based. She listed the following actual and potential effects on the environment as relevant:
- Potential for the landscape to absorb development
 - Effects on openness of landscape
 - Cumulative effects of development

- Positive effects
- Rural Amenities
- Nature Conservation Values
- Access
- Infrastructure
- Earthworks
- Hazards

46. In her assessment, Ms Carter adopts the views of Mr Denney and Dr Read that the site is a distinctive landscape and that while the future dwellings will be visible from Nook Road and will reduce open space values and increase domestication, with mitigation planting, and additional controls on curtilage as recommended by Mr Denney, the landscape effects can be appropriately mitigated. Ms Carter concludes that the site can be adequately serviced and accessed and will not exacerbate any natural hazards.
47. Ms Carter included a set of proposed conditions with her evidence, and as mentioned, the applicant provided an amended set at the hearing. We questioned Ms Carter on these conditions and aside from some minor changes she agreed the conditions were appropriate to mitigate the effects.

Council Engineer

48. Lyn Overton, Council Engineer, prepared a report which generally found that most engineering related issues could be dealt with by standard conditions.
49. Ms Overton had no preference regarding the treatment of water collectively or individually and she did not consider that Nook Road needed upgrading to accommodate the additional traffic.
50. Ms Overton advised that she considered that a mobile telecommunications connection would provide adequate servicing.

Consultant Council Landscape Architect

51. Richard Denney, Consultant Landscape Architect, prepared a report on the landscape aspects of the proposal. He assessed the proposal against the relevant assessment matters in Parts 5 and 15 of the ODP. He concludes that the site is a rustic and informal domesticated pocket of land on the fringes of an extensive ONL, but that the site is relatively secluded and contained within the broader ONL. He opines that adverse effects would be generally contained to the immediate context of the site which includes Nook Road. Subject to appropriate conditions Mr Denney considers that the site has the ability to absorb the proposed development and future dwellings.

52. Mr Denney responded to matters raised by the Applicant as follows

- To ensure the mitigation is effective and the intended outcomes are achieved, both the open space area and the curtilages need to be identified as well as the open space to the rear of Lot 1 and Lots 3-5.
- The 8m minimum height for trees relates to existing trees; for additional plantings a height of 4m is adequate to provide mitigation.

Effects Assessment

Submissions

53. Two submissions were received in opposition, from UCESI and the Hewitts. They raised concerns with respect to servicing, public access, visual amenity, domestication, and density. We address these matters below. Further on in our decision we discuss cumulative effects and precedent which are also matters raised in the submissions.

Adequacy of servicing in terms of water and wastewater

54. We have received expert evidence from Mr Suddaby and Ms Overton confirming that water can be provided to the subject site in adequate quantities to serve the subdivision (2,100 litres/ dwelling / day). We also understand that the water will need to be treated, either individually or at the tank collectively. Ms Overton has recommended conditions of consent to ensure the water supply is appropriately provided at the time of subdivision. We accept that with the inclusion of these conditions there will be no adverse effects in terms of water supply.
55. We note here the request of the Hewitts (submitters) that easements be put in place to formalise the current 'handshake' water arrangements with various neighbours. This has not been volunteered by the Applicant and it is not within our jurisdiction to require this as it involves third parties. We consider that there will be no adverse effects as the status quo will continue with respect to the existing water supply arrangement for other properties in this locality.
56. In terms of wastewater, the Applicant has confirmed that Lot 1 is currently serviced by a system which complies with Council Standards. The system for Lots 3 and 4 is currently combined and is outdated. The Applicant has volunteered that this will be upgraded at the time of subdivision. Ms Overton has recommended a condition to ensure that this occurs and on this basis we are of the opinion that there are no adverse effects on the environment from wastewater disposal resulting from the proposal.

Public Access

57. The Hewitt submission raises concerns with the privatisation of public land in relation to Nook Road. We agree that it could be made clearer that this area is publicly accessible. However as this area is already a public road, this is not an area over which the Applicant has control and this is not an area over which we are able to exercise jurisdiction over in the context of this application.

Visual amenity and Domestication

58. The submission by UCESI states at paragraph 8.4 that the proposal will result in adverse visual effects from both public and private viewpoints. Both landscape architects providing us with expert advice agree that there will be some adverse visual effects and that the increase in the number of dwellings and allotments will increase the domestic nature of the subject site. However associated visual amenity and domestication effects will be experienced for a no greater length than a 400m stretch of Nook Road and will be seen in the context of the existing cluster or node of buildings in this area. Conditions have been proposed by the applicant and Mr Denney to mitigate these effects further. We accept the expert evidence and conclude that the adverse visual, amenity and domestication effects can be mitigated.

Density

59. The Hewitt submission raises concerns about the number of buildings currently on the subject site which are used for residential accommodation. Whilst we have noted the concerns raised, we observe that these are potential enforcement issues that cannot appropriately be addressed through this application process.
60. The UCESI submission raises concerns with the increase in density and asserts that the style and density of the development result in a development more akin to a Rural Residential Zone development. We concur that the proposal is a more dense development than is frequently encountered in the Rural General Zone. However, no minimum allotment size is identified in this zone. Supported by the advice from both landscape experts, it is our opinion that this site and the surroundings to the east form a small node of development with an existing character of its own. In this context the additional development is able to be absorbed without changing the character of the area significantly. On that basis we consider that the proposed density is able to be absorbed without significant adverse effects.

Expert advice on effects

61. In most areas the Applicant and Ms Carter were in agreement. The parties present at the hearing, being the Applicant and the Council Officers were in agreement that the effects of the proposal could be adequately mitigated and the areas of contention between those parties related solely to the detail of the conditions. We adopt the advice of the experts; we confirm that we have considered the relevant assessment matters; and we conclude that the subject site is a distinct and contained area which, subject to mitigation and conditions, is able to absorb the proposed development without significantly changing the character or visual amenity of the site either internally or as viewed from outside the site; and that the proposed allotments can be adequately serviced and accessed, again subject to appropriate conditions. We note that by the end of the hearing there was agreement on conditions and we base our conclusions on these conditions being imposed.

Overall Consideration of the Proposal on the Environment

62. We are of the view that the adverse effects of proposed lots and RBPs can be mitigated by the volunteered landscaping, consent notice area and building controls such that significant

adverse effects in terms of the character and visual amenity of the ONL will be acceptable. We consider that servicing and access can be managed by conditions such that the adverse effects will be insignificant.

Objectives and Policies

Operative District Plan

63. Part 4, Objective 4.2.5 promotes that any subdivision, use and development is undertaken in a manner which avoids, remedies and mitigates adverse effects on landscape and visual amenity values. Policy 1 encourages development to occur in those areas with greater potential to absorb change. We accept that this site is located in an area that is able to absorb the proposed development, and based on our findings recorded earlier, we find this aspect of the proposal to be consistent with this objective.
64. Policy 2 relates to District wide ONLs and seeks to 2(a) to maintain the openness of ONLs which have an open character at present. As this site is generally quite contained, the openness is limited to the setbacks from Nook Road and the surrounding hillsides. The Applicant has volunteered open space consent notices to protect this openness. With these in place we consider Policy 2(a) is achieved. Policies 2(b) and (c) seek to avoid subdivision and development where it cannot be absorbed and allow limited subdivision and development in areas with a higher potential to absorb. We have concluded that this area has potential to adsorb development and consider the proposal consistent with both policies.
65. Policy 2(d) seeks to recognise and provide for the importance of protecting the naturalness and enhancing amenity values from public roads. The proposal will not protect the naturalness nor will it enhance amenity values from public roads. It will degrade them to a limited extent by increasing domestication and built form in the immediate area. However, the proposal is recognising and providing for them to the extent that the landscape plan enhances naturalness to compensate for the additional built form and the open space consent notices assist in countering the effects on amenity values from public roads. On balance, we consider that the proposal is inconsistent with Policy 2(d), but not contrary to it.
66. Policy 8 seeks to avoid cumulative degradation by ensuring that densities of subdivision and development do not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape. This proposal does not exceed the threshold of development that is able to be absorbed by the receiving environment and we deem these aspects of the proposal consistent with this policy.
67. Policy 9(a) relates to preserving the visual coherence of ONLs. We consider that the development including future dwellings will be placed in the landscape in a manner which is generally in harmony with it. The design controls will assist in ensuring that the colours and materials of external claddings complement the landscape. We consider that the proposal achieves this policy.

68. We acknowledge the effort that has been put into the proposal by the Applicant and their advisors, including the use of colours, materials and height controls and planting to limit the visibility of the dwellings. This will be effective in ensuring that Policy 17 is achieved.
69. Part 5, 5.2 Objective 1 seeks to protect the character and landscape value of the rural area. Policies 1.2 and 1.3 seek to ensure that the soil resource and rural productive activities are not compromised. Given the relatively small size of the allotments, the current use of the land and the relatively small areas of several of the RBPs, we consider that there will be very little adverse effect on either the soil resource or on any rural productive activities.
70. Part 5, 5.2 Objective 2 deals with the retention of life supporting soils. As discussed above, this proposal will not have significant adverse effects on the life supporting capacity of soil. We consider that the proposal is neutral in relation to this objective.
71. Part 5, 5.2 Objective 3 relates to rural amenity. We consider that the rural amenity of the area, in terms of affecting rural land management practices and uses, will not change particularly as a result of this proposal. The proposal is consistent with this objective.
72. The proposal is largely consistent with the objectives and policies in Part 15, Subdivision, as they relate to ensuring the subdivision is appropriately serviced. Objective 5 seeks to maintain or enhance the amenities of the built environment through the subdivision and development process. Policy 5.2 refers to not adversely affecting landscape, visual or amenity values. In light of our findings we consider the proposal to be consistent with this policy. Policy 5.5 relates to the safe and efficient functioning of services and roads. There are no concerns in this regard, and therefore we find the proposal consistent with this policy.

Proposed District Plan

73. To the limited extent that the PDP has weight, we conclude that the scale of development proposed through this application would be consistent with its objectives and policies.

RPS and PRPS

74. The Regional Policy Statements (Operative and Proposed) are given effect to through the District Plan and Proposed District Plan. Suffice to record here that we have considered the objectives and policies as set out earlier and conclude that the conclusions reached in terms of the District Plans are applicable also to the Regional Policy Statements. Although expressed in much more general terms, the suite of policies in these policy statements in our view support a grant of consent for the development as proposed.

Other matters

75. We consider that precedent and confidence in plan administration are relevant considerations for this proposal. The Environment Court found in John Scurr v Queenstown Lakes District Council ENV C060/2005 that the grant of consent to a discretionary activity

raises issues of precedent in the Queenstown Lakes District. We consider that this site is unique in terms of its containment on the edge of an ONL. It is our view that granting this consent will not set an undesirable precedent and will not undermine confidence in District Plan administration.

Overall Assessment

76. We have concluded that the proposal is consistent with the relevant objectives and policies.
77. Subject to the conditions volunteered and discussed in the AEE and evidence and at the hearing we consider that the adverse effects on character and visual amenity can be adequately mitigated.
78. Consent is GRANTED as follows
- A. Subdivision consent is granted subject to conditions set out in Appendix 1 to this decision to create Lots 1, 2, 3, 4, 5 and 6, whereby Lots 1 and 2 are to be amalgamated and held in one Computer Freehold register, and RBPs identified on Lots 1, 3, 4, 5 and 6 only, there being no RBP on Lot 2.
 - B. Land use consent is granted without conditions for future dwellings on Lots 1, 3 and 4 to breach internal setbacks to the limits of the RBPs. We note that this does not constitute consent for a dwelling, nor does it imply that consent would be granted for any other breaches.

24 October 2017



Wendy Baker



David Whitney

APPENDIX 1 - Conditions of Consent

APPENDIX 1 - CONDITIONS OF CONSENT

1. The proposed subdivision shall be undertaken in general accordance with the following plans
 - Plan of Subdivision prepared by C Hughes and Associates 'Lots 1-6 being a subdivision of Lot 1 DP 432226 & Sec 12 Blk XIII Lower Hawea SD & Sections 3-5 SO 436839', Job 4114, Plan No W905 , Issue E dated September 2017
 - Landscape Plan prepared by Read Landscapes 'Structural landscape concept plan for V and J Urquhart; The Nook, Hawea' , reference 16007/4 dated 16/4/17.

Stamped as Approved on 24 October 2017.

Staging

2. This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in any order and all stages may be combined, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

General

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Advice Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz>

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

4. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

6. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.
7. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 3 to detail the following requirements:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lot 1 and Lots 3 to 6 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008). This shall include details of treatment and a copy of the operations and maintenance manual unless individual treatment at each dwelling is proposed.
 - b) The provision of a vehicle crossing to Lots 4 & 5 and Lot 6 from Nook Road to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - c) The unsealed formation of Nook Road shall be extended from the entrance to Lot 3 to the entrance of Lot 5 in accordance with Council's standards. This shall include, but not be limited to, the following:
 - i) The access shall be formed in accordance with QLDC Land Development and Subdivision Code of Practice Table 3.2 Figure E1.
 - ii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - iii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the subgrade.
 - d) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed before Council approval of the Survey Plan

8. Prior to the Council signing the survey plan pursuant to section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

- a) All necessary easements including provision for a right of way to provide shared access to Lots 4 and 5, shall be shown in the Memorandum of Easements attached to the survey plan and shall be duly granted or reserved.
- b) The survey plan shall show
 - The location of Building Platforms on proposed Lots 1, 3, 4, 5 and 6;
 - The location of curtilage areas proposed on Lots 4, 5 and 6;
 - The location of the Open Space Covenant areas on proposed Lots 3, 4, 5 and 6;
 - The location of the landscape mound on Lot 6;
 - The location of the shared access to serve Lots 4 and 5.
- c) A detailed landscape plan based on the landscape plan listed in Condition 1 shall be submitted to Council for certification. The plan shall include the following:
 - Define a residential domestic curtilage area boundary as shown on the survey plan around building platforms. Such curtilage areas are to be no larger than 3000m² in area.
 - Include a planting schedule for all existing and proposed planting identifying the botanical names, density, grades and quantity of planting for each area of new planting. The planting schedule shall identify all tree planting shall be planted at a grade no less than 1.2m in height, and all other planting at a grade no less than a PB3 and 30cm in height at the time of planting. All areas of mass shrub planting shall be planted at a density to achieve a closed canopy within 5 years
 - Include no less than 15 additional indigenous trees on the mound to the south of the building platform within Lot 6, and no less than an additional 12 indigenous trees around the vehicle entrance. Trees to have a mature height of no less than 4m.
 - Include additional periphery planting of indigenous trees to be clustered informally along the northern and eastern boundary of Lot 6, the eastern and southern boundaries of Lot 5 and the eastern boundary of Lots 1 & 2. Trees to have a mature height of no less than 4m.
 - Identify the large eucalyptus tree on Lot 6.
 - Identify mounding on Lot 6 as shown on the approved plan of subdivision.

Amalgamation Condition

9. Pursuant to section 220(i)(b)(ii) of the Resource Management Act 1991:

- *“That Lots 1 & 2 hereon be held in the same Computer Freehold Register”* (see CSN request XXXXX).

To be completed before issue of the s224(c) certificate

10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:

- a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Water reticulation (including private laterals and toby positions).

- b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
- c) The completion and implementation of all certified works detailed in Condition 7 above.
- d) The consent holder shall establish a suitable management organisation which shall be responsible for implementing and maintaining the on-going maintenance of the water supply associated with the subdivision.

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.

- e) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the net area of Lots 5 and 6, and that all the network supplier's requirements for making such means of supply available have been met.
- f) Provide written evidence of an existing electricity connection to the buildings on Lots 1, 3 and 4.
- g) Written confirmation shall be provided from a recognised telecommunications network supplier in the area, that provision of telephone services has been made available to the net area of Lots 5 and 6 by landline or alternative technology and that all the network supplier's requirements for making such means of service available have been met. The provision of telecommunications shall not be via overground physical connections.
- h) Provide written evidence of an existing telecommunications connection to the buildings on Lots 1, 3 and 4.
- i) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 4 for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Roads). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- j) All earthworked/exposed areas related to the subdivision shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- k) The consent holder shall provide evidence to confirm domestic water filtration and disinfection systems have been installed to the existing dwellings within Lots 3 and 4 so that the water supply complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).

- l) Domestic water and firefighting storage is to be provided to the existing dwellings located on Lots 3 and 4. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

The FENZ connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a FENZ appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- m) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

- n) Written evidence shall be provided from a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 that the design of the onsite effluent disposal systems serving Lots 3 and 4 are in compliance with AS/NZS 1547:2012; in the alternative they shall be upgraded to this standard. The design shall take into account the site and soils investigation report and recommendations by C Hughes & Associates, dated (dated 21/10/2016) and the Mt Iron Geodril report (dated 25 May 2016, Job Ref: G17028). Any proposed wastewater system shall be subject to Council review and acceptance.
- o) Identify the location of one vehicle access for Lots ½, 3, 4/5 and 6, and consolidate the access drive for Lots 4 and 5 such that both allotments are to have only one combined vehicle entrance onto Nook Road. Driveways within lots shall avoid cutting diagonally across lots to reduce the prominence of driveways over the landscape. In particular the accesses shall be located:
 - Lot 1/2 – on the northeastern corner of Lot 2
 - Lot 3 - as existing
 - Lot 4 and 5 – combined as shown on the survey plan
 - Lot 6 – east of the mounding
- p) All areas of planting as shown on the certified landscape plan shall be completed on each lot as per the plan. All areas of planting on Lots 3 and 4 are to be completed prior to issue of 224c for any stage of the subdivision. Indigenous shrub planting identified on the plan shall be planted at a density of 1 plant per 1.5m². Each plant shall have pest protection sleeves or cages installed or shall be fenced with rabbit proof fencing to deter browsing by pests; have a slow release fertiliser included in backfill soil and an organic mulch installed around the base of each plant to assist in suppressing weeds and to hold moisture. The plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Ongoing Conditions/Consent Notices

- 11. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to section 221 of the Act.
 - a) All lot owners are required to be part of a management entity for water supply. This management entity shall be established and maintained at all times and ensure implementation and maintenance of the water supply associated with the subdivision.
 - b) In the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the lot owners shall be responsible for establishing a replacement management entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions.
 - c) All future buildings shall be contained within the Building Platforms as shown on the survey plan.

- d) At the time a dwelling is erected on Lots 1, 5 and 6 the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by C Hughes & Associates, dated (dated 21/10/2016) and the Mt Iron Geodrill report (dated 25 May 2016, Job Ref: G17028). The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling.
- e) At the time that a dwelling is erected on Lots 1, 5 and 6 the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- f) At the time a dwelling is erected on Lots 1, 5 and 6, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

The FENZ connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a FENZ appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's s Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note: Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 7km from the nearest FENZ Fire Station the response times of the **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

Landscape Design Controls

- g) All planting as identified on the certified landscape plan shall be maintained as per the plan. If any plant shall die, become diseased or damaged it shall be replaced within 12 months as per the certified landscape plan and conditions of this consent.
- h) All new and replacement planting shall be irrigated as required for the first two years or until successfully established with healthy new growth.
- i) All areas of indigenous shrub planting as shown on the certified landscape plan once established shall be maintained as closed canopy.
- j) External lighting shall be located within the domestic curtilage area only as identified on the certified landscape plan. External lighting shall be down lighting only and shall be located to not create light spill beyond the boundaries of the property and shall not be directed towards Nook Road. Lighting attached to buildings and structures shall not be any higher than 3.0m above surrounding ground, and all other external lighting no higher than 1.0m above surrounding ground.
- k) All driveways shall be of a local grey coloured gravel and shall exclude the use of concrete kerb and channels.
- l) All vehicle accesses and driveways off Nook Road shall be located as per the certified landscape plan in accordance with condition 10(o).
- m) There shall be no lineal planting such as hedges or shelterbelts alongside any property boundary beyond that identified on the certified landscape plan.
- n) Entranceway gateways onto Nook Road shall be to a height of no more than 1.2m, and shall be constructed of unpainted timber or steel, and shall exclude the use of any lighting. Gateways are not to be visually obtrusive (monumental) and shall be consistent with traditional farm gateways. There shall be no wing structures.

- o) All residential domestic landscaping, structures and activity including, but not limited to, clotheslines, outdoor seating areas, swimming pools, tennis courts, pergolas, external lighting, amenity gardens, mown lawns, storage of boats and/or caravans, shall be confined to the domestic curtilage area as shown on the certified landscape plan, and shall be excluded from the Open Space Covenant areas shown on the survey plan.
- p) Any development on the slopes within Lots 3, 4 and 5 shall be restricted to water tanks or similar infrastructure, which shall not be visible from Nook Road. Should the conifer cover on the slope be cleared or lost it shall be replaced with indigenous vegetation. This may occur through natural regeneration facilitated by the control of conifer re-growth; by natural regeneration and planting in combination; or by planting alone. In all cases, a programme of conifer control shall be implemented to ensure that the further regeneration of wilding conifers does not occur.
- q) The large eucalyptus identified on the detailed landscape plan shall be maintained until such time as it becomes problematic either because of size or of danger of dropping branches or similar. Should this situation arise the tree may be felled, but a minimum of five mountain beech must be planted within its drip line subsequent to its removal. Should any of these trees die or become diseased it shall be replaced within the next available planting season with another beech, but not necessarily of the same species.
- s) Any existing trees within the property of the following species are not protected by the certified landscape plan or conditions of this consent, and any planting within the property shall exclude the use of the following wilding species;

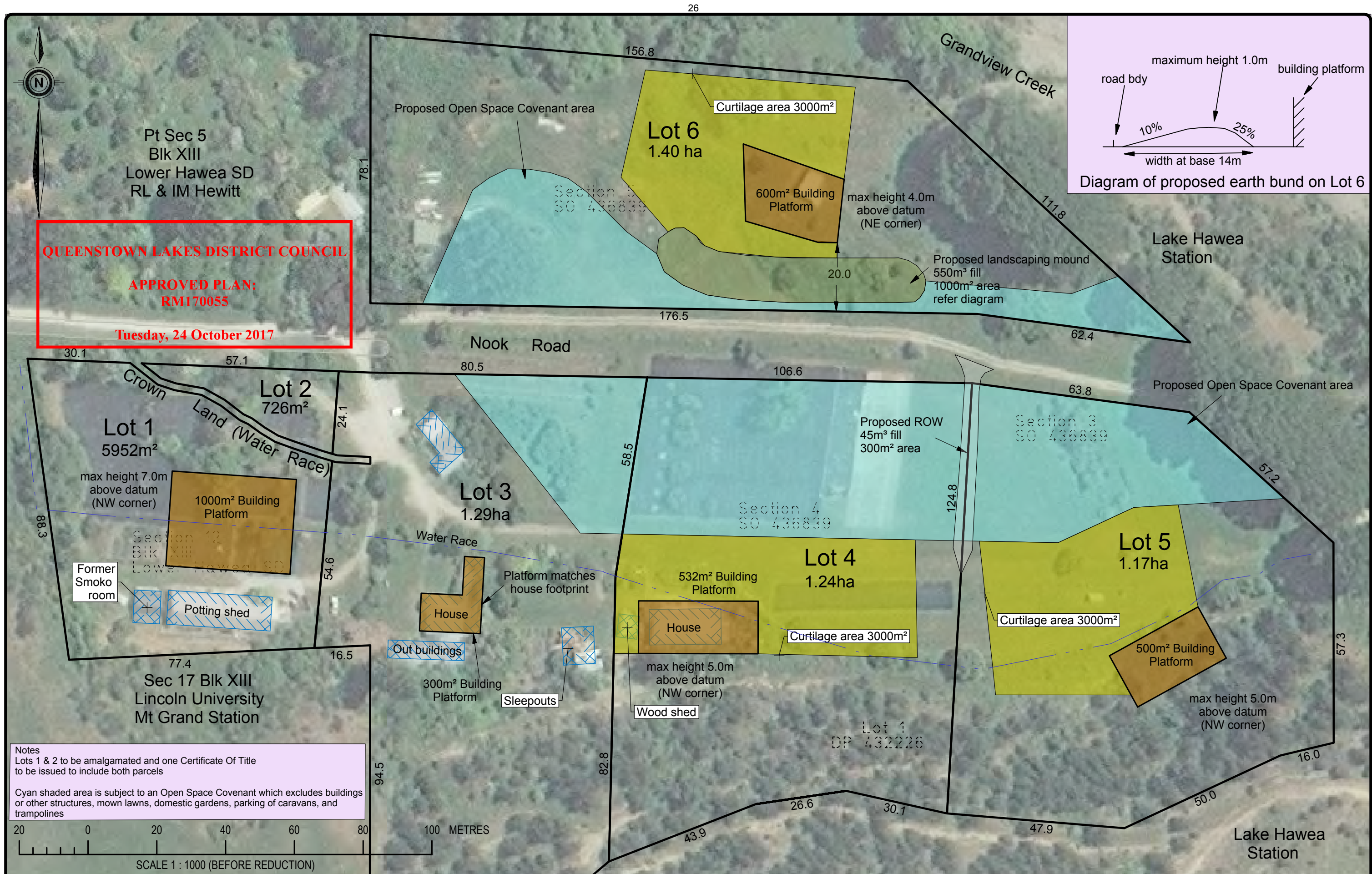
Lodgepole Pine – *Pinus contorta*, Black Pine - *P.nigra*, Scots Pine - *P.sylvestris*, Maritime Pine - *P. pinaster*, Monterey Pine - *P. radiata*, European Larch - *Larix decidua*, Douglas Fir - *Psuedotsuga menziesii*, Sycamore - *Acer pseudoplatanus*, Common Hawthorn - *Crataegus monogyna*) and Birch – *Betula*.

- t) Buildings shall be limited to the following heights above existing ground level:
 - 7m above the datum taken at the northwest corner of the Building Platform on Lot 1,
 - 5.0m above the datum taken at the northwest corner of the Building Platform on Lot 4,
 - 5.0m above the datum taken at the northwest corner of the Building Platform on Lot 5 and
 - 4m above the datum taken at the northeast corner of the Building Platform on Lot 6;
- u) The Building Platform on Lot 3 shall have a height limit of 5m on the front portion and 6m on the back (southern) portion as per the existing dwelling.
- v) The exterior materials of all buildings in the Building Platforms shall be comprised of timber; local stone (schist); Colorsteel or similar; concrete coloured with aggregate and/or oxides; plastered concrete block; other plaster systems; rammed earth and shall comply with the colour controls below.
- w) On Building Platforms, the exterior colours of all walls shall be of the range of natural browns, greens or greys and have a light reflectivity value of between 7% and 30%. The exterior colours of all roofs shall be of the range of natural browns, greens or greys and have a light reflectivity value of between 7% and 20%.

- x) Guttering and downpipe systems on all buildings on the Building Platforms shall be the same colour as the roof.
- y) Joinery on all buildings on the Building Platforms shall be the same colour as the roofing unless stained timber is used in which case it shall be a stain which renders the timber a colour with and equivalent tone to an LRV of less than 20%.
- z) All fencing outside of the Building Platforms shall be post and wire or post and netting only.
- aa) At the time a dwelling is to be constructed on the Building Platform on Lot 1, or any extension or a new dwelling is constructed on the Building Platform on Lot 4, the consent holder shall realign the existing water race outside of the building footprint, and replace the race with certified fill where the building footprint covers this area.
- bb) At the time a dwelling is constructed on Lot 1 and prior to occupation of such dwelling, any existing kitchen facilities shall be removed from all other buildings on Lot 1.
- cc) The Open Space Covenant areas identified on the survey plan shall be managed to preserve the open space on either side of Nook Road. In particular there shall be no buildings or other structures, mown lawns, domestic gardens, parking of vehicles or trampolines within the Open Space Covenant areas.
- dd) In the event that telecommunication services are not provided by landline to Lots 5 and 6 at the time of subdivision, the provision of any such landline services in future is the responsibility of the consent holder or successor.

Advice Notes

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
3. This consent does not establish the lawfulness or otherwise of buildings and activities currently located on the subject site.



C. HUGHES & ASSOCIATES LTD
Surveying and Resource Management • Central Otago

WANAKA Level 3, 80 Ardmore Street P.O. Box 599 03 443 5052	CROMWELL 17A Murray Terrace P.O. Box 551 03 445 0376
---	---

www.chasurveyors.co.nz

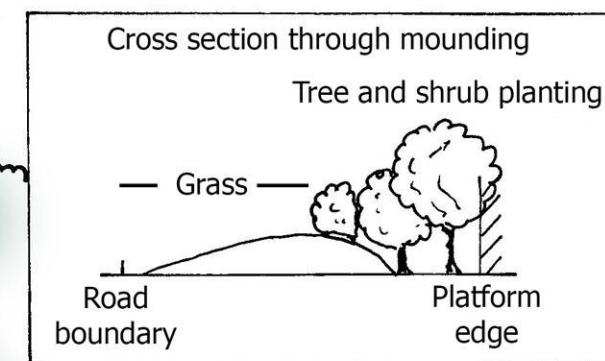


**Lots 1-6 being a subdivision of Lot 1
DP 432226 & Sec. 12 Blk XIII Lower
Hawea SD & Sections 3-5 SO 436839**

ISSUE	AMMENDMENTS	DATE	Scale:	Job No:
A	Lot 1	June '16	1:1000	4114
B	Details	Nov '16		
C	Building Platforms	Mar '16		
D	Open Space	May '17		
E	Curtilage Areas	Sept 17		
			Datum: MSL	Plan No: W905
				Drawn: MLB
				Date: May 2016

Key

1. Eucalyptus
2. Large mixed exotic shrubs and small trees
3. Existing orchard trees
4. Medium mixed exotic and native shrubs
5. Existing indigenous shrubs
6. Indigenous shrubs to be planted
7. Existing Ash trees
8. Existing *Sophora japonica*
9. Existing oak
10. Mountain Beech
11. Fruit trees to be planted
12. *Prunus* or *Malus* sp to be planted



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170055

Tuesday, 24 October 2017



Structural landscape concept plan for V and J Urquhart: The Nook, Hawea

Ref: 16007/4

Date: 16/4/17

Scale: NTS