



DECISION OF THE QUEENSTOWN-LAKES DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991

Applicant:	Keith Mackenzie
RM reference:	RM150829
Location:	258 Dublin Bay Road, Dublin Bay, Wanaka
Proposal:	Subdivision to create two separate fee simple allotments, to establish a building platform on Lot 2 and to cancel an amalgamation condition under section 241 of the Resource Management Act 1991. Consent is also sought to construct a dwelling within the proposed building platform on Lot 2 and to undertake associated earthworks and landscaping.
Type of Consent:	Subdivision and Land Use
Legal Description:	Lots 3-4 Deposited Plan 24317 held in Computer Freehold Register OT16B/545
Zoning:	Rural General
Notification:	Publicly Notified
Commissioners:	Commissioner D Jane Taylor
Date:	15 August 2016
Decision:	The application is GRANTED with conditions

Decision following the hearing of an application for resource consent under the Resource Management Act 1991

Proposal

Mr Keith Mackenzie has applied for resource consent to create two independent fee simple allotments, to establish a building platform on each lot and to cancel an amalgamation condition under section 241 of the Resource Management Act 1991 at a property located at 258 Dublin Bay Road, Dublin Bay, Wanaka. Consent is also sought to construct a dwelling within the proposed building platform on Lot 2 and to undertake associated earthworks and landscaping.

Resource consent is **GRANTED** with conditions as attached.

Application number:	RM150829
Site address:	258 Dublin Bay Road, Dublin Bay, Wanaka
Applicant:	Mr Keith Mackenzie
Hearing commenced:	27 May 2016
Hearing panel:	Jane Taylor (Independent Commissioner)
Appearances:	<p><u>For the Applicant:</u> Mr Duncan White, Resource Management Planner with Paterson Pitts Partners (Wanaka) Limited; Ms Anne Steven, Registered Landscape Architect, Wanaka; Mr Keith Mackenzie, Applicant</p> <p><u>For the Council:</u> Ms Erin Stagg, Reporting Officer; Mr Richard Denney, Consultant Landscape Architect; Ms Mishka Banhidi, Planning Support Executive Assistant</p>
Hearing adjourned:	27 May 2016
Commissioner's site visit	27 May 2016
Hearing closed:	26 July 2016

Introduction

1. This decision is made on behalf of Queenstown Lakes District Council (“the Council”) by Independent Hearing Commissioner Jane Taylor, appointed and acting under delegated authority pursuant to sections 34 and 34A of the Resource Management Act 1991 (“the Act”).
2. This decision contains the findings on the application for resource consent and has been prepared in accordance with section 113 of the Act.

Summary of proposal

3. Mr Keith Mackenzie (“the Applicant”) has applied for resource consent to subdivide a property located at 258 Dublin Bay Road, Dublin Bay, Wanaka into two independent fee simple allotments, to establish a building platform on each lot and to cancel an amalgamation condition under section 241 of the Resource Management Act.
4. The legal description of the property is Lots 3-4 Deposited Plan 24317 held in Computer Freehold Register OT16B/545 and has a total area of 15.9 hectares. The property comprises Lots 3 and 4 of a previous subdivision of Section 33, Part Section 56 and Lot 1 DP 23002. Lot 3, which totals 15.3375 hectares, contains a dwelling and a number of outbuildings that were established prior to the District Plan becoming operative. Accordingly, there is currently no building platform on this lot. Lot 4, which is vacant land, comprises 5,741 square metres and is amalgamated with Lot 3. Dublin Bay Road passes between Lot 3 and Lot 4.
5. The application, as notified, sought to formally subdivide the property into two separate lots, Lot 1 (which is the equivalent of the former Lot 3) and Lot 2 (being the former Lot 4), to establish a building platform on each lot, and to remove the amalgamation condition that currently exists in relation to Lots 3 and 4.
6. As the existing subdivision was created in 1995 it pre-dates the requirements for building platforms. A 1,000 square metre building platform is proposed around the existing house and garage on proposed Lot 1, although this platform does not include all of the outbuildings currently in existence. The proposed building platform on Lot 2 is 285 square metres, to accommodate a house that has been specifically designed for the site. Land use consent for the house has been sought as part of the application.
7. Further details of the proposal can be found in the application prepared by Mr White of Paterson Pitts Group at section 2 of the application.
8. Consent was granted for the construction of the existing dwelling on Lot 3 (proposed Lot 1) under RM970534. Ms Stagg has noted that a landscape plan was submitted with this application but not stamped as approved. The decision indicates that it was anticipated that landscaping along the front of the site would obscure the dwelling; however, the house remains very visible. The consent order for the original subdivision¹ required the planting of 1,500 maple trees to cover a minimum of 6 hectares of Lot 3 (proposed Lot 1), as well as the planting of lavender, herbs or carnations, to ensure the land was being used for productive purposes. Ms Stagg noted that correspondence has established that the maple trees were planted at the time the dwelling was constructed; however, there are none in existence today.

¹ *Crosshill Farms Limited v Queenstown Lakes District Council*, RMA 286/92 Decision No. C98/93.

9. Following the hearing, I issued a Minute on 28 June 2016 expressing concerns in relation to the establishment of a 1,000 metre building platform around the existing house, for the reasons set out in that Minute (which is attached as **Appendix 1** to this decision). The Applicant was, accordingly, invited to consider removing the building platform on proposed Lot 1. This was subsequently volunteered by the Applicant (as an amendment to the application) and a revised Scheme Plan supplied (with the platform removed). It was also noted that removal of the building platform on proposed Lot 1 would change the activity status of the subdivision component of the application - a non-complying activity consent under Rule 15.2.3.4(i) would be required, as proposed Lot 1 will not contain a building platform and therefore the subdivision will not comply with Zone Standard Rule 15.2.6.3(iii)(b).
10. Ms Stevens set out a very comprehensive description of the site and the landscape context in the Landscape Report attached to the Applicant's AEE. She also described a number of recent consent applications in relation to the receiving environment. At section 3.5 of her report, Ms Stevens draws conclusions as to what comprises appropriate development in keeping with the outstanding natural landscape of Dublin Bay. Similarly, at paragraphs 7 to 11 of his landscape report, Mr Denney describes the receiving environment as giving *"a rustic rural settlement character to the Bay with built form, maturing exotic trees, gardens and presence of domestic activity."* He notes that the density of development is low, with buildings scattered independently from one another and the pattern of development informal. Buildings within the lower lying parts of the Bay tend to be tucked down amongst the lakeshore scrub and trees, and are less visible. Mr Denney considered that despite the patterns of informal settlement in the Bay, the natural elements of landform, lake waters and naturalistic patterns of vegetation remain dominant in this landscape. This characterisation of the receiving environment is an important component of my assessment.

Planning and assessment framework

11. The site is currently zoned Rural General under the Operative District Plan ("the District Plan"), and comprises 15.9 hectares in total. Both landscape architects agreed that the site is within an Outstanding Natural Landscape (District wide) ("ONL").
12. Section 5.1 of the Section 42A Report sets out the resource consents required under the District Plan. As noted above, an additional non-complying activity consent is required under Rule 15.2.3.4(i), as proposed Lot 1 will not contain a building platform and therefore the subdivision does not comply with Zone Subdivision Standard Rule 15.2.6.3(iii)(b).
13. Overall, the application was considered by both the Applicant's Planner and the Reporting Officer to require assessment as a **non-complying** activity.
14. In accordance with section 104(1)(b)(i) to (vi) of the Act, I have determined that there are no relevant national environmental standards, other regulations or national policy statements directly applicable to the proposed development.
15. The objectives and policies of the District Plan relevant to this application are contained within Part 4 (*Districtwide Issues*), Part 5 (*Rural Areas*), Part 15 (*Subdivision*) and Plan Change 49 (*Earthworks*).

16. The Proposed District Plan was notified on 26 August 2015. Ms Stagg considered that given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight should be given to its provisions at this stage. Relevant provisions are found in Chapter 3 (*Strategic Directions*), Chapter 6 (*Landscapes*), Chapter 21 (*Rural Zone*) and Chapter 27 (*Subdivision and Development*). These sections contain a number of objectives and policies which are relevant to this proposal and to which I have had regard to, albeit that due to the early stages of the process I concur with Ms Stagg that very little weight can be assigned. None of the Proposed District Plan rules relevant to the proposal have been identified as having immediate legal effect; accordingly, the proposed rules are not relevant to the determination of this proposal.
17. The provisions of the Act relevant to the assessment of this application as a non-complying activity are sections 104, 104D, 108, 220 and Part 2 of the Act. Sections 108 and 220 empower the Hearings Panel to impose conditions with respect to this resource consent.

Notification, submissions and affected party approvals

18. The application was publically notified on 25 February 2016. One submission was received prior to the closing date of 24 March 2016 from the Upper Clutha Environmental Society Incorporated ("UCES").
19. UCES opposed the application on the basis of the following concerns:
 - (i) The adverse visual effects of the proposal on landscape and amenity would be significant;
 - (ii) The subject site is strategic in relation to the maintenance of the ONL of Dublin Bay; and
 - (iii) The cumulative effect of the proposal would result in adverse effects on the landscape that are more than minor.

UCES requested that the application be declined in its entirety.

20. Written approval was received from the following parties:
 - (i) Department of Conservation, Custodians of Section 31 and 49 Block V Lower Wanaka Subdivision; and
 - (ii) Jeremy and Margaretta McGuinness, 297 Dublin Bay Road.

Accordingly, any effects on the above parties have been disregarded in accordance with section 95D(e) of the Act.

Application information

21. The following information has been received and considered by the Commission in reaching this decision:

- (a) The application as notified on 25 February 2016 titled *“Keith Mackenzie Resource Consent Application Land Use and Subdivision Consent – Building Platforms, House on Proposed Platform and Two Lot Fee Simple Subdivision, 258 Dublin Bay Road, Dublin Bay”* dated 21 January 2016 prepared by Duncan White of Paterson Pitts Group;
 - (b) The supporting information attached to the application, which included the assessment of environmental effects, a copy of the title to the property, scheme and building platform location plan, house plans and elevations, a very comprehensive landscape report prepared by Ms Anne Steven dated August 2015, an onsite waste water disposal report, service confirmations and a geotechnical report;
 - (c) A Section 42A Planning Report (“the Section 42A Report”) prepared by Ms Erin Stagg, Planner, Queenstown Lakes District Council;
 - (d) The appendices to the Section 42A report, which included a landscape assessment report dated 4 April 2016 prepared by Mr Richard Denney, Landscape Architect of Denney Landscape Architecture for Council, and an engineering report dated 26 January 2016 prepared by Mr Tim Dennis of Southern Land Limited for Council; and
 - (e) Correspondence received from the Applicant and the Reporting Officer in response to the Minute dated 28 June 2016, including a revised scheme plan, which shows the removal of the building platform around the existing house on Lot 3 (proposed Lot 1).
22. The Council’s Reporting Officer recommended that resource consent be granted pursuant to section 104 of the Act for the following reasons:
- (i) The adverse landscape and visual amenity effects of the proposal can be adequately avoided, remedied or mitigated, provided amendments are made in relation to the extent, density and height of landscaping proposed to screen the proposed development on Lot 2 and provided those amendments can be implemented without affecting the fire safety of the proposed dwelling on Lot 2. The Reporting Officer was of the opinion that provided sufficient landscaping is proposed, the Applicant has demonstrated that the landscape in this location is capable of absorbing the proposed development without resulting in degradation of the outstanding natural character and landscape of the site or its surrounds. However, in Ms Stagg’s opinion, the Applicant had not (as at the date of the Section 42A Report) demonstrated that landscaping along the north-eastern boundary of proposed Lot 2 will not pose a risk in relation to fire safety to the dwelling proposed on this allotment;
 - (ii) The proposal is not considered to be contrary to the relevant objectives and policies of the Operative District Plan and the Proposed District Plan; and
 - (iii) The proposal is considered to promote the overall purpose of the Act.

Summary of the evidence heard

23. The Reporting Officer's Section 42A Report was circulated prior to the hearing and was taken as read.
24. Prior to the hearing, the Applicant pre-circulated a statement of evidence of Duncan White, the Applicant's Resource Management Planner, together with a statement of evidence of Ms Anne Steven, Landscape Architect. The content of this evidence will be referred to during the course of my assessment as relevant to the key issues.

Evidence for the Applicant

25. **Ms Anne Steven** spoke to her written brief of evidence, highlighting the key features of the site and the key contextual factors in relation to the receiving environment. Ms Steven then discussed the landscape classification and outlined the landscaping amendments that had been made to the proposal (as notified) in response to the concerns expressed by Mr Denney for the Council.
26. Importantly, Ms Steven concurred with Mr Denney that the site, in the context of the wider landscape, is not at a threshold with respect to its ability to accommodate further built development. In her opinion, this low part of the Bay, where there is an existing node of discreet development set well back from the lake within a setting of mature vegetation, is an area that could absorb further development. The proposed development would be complimented by the establishment of native vegetation cover with enriching species, and would have corresponding positive effects on natural character and ecological values. In her view, the topography and vegetation of the site provides containment and immediate visual screening.
27. **Mr Duncan White**, the Applicant's Resource Management Planner, spoke to his written brief of evidence. He advised that he generally agreed with the contents of the Section 42A Report and had focused his evidence on the matters raised in that report and the key issues raised by the submitter. Mr White advised that the recommendations of the Council landscape architect's report to amend the extent, density and height of proposed landscaping on Lot 2 had been accepted by the Applicant and the Landscape Plan amended to incorporate these changes.
28. Mr White then outlined the measures that had been taken with regard to fire safety and explained the assessment that had been carried out using the Fire Smart Fire Hazards and Risks Assessment checklist. That assessment had indicated that with normal precautionary measures the proposed development on Lot 2 is a low fire hazard risk. He therefore considered the issue of fire safety to have been addressed in sufficient detail.
29. Mr White expressed concern in relation to the Council's proposed conditions (as set out in the section 42A Report) that the entrance-way to Lot 2 and the access road be sealed at the cost of the Applicant given its location, the "dead-end" nature of the road and the small number of potential users. In his view this requirement was not commensurate with either the appearance or function of this road.

30. Mr White then discussed the District Plan assessment matters in relation to landscape, which are set out at Part 5.4.2.2(ii) and 5.4.2.3(iv) of the District Plan. In his view, the proposal is consistent with all of the relevant assessment matters. Mr White then briefly commented on his assessment of the application against the objectives and policies of both the Operative and Proposed District Plans and the threshold test required by section 104D of the Act. In his view, the application was consistent with, and not contrary to, the objectives and policies of both the Operative and the Proposed District Plans and, accordingly, passes the second limb of the section 104D(1) test. Further, as the application was not considered to raise any environmental effects that are more than minor, in Mr White's opinion the application passes both of the section 104D threshold tests. Overall, Mr White considered that the application does not represent an inappropriate development along the margins of the lake (section 6(a) of the Act). He noted that the lake and its margins have been identified as an ONL and he considered that the subdivision and proposed building on Lot 2 are appropriate in this location in terms of the matters contained in section 6(b).
31. Overall, Mr White considered that the application promotes the overall purpose of the Act and should therefore be granted, subject to the very comprehensive suite of conditions that form part of the application.

Council response

32. Mr Denney remained concerned that the proposed development of Lot 2 was "marginal and challenging", although the planned building was sited very well on the site. The heavy reliance on planting for mitigation was of particular concern, and required strong assurance (through appropriate conditions) that the proposed planting would succeed. In his opinion the critical screening should be planted at more frequent intervals to ensure that it would be successful and, accordingly, the planting plan still required an increase in density. In all other respects, he was satisfied that the proposal was appropriate in this landscape.
33. Ms Stagg maintained her recommendation that a grant of consent, subject to further amendments to the landscape plan to reflect Mr Denney's concerns, was appropriate. She considered the fire safety risk assessment to be reasonable and suggested that an alternative could be the installation of a sprinkler system. In response to Mr White's concerns about the necessity for road sealing, Ms Stagg commented that these were standard Council conditions but that she would discuss these further with the Council engineers.

Post-hearing activity

34. Following the hearing, the Applicant produced a revised landscaping plan to address Mr Denney's concerns, together with a revised set of conditions incorporating the various suggestions that had been discussed at the hearing. Ms Stagg advised, in relation to the road sealing issue, that the Council engineers had indicated that the provision of a sealed access and the sealing of the end of Dublin Bay Road (which could be with Ottaseal) was a standard requirement. Council did not consider that it would be reasonable to seal this part of the road (given that the proposal will create a residential development in this location) at ratepayers' expense. She noted that the proposed development will result in six dwellings using this road for an accessway and that leaving it unsealed would not be in accordance with Council's engineering standards.

35. In response to the Hearing Panel's Minute issued on 28 June 2016, the Applicant removed the proposed building platform around Lot 1 and submitted an amended Scheme Plan to reflect this. The removal of the building platform had also necessitated the removal of a number of conditions that had previously been formulated to address any future development on proposed Lot 1.
36. Ms Stagg advised that she was comfortable with the removal of the Lot 1 building platform. She considered that this would ensure that any adverse landscape effects in relation to future development would be assessed as a fully discretionary activity (rather than as a controlled activity) at the time changes to the existing dwelling, or any new dwelling to replace the existing dwelling, are proposed. In her opinion the amended proposal passes both of the gateway tests under section 104D.

The principal issues in contention

37. A wide range of matters were traversed in the application, submissions, the Section 42A Report and supporting material, and during the hearing.
38. After analysis of the application and supporting evidence (including proposed mitigation measures and the volunteered conditions), a full review of the Section 42A Report, consideration of the UCES submission and my site visit, I have determined that the proposed activity raises a number of issues that require particular consideration. The principal issues in contention are as follows:
 - (i) The extent to which the proposed development will have adverse effects on visual amenity and landscape character;
 - (ii) The extent to which the proposed activity would result in cumulative effects that are unacceptable; and
 - (iii) The reasonableness of the Council condition in relation to the sealing of the road.
39. My main findings on the principal issues in contention, and the reasons for my findings are as follows.

Landscape character and visual amenity

40. Both Ms Steven and Mr Denney have carried out a very comprehensive analysis of the effects of the proposal on landscape character and visual amenity, which included an analysis of the relevant assessment matters in Part 5.4.2.2(2) and the general assessment matters in Part 5.4.2.3 of the District Plan. I respectfully adopt the analysis and conclusions of Ms Steven and Mr Denney, noting that the amended Landscape Plan submitted following the hearing addresses the residual concerns raised by Mr Denney at the hearing.
41. I will set out my conclusions in respect to both proposed Lots 1 and 2 as follows.

Proposed Lot 2

42. Ms Steven identified that Lot 2 is located within the outstanding natural landscape of Dublin Bay and within the area identified as lake margin, which she termed "lake landscape". These

are sensitive landscape types, vulnerable to inappropriate and intrusive development. Ms Steven identified that 'maintenance and enhancement of natural character' and 'openness' are the two key issues. However, she considered that Lot 2 was located within the "pocket of development" of the south side of Dublin Bay, where there is existing residential/rural lifestyle land use. In her view, levels of naturalness and openness were less in this vicinity.

43. Importantly, Ms Steven noted that recent consent processes for dwellings in the Bay have established that some visibility of dwellings is considered appropriate, although skyline horizon effects are not acceptable, planting and/or landforms to partially screen and contain development is expected, control and eradication of wildings is expected, and encouragement of kanuka regeneration and revegetation with local native species are regarded as desirable positive effects that adequately mitigate adverse effects of built development. She considered that the proposed development fits within these parameters.
44. I accept that the visibility of the proposed dwelling on Lot 2 from public viewpoints on the lake and lakeshore reserves and from Dublin Bay Road will be negligible. As Ms Steven has identified, this is due to the property's distance, the screening effect of existing and proposed vegetation on and off site, and the modest scale of the building and its recessive appearance. The backdrops of tall trees on and off the site effectively reduce building prominence, as does co-location with other similarly discreet dwellings. The curtilage activities and the access road will have very limited to nil visibility due to vegetation and screening by the building.
45. Overall, I concur with Ms Steven that the proposed development will have no significant adverse effects on the natural character of the lake and its margin or on the outstanding landscape of Dublin Bay. The protection of existing native vegetation and habitat on the site (which has been greatly enhanced by the Applicant in recent years) and its enrichment with additional planting so that it melds into the reserve landscape and habitat, is a minor positive outcome in terms of enhanced natural character and the indigenous biodiversity of the wider area.
46. Although Mr Denney considered the site to be marginal for development, I am satisfied that his residual concerns in relation to the density of mitigation planting have been adequately addressed in the final version of the Landscape Plan.

Proposed Lot 1

47. Proposed Lot 1 (currently Lot 3 of the original subdivision) has presented the most difficulty with respect to this application. Mr Denney described Lot 1 as being *"a substantially larger and established rural lot with an existing dwelling on a cut earth platform perched on a slope uphill from Dublin Bay Road. The dwelling is part of a small cluster of buildings with sheds, a garage and semi-mature trees and shrubs"*. It was common ground that the establishment of the buildings pre-dated the introduction of the current Rules in the District Plan. Mr Denney described the existing dwelling as being *"clearly visible from a distance exceeding 2.5 kilometres from the lake waters and margins north-west of the site near the Quartz Creek delta. Trees and shrubs of the foreshore screen views towards the dwelling from the immediate foreshore of Dublin Bay some 500 metres distance. The buildings' earthy pale colouring and elevated position enables the dwelling to be easily viewed on the slope of the hill. From more distant viewpoints it is viewed in context of other dwellings that occupy the slopes around the bay"*.

48. In relation to the proposed building platform, Mr Denney commented that the existing dwelling is situated within a broadly visible expanse of open space as viewed from Dublin Bay Road and the broader Dublin Bay lake waters and margins to the north-west. The existing consented dwelling, sheds and gardens have formed an established setting. The proposed platform would enable extensional development of the existing dwelling of potentially significant bulk and form. If consented, the proposed building platform on Lot 1 would enable any future building within the building platform as a controlled activity, within the constraints of any conditions that may be imposed by way of a Consent Notice with respect to this application.
49. It is reasonably plain from an analysis of the original consent, RM970534, that the house, and possibly the outbuildings, have been constructed (at least in part) in the wrong location on the site. This is apparent from the description of the expected visibility of the consented dwelling in that decision (as was appropriately drawn to my attention by Ms Steven at the hearing):

*“The subcommittee noted that the building platform has been selected at a location where it is likely to be as visually unobtrusive as possible. The dwelling is to be sited within a sizeable undulation at the top of a hillock, enabling the majority of the elevations facing the lake to be ‘sunk’ into the surrounding landscape. **It is anticipated that only a portion of the top storey and roof of the building will be visible when viewed from public areas around the foreshore, and from out on the lake.**” [My emphasis]*

The present building is not within “an undulation” and almost the entirety of the two storeys are clearly visible from around the foreshore and from the lake (as evidenced by the photos supplied by the landscape experts and my own site visit). It is also apparent that the “significant area of planting along the front of the site” discussed in RM970534 has not achieved the purpose of obscuring the expected limited visibility of the dwelling. As a result, the existing dwelling is highly visible and has an extremely detrimental effect on the domestication of the ONL in this sensitive area. Mr Denny stated that the current development already represents a threshold with respect to this site’s ability to absorb further change, and I agree.

50. In response to the concerns raised by the Hearings Panel in the Minute dated 28 June 2016, the Applicant agreed to remove the proposed building platform on Lot 1, which will effectively mean that the lot will remain in its currently consented form (with appropriate existing use rights). Ms Stagg advised that the removal of the building platform will enable any future development on proposed Lot 1 to be assessed as a fully discretionary activity (rather than as a controlled activity under the Operative District Plan). She confirmed that given that there is an existing dwelling on the site, it is not considered that a rural allotment will be created without a residential development right. However, the removal of the building platform restricts the land owner’s ability to make changes to the existing buildings as a controlled activity, which will ensure that any adverse landscape effects in relation to any future development on proposed Lot 1 can be assessed at the time changes to the existing dwelling, or a new dwelling to replace the existing building, are proposed. In my view, this is a much more satisfactory environmental outcome as, although the conditions proposed by Mr Denney prima facie appear reasonable, the approval of a 1,000 m² building platform and the corresponding bulk and form of buildings that could be established as a controlled activity, in the absence a very extensive landscaping plan for the site, could result in the exacerbation of

adverse effects on what is an extremely sensitive site. The removal of the platform will effectively ensure that any further development on Lot 1 will be fully assessed as a discretionary activity at the time any application is lodged.

Cumulative effects of the development

51. The UCES has raised concern in relation to the cumulative effects of the proposed development on the ONL, given the existing level of residential development within Dublin Bay. The Society considers that the level of residential development within Dublin Bay has reached the landscape threshold to absorb development.
52. Ms Steven concluded that it is unlikely there will be any adverse cumulative effects, or a perceived sense of over-domestication, due to the discreteness of the development on proposed Lot 2 and its location. In her opinion, the *“escape of buildings and gardens of domestic character up onto the flanks of Mt Brown and the visual prominence of some other dwellings within the ONL and lake landscape (due to the absence as yet of any screening vegetation) is regarded as an existing adverse visual and landscape character effect”*. She did not consider that the proposal would exacerbate this effect because the site sits centrally well within the low lying pocket of existing development. It also is sited well back from the beach amongst trees and does not intrude on the foreshore; for example, in the way the Jolly crib does. In Ms Steven’s opinion there is no existing or future development, or land use planned for the site, that would represent a threshold with regard to the site’s ability to absorb change. Further, she considered that the proposed development would not have any significant potential to result in an outcome of over-domestication. It is modest in scale and well contained visually, with a limited curtilage area. Further, the proposed development is tightly co-located with existing similar development in the central low-lying area of Dublin Bay at the end of the road, a *“logical area for such development”*. She considered that the contribution to perceived presence of built form and domestic activity would be minor at best, and outweighed by the more noticeable contribution to native habitat restoration. In her view, there would be an enhancement of natural values through the proposed planting and removal of wilding conifer species.
53. Ms Steven commented that the key management issue for ONLs is to protect these landscapes from use and development that detracts from or weakens the attributes of openness and naturalness.² This is best considered in a cumulative sense. In her view, the current levels of openness and naturalness associated with the proposed development on Lot 2 would not be adversely affected; rather, naturalness would be enhanced on balance.
54. Mr Denney was satisfied that the landscape could absorb development in the proposed location and that the proposed development has been sympathetically designed in accordance with the landscape and the anticipated outcomes within an outstanding natural landscape.
55. Accordingly, I am persuaded that the proposed development on Lot 2 will not result in any adverse cumulative effects or exceed the threshold for development in this area. This was the subject of considerable discussion at the hearing and I am satisfied that the proposal will not change the landscape character in any significant way. As Ms Steven pointed out, scale is important in this respect. The Lot 2 development will not change the perception of the

² Part 4.2.4 Issues (2) Protection of Outstanding Natural Landscapes and Features.

landscape and, further, will have a positive contribution to the maintenance of natural character.

56. As previously set out, I was not satisfied that the grant of a building platform on Lot 1 was appropriate. Because of its prominent location, any development on the proposed building platform may have exacerbated the cumulative effects of development as a result of an inability to control the height and bulk of any future built form within the building platform. Accordingly, with the removal of the building platform, any further development on Lot 1 will fall to be assessed as a fully discretionary activity at which time the landscape and visual amenity effects in the context of the outstanding natural landscape can be properly considered.

Requirement for sealing of the road

57. The Council's engineers requested a condition that the Applicant provide a sealed vehicle crossing to proposed Lots 1 and 2 from Dublin Bay Road in accordance with Council's rural road vehicle crossing policies. Also proposed was the upgrading of Dublin Bay Road from the end of the seal to the north side of the vehicle crossing for Lot 2 in accordance with Council standards. This would include a minimum 3.5 metre wide sealed formation and the provision for storm water disposal from the carriageway. In addition, road widening was requested at the bend halfway to the Lot 2 crossing.
58. The Applicant objected to the requirement to seal the road on the basis that this would change the priority of this section of Dublin Bay Road and make it appear more significant than a "dead end" road. Mr White also considered that roading network upgrades are better planned comprehensively and undertaken by Council. He noted that there are still sections of Dublin Bay Road that are gravel and considered that these would be a much higher priority for the use of development contributions than this "end" section. Mr White was also of the view that if the provision to seal the road was removed, the requirement to provide a sealed vehicle crossing to proposed Lot 2 from the Dublin Bay Road would be redundant.
59. Ms Stagg noted that it is Council policy to require sealing as part of Council's dust control policy and that sealing at ratepayers' expense, given that the proposal will create residential development in this location, was "not reasonable". She noted that the proposed development would result in six dwellings using this road for an accessway and that leaving it unsealed would not be in accordance with Council's engineering standards.
60. It is apparent from the plans and from my site visit that the proposed entrance to Lot 2 is located on the "dead end" section of Dublin Bay Road that terminates in the DOC reserve on which the Jolly crib is located. It does not appear that there was any requirement to upgrade or seal this section of the road, or the access ways, at the time that consent was obtained for a three lot subdivision of the neighbouring Eckroyd property (RM120448), notwithstanding that the seal currently ends after the entrance to the existing Mackenzie dwelling on Lot 1. I note also that the previous access to the Hewetson-Langbein property was relocated at the time that consent was granted for subdivision of the Eckroyd property, without any requirement for sealing.
61. Given the history of resource consents in this area, I do not accept that it is reasonable that this applicant should be required to seal the road that currently serves six other properties

(excluding the existing entranceway to Lot 1) for the benefit of the other landowners and users of the DOC reserve. While I appreciate that Council does have engineering standards, there is a principle of fairness that must be applied in an even-handed manner in relation to recent resource consent decisions and relative contribution to public assets. Accordingly, I am not prepared to include the proposed road sealing conditions, particularly given the “dead end” nature of this road and its very minimal likely future usage.

62. However, I am mindful of Ms Stagg’s explanation of the requirement for road sealing, which is to meet Council’s dust control policy and correspondingly to avoid imposing the costs of mitigating dust associated with private residential development onto ratepayers. Accordingly, I have included a condition that requires the road and access way to be sealed at the Applicant’s expense (rather than at the expense of Council) should dust become a nuisance and annoy the consent holder in the future.

Objectives and policies of the relevant planning instruments

63. Ms Stagg and Mr White have both carried out very comprehensive assessments of the proposal against the relevant objectives and policies of the District Plan, the Proposed District Plan and the Otago Regional Policy Statement. Having reviewed these in light of my findings above, I am satisfied that the proposal is, in the main, consistent with and, in particular, is not contrary to any of the significant objectives and policies, including those under the heading District Wide: *Landscape and Visual Amenity*. I also concur with the conclusion of the Section 42A Report that the application is not contrary to the relevant objectives and policies of the Proposed District Plan, although these have been given very little weight in my analysis.
64. In forming this view, I have considered the importance attached to ONLs by both the District Plan and the Proposed District Plan. The District Plan anticipates that development within an ONL will be inappropriate in almost all locations in the zone, particularly within the Wakatipu Basin and the Inner Upper Clutha areas. It was common ground that the property is situated in an important ONL, notwithstanding the nature of the receiving environment. I accept the expert evidence that proposed Lot 2 can absorb the proposed development and will not result in either adverse or cumulative effects on the ONL, provided that the mitigation planting is established and maintained.
65. Although the granting of consent for the subdivision without the identification of a building platform on Lot 1 is prima facie inconsistent with the subdivision objectives and policies, I am satisfied that, in this case, it will result in a more appropriate long-term environmental outcome for this site. Any further development on Lot 1 will be assessed as a discretionary activity, at which stage full consideration can be given to appropriate mitigation for this very sensitive site.

Section 104D of the Act

66. I now consider the extent to which the proposal meets the test for a non-complying activity pursuant to section 104D of the Act. As set out above, I have concluded that the adverse effects on landscape and visual amenity and cumulative effects will be no more than minor. Accordingly, the proposed development passes the first gateway under section 104D(1)(a).

67. I have also determined that the proposed development is not contrary to the objectives and policies of the relevant planning instruments, a conclusion that is supported by the evidence of both Ms Stagg and Mr White. Accordingly, the proposal passes the second limb of the threshold test and therefore falls to be considered under section 104(1).

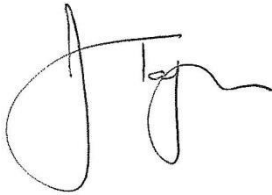
Section 104(1) and Part 2 of the Act

68. As the proposal has passed the gateway test in section 104D, I now turn to the merits of the proposed development. Section 104(1) sets out the matters that must be addressed in making a decision as to whether to grant or refuse consent.
69. With respect to Section 104(1)(a), I have concluded that the proposal will not have any significant adverse effects on the landscape character or visual amenity of the site, nor will there be any significant cumulative effects in relation to the identification of a building platform on Lot 2. I accept the expert evidence that the proposed mitigation measures are appropriate and that, accordingly, Lot 2 can absorb the proposed development without exceeding the threshold in this particular location.
70. Section 104(1)(b) requires an assessment of the proposal against the relevant objectives and policies of the various planning instruments. As discussed previously, both Ms Stagg and Mr White have carried out comprehensive assessments of the proposal against the relevant objectives and policies of the District Plan, the Proposed District Plan and the Otago Regional Policy Statement, which concluded that the proposed development is, in the main, consistent with the relevant objectives and policies.
71. There are no matters under section 104(1)(c) that have been brought to my attention. However, I note that I concur with the view of UCES that the subject site, in particular Lot 1, is strategic in relation to the maintenance and the ONL of Dublin Bay. It is primarily for this reason that, following my Minute dated 28 June 2016, the Applicant withdrew the proposed building platform on Lot 1. For the reasons explained earlier, it is my view that this will result in an improved environmental outcome for Lot 1 should any further development be proposed in future. Accordingly, the current situation has not been exacerbated and the removal of the platform may result in a better strategic outcome longer term.
72. The purpose of the Act is to promote the sustainable management of natural and physical resources. The assessment under section 104(1) is subject to Part 2 of the Act. I have found that the proposed development will enable the social and economic wellbeing of the Applicant by providing an economic use for proposed Lot 2, which will have a positive environmental outcome for not only the Applicant's property, but also for the surrounding environment.
73. In relation to section 6(b), I concur with Ms Stagg and Mr White that the proposal does not represent an inappropriate development in this area of ONL, nor does it represent an inappropriate development along the margins of the lake (section 6(a)). I also concur with the assessment of the application in relation to the section 7 matters contained within the Section 42A Report and the conclusion that the application represents an efficient use of natural resources, and maintains and enhances amenity values and the qualities of the environment by removing wilding pines and the planting of native vegetation.

74. When making a decision, an overall broad judgment based on a weighting of the factors contained in Part 2 is required to be undertaken, recognising the hierarchy of considerations within Part 2. Any decision-making process should focus on the avoidance, remediation or mitigation of adverse effects in order to promote sustainable management. Having considered the matters in Part 2, and in particular sections 6(a) and (b), I have concluded that the proposed development achieves the purpose of the Act.

Decision

75. In exercising my delegation under sections 34 and 34A of the Act, and having regard to the matters discussed above under sections 104, 104D and Part 2 of the Act, I have determined that consent to the non-complying application for development located at 258 Dublin Bay Road, Dublin Bay, Wanaka, be granted for the reasons given above and subject to the conditions set out below.
76. The Applicant has offered a very full and comprehensive set of conditions to ensure that the proposal will achieve the outcome that has been proposed.

A handwritten signature in black ink, appearing to read 'D Jane Taylor', with a large loop on the left and a horizontal line extending to the right.

D Jane Taylor
Commissioner

Date: 15 August 2016

RM150829 K Mackenzie**Conditions of Consent****PART A – LAND USE CONSENT****General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:

Salmond Architecture Ltd.

- 'Site Plan' cn 13_357 Dwg A1.10 date 23.01.15
- 'Floor Plan' cn 13_357 Dwg A2.01 date 23.01.15
- 'Elevations' cn 13_357 Dwg A3.00 date 23.01.15
- 'Site Sections' cn 13_357 Dwg A4.01 date 23.01.15

Anne Steven Landscape Architect

- 'Proposed Scheme Plan' 215.LP01 June 2016

stamped as approved on **15 August 2016**

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.

EngineeringGeneral

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.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-andsubdivision-code-of-practice/>

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 Principal Resource Management Engineer 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 the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 3, to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of a vehicle crossing to Lot 2 from Dublin Bay 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 provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer 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 excavation and fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

Tree Protection

7. Prior to commencing works on Lot 4 DP 24317, the consent holder shall install and firmly secure temporary protective solid or mesh fencing to a height no less than 1.2m between the construction site and existing and planted indigenous vegetation as identified within the certified Landscape Plan. The fence shall ensure mitigation vegetation is retained and protected from damage during works. No storage of materials or machinery, parking of vehicles or similar construction activity shall occur within fenced off areas. Protective fencing shall remain in place until completion of building and earthworks.

To be monitored throughout earthworks

8. The earthworks and batter slopes shall be undertaken in accordance with the recommendations of the report by Geosolve Ltd.
9. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

Hours of Operation – Earthworks

10. Hours of operation for earthworks, shall be Monday to Saturday (inclusive): 8.00am to 6.00pm. Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

Accidental Discovery Protocol

11. If the consent holder:
 - a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make

an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 and;

- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

On completion of earthworks

12. On completion of earthworks within the building footprint and prior to the construction of the dwelling, the consent holder shall ensure that either:
- a) Certification from a suitably qualified engineer experienced in soils investigations is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer;
 - or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
13. All areas of earthworks shall either be re-sown in grass in keeping with the surrounding site and shall be maintained to achieve a healthy and continuous sward of grass; or planted and mulched as per the certified Landscape Plan within three months of completion of the earthworks.

Colours and Materials

14. The colours and materials of the dwelling on Lot 4 DP 24317 approved under this resource consent are as follows:

Element	Material	Colour
Walls	Schist	Local stone with natural mortar colour
Garage Walls	Colorsteel	'Thunder Grey (LRV 12%)
Roof	Colorsteel	'Thunder Grey (LRV 12%)
Spouting and downpipes	Colorsteel	'Thunder Grey (LRV 12%)
Joinery	Aluminium	Electric Cow (or similar dark grey) (LRV 9%)
Garage Door, fascia and barge boards	Cedar	Oil stained similar to Dryden's Copper and Clear stain range, to provide a natural cedar timber colour

Any amendment to this schedule of colours and materials shall be first certified as appropriate in writing by Council.

15. All schist used on the proposed dwelling shall have no more than 40% exposed mortar or plaster to ensure schist is the prominent material.

To be completed when works finish and before occupation of the dwelling

16. Prior to the occupation of the dwelling on Lot 4 DP 24317, the consent holder shall complete the following:
 - a) The provision of an effluent disposal system in accordance with the Petherick Consultancy Ltd Site & Soils Assessment dated 22-12-14 submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land. Drip lines shall be a minimum of 300mm deep.
 - b) Any power supply connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - c) Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - e) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - f) The provision of a vehicle crossing to Lot 2 from Dublin Bay 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.
 - g) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located not more 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 the NZFS as larger capacities and flow rates may be required.

The Fire Service 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 fire service 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 QLDC's standards for rural roads (as per QLDC'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 Fire Service 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.

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

Advice Note:

The New Zealand Fire Service 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 9km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in each new dwelling.

- h) The completion and implementation of all certified works detailed in Condition 5 above.
- i) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).

In the event that the test results required in Condition 16(i) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:

- i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- ii) A covenant shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The covenant shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- j) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- k) 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 proposed house and that all the network supplier's requirements for making such means of supply available have been met.
- l) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the proposed house and that all the network supplier's requirements for making such means of supply available have been met.
- m) 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/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). 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.
- n) The submission of Practical Completion Certificates from the Contractor for all assets to be vested in the Council.

- o) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- p) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- q) The submission of an updated Firesmart Fire Hazards and Risk Assessment confirming that a final score of 14 or less has been obtained to the Monitoring Team Resource Consents for approval.

New Building Platform to be registered

- 17. At the time the consent is given effect to (unless the subdivision component of this consent has been completed and new CFRs issued) then the consent holder shall provide a “Land Transfer Covenant Plan” showing the location of the approved building platform. The consent holder shall register this “Land Transfer Covenant Plan” on Computer Freehold Register OT16B/545 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.
 - a) A digital plan showing the location of all building platforms as shown on the survey plan /Land Transfer 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.

Ongoing Conditions/Covenants

- 18. At the time that the building platform is registered on the Computer Freehold Register for the site (unless completed through the subdivision component of this consent), the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 to be carried out at the time a dwelling is proposed:
 - a) Entrance gateways off public roads or public land shall be of a standard farm gate design of timber or steel construction in keeping with rural context and no higher than 1.5m.
 - b) All fencing, including fencing around curtilage areas shall be standard post and wire (including rabbit proof fencing), deer fencing or timber post and rail in keeping with traditional farm fencing.
 - c) With the exception of the crossing onto the site, the access drive to the domestic curtilage area shall be a gravel of local grey coloured stone and shall not have any concrete kerb and channels.
 - d) All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, play structures, pergolas, and amenity gardens and lawns shall be confined to the curtilage area as shown on the certified Landscape Plan.
 - e) Solar panels shall only be installed on the roof where glare from such structures is not visible from the lake or lake margins, such as behind buildings or on the ground behind screening vegetation or structures.

- f) Polycarbonate or similar skylight panels installed on the roof of buildings within the approved building platform shall be 100% transparent or of dark tint such as to avoid opaque or pale colouring roofing panels that may cause a contrasting banding effect that would highlight built form in the broader landscape.
- g) Parked vehicles, including trailers and caravans, shall not be visible from outside the site.
- h) If, at any time, dust from the end of Dublin Bay Road becomes a nuisance, the Consent holder shall, at their expense, seal the section of road adjacent to the access way onto Lot 4 with *ottaseal* or a similar product.

To apply to building platform on Lot 4 DP 24317:

- h) All future buildings shall be contained within the Building Platforms as shown as Covenant Areas XX and XX as shown on Land Transfer Plan XXXXX.
- i) All mitigation planting shown on the certified Landscape Plan shall have been planted and thriving for no less than one year prior to any construction work starting on site, excluding any planting within the curtilage area as identified on the Plan. All planting within the dashed white line as shown on the certified landscape plan shall have obtained an average height of 2m prior to construction works for the dwelling beginning on site. All trees identified on the certified Landscape Plan between the building and the lake coded 8mL shall reach a height of no less than 3m prior to any construction work starting. All remaining planting shall be fully implemented within one year of completion of the dwelling.
- j) External materials and colours of buildings within the consented building platform shall be of recessive colouring in the natural tones of greys, browns or greens with a light reflectivity value (LRV) of between 10% and 20% with a matt finish for the roof. All external materials and colours shall be submitted to council for certification prior to construction.
- k) All ancillary structures or fixtures, and chimneys or flues on the roof or upper portion of the building including satellite dishes and solar panels shall not extend beyond the consented building platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 7% and 20%, or be located so as not to be visible from beyond the property boundary.
- l) All external lighting shall be down lighting only and located within close proximity of the dwelling within the domestic curtilage area. Feature lighting of planting, landscape features or built form is not permitted where such elements would be visible from the lake, public roads or places. There shall be no lighting along the access drive. Placement of lighting shall not create light spill beyond the property boundary. Lighting attached to buildings or structures shall not exceed 3m in height above adjacent ground and shall not be attached to the lake facing side of any building or structure.

- m) All existing vegetation and planted vegetation as identified on the certified Landscape Plan shall be maintained as per the plan. All established planting within 4m of the property boundary shall be maintained as a dense closed canopy to a height no less than 4m to ensure the dwelling is reasonably difficult to view from adjacent public view points. If any tree or plant shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months. All replacement planting shall be of the species identified on the certified landscape plan and planted at a grade no less than 1.0m in height, except kanuka at 0.5m and 3.01.5m for 8mL coded trees. Indigenous planting and existing trees (excluding wilding tree species) outside of the domestic curtilage area shall not be pruned or altered in any manner that alters their natural form or reduces their ability to mitigate the development.
- n) Exotic species may be planted only within the identified curtilage area on the certified landscape planting plan and be of a species that does not exceed a mature height of 4m. Species outside the curtilage area shall be eco-sourced locally occurring species. There shall be no linear planting along boundaries or internal fencelines. All Wilding-risk tree species shall be removed from the site within 7 years of granting of consent.
- o) The Firesmart Fire Hazards and Risk Assessment approved under Condition 16(q) shall be adhered to and all mitigating factors undertaken in order to ensure that a final score of 14 or less is retained. If at any time, the Lot owner changes any aspect of the Firesmart Plan, then these changes shall be submitted to the Monitoring Team Resource Consents for approval.
- p) Investigations have revealed that ground conditions beneath the building platform on Lot 4 DP 24317 do not meet the requirements to be defined as 'good ground' in terms of NZS3604 (New Zealand Building Code). The foundations of all buildings on this lot, shall be designed, supervised during construction and certified by a suitably qualified and experienced engineer.
- q) At the time a dwelling is erected on Lot 4 DP 24317, 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 Petherick Consultancy Ltd Site & Soils Assessment dated 22-12-14. Drip lines shall be a minimum of 300mm deep.

At such a time that Council's wastewater reticulation is available to service the lots in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.

- r) At the time a dwelling is erected on Lot 4 DP 24317, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting 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 the NZFS as larger capacities and flow rates may be required.

The Fire Service 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 fire service 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 QLDC's standards for rural roads (as per QLDC'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 Fire Service 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.

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note:

The New Zealand Fire Service 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 9km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand

Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

PART B – SUBDIVISION CONSENT

General Conditions

1. That the subdivision must be undertaken/carried out in accordance with the plans:

Paterson Pitts Group

- 'Scheme Plan' with Easements to be Surrendered Lots 1 & 2 Being subdivision of Lots 3 & 4 DP 24317' Job W4238 Sheet 2 Rev D date 06.07.2016

Anne Steven Landscape Architect

- 'Proposed Scheme Plan' 215.LP01 June 2016

Stamped as approved on **15 August 2016**

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

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

Engineering

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.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

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

4. 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.

5. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer 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.
6. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 3, to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of a vehicle crossing to Lot 2 from Dublin Bay 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 provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
7. Prior to commencing works on Lot 2, the consent holder shall install and firmly secure temporary protective solid or mesh fencing to a height no less than 1.2m between the construction site and existing and planted indigenous vegetation as identified within the certified Landscape Plan. The fence shall ensure mitigation vegetation is retained and protected from damage during works. No storage of materials or machinery, parking of vehicles or similar construction activity shall occur within fenced off areas. Protective fencing shall remain in place until completion of building and earthworks.

To be completed before signing of the s223 certificate

8. Prior to Council signing a certificate pursuant to section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement for water supply reticulation over Lot 1 in favour of Lot 2.
 - b) The approved building platforms shall be shown on the survey plan.

Advice Note: The cancellation of the easements shown on the PPG Scheme Plan Rev C dated 21/06/16 shown T818581.2 and T801637 has been approved through this decision and a 243(e) certificate will be provided prior to the issue of the 223 certificate.

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

9. 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/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- b) A digital plan showing the location of all building platforms as shown on the survey plan /Land Transfer 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 6 above.
- d) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).

In the event that the test results required in Condition 9(d) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:

- i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the dwelling an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- e) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- f) 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 boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- g) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- h) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 5 for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). 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.
- i) The submission of Practical Completion Certificates from the Contractor for all assets to be vested in the Council.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

Accidental Discovery Protocol

10. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.

- (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014 and;
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

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 Resource Management Act 1991.
 - a) Entrance gateways off public roads or public land shall be of a standard farm gate design of timber or steel construction in keeping with rural context and no higher than 1.5m.
 - b) All fencing, including fencing around curtilage areas shall be standard post and wire (including rabbit proof fencing), deer fencing or timber post and rail in keeping with traditional farm fencing.
 - c) With the exception of the vehicle crossing onto the site, access drives up to the domestic curtilage area shall be a gravel or local grey coloured stone and shall not have concrete kerb and channels
 - d) All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, play structures, pergolas, and amenity gardens and lawns shall be confined to the curtilage area as shown on the certified Landscape Plan

- f) Solar panels shall only be installed on the roof where glare from such structures is not visible from the lake or lake margins, such as behind buildings or on the ground behind screening vegetation or structures.
- g) Polycarbonate or similar skylight panels installed on the roof of buildings within the approved building platform shall be 100% transparent or of dark tint such as to avoid opaque or pale colouring roofing panels that may cause a contrasting banding effect that would highlight built form in the broader landscape.
- h) All buildings shall be contained within the Building Platform as shown as Covenant Area XX as shown on Land Transfer Plan XXXXX.
- i) Vehicles parked on site shall not be visible from outside the site.
- j) If, at any time, dust from the end of Dublin Bay Road becomes a nuisance, the Consent holder shall, at their expense, seal the section of road adjacent to the access way onto Lot 2 with *ottaseal* or a similar product.
- k) All mitigation planting shown on the certified Landscape Plan shall have been planted and thriving for no less than one year prior to any construction work starting on site, excluding any planting within the curtilage area as identified on the Plan. All planting within the dashed white line as shown on the certified landscape plan shall have obtained an average height of 2m prior to construction works for the dwelling beginning on site. All trees identified on the certified Landscape Plan between the building and the lake coded 8mL shall reach a height of no less than 3m prior to any construction work starting. All remaining planting shall be fully implemented within one year of completion of the dwelling.
- l) External materials and colours of buildings within the consented building platform shall be of recessive colouring in the natural tones of greys, browns or greens with a light reflectivity value (LRV) of between 10% and 20% with a matt finish for the roof. All external materials and colours shall be submitted to council for certification prior to construction.
- m) All ancillary structures or fixtures, and chimneys or flues on the roof or upper portion of the building including satellite dishes and solar panels shall not extend beyond the consented building platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 7% and 20%, or be located so as not to be visible from beyond the property boundary.
- n) All external lighting shall be down lighting only and located within close proximity of the dwelling within the domestic curtilage area. Feature lighting of planting, landscape features or built form is not permitted where such elements would be visible from the lake, public roads or places. There shall be no lighting along the access drive. Placement of lighting shall not create light spill beyond the property boundary. Lighting attached to buildings or structures shall not exceed 3m in height above adjacent ground and shall not be attached to the lake facing side of any building or structure.

- o) All existing vegetation and planted vegetation as identified on the certified Landscape Plan shall be maintained as per the plan. If any tree or plant shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months. All replacement planting shall be of the species identified on the certified landscape plan and planted at a grade no less than 1.0m in height, except kanuka at 0.5m and 3.0m for trees coded 8mL. Indigenous planting and existing trees (excluding wilding tree species) outside of the domestic curtilage area shall not be pruned or altered in any manner that alters their natural form or reduces their ability to mitigate the development.
- p) Exotic species may be planted only within the identified curtilage area on the certified landscape planting plan and be of a species that does not exceed a mature height of 4m. Species outside the curtilage area shall be eco-sourced locally occurring species. There shall be no linear planting along boundaries or internal fencelines. All Wilding-risk tree species shall be removed from the site within 7 years of granting of consent.
- q) Investigations have revealed that the building platform does not meet the requirements to be defined as 'good ground' in terms of NZS3604 (New Zealand Building Code). The foundations of all buildings on Lot 2, shall be designed, supervised during construction and certified by a suitably qualified and experienced engineer.
- r) At the time a dwelling is erected, 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 Petherick Consultancy Ltd Site & Soils Assessment dated 22-12-14. Drip lines shall be a minimum of 300mm deep.

At such a time that Council's wastewater reticulation is available to service the lots in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution.

- s) The Firesmart Fire Hazards and Risk Assessment provided with the application and stamped as approved shall be adhered to and all mitigating factors undertaken in order to ensure that a final score of 14 or less is retained. If at any time, the Lot owner changes any aspect of the Firesmart Plan, then these changes shall be submitted to the Monitoring Team Resource Consents for approval.
- t) At the time a dwelling is erected, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting 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 the NZFS as larger capacities and flow rates may be required.

The Fire Service 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 fire service 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 QLDC's standards for rural roads (as per QLDC'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 Fire Service 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.

Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note

The New Zealand Fire Service 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 9km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand

Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to engineeringapprovals@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>



QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM150829
Monday, 15 August 2016

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Client & Location:

Keith Mackenzie
258 Dublin Bay Rd
Wanaka

Purpose & Drawing Title:

Scheme Plan
with Easements to be Surrendered
Lots 1 & 2 Being Subdivision of Lots 3 & 4 DP 24317

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Drawn by:	KB				
Checked by:	DW				
Approved by:	DW				
Job No:	W4238	Sheet No:	2	Revision No:	D
				Date Created:	06/07/2016

**APPROVED PLAN:
RM150829**

Monday, 15 August 2016

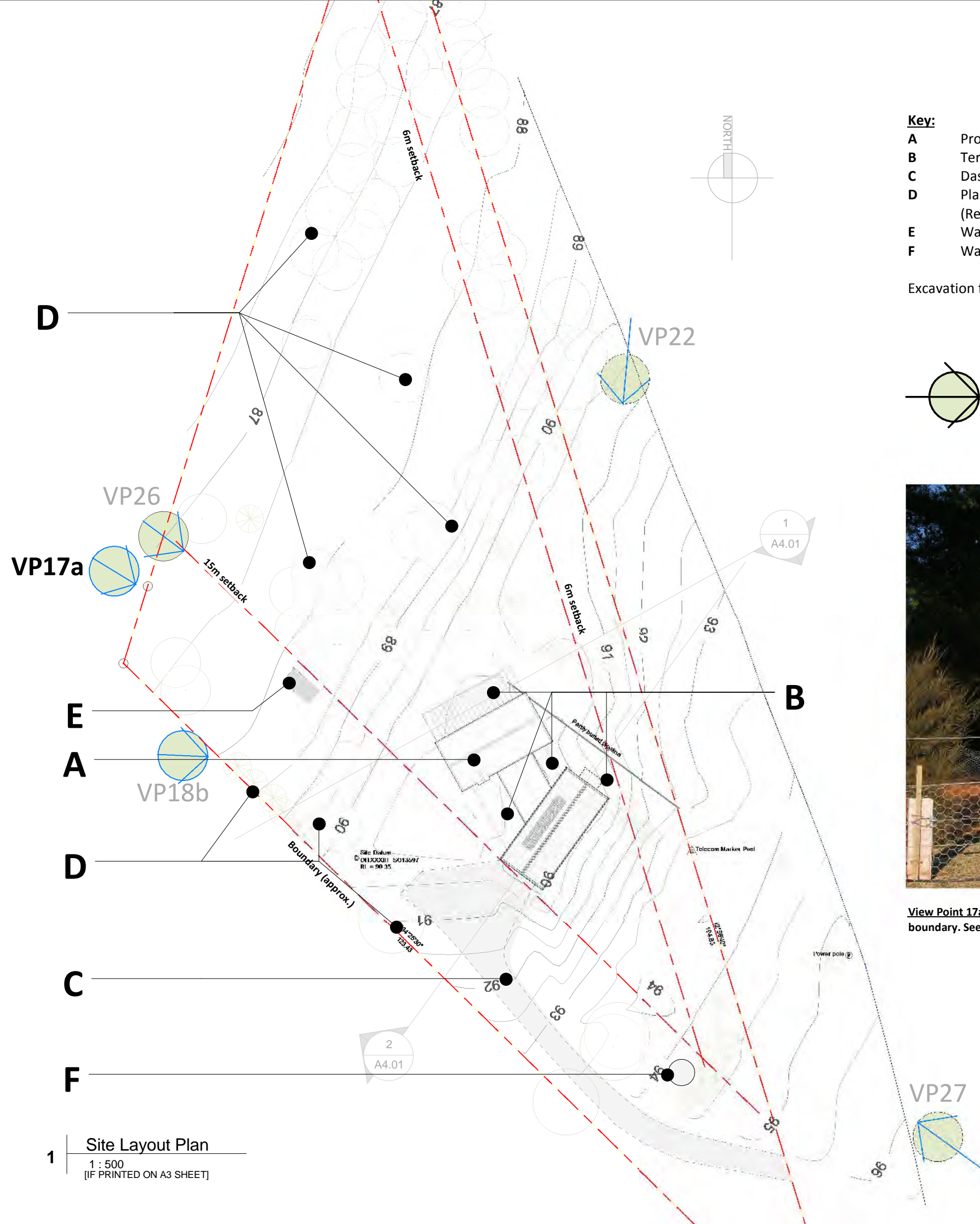
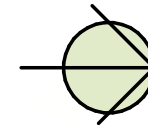
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Key:

- | | |
|----------|---|
| A | Proposed House |
| B | Terraces and grassed areas |
| C | Dashed indicating vehicle access |
| D | Planting/vegetation
(Refer to Landscape Architects Planting Scheme Fig.6 of attachments) |
| E | Waste water treatment field |
| F | Water storage for fire fighting |

Excavation for building footprint, terraces and driveway to be less than 1000m3



View Point 17a (VP17a) - Proposed dwelling as viewed from the southern end of the north west facing boundary. See Site Layout Plan opposite.

revision:

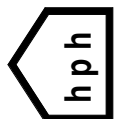
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Resource Consent

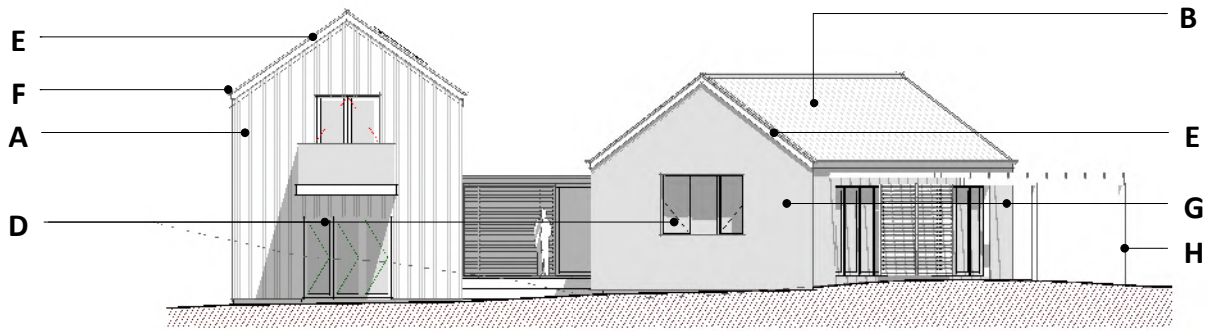
McKenzie Residence

Dublin Bay
Site Plan
scale As indicated
date 23.01.15
cn 13_357
dwg A1.

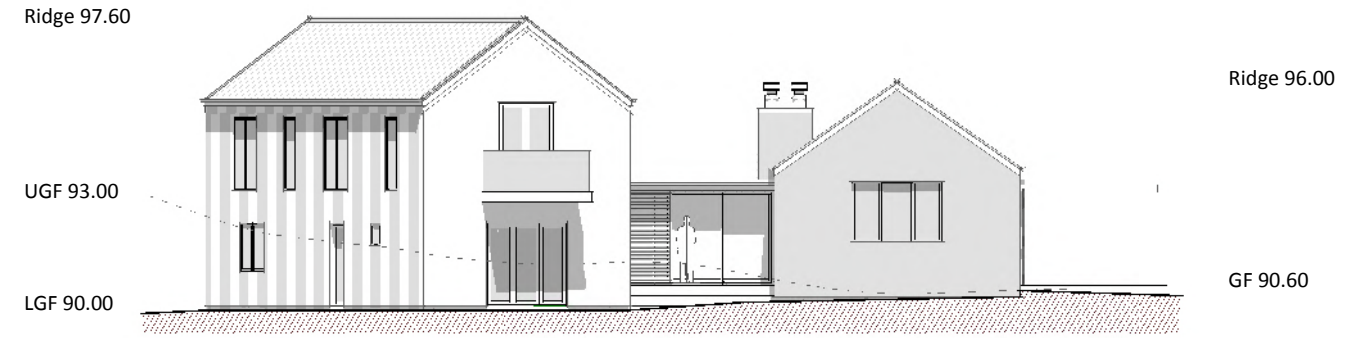
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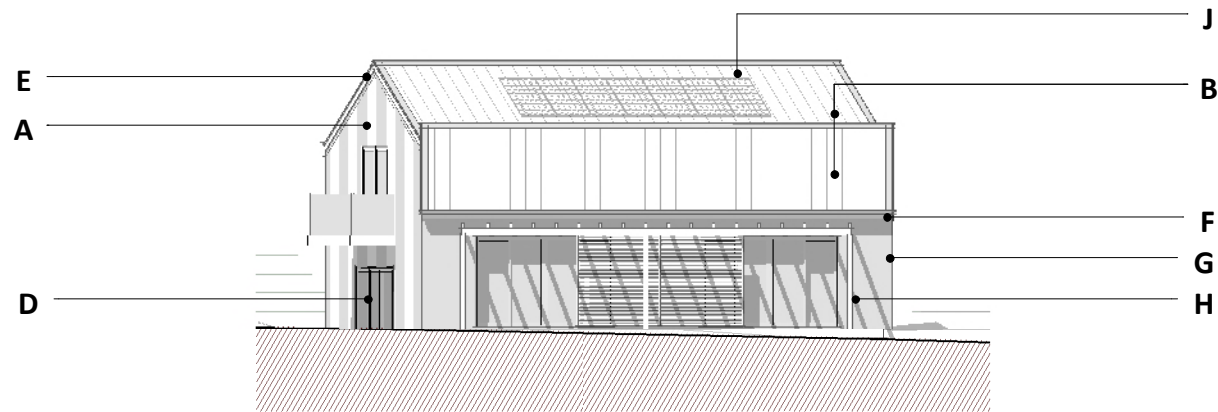
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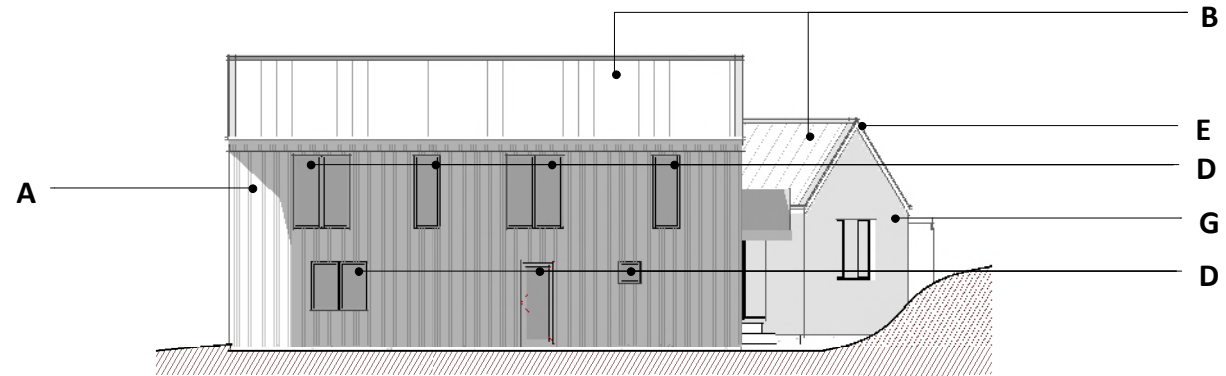
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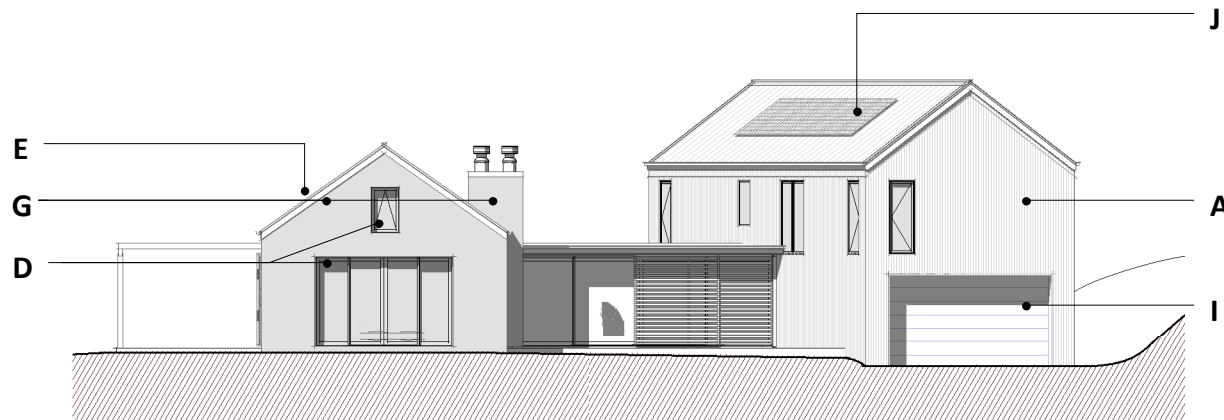
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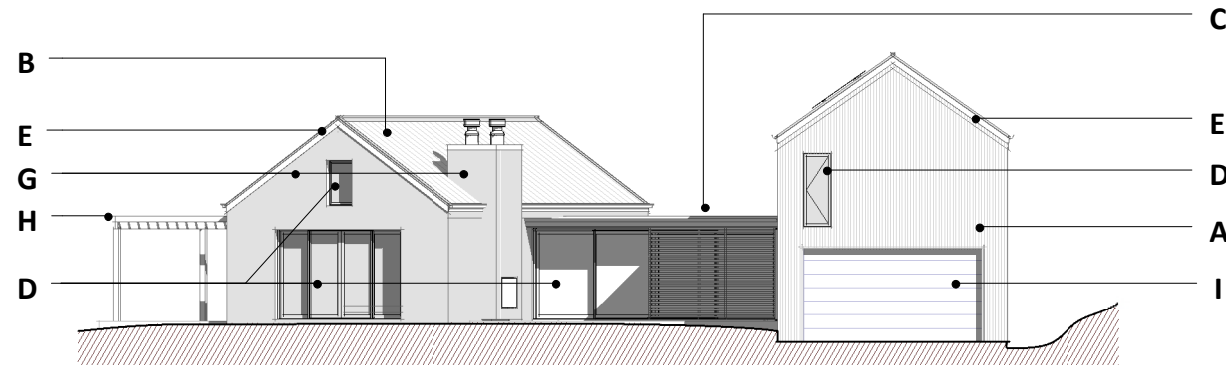
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4 Elevation South East
1 : 200
[IF PRINTED ON A3 SHEET]



5 Elevation South West (1st)
1 : 200
[IF PRINTED ON A3 SHEET]



6 Elevation South West (2nd)
1 : 200
[IF PRINTED ON A3 SHEET]

- Materials:**
- A - Corrugated Iron - Thunder Grey
 - B - Metal Tray Roof - Thunder Grey
 - C - Light grey roofing membrane
 - D - Thermally broken aluminium windows/ doors
 - E - Cedar fascia boards
 - F - Gutter/downpipes to match roof colour
 - G - Schist Stone
 - H - Timber pergola
 - I - Cedar garage door
 - J - Solar panels

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150829

Monday, 15 August 2016

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revision:

status:
Resource Consent

McKenzie Residence
Dublin Bay
Elevations
scale 1 : 200
date 23.01.15
cn 13_357
dwg

high
performance
house



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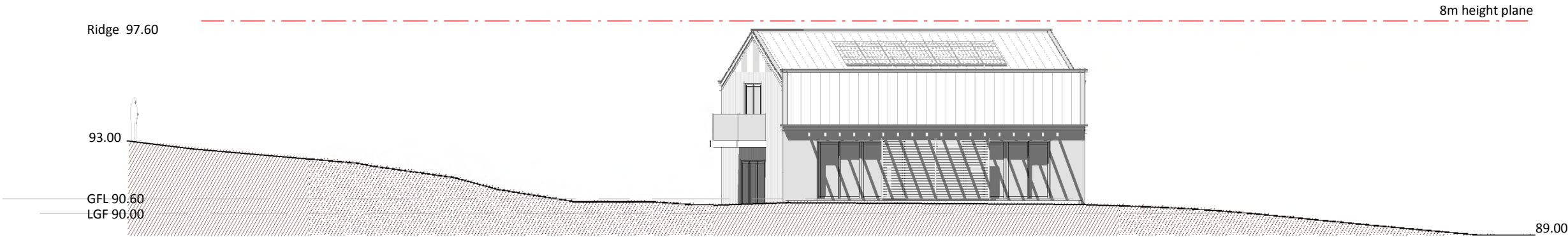
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Monday, 15 August 2016

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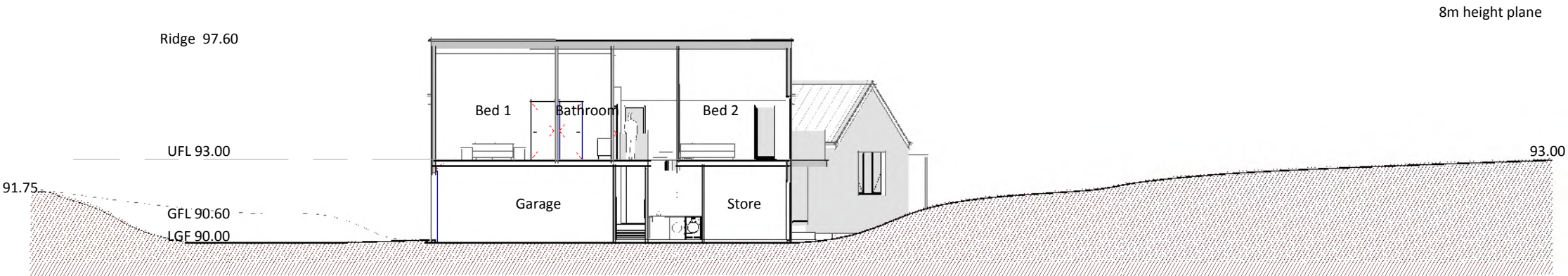
Section One

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See Site Plan on sheet A1.00 for section locations

revision:

status:
Resource Consent



2

Section Two

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[IF PRINTED ON A3 SHEET]

See Site Plan on sheet A1.00 for section locations

McKenzie Residence

Dublin Bay

Site Sections

scale 1 : 200

date 23.01.15

cn 13_357

dwg

A4.01

high
performance
house



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PROPOSED SCHEME PLAN
Mackenzie Site, Lot 2 DP24317
Plan Ref. 215.LP01



prepared by Anne Steven
Landscape Architect

June 2016

scale 1:500 @ A3

