



DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	J & L MANNING
RM References:	RM130813 & RM130825
Location:	598 Lake Hawea - Albert Town Road (State Highway 6)
Proposal:	<p>RM 130813: To construct a utility shed; and to vary condition (a) of Consent Notice 9085195.2 to build outside of the approved building platform.</p> <p>RM130825: To establish a second residential building platform, to construct five utility buildings, to construct a pond and jetty (retrospective), to construct a driveway entry structure and bocce court (retrospective) and undertake earthworks (including a mound that accommodates a bunker) across the site (retrospective and proposed); and to vary condition (a) of Consent Notice 9085195.2 to build outside of the approved building platform.</p>
Type of Consent:	Land Use; Variation to Condition Specified in a Consent Notice
Legal Description:	Lot 1 DP 451773 as contained in CFR 576430.
Valuation Number:	2908202612
Zoning:	Rural General
Activity Status:	Discretionary Activity
Notification:	20 January 2014 (RM 130825) & 21 January 2014 (RM 130813)
Commissioner:	W D Whitney
Date of Decision:	28 March 2014
Decision:	Consent is granted subject to conditions; and variation to condition (a) in CONO 9085195.2 is granted.

A. INTRODUCTION

A.1 Background

1. James and Louise Manning have applied to the Queenstown Lakes District Council for resource consents to construct a utility shed (Building 1) and to vary condition (a) of consent notice CONO 9085195.2 to build outside of the approved building platform (RM130813); and to establish a second residential building platform, to construct 5 utility buildings (Buildings 2-6), to construct a pond and jetty (retrospective), to construct a driveway entry structure (retrospective), to construct a bocce court (retrospective) and to undertake earthworks (including a mound that accommodates a bunker) across the site (retrospective and proposed) and to vary condition (a) of CONO 9085195.2 to build outside of the approved building platform (RM130825).
2. The subject site has an area of 6.5573 hectares more or less being Lot 1 DP 451773 that is held in Computer Freehold Register Identifier (CFR) 576430 in the Otago Land Registration District.
3. The subject site is located at 598 Lake Hawea-Albert Town Road (State Highway 6). Access to the site is achieved via a sealed right of way known as Horseshoe Bend Drive that serves several other properties in this locality. The right of way intersection with State Highway 6 is located approximately 200 metres to the south of the intersection with Kennels Lane.
4. The Hawea River lies generally to the south and east of the Horseshoe Bend locality that includes the site. The topography of the site is generally flat glacial outwash plain; and an established linear shelterbelt of pine, Douglas fir and eucalypt is located along the northern boundary of the site. The eastern and southern boundaries have a scattered mix of poplar, pine and eucalypt. The western boundary is planted with established natives and pine trees.
5. Extensive landscaping has occurred and is occurring on the site, including planting approved under previous resource consents; and such landscaping includes a mixture of natives and exotics of varying heights. Existing built development that has been consented on the site includes a two storey dwelling and carport, a barn, an outdoor eating area, tennis court, tennis pavilion, swimming pool and pool shed. These buildings and structures are all located on

the western portion of the site being an area described as the “Living Area” on plans relating to the proposal.

6. The subject site features extensive landscaping and manicured lawns. The western portion of the site is essentially a large garden curtilage that accommodates the existing built development. A high standard of development has been achieved on the subject site to enhance the applicants’ use and enjoyment of their property.
7. Land in the immediate vicinity (being the Horseshoe Bend locality generally to the south of Kennels Lane) features pastoral land divided by conifer shelterbelts and contains rural living allotments varying between 4 and 12 hectares in area. Land to the south of the subject site being land held by the P.Rad Family Trust for the Bradley family (Lots 1-4 DP 331899) comprises four rural lots, each of which includes an approved residential building platform. A dwelling exists on Lot 1 DP 331899.

A.2 Planning History

8. The site has an extensive planning history. Land use consent RM 990223 was granted on 11 June 1999 for the existing dwelling and carport. The site was created as Lot 1 of a three lot subdivision authorised by subdivision consent RM 090695 that was the subject of a consent order issued by the Environment Court on 18 January 2011 being ENV-2010-CHC-182. RM 090695 also created adjoining lots (now being the Findlay and West properties - Lots 2 and 3 DP 451773) to the north-east of the subject site.
9. Land use consent RM 120163 was granted on 4 April 2012 and approved the construction of a barn and tennis court outside of a building platform and the demolition of the existing chicken coop, hot house and two small sheds. Land use consent RM 120385 was granted on 17 July 2012 and approved alterations to the existing dwelling located within the residential building platform approved under RM 090695.
10. Land use consent RM 120415 was granted on 25 September 2012 and approved the construction of an outdoor eating area, tennis pavilion and swimming pool

and alterations to the existing carport. RM 120415 has subsequently been varied under land use consent RM 130468 to allow for an amendment to the position of the swimming pool. RM 130468 also consented the pool shed associated with, and adjacent to, the swimming pool; and consent was granted to vary the consent notice CONO 9085195.2 accordingly. The Commission notes that RM 130468 contains the most up to date iteration of condition (a) of CONO 9085195.2.

A.3 The Proposal

11. The proposal is subject to two separate applications for resource consent being RM 130813 and RM 130825. In the applications the proposal is described as comprising two stages. These stages are summarised as follows:

Stage 1 : RM 130813

12. The applicants propose to construct a utility building that is referred to as Building 1 on plans presented with the application and on the most recent plan showing Stage 1 of the development being the 'Service Area Plan' dated 17 March 2014 prepared by anthonywyer + associates as presented at the hearing. Building 1 is orientated parallel to the southern boundary of the site and is set back some 17 metres from that boundary.
13. Building 1 comprises a 5 bay garage which measures 21.6 metres in length and 7.2 metres in width (155.5m²). Building 1 measures 2.7 metres to the eaves with a roof pitch of 37.5° resulting in a roofline 5.4 metres high. The roofline includes a skylight which projects by a further 800mm resulting in a maximum building height of 6.2 metres.
14. The external cladding of Building 1 will comprise profiled metallised sheeting. The exterior cladding, roofing, window joinery and roller doors will be coloured Ironsand which has a LRV of 14.27%.
15. It is proposed to amend condition (a) of CONO 9085195.2 to allow for the construction of Building 1 outside of the approved building platform.

Stage 2 : RM 130825

16. The applicants propose to establish a second residential building platform that is to have an area of 993m². The second residential building platform is to be located generally to the north of the existing cluster of consented buildings on an area that is currently in lawn. The proposed residential building platform is shown on the 'Living Area Plan' dated 17 March 2014 prepared by anthonywyer + associates that was presented at the hearing.
17. The second residential building platform is intended to provide for the construction of a principal dwelling on the site at some point in the future. While preliminary design studies only have been undertaken for this dwelling to date a maximum building height of 6 metres is proposed for the dwelling, subject to provision being made for chimneys to be to a maximum height of 8 metres.
18. The applicants propose to construct 5 other utility buildings identified as Buildings 2-6 on the Service Area Plan. These buildings are designed to maintain a consistent appearance and form with other built development on the site including Building 1.
19. Building 2 comprises a boat shed which measures 12 metres x 7.2 metres (86.4m²), measures 2.7 metres to the eaves and has a roof pitch of 37.5°. Building 2 will have a maximum height of 5.4 metres and will have roller doors at each end to allow for through access and an open lean-to on its eastern elevation.
20. Building 3 comprises a managers shed which also measures 12 metres x 7.2 metres (86.4m²), is 2.7 metres to the eaves, has a roof pitch of 37.5° and a maximum height of 5.4 metres. Building 3 is fully enclosed with three roller doors on its western elevation and a single roller door on the eastern elevation. Building 3 will provide shelter, office space and storage for the property manager.
21. Building 4 comprises a 5 bay service shed that is 18 metres x 7.2 metres (129.6m²), is 2.7 metres to the eaves, has a roof pitch of 37.5° and a maximum height of 5.4 metres. Building 4 will provide storage for machinery and materials associated with the management and maintenance of the property and partially encroaches into an area planted in conifers.

22. Building 5 comprises a two bay sports shed which measures 7 metres x 3.5 metres (24.5m²), is 2.3 metres to the eaves, has a roof pitch of 37.5° and a maximum height of 3.8 metres.
23. Building 6 comprises an 8 metre high tower. It was explained at the hearing that this tower is for the purposes for children's play albeit that the application noted that this would be an elevated position for rabbit control within the site. Building 6 will be of timber construction with a footprint of 2.7 metres x 2.7 metres (7.3m²).
24. Buildings 2-5 will be clad in profiled metal sheeting. The exterior cladding, window joinery and roller doors will be coloured Ironsand which has an LRV 14.72%, being consistent with the finish of Building 1. The roof of Building 6 will be profiled metal sheeting coloured Ironsand to match the other utility buildings.
25. Buildings 1-6 will be positioned around a service access which loops around the eastern portion of the site as depicted on the Service Area Plan. It was explained at the hearing that the orientation of Building 1 [and Buildings 2 and 3] is intended to provide an internal courtyard between these three utility buildings.
26. The applicants have sought retrospective resource consent for the pond and jetty that is located towards the western corner of the site on the inside of the main vehicle entrance. The pond is approximately 35 metres long and between 10 metres and 15 metres wide with a maximum depth of 1.8m. A timber jetty has been constructed and extends over the pond. The pond area is enclosed by a 1.2m high stone wall and a 1.2m high timber fence and the pond environs have been landscaped.
27. Retrospective resource consent has been sought for a second driveway entry structure that has been constructed within the site to define the service entry to the property. This second entry structure is located to the north-east of the main entry and comprises double wooden gates, a cattle grid and stone walls up to a maximum height of 1.7m.
28. Retrospective resource consent has been sought for existing earthworks that have been carried out in the western portion of the site between the cluster of

existing buildings and the main entrance to the site. These earthworks have been undertaken to recontour the site and construct the pond. The applicants estimate that approximately 3,625m³ of earthworks have been carried out to date. The applicants have noted that while individually some of the earthworks could have been carried out as a permitted or controlled activity, cumulatively they exceed Site Standards relating to earthworks. Retrospective consent has been sought on this basis.

29. The applicants have noted that additional earthworks are required including the stripping of topsoil for building footprints and the internal carriageway as well as for forming mounds in the eastern portion of the site as shown on the Service Area Plan. The applicants have estimated that these earthworks will total some 6165m³ and the Commission notes that much of these earthworks have already been undertaken on the site. Earth mounding will generally be up to 2 metres in height with the exception of the largest, centrally located mound, which will have a maximum height of 6 metres.
30. The Service Area Plan confirms that the largest mound will include a underground storage structure/bunker which comprises four buried shipping containers. At the opening of the bunker the mound is retained with gabion baskets up to 3 metres in height and the three exposed container doors that face to the north-east will be painted in an Ironsand colour. The Commission is satisfied that the creation of the bunker within the mound incorporating the shipping containers is within the scope of RM 130825 as the height of the mound will not increase over that originally proposed and as the bunker entrance will not be visible from beyond the boundaries of the site.
31. Retrospective consent has also been sought for the bocce (boules) court that has been constructed to the north and east of the tennis court and tennis pavilion. The bocce court is 18 metres in length and 3 metres in width and comprises a compact surface for playing boules. Associated with the court is a decking and seating area contained by a schist wall constructed to 600mm above the height of the deck area.
32. Further landscape planting is proposed in the form of the continuation of the shelter planting along the southern boundary of the site and further planting to the

north and east of the proposed building platform. The Commission noted during the site inspection that the additional landscape planting along the southern boundary has already been established.

33. A variation to condition (a) of CONO 9085195.2 is sought with respect to the buildings proposed in Stage 2 that are to be located outside of the building platform approved under RM 090695.

34. The outcome of the works proposed in Stage 1 and Stage 2 is that the property will be developed further to meet the needs of the applicants. In essence a residential estate is being created with the applicants' principal dwelling, guest accommodation and recreational amenities and curtilage being accommodated in the area shown on the Living Area Plan; and ancillary buildings associated with storage and property maintenance, as well as a children's play area, vegetable garden and chicken coop, being accommodated within that portion of the site identified on the Service Area Plan.

35. In the application documentation and at the hearing the applicants volunteered a range of conditions to mitigate effects. The Commission has assessed the proposal on the basis of the application as lodged and in terms of the refined and additional conditions offered by the applicants at the hearing.

A.4 Zoning

36. The site is zoned Rural General as shown on Map 18 of the Operative Queenstown Lakes District Plan (Operative District Plan/District Plan).

37. Rule 5.3.3.3xi provides for earthworks that do not comply with Site Standard 5.3.5.1viii1(a) and (b) as a restricted discretionary activity.

38. Rule 5.3.3.3i(a) provides for the construction of any building and any physical activity associated with any building such as roading, landscaping and earthworks outside of an approved residential building platform as a discretionary activity.

39. Rule 5.3.3.3i(b) provides for the identification of a building platform of not less than 70m² in area and not greater than 1000m² in area as a discretionary activity.

40. Section 221(4) of the Resource Management Act 1991 (the Act) confirms that sections 88 to 121 and 127(4) to 132 apply, with all necessary modifications, in relation to the review of any condition specified in a consent notice that is subject to an application to vary or cancel such condition. Section 87B confirms that any such application is to be treated as an application for a resource consent for a discretionary activity.

41. The Commission has considered the proposal as an application for land use consent to a discretionary activity and as an application to vary a condition specified in CONO 9085195.2.

A.5 Submissions

42. A submission from the P.Rad Family Trust was received within the statutory submission period for RM 130813 which closed on 19 February 2014. The P.Rad Family Trust and M Chaffey lodged submissions in response to RM 130825 which closed on 18 February 2014. The three submissions referred to above were in opposition to the application to which they related.

43. The Upper Clutha Environmental Society (Inc) forwarded a submission in response to RM 130825. The Commission notes that the application being RM 130825 (as well as RM 130813) was notified on a limited basis and that the Society was not served with notice of the application.

44. Section 96(4) of the Act confirms that only a person served with notice of the application may make a submission on that application. Given that the Society was not given notice of the application the Society's submission is invalid and the Commission hereby rules accordingly.

45. The Commission has given consideration to the submissions lodged by the P.Rad Family Trust and M Chaffey lodged in response to the applications.

A.6 Reports and Hearing

46. The Commission has had the benefit of a planning report dated 7 March 2014 from Mr Ian Greaves a Senior Planner with the Queenstown Lakes District Council; a landscape and visual assessment report dated 20 December 2013

from Dr Marion Read, the Principal of Read Landscapes; and an engineering report dated 5 March 2014 from Ms Lyn Overton, an Engineer with the Queenstown Lakes District Council. The Commission has also had the benefit of a memorandum dated 7 March 2014 prepared by Kristy Rusher, a Solicitor with the Queenstown Lakes District Council.

47. At the hearing the Commission was assisted by Mr Greaves, Dr Read and Ms Overton. Ms Rachel Beer, Planning Support Co-ordinator with the Queenstown Lakes District Council, provided administrative support at the hearing.

48. Prior to the hearing the Commission had the opportunity to consider the application and supporting material together with the submissions. In the company of Mr Greaves the Commissioner made a site inspection on the morning of the hearing on Wednesday 19 March 2014.

49. At the hearing the applicants were represented by Mr Greg Milner-White, Counsel of Kensington Swan; Mr James Manning on behalf of the applicants; Mr Ben Espie, a Landscape Architect and Director of Vivian & Espie Limited; Mr Hamish Muir a Registered Architect and Director of Mason & Wales Architects Limited; and Mr Scott Edgar, a Resource Management Planner at Southern Land Limited. Mr Peter Campbell, the applicants' project manager, was also in attendance.

50. Mr Paul Bradley appeared in support of the submission by the P.Rad Family Trust. Mrs Carolyn Bradley was also in attendance. Mr & Mrs Bradley are both trustees of the P.Rad Family Trust.

51. The planning, landscape and engineering reports were taken as read and Ms Overton, Dr Read and Mr Greaves were invited to comment following the presentation of submissions and evidence. Following Mr Milner-White's reply the hearing was adjourned.

A.7 Principal Issues in Contention

52. The principal issues in contention before the Commission are the effects on the environment of allowing the land use activity as proposed being Stage 1 and Stage 2 of the proposal as described above.

B. EFFECTS ON ENVIRONMENT

B.1 Permitted & Consented Baseline

53. Farming activities, planting (with specific exclusions), fencing up to 2 metres in height, earthworks which do not breach Rule 5.3.5.1viii and the storage of vehicles and equipment outside are permitted activities in the Rural General Zone. The Commission notes that planting that has status as a permitted activity includes planting trees for timber production up to 0.5 hectares in area and tree planting of non-wilding species not for the purpose of timber production over the entire site. This permits the site to be fully planted for amenity purposes.

54. The consented baseline includes the existing built development on the site, approved residential building platform, landscaping and associated works authorised under RM 990223, RM 090695, RM 120163, RM 120385, RM 120415 and RM 130468 as summarised in Part A.2 of this decision.

B.2 Affected Persons Approvals

55. RM 130825 as lodged was accompanied by affected persons approvals that relate to the development proposed in both RM 130813 and RM 130825. The Commission notes in this context that the affected persons approvals referred to the construction of “6 utility buildings” as depicted on the plans attached to the signed affected persons approvals.

56. The affected persons approvals were received from:

- EJ & P Cousins – Lot 1 DP 23017 – 596 Lake Hawea-Albert Town Road.
- R & V Sandford, D Van der Kwaak & B Dodds – Lot 1 DP 26708 – 580 Lake Hawea-Albert Town Road.
- G & K Findlay & CM Trustees 2007 Limited – Lot 2 DP 451773
- D & J West – Lot 3 DP 451773

57. The Commission acknowledges that section 104(3)(a)(ii) of the Act directs that a consent authority must not have regard to any effect on a person who has given written approval to the application when considering that application.

B.3 Assessment Matters

58. The Operative District Plan (which became fully operative on 10 December 2009) contains assessment matters in Part 5 that are relevant to development in the Rural General Zone.

59. The officers' reports and the evidence presented to us have assessed the effects of the activity in terms of the relevant assessment matters. In the Commission's view this approach is appropriate in this instance, and the actual and potential effects of the proposed activity are assessed below having regard to relevant assessment matters as presented in Part 5 of the Operative District Plan.

B.4 Part 5

60. Clause 5.4.2.1 advises that there are three steps in applying the assessment criteria. These include Step 1 – Analysis of the Site and Surrounding Landscape, Step 2 – Determination of Landscape Category and Step 3 – Application of the Assessment Matters.

61. The application as lodged was accompanied by a Landscape and Visual Effects Assessment Report prepared by Mr Paul Smith a Landscape Planner with Vivian & Espie Limited. Mr Smith observed that a landscape assessment report undertaken by Ms Mellsop for the Council in relation to RM 090695 noted that the Environment Court decision C180/99 did not classify the landscapes within the Wanaka area; but that a plan presented by the Queenstown Lakes District Council to the Environment Court classified the area of the site as being part of a Visual Amenity Landscape (VAL). Mr Smith concurred with this landscape categorisation; as did Mr Espie and Dr Read at the hearing. The Commission also acknowledges in this context that Appendix 8B – Map 1 Landscape Categorisation in the Wanaka Area as presented in the District Plan identifies the VAL as being located generally to the east of the Dublin Bay locality and Mt Brown.

62. The Commission accepts that the subject site is VAL.

63. Clause 5.4.2.2(3) contains assessment matters that apply to development in the Rural General Zone on land categorised as VAL. Each assessment matter stated in the District Plan is presented in italics below, followed by our assessment of

the proposal in terms of the assessment matter, including our discussion of effects.

64. The opening paragraphs of Assessment Matter 5.4.2.2(3) state as follows:

“These assessment matters should be read in the light of the further guiding principle that existing vegetation which:

- (a) was either
 - planted after; or
 - self seeded and less than 1 metre in height at - 28 September 2002; and*
- (b) obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads or other public places*
- shall not be considered:
 - (1) as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and*
 - (2) as part of the permitted baseline.**
- nor shall removal of such vegetation be considered as a positive effect of any proposal.”*

65. The Commission acknowledges that the assessment matters in Assessment Matter 5.4.2.2(3) are to be read in light of the above guiding principle.

“(a) Effects on natural and pastoral character

In considering whether the adverse effects (including potential effects of the eventual construction and use of buildings and associated spaces) on the natural and pastoral character are avoided, remedied or mitigated, the following matters shall be taken into account:

- (i) where the site is adjacent to an Outstanding Natural Landscape or Feature, whether and the extent to which the visual effects of the development proposed will compromise any open character of the adjacent Outstanding Natural Landscape or Feature;*
- (ii) whether and the extent to which the scale and nature of the development will compromise the natural or arcadian pastoral character of the surrounding Visual Amenity Landscape;*
- (iii) whether the development will degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape;*

- (iv) *whether any adverse effects identified in (i) – (iii) above are or can be avoided or mitigated by appropriate subdivision design and landscaping, and/or appropriate conditions of consent (including covenants, consent notices and other restrictive instruments) having regard to the matters contained in (b) to (e) below;*

66. The site is not adjacent to any identified Outstanding Natural Landscape (ONL) or Outstanding Natural Feature (ONF). The portion of the Hawea River and its margins that the site is adjacent to has not been analysed by any previous assessment. Given that the subject site is on a terrace well above the level of the Hawea River the Commission is satisfied that the proposed development will not have an adverse effect on the open character of the Hawea River in the event that it were found to be an ONL or ONF.

67. The subject site is surrounded by mature vegetation including a plantation on the P.Rad Family Trust/Bradley property (Lots 1-4 DP 331899) to the south, a conifer shelterbelt along its northern and eastern boundaries and vegetation along the banks of the Hawea River. The screening afforded by existing and proposed vegetation means that the scale and nature of the development will not compromise the natural or Arcadian pastoral character of the surrounding VAL.

68. The Commission is satisfied that the proposal will not degrade any natural or Arcadian pastoral character of the landscape by causing over-domestication of the landscape. Again it is acknowledged in this context the significant screening provided by existing and proposed vegetation at the boundaries of the subject site.

69. Any minor adverse effects in the context of Assessment Matters 5.4.2.2(3)(i)-(iii) can be avoided or mitigated by appropriate conditions of consent.

“(b) Visibility of Development

Whether the development will result in a loss of the natural or arcadian pastoral character of the landscape, having regard to whether and the extent to which:

- (i) *the proposed development is highly visible when viewed from any public places, or is visible from any public road and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the*

practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and

- (ii) the proposed development is likely to be visually prominent such that it detracts from public or private views otherwise characterised by natural or arcadian pastoral landscapes;*
- (iii) there is opportunity for screening or other mitigation by any proposed method such as earthworks and/or new planting which does not detract from or obstruct views of the existing natural topography or cultural plantings such as hedge rows and avenues;*
- (iv) the subject site and the wider Visual Amenity Landscape of which it forms part is enclosed by any confining elements of topography and/or vegetation;*
- (v) any building platforms proposed pursuant to rule 15.2.3.3 will give rise to any structures being located where they will break the line and form of any skylines, ridges, hills or prominent slopes;*
- (vi) any proposed roads, earthworks and landscaping will change the line of the landscape or affect the naturalness of the landscape particularly with respect to elements which are inconsistent with the existing natural topography;*
- (vii) any proposed new boundaries and the potential for plantings and fencing will give rise to any arbitrary lines and patterns on the landscape with respect to the existing character;*
- (viii) boundaries follow, wherever reasonably possible and practicable, the natural lines of the landscape and/or landscape units;*
- (ix) the development constitutes sprawl of built development along the roads of the District and with respect to areas of established development."*

70. Visibility of the proposed development from any public places is extremely limited. Mr Espie informed us that the upper portion of the existing pool shed is visible through a small gap in the existing vegetation from the top of a small hill on State Highway 6 approximately 690 metres north from the Dublin Bay Road intersection. He advised that an observer needs to climb the bank adjacent to the road carriageway to obtain such a view which is at a distance of 1.2 kilometres from the site. Dr Read informed us that she had attempted to view the site from this location without success.

71. Mr Espie informed us that no profile poles were visible from this location on State Highway 6 despite the use of binoculars.
72. Mr Espie also drew our attention to the track on the public reserve land that is located on the true left bank of the Hawea River. He advised that while the proposed vegetation along the eastern boundary of the site will be visible when mature; no part of the proposed buildings, structures or earthworks will be visible from this public land as evidenced in photographs presented at Appendix 2 to Mr Espie's evidence. Dr Read confirmed that she had looked towards the subject site from the river track adjacent to the Hawea River and that she concurred with Mr Espie's evidence with respect to this matter.
73. In all the circumstances the Commission is satisfied that the proposed development will not be highly visible when viewed from any public place or be, in any practical sense, visible from any public road.
74. Having regard to the existing and proposed landscape plantings at the boundaries of the site the Commission is satisfied that the proposed development will not be visually prominent such that it detracts from public or private views otherwise characterised by natural or Arcadian pastoral landscapes.
75. As noted above substantial plantings exist on the adjacent Bradley sites. Mr Bradley was concerned that landscape plantings along the southern boundary of the subject site will effect views from the properties owned by the P.Rad Family Trust, being from Lots 2 and 3 DP 331899 in particular. The Commission finds that any such effect will be no greater than minor having regard to the fact that amenity plantings form part of the permitted baseline; and having regard to the fact that the approved building platforms on Lot 2 and Lot 3 DP 331899 are located at a lower elevation. The Commission also acknowledges in this context Mr Milner-White's submission that there is no right to view protected under the Act. For completeness the Commission also considers that the proposed development will have no particular effect on the Bradley dwelling on Lot 1 DP 331899 or on the approved residential building platform on Lot 4 DP 331899 being the other property owned by the P.Rad Family Trust.

76. The Commission acknowledges that a future dwelling on the proposed residential building platform was of no concern to Mr Bradley notwithstanding the fact that such dwelling is likely to be visible from the existing driveway on the upper portion of Lot 1 DP 331899. The Commission notes that plantings are required at this boundary of the subject site in accordance with condition 4 of RM 120415. It is also appropriate to acknowledge that a future dwelling on the proposed residential building platform will be seen as part of a cluster of built development on the subject site in any view from the upper portion of the Bradley driveway.
77. The proposed earthworks will provide screening within the subject site and the Commission is satisfied that new planting will complement existing plantings as a method for screening and that these will not detract from or obstruct views of the existing natural topography or cultural plantings such as hedgerows and avenues.
78. The Commission is also satisfied that the subject site and the wider VAL of which it forms part is enclosed by confining elements of vegetation. The Commission also considers that the proposal will not give rise to any structures being located where they would break the line or form of any skylines, ridges, hills or prominent slopes.
79. While the proposed mounding as shown on the Service Area Plan is artificial the Commission considers that, because of the contained nature of the site, such earthworks, along with the landscaping and carriageways proposed within the site, will not change the line of the landscape or affect the naturalness of the landscape as appreciated from beyond the site boundaries. For completeness the Commission considers that Assessment Matters 5.4.2.2(3)(6)(vii)-(ix) are of no particular relevance to the current proposal.
80. The Commission's overall conclusion is that the development will not result in any significant loss of the natural or Arcadian pastoral character of the VAL landscape in this locality.

“(c) Form and Density of Development

In considering the appropriateness of the form and density of development the following matters the Council shall take into account whether and to what extent:

- (i) there is the opportunity to utilise existing natural topography to ensure that development is located where it is not highly visible when viewed from public places;*
- (ii) opportunity has been taken to aggregate built development to utilise common access ways including pedestrian linkages, services and open space (ie. open space held in one title whether jointly or otherwise);*
- (iii) development is concentrated in areas with a higher potential to absorb development while retaining areas which are more sensitive in their natural or arcadian pastoral state;*
- (iv) the proposed development, if it is visible, does not introduce densities which reflect those characteristic of urban areas.*
- (v) If a proposed residential building platform is not located inside existing development (being two or more houses each not more than 50 metres from the nearest point of the residential building platform) then on any application for resource consent and subject to all the other criteria, the existence of alternative locations or methods:*
 - (a) within a 500 metre radius of the centre of the building platform, whether or not:*
 - (i) subdivision and/or development is contemplated on those sites;*
 - (ii) the relevant land is within the applicant's ownership; and*
 - (b) within 1,100 metre radius of the centre of the building platform if any owner or occupier of land within that area wishes alternative locations or methods to be taken into account as a significant improvement on the proposal being considered by the Council*
 - must be taken into account.*
- (vi) recognition that if high densities are achieved on any allotment that may in fact preclude residential development and/or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large."*

81. The site is relatively flat and is visually contained by mature vegetation that is to be augmented by additional landscape plantings. Again it is acknowledged that the development is not highly visible when viewed from public places.

82. Development has been aggregated within the subject site. The proposed residential building platform is to be located in close proximity to the existing dwelling and built development as shown on the Living Area Plan. Buildings 1-3 are aggregated around a potential courtyard area; and Buildings 1-6 are aggregated to utilise common accessways within the subject site.
83. The Commission is satisfied that the development is concentrated in an area with a higher potential to absorb development. The site does not contain areas which are more sensitive and should be retained in a natural or Arcadian pastoral state. The Commission acknowledges however that much of the site is to be retained in lawn, existing boundary plantings and landscape plantings.
84. The Commission is satisfied that the proposed development, which is not particularly visible, does not introduce densities which reflect those characteristic of urban areas.
85. Assessment Matter 5.4.2.2(3)(c)(v) is triggered as the proposed residential building platform is some 56 metres from the existing dwelling on the subject site.
86. Mr Espie and Dr Read agreed that Assessment Matter 5.4.2.2(3)(c)(v) seeks to encourage new development to be clustered with existing development. The Commission is satisfied that the proposal effectively achieves the intention of clustering given that the proposed residential building platform is to be located in close proximity to existing built development as shown on the Living Area Plan; and as the utility buildings are to be clustered on the eastern portion of the site as shown on the Service Area Plan.
87. The Commission is satisfied that there are no alternative locations in the vicinity that would achieve a form of development that is as clustered and visually contained as that proposed in the current applications.
88. While the density proposed is high when compared to most sites of a similar area within the Rural General Zone; such development will not be visible from outside the subject site and the density of built form will therefore not be obvious in the environment. No evidence was presented to the Commission to indicate that the

density of development proposed would preclude residential development and/or subdivision on neighbouring land due to adverse cumulative effects. Again the contained nature of the subject site is relevant; as is the fact that approved residential building platforms exist on neighbouring properties.

“(d) Cumulative effects of development on the landscape

In considering whether and the extent to which the granting of the consent may give rise to adverse cumulative effects on the natural or arcadian pastoral character of the landscape with particular regard to the inappropriate domestication of the landscape, the following matters shall be taken into account:

- (i) the assessment matters detailed in (a) to (d) above;*
- (ii) the nature and extent of existing development within the vicinity or locality;*
- (iii) whether the proposed development is likely to lead to further degradation or domestication of the landscape such that the existing development and/or land use represents a threshold with respect to the vicinity’s ability to absorb further change;*
- (iv) whether further development as proposed will visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects;*
- (v) the ability to contain development within discrete landscape units as defined by topographical features such as ridges, terraces or basins, or other visually significant natural elements, so as to check the spread of development that might otherwise occur either adjacent to or within the vicinity as a consequence of granting consent;*
- (vi) whether the proposed development is likely to result in the need for infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes;*
- (vii) whether the potential for the development to cause cumulative adverse effects may be avoided, remedied or mitigated by way of covenant, consent notice or other legal instrument (including covenants controlling or preventing future buildings and/or landscaping, and covenants controlling or preventing future subdivision which may be volunteered by the applicant).*

...”

89. The properties located to the north-west of the subject site, also accessed via the right of way known as Horseshoe Bend Drive, contain dwellings and associated

ancillary structures. The two properties to the immediate north-east (being Lots 2 and 3 DP 451773) contain existing building platforms and the Commission notes that land use consent RM 130688 was granted on 6 November 2013 to construct a dwelling within the approved building platform on the Findlay property (Lot 2 DP 451733). One of the four P.Rad Family Trust/Bradley properties to the immediate south (Lot 1 DP 331899) contains a dwelling and Lots 2-4 DP 331899 contain approved building platforms that have yet to be developed.

90. As noted above the subject site contains a dwelling within an approved building platform and other consented built development. The current proposal will increase the amount of domestic built form within the site but such development is to be well contained by existing and proposed vegetation. As a consequence the Commission is satisfied that the proposal will not exceed a threshold with respect to the vicinity's ability to absorb further change.

91. The Commission is also satisfied that the proposal will not visually compromise the existing natural and Arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects.

92. Development is contained by existing and proposed vegetation at the subject site. The subject site is located in a central position within the Horseshoe Bend locality that is confined to the south by the Hawea River.

93. The proposed development will not result in the need for infrastructure consistent with urban landscapes; and variations to CONO 9085195.2 are proposed in this instance.

94. The Commission has concluded that granting consent will not give rise to greater than minor adverse cumulative effects on the Arcadian pastoral character of the landscape in this instance.

“(e) Rural Amenities

In considering the potential effect of the proposed development on rural amenities, the following matters the Council shall take into account whether and to what extent:

- (i) *the proposed development maintains adequate and appropriate visual access to open space and views across arcadian pastoral landscapes from public roads and other public places; and from adjacent land where views are sought to be maintained;*
- (ii) *the proposed development compromises the ability to undertake agricultural activities on surrounding land;*
- (iii) *the proposed development is likely to require infrastructure consistent with urban landscapes such as street lighting and curb [sic] and channelling, particularly in relation to public road frontages;*
- (iv) *landscaping, including fencing and entrance ways, are consistent with traditional rural elements, particularly where they front public roads.*
- (v) *buildings and building platforms are set back from property boundaries to avoid remedy or mitigate the potential effects of new activities on the existing amenities of neighbouring properties."*

95. A feature of the Horseshoe Bend locality is the substantial tree planting which exists on the properties in this area. Existing vegetation on the site and on adjacent properties essentially precludes views across Arcadian pastoral landscapes from public roads and other public places; and from adjacent land.

96. The Commission acknowledges in this context that the applicants have provided affected persons approvals from all neighbouring property owners except for the Bradleys on behalf of the P.Rad Family Trust.

97. The Bradley dwelling on Lot 1 DP 331899 is approximately 270 metres from the subject site and is visually separated by a terrace and plantation. The approved building platforms on Lots 2-4 DP 331899 are also located on a lower terrace and will be screened from the subject site by trees planted on the Bradley properties as well as existing and proposed plantings along the southern boundary of the subject site. The Commission's conclusion is that the effect on the adjacent P.Rad Family Trust/Bradley property will be no greater than minor.

98. The Commission is satisfied that the proposed development will not compromise the ability to undertake agricultural activities on surrounding land.

99. The proposed development is not likely to require infrastructure consistent with urban landscapes such as street lighting and kerb and channelling and the subject site does not have any public road frontage. Landscaping and entranceways are consistent with traditional rural elements albeit that they do not front public roads. The Commission notes in this context that the new entrance features a mix of stone walls, timber gates and a cattle stop, consistent with traditional rural elements. The proposed pond and jetty are also consistent with traditional rural elements.
100. The proposed buildings and proposed residential building platform are set back from property boundaries to mitigate the potential effects of new activities on the existing amenities of neighbouring properties. The Commission acknowledges in this context that the minimum set back from internal boundaries of 15 metres required in terms of Site Standard 5.3.5.1vi(a) is complied with.
101. The Commission is satisfied that the existing rural amenity that is experienced from outside the subject site will remain largely unchanged as a consequence of the proposed development in the VAL.

Assessment Matters - General

102. Assessment Matter 5.4.2.3 contains Assessment Matters – General which have been considered by the Commission. The Commission does not propose to reproduce these assessment matters in detail as to a considerable extent they overlap with the assessment matters specific to VAL discussed above. In the context of Assessment Matter 5.4.2.3ii Natural Hazards – General the Commission acknowledges Ms Overton’s advice that there are no hazards indicated on Council’s hazard maps with respect to the subject site.

B.5 Other Effects

103. Ms Overton’s report has addressed the provision of services. Ms Overton has confirmed that appropriate provision has been made for the required services, being potable and firefighting water, stormwater and effluent treatment and disposal, and power and telecommunication connections. Conditions of consent have been recommended that will ensure that all services to the site are constructed in accordance with the Council’s standards. The Commission is

therefore satisfied that there will be no adverse effects arising from the provision of services to the residential building platform and to other buildings in the proposed development.

104. The proposal will generate additional traffic movements (associated with the proposed residential building platform) via the adjacent right of way that provides access to State Highway 6. The Horseshoe Bend Drive right of way is sealed and will satisfactorily provide for vehicle movements associated with the proposed development. The Commission notes in this context that the existing dwelling on the subject site forms part of the consented baseline and that Mr Manning has advised that upon construction of a new dwelling on the proposed residential building platform the existing dwelling will be used for guest accommodation. The Commission's conclusion is that any traffic related effects will be no greater than minor.

105. Any potential effects in terms of reverse sensitivity are addressed briefly in the context of the objectives and policies that apply in the Rural General Zone in Part C.2 of this decision; and more fully in the context of Other Matters as addressed in Part D.2 of this decision.

B.6 Positive Effects

106. The proposal will have a positive effect by enabling the applicants to utilise their property in accordance with their requirements. The Commission notes in this context that Mr Manning advised that the proposed residential building platform is necessary to accommodate a future dwelling for the Manning family; and that Buildings 1-6 are required to house the applicants' vehicles and machinery, to provide for the ongoing management of the subject site that has been extensively landscaped and to accommodate the recreational needs of the Manning family.

107. A positive effect of the proposal is that vehicles and equipment will be stored indoors rather than outdoors, albeit that the existing vegetation contains the subject site and would generally screen such vehicles and equipment from view from beyond the site boundaries.

B.7 Summary : Effects and Assessment Matters

108. The Commission finds that any adverse effects of the proposal are limited and can be satisfactorily mitigated by adherence to appropriate conditions of consent. The proposal is appropriate having regard to the relevant assessment matters being those stated in Part 5 of the Operative District Plan, as discussed above.

C. THE QLDC DISTRICT PLAN : OBJECTIVES & POLICIES

109. Parts 4 and 5 of the Operative District Plan contain objectives and policies for the whole district being District Wide and for Rural Areas, respectively. The objectives and policies from Parts 4 and 5 have been presented in Mr Greave's report, and to a large degree the objectives and policies relate to matters discussed above in the context of the assessment matters. It is neither desirable or necessary, therefore, to undertake a line by line analysis of every objective and policy as this would involve a significant amount of repetition without materially advancing the Commission's analysis of this application.

C.1 Part 4

110. Clause 4.2.4(3) confirms that the Visual Amenity Landscapes (VAL) are those landscapes which wear a cloak of human activity much more obviously [than Outstanding Natural Landscapes] being pastoral or Arcadian landscapes with more houses and trees, greener (introduced) grasses; and VAL tend to be on the District's downlands, flats and terraces. The key resource management issues for VAL are managing adverse effects of subdivision and development (particularly from public places including public roads) to enhance natural character and to enable alternative forms of development where there are direct environmental benefits.

111. Objective 4.2.5 that relates to Landscape and Visual Amenity is:

“Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.”

112. Objective 4.2.5 is supported by a number of policies. Policies of potential relevance include Policy 1 Future Development which relates to the effects of development; Policy 4 which relates to Visual Amenity Landscapes; Policy 8 that

relates to Avoiding Cumulative Degradation; Policy 9 that relates to Structures; and Policy 17 that relates to Land Use.

113. Policy 1 – Future Development – is to avoid, remedy or mitigate the effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation; to encourage development and/or subdivision to occur in areas of the District that have a greater potential to absorb change without detracting from landscape and visual amenity values; and to ensure that subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

114. The Commission is satisfied that this policy is satisfied in this instance. The development is to occur in an area with greater potential to absorb change without detracting from landscape and amenity values.

115. Policy 4 – Visual Amenity Landscapes states as follows:

“4. Visual Amenity Landscapes

- (a) *To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*
- *highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
 - *visible from public roads.*
- (b) *To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (c) *To discourage linear tree planting along roads as a method of achieving (a) or (b) above.”*

116. The proposal will serve to avoid, remedy or mitigate adverse effects of development on the VAL. The proposed development will not be highly visible from public places or visible (in any practical sense) from public roads. Planting and landscaping is proposed that will enhance natural character, albeit to a minor degree. The proposal will not result in any linear tree planting along roads.

117. In terms of Policy 8 – Avoiding Cumulative Degradation – the Commission is satisfied that the proposed density of development will not increase to the point where the benefits of further planting and building are outweighed by adverse effects on landscape values of over-domestication of the landscape.
118. Policy 9 – Structures – refers specifically to preserving the visual coherence of VAL by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment. In this instance structures will not be visible from roads and other public places due to the existing vegetation on the subject site and neighbouring properties. The Commission has concluded that the proposal is consistent with Policy 9.
119. Policy 17 – Land Use – encourages land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape. The Commission is satisfied that the proposal is consistent with this policy.
120. The Commission acknowledges that objectives and policies are also presented in Part 4 relating to Natural Hazards and Earthworks. The Commission has considered Objective 4.8.3.1 and Objective 4.11.3 and their supporting policies when assessing this application. The Commission is satisfied that the proposal is consistent with these objectives and policies.

C.2 Part 5

121. Part 5 of the District Plan contains objectives and policies that specifically relate to Rural Areas. Objective 1 and its associated policies seek to allow the establishment of a range of activities that are managed in such a way as to protect the character and landscape values of the rural area:

“Objective 1 – Character and Landscape Value

To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- ...
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes."*

122. In terms of Policy 1.1 the district wide landscape objectives and policies have been considered fully in Part C.1 of this decision. In terms of Policies 1.2 and 1.3 the Commission acknowledges the applicants' intention to use part of the site for productive purposes as evidenced by the provision for a vegetable garden and chicken coop; and the existence of a covenant (imposed in the context of RM 090695 by the Environment Court in a consent order) which avoids any adverse effects in terms of reverse sensitivity to the boarding kennels and cattery on the Chaffey property (as consented by RM 950574). In terms of Policy 1.4 the character of the rural area will not be adversely impacted in this instance. The Commission considers that the proposal is consistent with Policies 1.6-1.8 having regard to the landscaping and design controls promoted by the applicants, the ability of the site to absorb change due to its contained nature and the fact that the proposed development will not break the line and form of any skyline, ridge, hill or prominent slope.

123. The Commission notes that Objective 3 and associated policies seek to avoid, remedy or mitigate adverse effects of development and activity on rural amenity. In this instance the adverse effects of the proposed development on rural amenity are sufficiently avoided, remedied or mitigated and the Commission finds that the

proposal is in accordance with the objectives and policies that relate to rural amenity.

C.3 Summary : Objectives and Policies

124. Following the above analysis, the Commission finds that the proposal is generally consistent with those objectives and policies that are relevant to the application; and the Commission has concluded that this is a location in the VAL where the proposed activity is appropriate in terms of Clause 1.5.3iii(iv) of the District Plan.

D. OTHER MATTERS

125. Section 104(1)(c) of the Act requires the consent authority to have regard to any other matter which the consent authority considers relevant and reasonably necessary to determine the application.

D.1 Precedent

126. Precedent is a relevant matter as land use consent is sought for a discretionary activity. The Environment Court noted in the Scurr decision C060/2005 that in terms of the Queenstown Lakes District Plan, there is even greater reason to consider issues of precedent for discretionary activities.

127. Resource consent applications must be assessed on their merits. In this instance the Commission has found that any adverse effects of the proposal are limited and can be satisfactorily mitigated through adherence to appropriate conditions of consent. The Commission has also found that the proposal is consistent with those objectives and policies that are relevant to the application.

128. The Commission acknowledges that the submission from M Chaffey raises a concern that the proposal may set a precedent for further development of this nature. The proposed development is not visible from public places and the characteristics of the site, particularly the containment afforded by existing and proposed plantings, will serve to distinguish the current proposal from future applications for resource consent in the Rural General Zone.

129. In all the circumstances the Commission finds that the proposal will not establish a significant precedent.

D.2 Wanaka Boarding Kennels & Cattery

130. The submission of M Chaffey raised a concern with respect to potential adverse effects on the Wanaka Boarding Kennels & Cattery that is authorised by RM 950574. Mr Espie advised us that the Chaffey dwelling is some 560 metres from the proposed residential building platform; and that the boarding kennels on the Chaffey property are approximately 450 metres from the proposed residential building platform on the subject site.

131. As previously noted the outcome of RM 090695 is that a covenant has been entered into that prevents the owners and occupiers of the subject site being Lot 1 DP 451773 (and of the adjacent sites owned by the Findlays and the Wests that are closer to the Chaffey property – Lot 2 and Lot 3 DP 451773) from objecting to the noise from an authorised boarding kennel and cattery operation on Lot 4 DP 336464 being the Chaffey property that operates as Wanaka Boarding Kennels & Cattery.

132. Ms Rusher advised in her memorandum that this covenant applies to the entirety of the land on which the proposed residential building platform is to be registered, being the subject site. Ms Rusher advises that a building platform registered by way of covenant is a change in the use of land, rather than a change to the characteristics of the title. The terms of a building platform covenant will therefore not change or override the terms of the registered covenant which is for the benefit of Ms Chaffey's kennels and cattery operation.

133. In all the circumstances the Commission is satisfied that the covenant entered into in the context of RM 090695 will serve to avoid any adverse reverse sensitivity effects on the Wanaka Boarding Kennels & Cattery.

E. PART 2 OF THE ACT

134. Part 2 of the Act contains sections 5 to 8. These are referred to in reverse order.

135. Section 8 requires the Commission, in exercising its functions on these applications, to take into account the principles of the Treaty of Waitangi. No issues were raised in the reports or evidence in relation to section 8.

136. Section 7 directs that in achieving the purpose of the Act the Commission is to have particular regard to certain matters which include, of relevance here, the efficient use and development of natural and physical resources; the maintenance and enhancement of amenity values; and the maintenance and enhancement of the quality of the environment. The Commission is satisfied, having regard to the matters addressed in Parts B and C of this decision, that the applications are consistent with the relevant matters stated in section 7 of the Act. There are no other matters stated in section 7 which are of any particular relevance to the current applications.
137. Section 6 sets out a number of matters which are declared to be of national importance and directs us to recognise and provide for them. The Commission is satisfied that there are no matters stated in section 6 which are of any particular relevance to the applications.
138. Section 5 sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Taking into account the definition of sustainable management contained in section 5(2), the Commission has reached the view that the applications will achieve the purpose of the Act.
139. Sustainable management means managing the use, development and protection of natural and physical resources within certain parameters. The physical resources of this site will be developed in such a way that the social and economic wellbeing of the applicants is provided for, while the potential of natural and physical resources will be sustained to meet the reasonably foreseeable needs of future generations. Any adverse effects of the activity can be avoided, remedied or mitigated by adherence to appropriate conditions of consent.

F. OUTCOME

140. Section 104 of the Act directs that when considering an application for resource consent and any submissions received in response to it, the Commission must, subject to Part 2, have regard to the actual and potential effects on the environment of allowing the activity together with the relevant provisions of the

Operative District Plan. In the course of considering the applications and submissions and in reaching this decision the Commission has followed this process. Under section 104B the Commission has discretion to grant consent to the applications and hereby does so subject to the imposition of conditions of land use consent as attached in a Schedule to this decision and listed under Decision A and Decision B.

141. The Commission also considers it appropriate to vary condition (a) of CONO 9085195.2 to permit the proposed buildings to be built outside of the approved building platform. The amended condition (a) of CONO 9085195.2 is specified in Decision C.

This composite decision on RM 130813 and RM 130825 is dated 28 March 2014.

A handwritten signature in blue ink, appearing to read 'W D Whitney', with a stylized flourish at the end.

W D Whitney
COMMISSIONER

SCHEDULE : CONDITIONS OF CONSENT FOR RM 130813 & RM 130825 : J & L MANNING

Decision A : RM 130813

1. That the development must be undertaken/carried out in accordance with the plans **(stamped as approved on 28 March 2014)** and the application as submitted, with the exception of the amendments required by the following conditions of consent. The approved plans are as follows:
 - Titled 'Service Area Plan' by anthonywyer + associates dated 17/03/14.
 - Titled 'Building 1: Garage / Shed' by Mason & Wales Architects dated 04 September 2013.
- 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 \$100. This initial fee has been set under section 36(1) of the Act.
3. The plantings shown on the approved landscape plan (titled "Service Area Plan") by anthonywyer + associates dated 17/03/14 shall be implemented within the first planting season following the completion of construction of Building 1 as authorised by RM 130813 and thereafter such plantings shall be maintained and irrigated in accordance with the approved landscape plan. If any tree or plant should die or become diseased it shall be replaced in the next available planting season.

For the avoidance of doubt it is noted that planting shown on the approved landscape plan for RM 120415 is also to be maintained.

4. The materials and colours that have been approved under this resource consent are as follows:
 - Cladding, roofing and joinery: Colorsteel coloured 'Ironsand'.

Any amendment to the specified colours and/or materials shall be certified by the Council prior to use on the building. The exterior colours shall be derived from the natural landscape and in the natural range of browns, greens and greys, with a light reflectance value of less than 36%.

Decision B : RM130825

1. That the development must be undertaken/carried out in accordance with the plans **(stamped as approved on 28 March 2014)** and the application as submitted, with the exception of the amendments required by the following conditions of consent. The approved plans are as follows:
 - Titled 'Site Plan' by anthonywyer + associates dated 02/10/13.
 - Titled 'Living Area Plan' by anthonywyer + associates dated 17/03/14
 - Titled 'Service Area Plan' by anthonywyer + associates dated 17/03/14.
 - Titled 'Second Driveway Entry Plan' by anthonywyer + associates dated 02/10/13.
 - Titled 'Pond Detail' by anthonywyer + associates dated 02/10/13.

- Titled 'Bocce Detail' by anthonywyer + associates dated 02/10/13.
- Titled 'Location Plans' by Mason & Wales Architects dated 20 September 2013.
- Titled 'Building 2: Boat Shed' by Mason & Wales Architects dated 04 September 2013.
- Titled 'Building 3: Managers Shed' by Mason & Wales Architects dated 04 September 2013.
- Titled 'Building 4: Service Shed' by Mason & Wales Architects dated 04 September 2013.
- Titled 'Building 5: Sports Shed' by Mason & Wales Architects dated 04 September 2013.
- Titled 'Building 6: Tower' by Mason & Wales Architects dated 04 September 2013.

Note: To give effect to this consent the consent holder shall register the building platform approved on the Computer Freehold Register for the site pursuant to Condition 7 (below).

- 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 \$100. This initial fee has been set under section 36(1) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.
4. The materials and colours that have been approved for buildings under this resource consent are as follows:
 - Cladding, roofing and joinery: Colorsteel coloured 'Ironsand'.
 - The exterior of the container doors of the bunker are to be coloured 'Ironsand'.

Any amendment to the specified colours and/or materials shall be certified by the Council prior to use on any building. The exterior colours shall be derived from the natural landscape and in the natural range of browns, greens and greys, with a light reflectance value of less than 36%.

5. The plantings shown on the approved landscape plans (titled "Living Area Plan" and "Service Area Plan") by anthonywyer + associates both dated 17/03/14 shall be implemented within the first planting season following the completion of construction of Buildings 2-6 as authorised by RM 130825 and thereafter such plantings shall be maintained and irrigated in accordance with the approved landscape plans. If any tree or plant should die or become diseased it shall be replaced in the next available planting season.

For the avoidance of doubt it is noted that planting shown on the approved landscape plan for RM 120415 is also to be maintained.

6. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and '*A Guide to Earthworks in the Queenstown Lakes District*' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
7. To give effect to this consent, and prior to the commencement of any development within the approved building platform, the consent holder shall provide a "Land Transfer Covenant Plan"

indicating the approved building platform shown on the plan entitled 'Site Plan' by anthonywyer + associates dated 02/10/13 – stamped as approved under Condition 1. The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register 576430 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

To be monitored throughout earthworks

8. 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.

To be completed when works finish

9. On completion of the works the consent holder shall complete the following:
 - a) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Prior to the registration of the building platform on the Computer Freehold Register

10. Prior to the building platform being registered on the Computer Freehold Register, the consent holder shall complete the following:
 - a) The consent holder shall provide an "as-built" plan and information required to detail all engineering works completed in relation to or in association with this development to the Principal Resource Management Engineer at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.

On going Covenant

11. At the time that the building platform is registered on the Computer Freehold Register for the site, the consent holder shall register the following conditions as a covenant pursuant to section 108(2)(d) of the Resource Management Act 1991:
 - a) Any future dwelling shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) Any future building within the Building Platform (with the exception of chimneys that are permitted to have a maximum height of 8 metres) shall have a maximum height no greater than 6m above existing ground level.
 - c) The exterior colour of any future building within the Building Platform shall in be in natural range of browns, greens and greys, with a light reflectance value of less than 36%.

- d) Prior to the occupation of any dwelling on the Building Platform, 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 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 dwelling provides for more than single family occupation then the consent holder should consult with the New Zealand Fire Service as larger capacities and flow rates may be required.

The New Zealand 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 that is suitable for parking a New Zealand 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 Queenstown Lakes District Council's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). 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 New Zealand 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 Operational Planning Officer for the Southern Fire Region 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 8km 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.

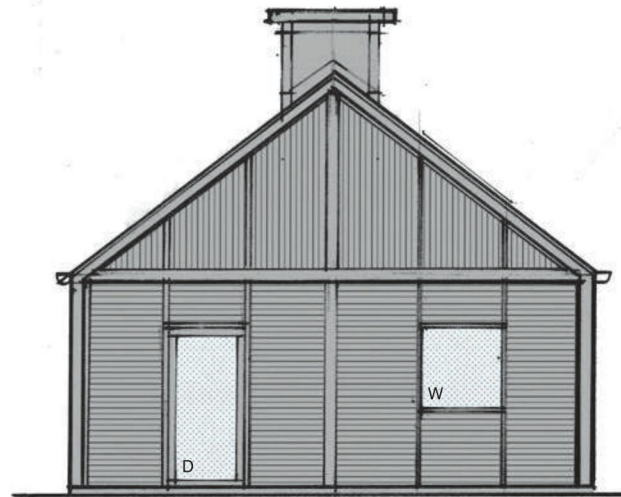
Advice Notes

1. This consent triggers a requirement for Development Contributions. For further information please contact the DCN Officer at Council.
2. The consent holder is advised that any retaining walls proposed in this development which exceed 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

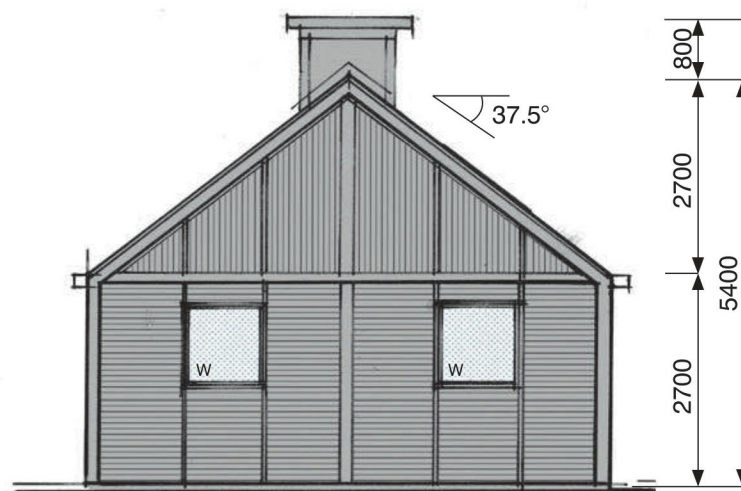
DECISION C : VARIATION OF CONSENT NOTICE CONDITION PURSUANT TO SECTION 221 OF THE RMA

The applications to vary condition (a) of consent notice CONO 9085195.2 are hereby granted pursuant to section 221 of the Resource Management Act 1991, such that:

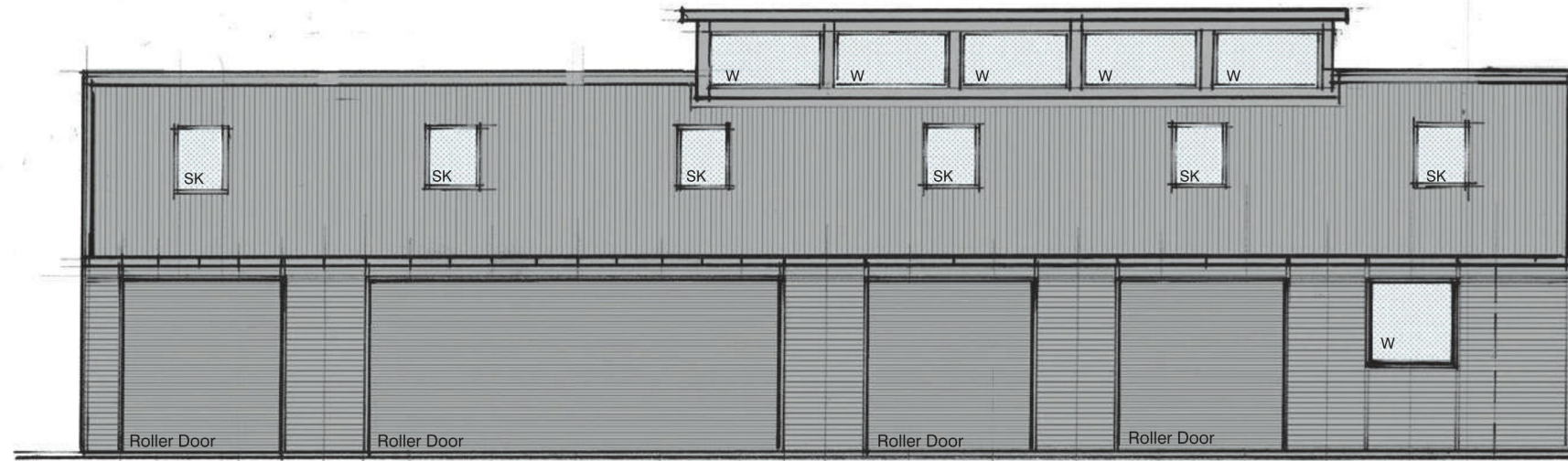
- 1 Condition (a) of Consent Notice CONO 9085195.2 is amended to read as follows (deleted text struck-through, added text underlined):
 - (a) All dwellings and associated accessory buildings shall be contained within the designated building platform, including roof eaves, verandas and pergolas, with the exception of the buildings approved under RM120163, ~~and~~ RM120415, ~~and~~ RM130468, RM130813 and RM130825.
- 2 At the time consent is given effect to, the consent holder and Council shall vary the consent notice and shall execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.



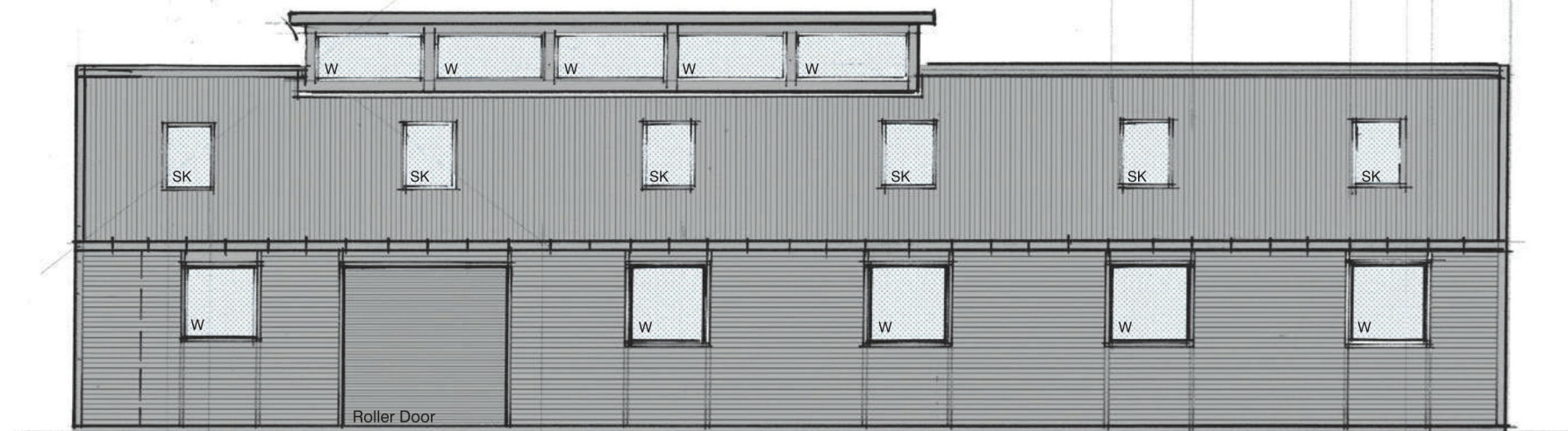
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

MATERIALS LEGEND

- ROOF CLADDING:
PROFILED METAL IN
SELECTED PAINT FINISH
- WALL CLADDING:
PROFILED METAL IN
SELECTED PAINT FINISH
- METAL WINDOWS AND
DOORS:
SELECTED PAINT FINISH
- SELECTED GLAZING

**PREPAINTED METAL
COLOUR**

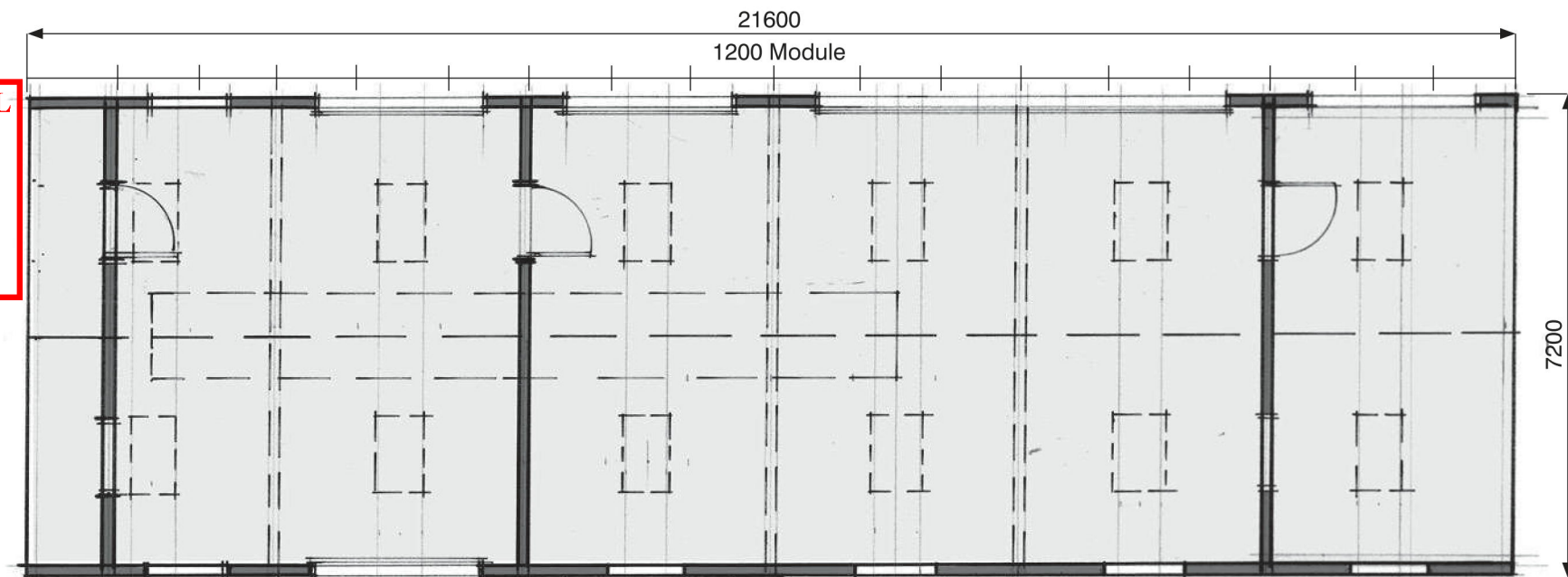
- IRONSAND:
RV:14.72

Note: Colours shown are reproduced within the practical limitations of processes used. More accurate colour matches are obtainable using actual material samples.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130813

Monday, 31 March 2014



FLOOR PLAN - Roof over shown dashed



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ARCHITECTS

MANNING RESIDENCE • HORSESHOE BEND • WANAKA

**BUILDING 1:
GARAGE / SHED**

SERVICE AREA

Project 5449


Scale: 1:100 at A3

04 September 2013


RC2

SHEET 03


PLAN LEGEND




New sheds to architects detail




Lawn Area




Two Rail Post Timber Fence



Existing Boundary Planting



Cyclone Fence Location



Proposed Boundary Planting

BUILDING SCHEDULE

No.	Building Name
1.	GARAGE / SHED - To architects detail.
2.	BOAT SHED - To architects detail.
3.	MANAGERS SHED - To architects detail.
4.	SERVICE SHED - To architects detail.
5.	SPORTS SHED - To architects detail.
6.	TOWER - To architects detail.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130813

Monday, 31 March 2014

LANDSCAPE PLAN
SCALE 1:800 @ A3



SITE BOUNDARY PLAN
SCALE 1:5000 @ A3

5. BUILDING - To architects detail.

EMERGENCY ENTRY

4. BUILDING - To architects detail.

6. BUILDING - To architects detail.

GLASS HOUSE / CHICKEN COUP - To architects detail.

3. BUILDING - To architects detail.

1. BUILDING - To architects detail.

2. BUILDING - To architects detail.

anthonywyer + associates

Studio 23, 28-34 Cross St Double Bay NSW 2028 PO Box 1031 Woollahra NSW 1350
T 02 9362 3333 F 02 9362 3300 E info@anthonywyer.com W www.anthonywyer.com
Licence number: 155117C ABN: 61 105 379 851 MAIH: 5055 AILDM: 961

CLIENT:
James & Louise
Manning

ADDRESS:
Horseshoe Bend,
Wanaka New Zealand

TITLE
SERVICE AREA PLAN

DATE 02/10/13
DRAWN BY RC
JOB No. 14-12

REV.
6

A3

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.

DRAWING No.
LP02

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.

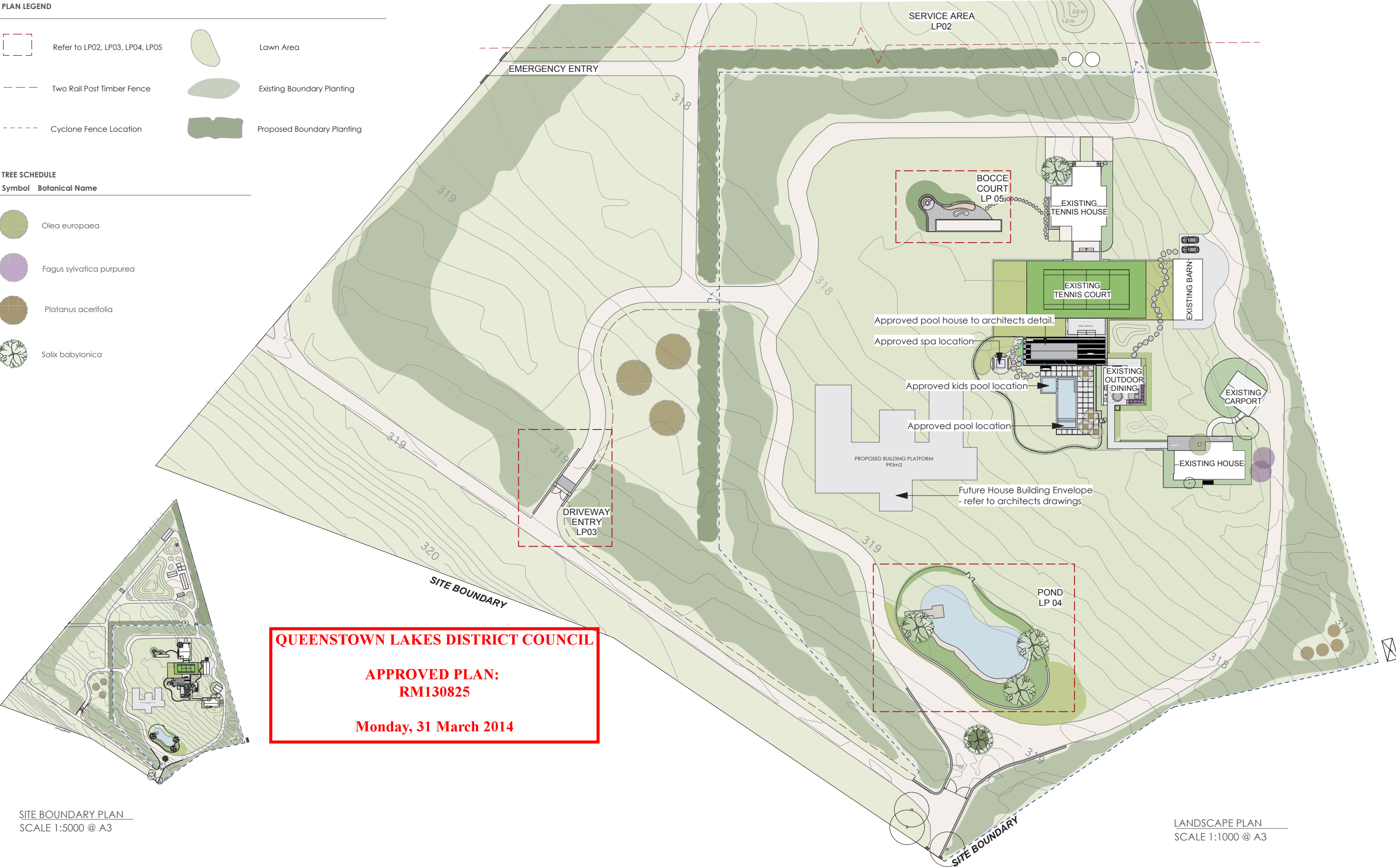
PLAN LEGEND

- Refer to LP02, LP03, LP04, LP05
- Lawn Area
- Two Rail Post Timber Fence
- Existing Boundary Planting
- Cyclone Fence Location
- Proposed Boundary Planting

TREE SCHEDULE

Symbol Botanical Name

- Olea europaea
- Fagus sylvatica purpurea
- Platanus acerifolia
- Salix babylonica



SITE BOUNDARY PLAN
SCALE 1:5000 @ A3

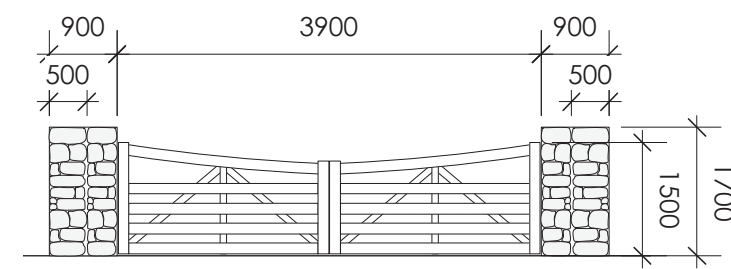
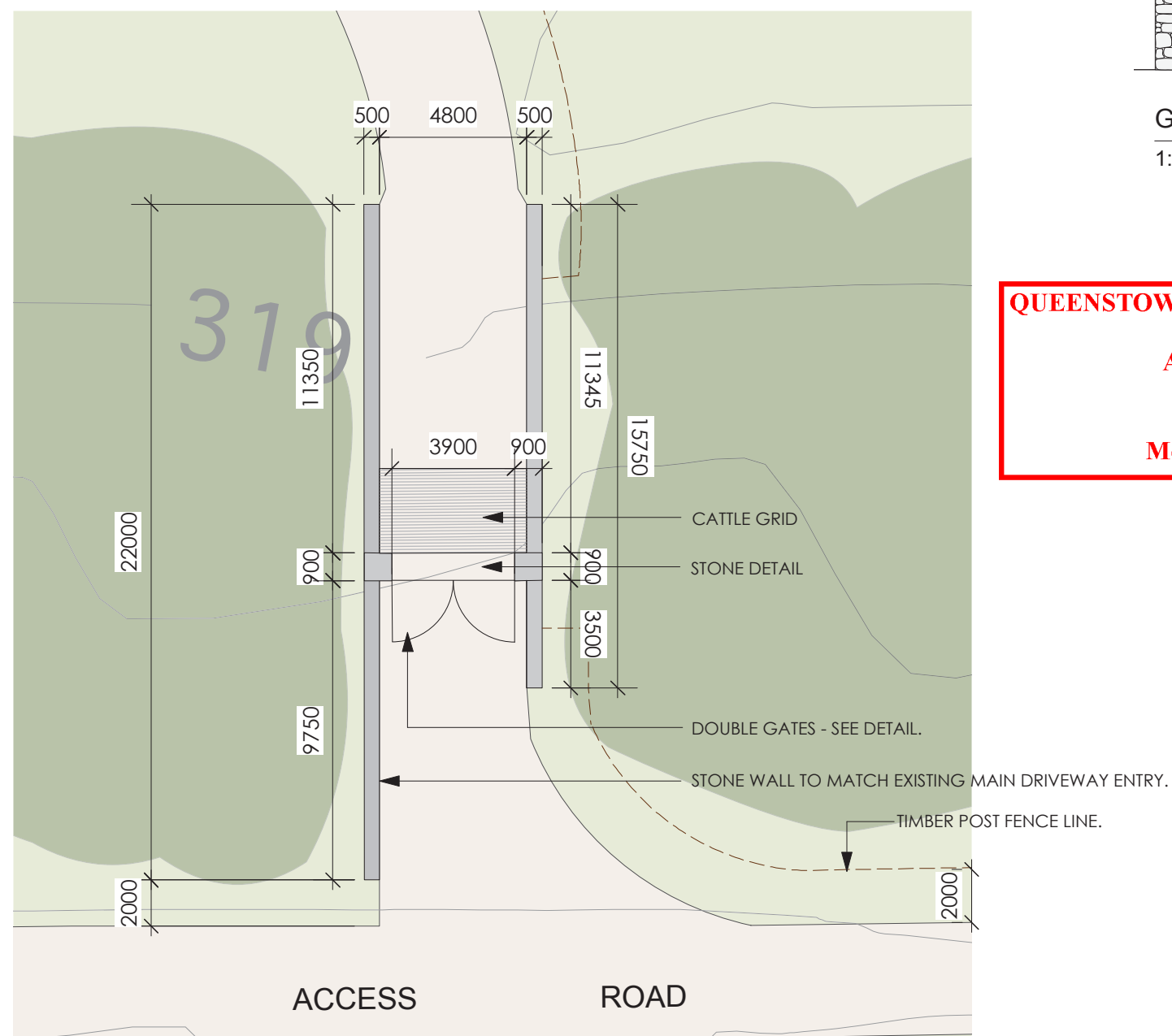
LANDSCAPE PLAN
SCALE 1:1000 @ A3

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130825
Monday, 31 March 2014

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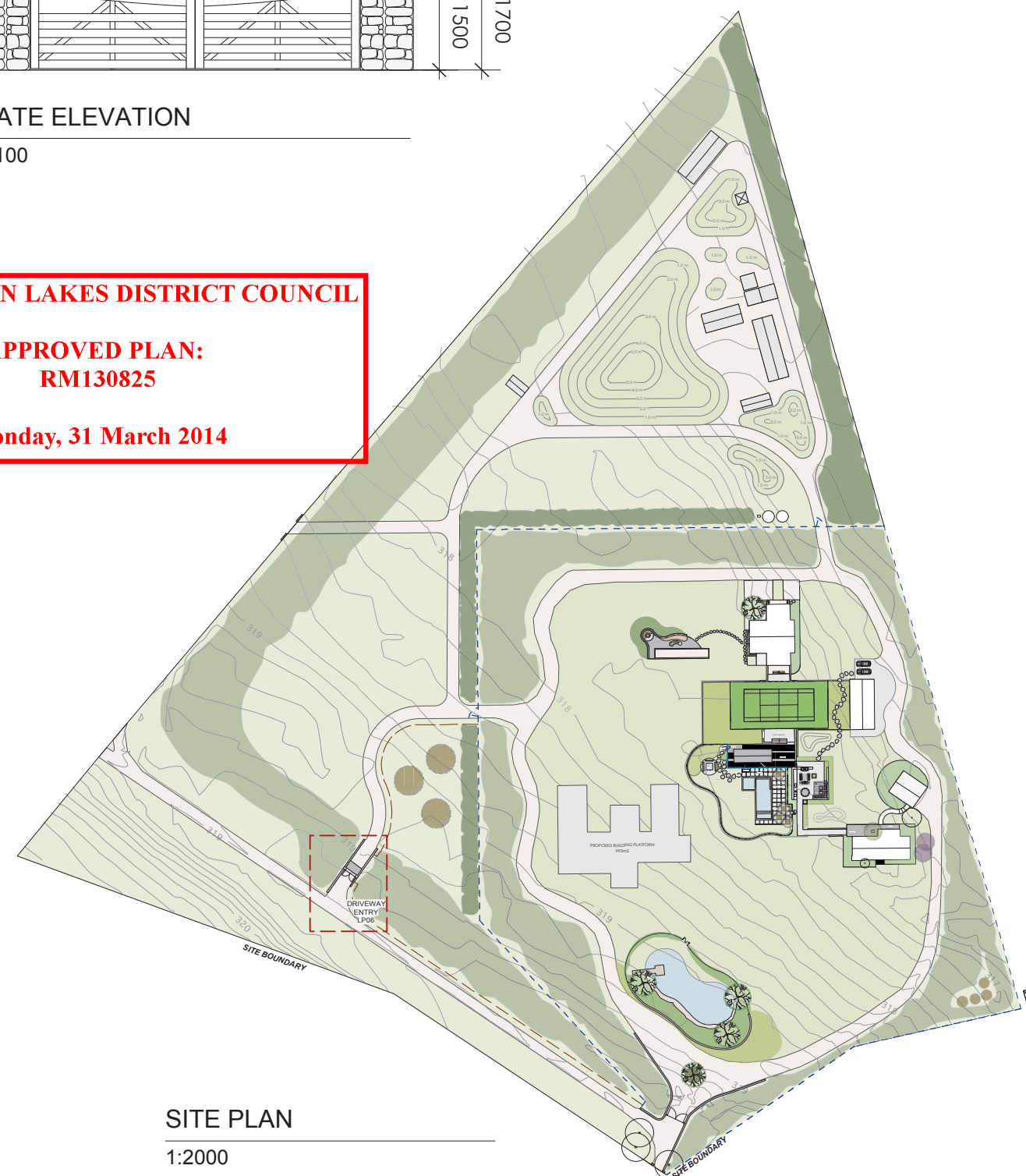
CLIENT: James & Louise Manning		ADDRESS: Horseshoe Bend, Wanaka New Zealand	
TITLE SITE PLAN		DATE 02/10/13	A3
		DRAWN BY RC	
		JOB No. 14-12	
DRAWING No. LP01	REV. 6	Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.	



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**APPROVED PLAN:
RM130825**

Monday, 31 March 2014



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 Licence number: 155117C ABN: 61 105 379 851 MAIH: 5055 AILDM: 961

CLIENT:
James & Louise
Manning

ADDRESS:
Horseshoe Bend,
Wanaka New Zealand

TITLE	SECOND DRIVEWAY ENTRY PLAN
-------	----------------------------

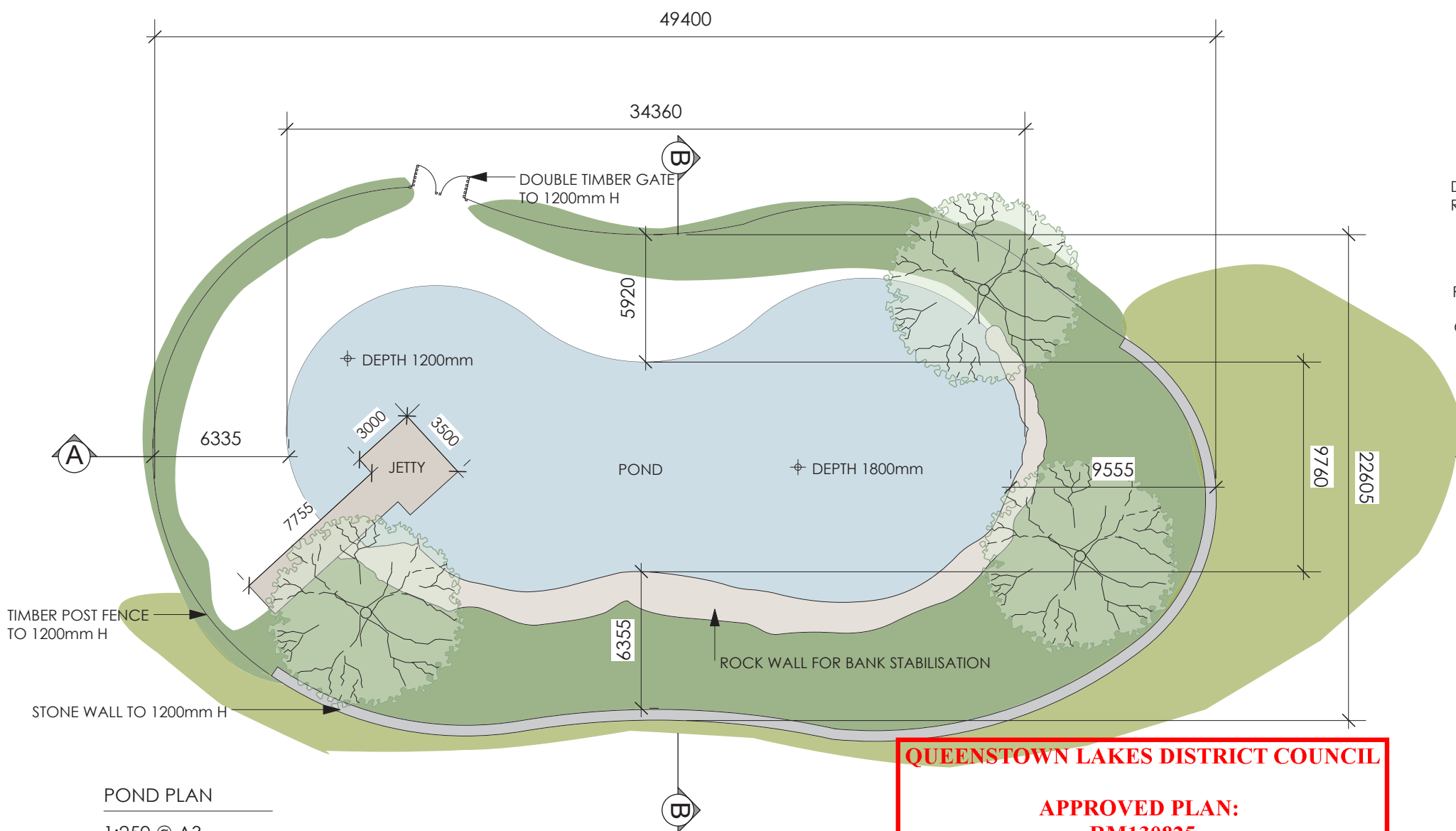
DATE	02/10/13
DRAWN BY	RC
JOB No.	14-12

A3

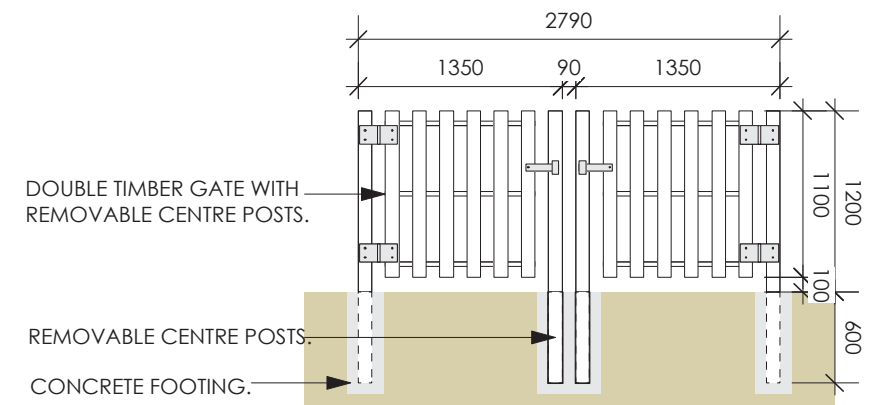
DRAWING No.
LP03

REV.
6

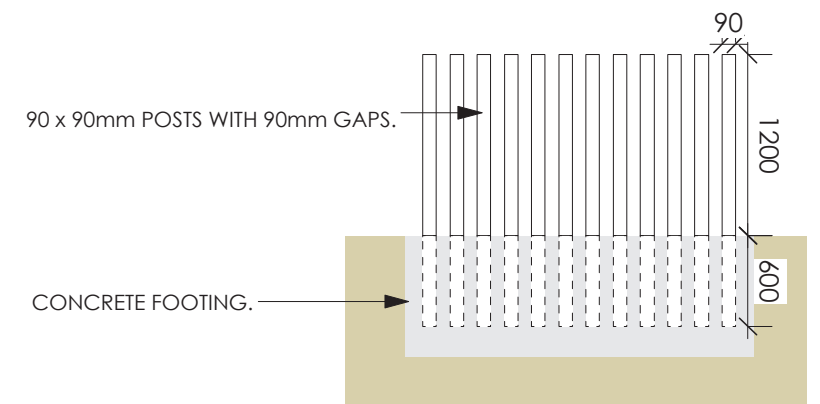
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.



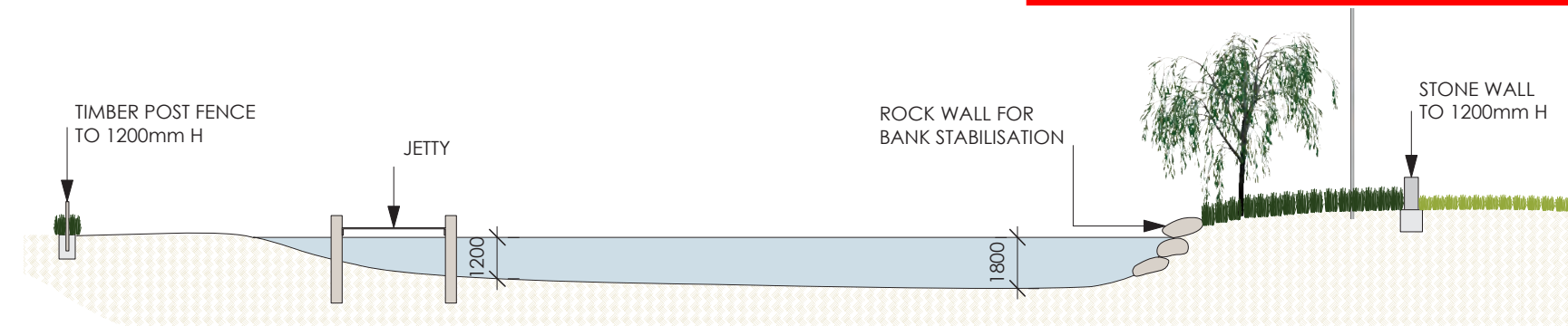
POND PLAN
1:250 @ A3



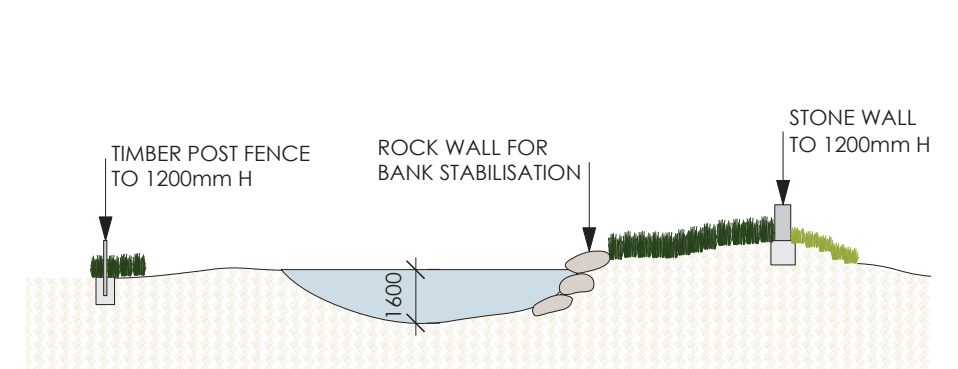
GATE DETAIL
1:50 @ A3



FENCE DETAIL
1:50 @ A3



AA POND SECTION
1:250 @ A3



BB POND SECTION
1:250 @ A3

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Licence number: 155117C ABN: 61 105 379 851 MAIH: 5055 AILDM: 961

CLIENT:
James & Louise
Manning

ADDRESS:
Horseshoe Bend,
Wanaka New Zealand

TITLE
POND DETAIL

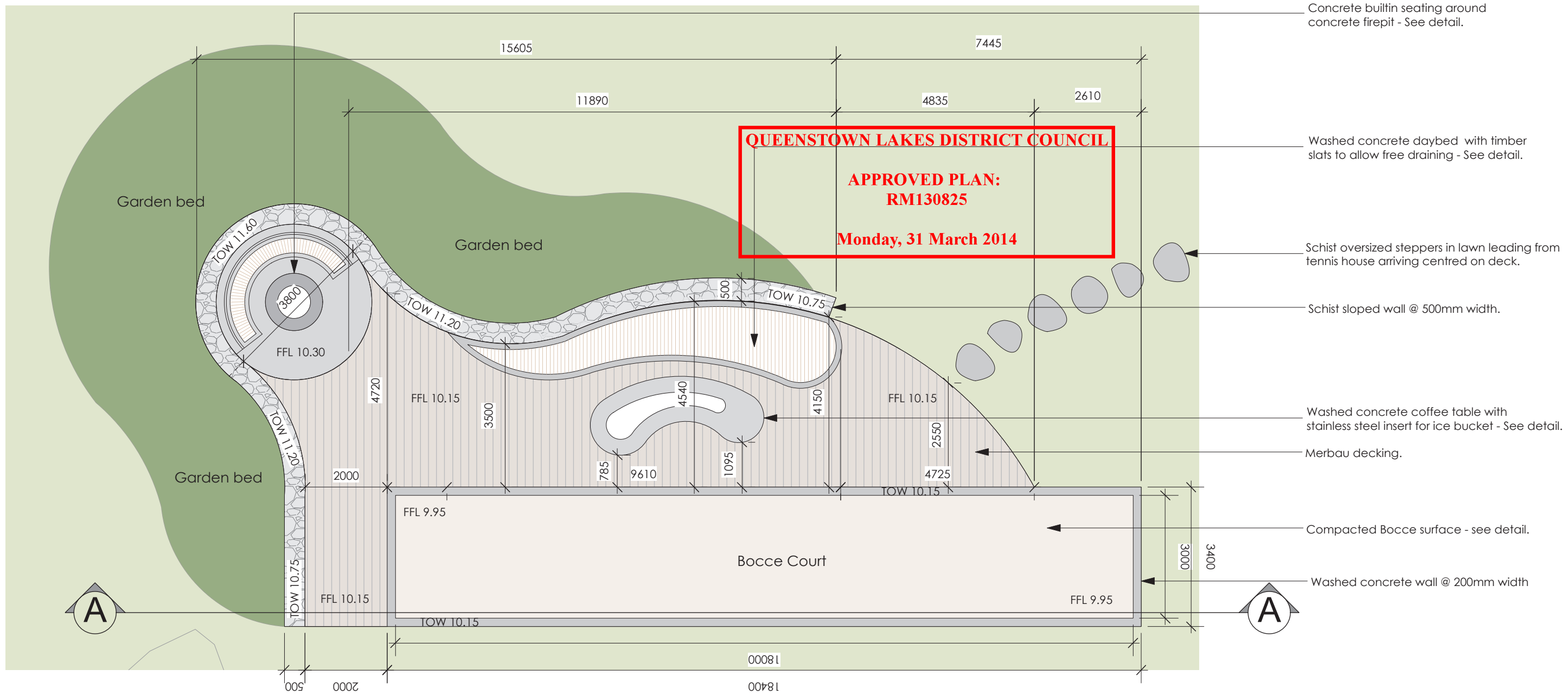
DATE 02/10/13
DRAWN BY RC
JOB No. 14-12

A3

DRAWING No.
LP04

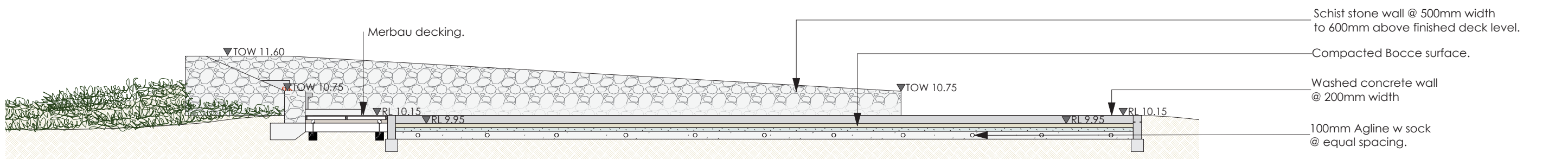
REV.
6

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Bocce Court Plan

1 : 100



Bocce Court Section AA

1 : 100

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 Licence number: 155117C ABN: 61 105 379 851 MAIH: 5055 AILDM: 961

CLIENT:
James & Louise
Manning

ADDRESS:
Horseshoe Bend,
Wanaka New Zealand

TITLE
BOCCE DETAIL

DATE 02/10/13
 DRAWN BY RC
 JOB No. 14-12

A3



DRAWING No.
LP05

REV.
6

Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.

SCHEDULE OF DRAWINGS

Location Plans 00

LIVING AREA:

HOUSE - Roof Plans : Platform 01

HOUSE - Elevations : Height 02

SERVICE AREA:

BUILDING 1 - Garage / Shed 03

BUILDING 2 - Boat Shed 04

BUILDING 3 - Managers Shed 05

BUILDING 4 - Service Shed 06

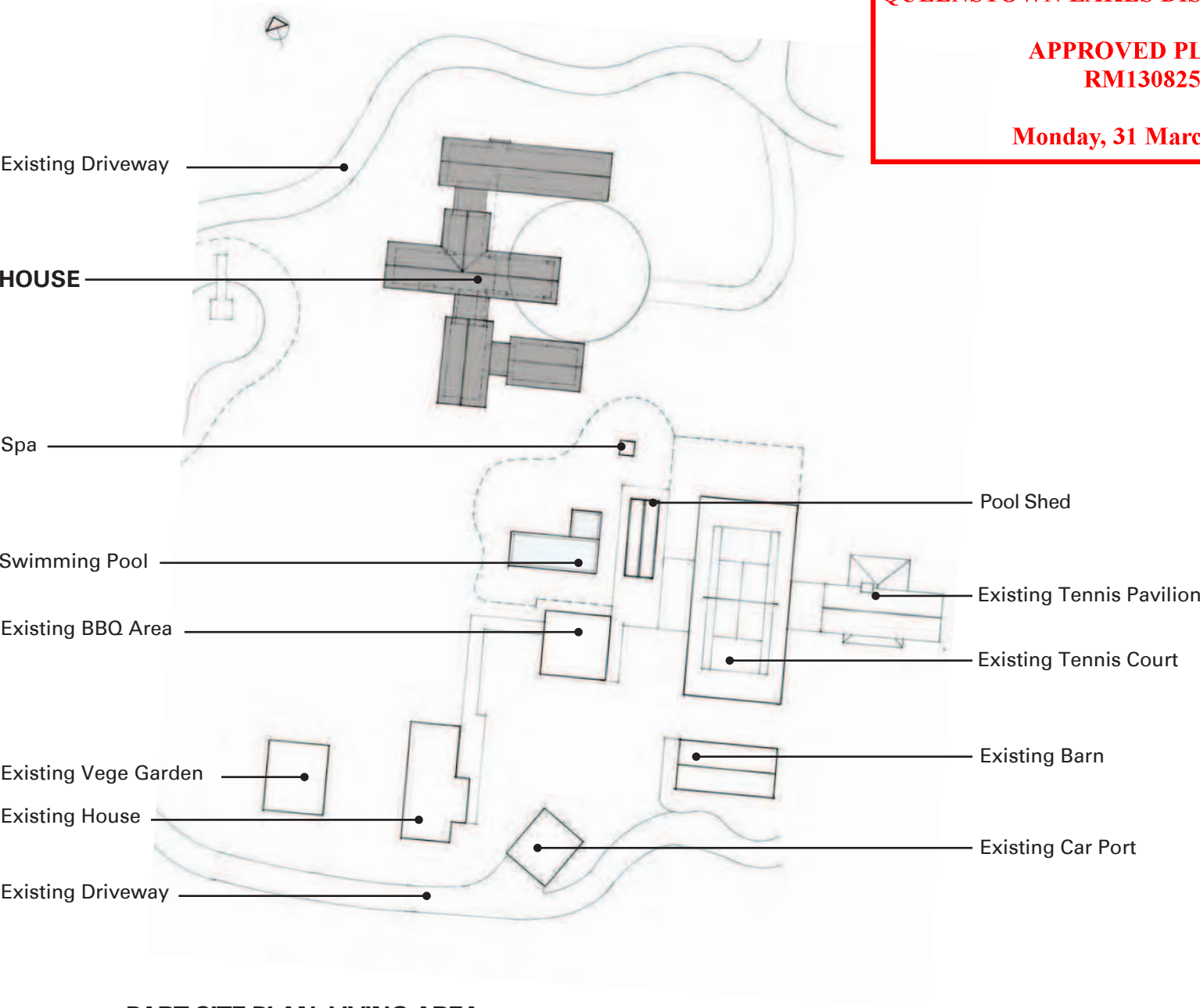
BUILDING 5 - Sports Shed 07

BUILDING 6 - Tower 08

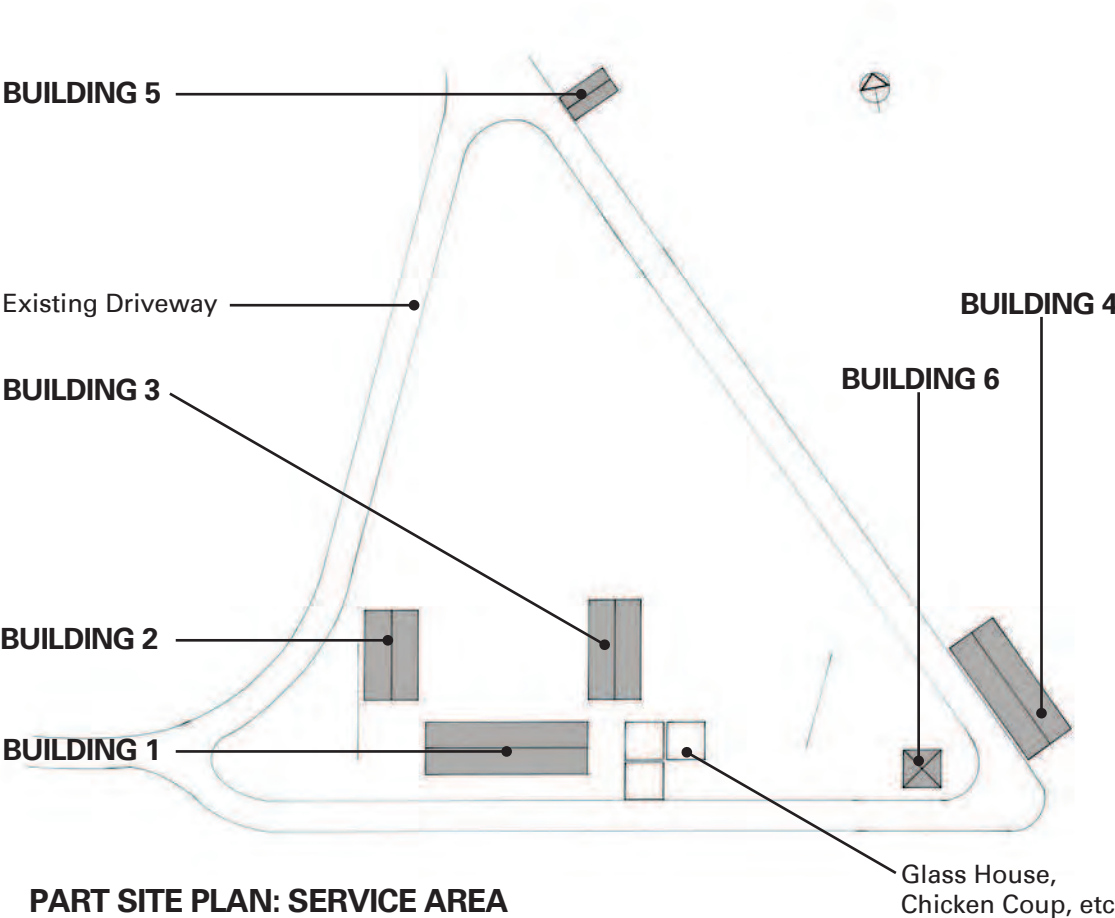
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130825

Monday, 31 March 2014

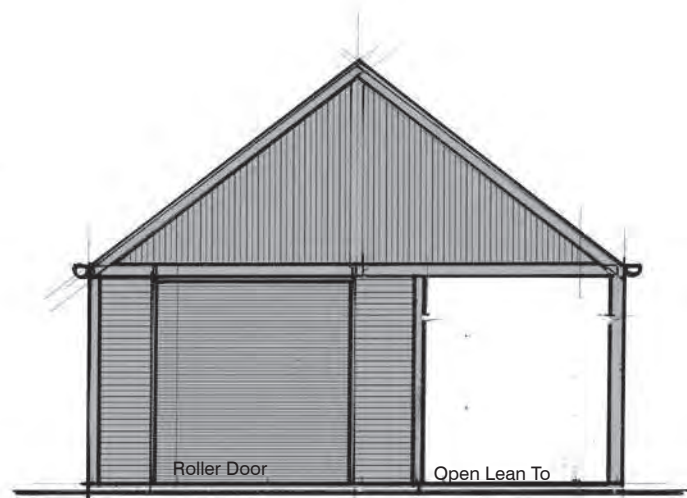


PART SITE PLAN: LIVING AREA



PART SITE PLAN: SERVICE AREA

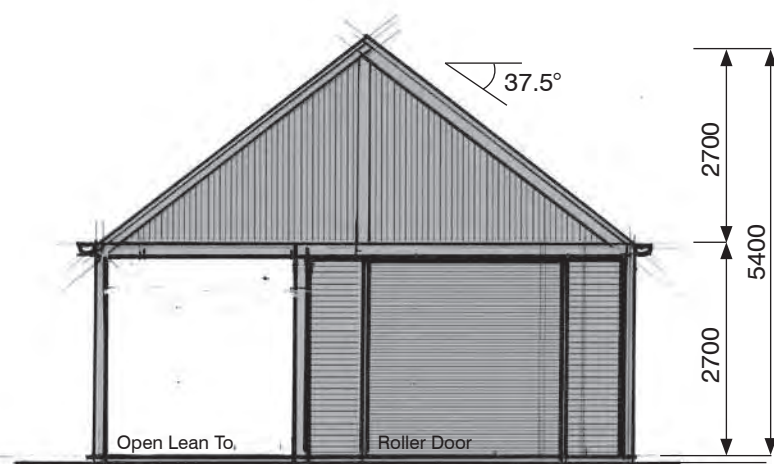




SOUTH ELEVATION



EAST ELEVATION







NORTH ELEVATION

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130825

Monday, 31 March 2014

MATERIALS LEGEND

-  **ROOF CLADDING:**
PROFILED METAL IN
SELECTED PAINT FINISH
-  **WALL CLADDING:**
PROFILED METAL IN
SELECTED PAINT FINISH
-  **METAL WINDOWS AND
DOORS:**
SELECTED PAINT FINISH
-  **SELECTED GLAZING**

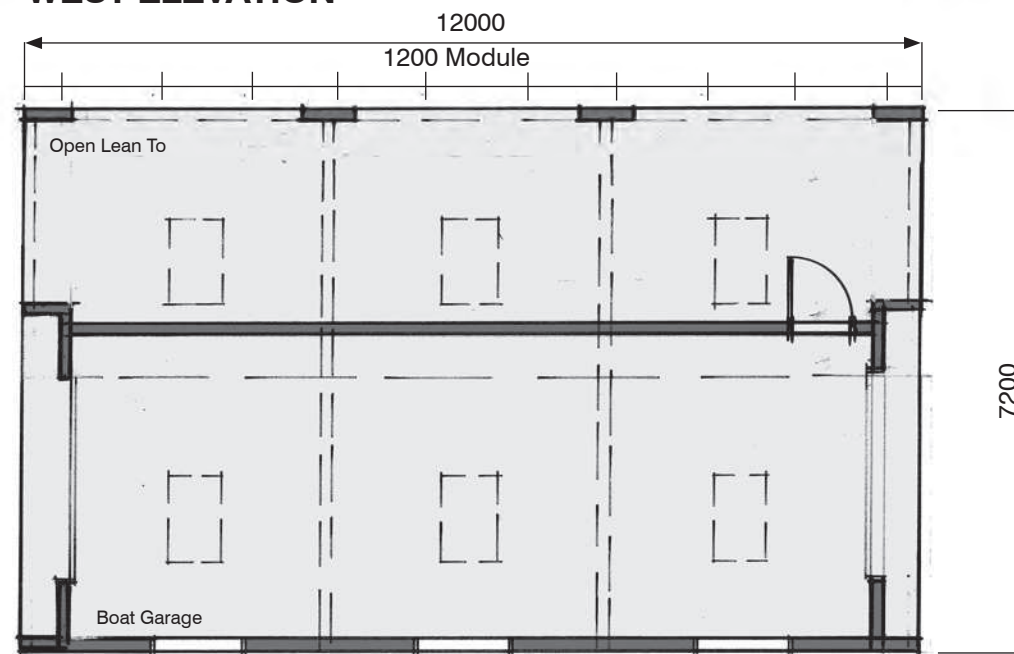
**PREPAINTED METAL
COLOUR**

 **IRONSAND:**
RV:14.72

Note: Colours shown are reproduced within the practical limitations of processes used. More accurate colour matches are obtainable using actual material samples.



WEST ELEVATION



FLOOR PLAN - Roof over shown dashed



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BUILDING 2:
BOAT SHED

SERVICE AREA

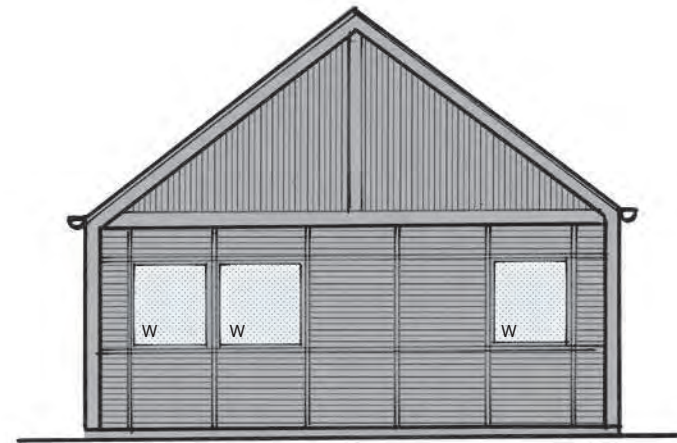
Project 5449

Scale: 1:100 at A3

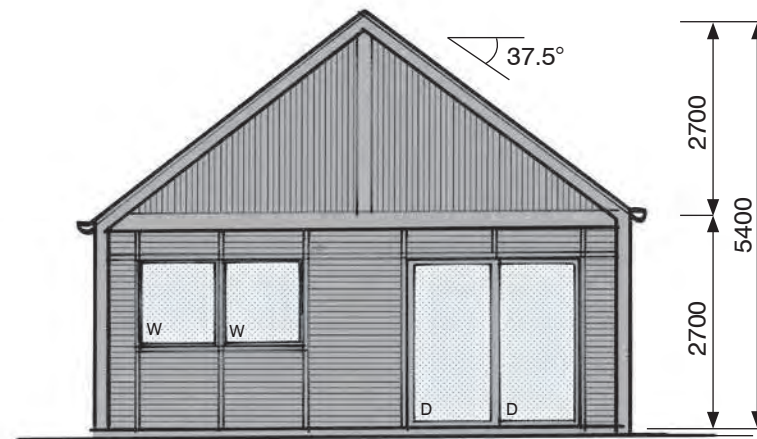
04 September 2013

RC2

SHEET 04



SOUTH ELEVATION



NORTH ELEVATION

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130825**

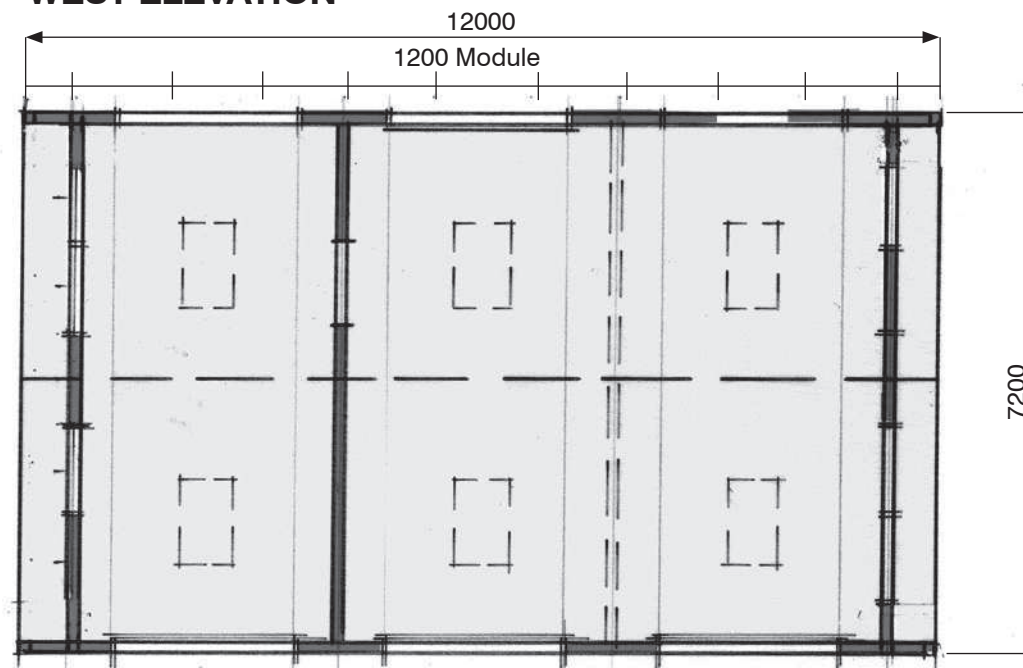
Monday, 31 March 2014



EAST ELEVATION







WEST ELEVATION



FLOOR PLAN - Roof over shown dashed

MATERIALS LEGEND

-  **ROOF CLADDING:**
PROFILED METAL IN
SELECTED PAINT FINISH
-  **WALL CLADDING:**
PROFILED METAL IN
SELECTED PAINT FINISH
-  **METAL WINDOWS AND
DOORS:**
SELECTED PAINT FINISH
-  **SELECTED GLAZING**

**PREPAINTED METAL
COLOUR**

-  **IRONSAND:**
RV:14.72

Note: Colours shown are reproduced within the practical limitations of processes used. More accurate colour matches are obtainable using actual material samples.

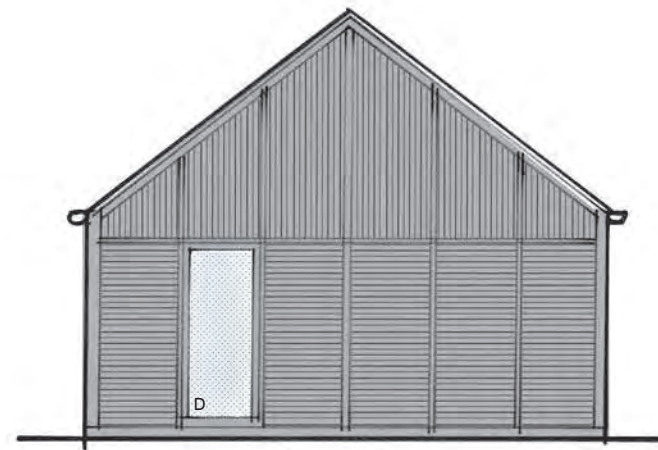


MASON&WALES
ARCHITECTS

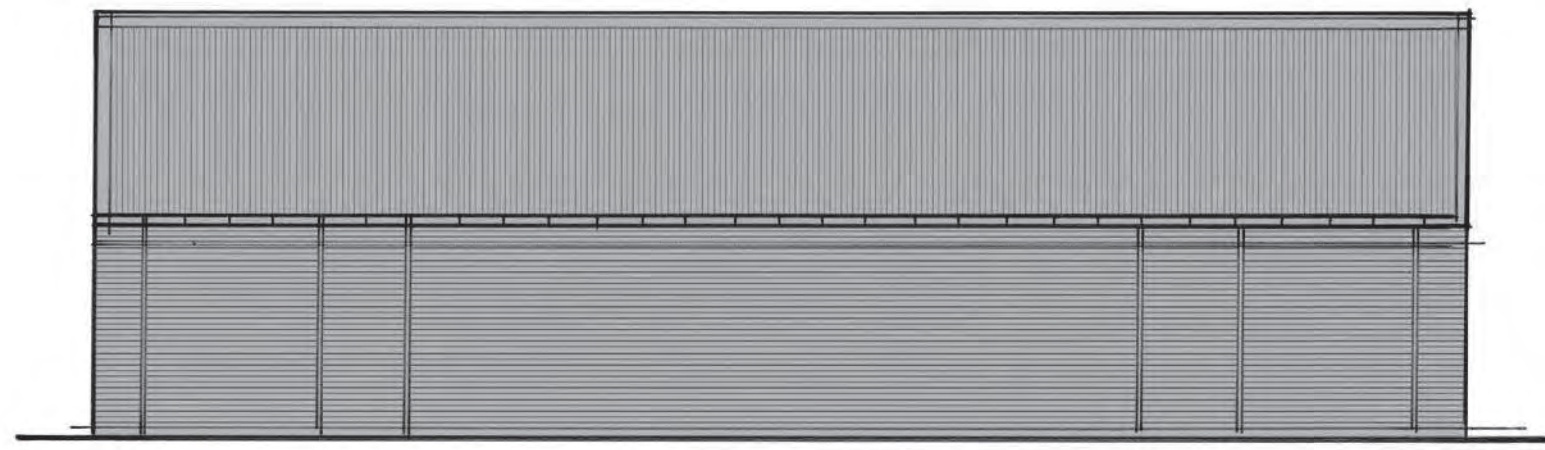
MANNING RESIDENCE • HORSESHOE BEND • WANAKA

**BUILDING 3:
MANAGERS SHED**

SERVICE AREA
Project 5449
Scale: 1:100 at A3
04 September 2013
RC2
SHEET 05







NORTH ELEVATION



EAST ELEVATION

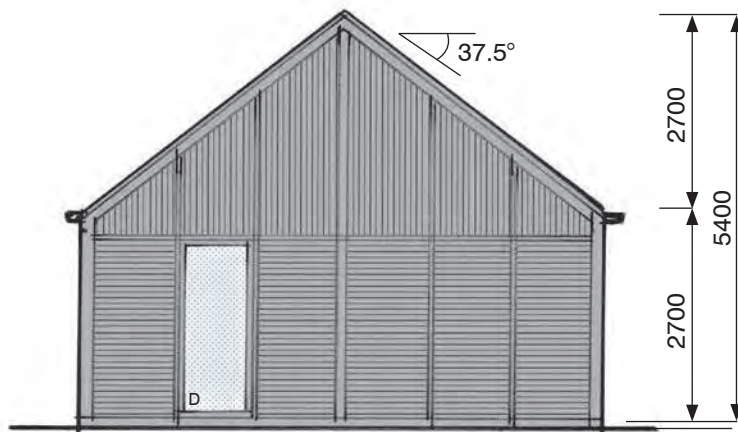
MATERIALS LEGEND

-  ROOF CLADDING:
PROFILED METAL IN
SELECTED PAINT FINISH
-  WALL CLADDING:
PROFILED METAL IN
SELECTED PAINT FINISH
-  METAL WINDOWS AND
DOORS:
SELECTED PAINT FINISH
-  SELECTED GLAZING

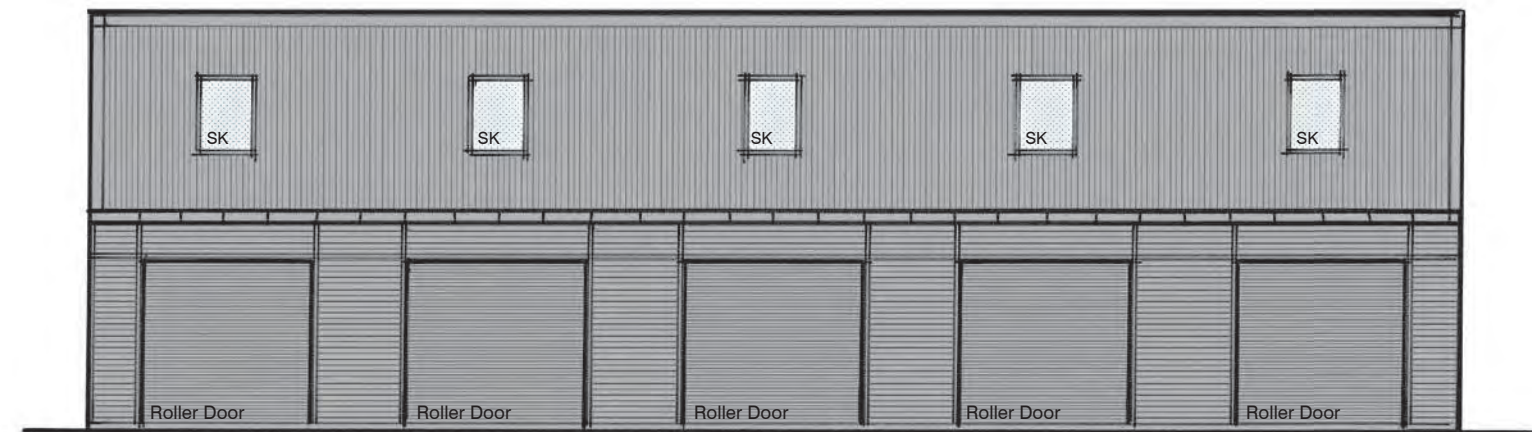
**PREPAINTED METAL
COLOUR**

-  IRONSAND:
RV:14.72

Note: Colours shown are reproduced within the practical limitations of processes used. More accurate colour matches are obtainable using actual material samples.



SOUTH ELEVATION

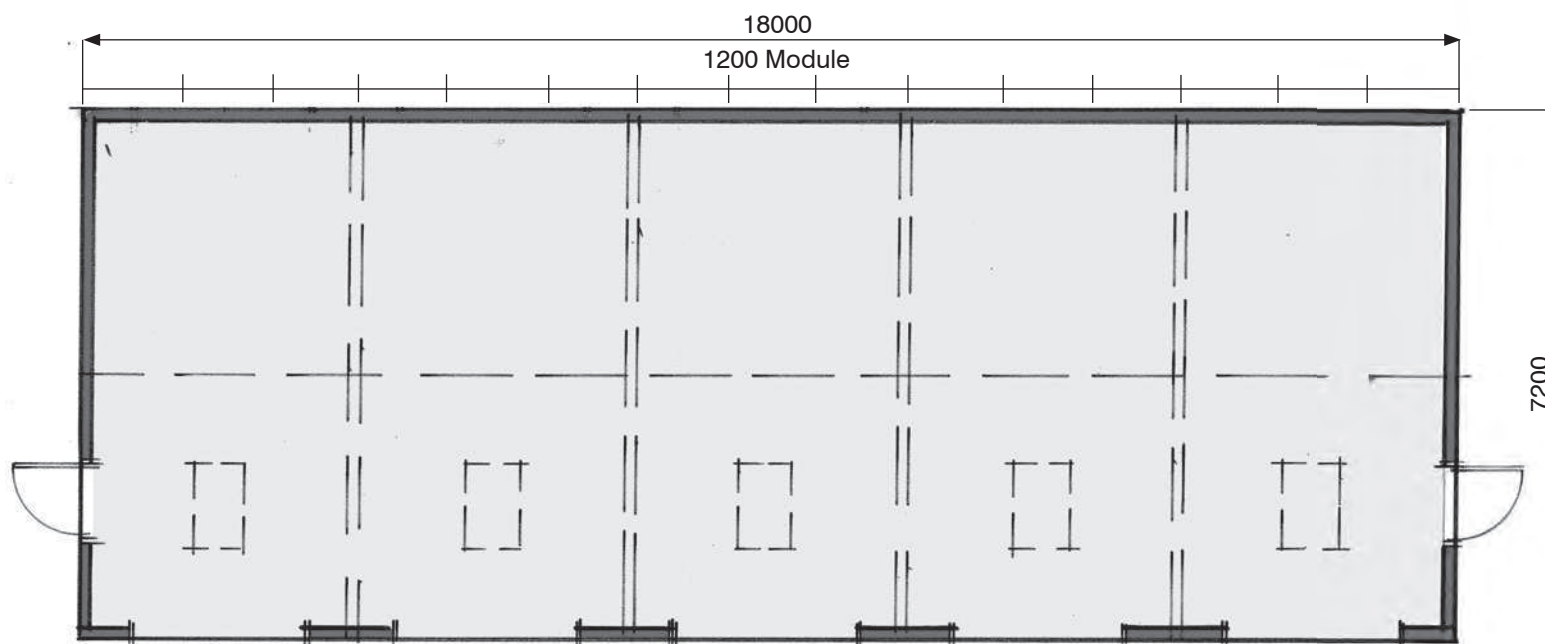


WEST ELEVATION

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130825**

Monday, 31 March 2014



FLOOR PLAN - Roof over shown dashed



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**BUILDING 4:
SERVICE SHED**

SERVICE AREA

Project 5449

Scale: 1:100 at A3

04 September 2013

RC2

SHEET 06

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM130825**

Monday, 31 March 2014

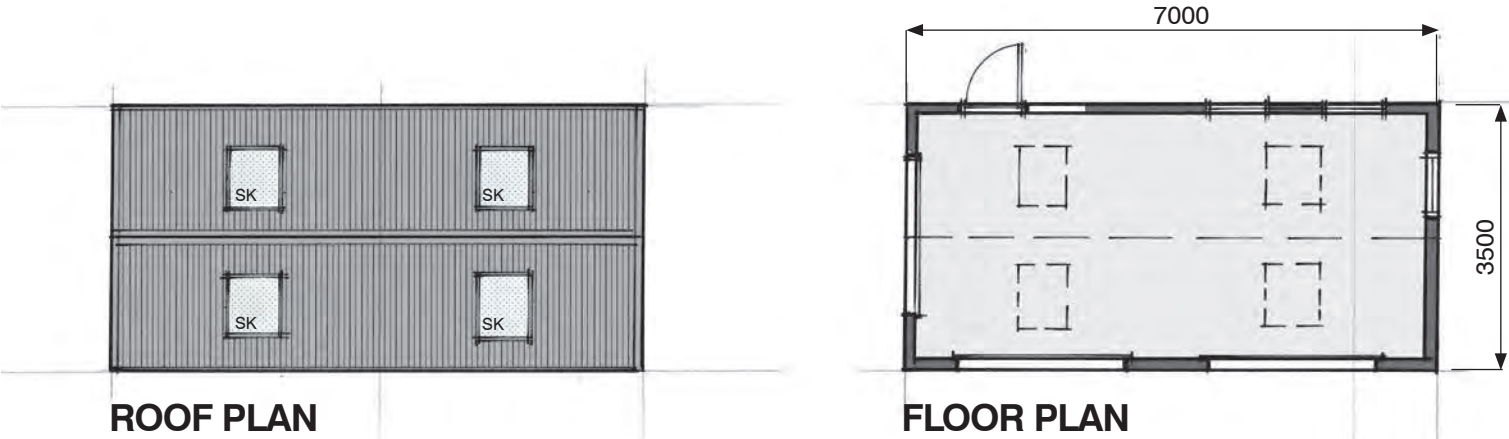
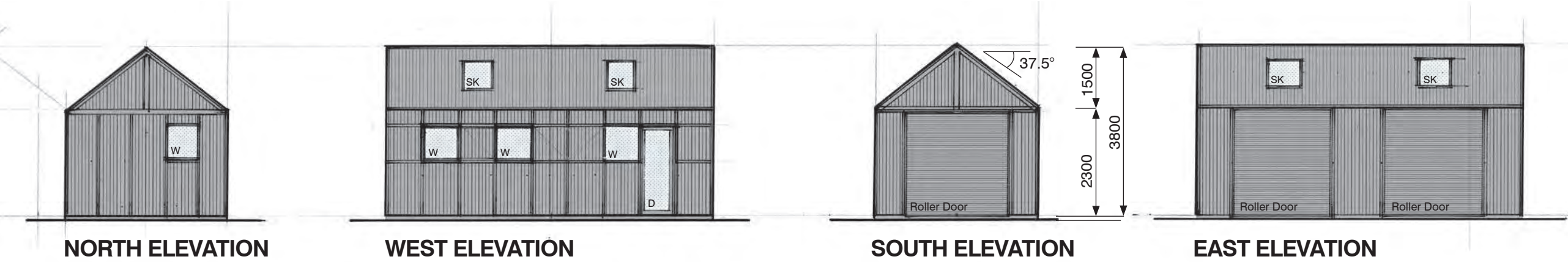
MATERIALS LEGEND

- ROOF CLADDING:
PROFILED METAL IN
SELECTED PAINT FINISH
- WALL CLADDING:
PROFILED METAL IN
SELECTED PAINT FINISH
- METAL WINDOWS AND
DOORS:
SELECTED PAINT FINISH
- SELECTED GLAZING

**PREPAINTED METAL
COLOUR**

IRONSAND:
RV:14.72

Note: Colours shown are reproduced within the practical limitations of processes used. More accurate colour matches are obtainable using actual material samples.



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ARCHITECTS

MANNING RESIDENCE • HORSESHOE BEND • WANAKA

**BUILDING 5:
SPORTS SHED**

SERVICE AREA

Project 5449

Scale: 1:100 at A3

04 September 2013

RC2


SHEET 07

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130825

Monday, 31 March 2014

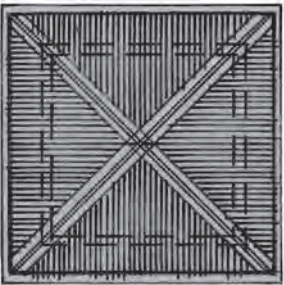
MATERIALS LEGEND

 **TIMBER:**
SELECTED FINISH

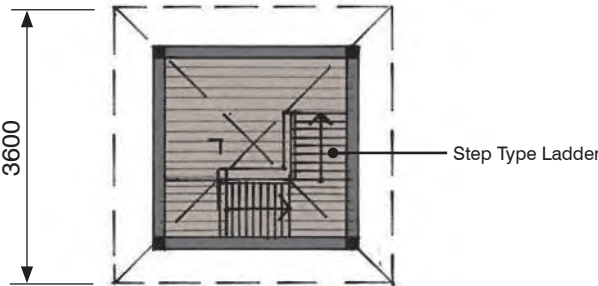
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COLOUR**

 **IRONSAND:**
RV:14.72

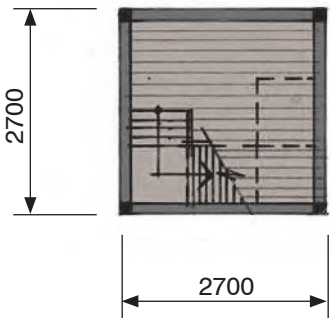
Note: Colours shown are reproduced within the practical limitations of processes used. More accurate colour matches are obtainable using actual material samples.



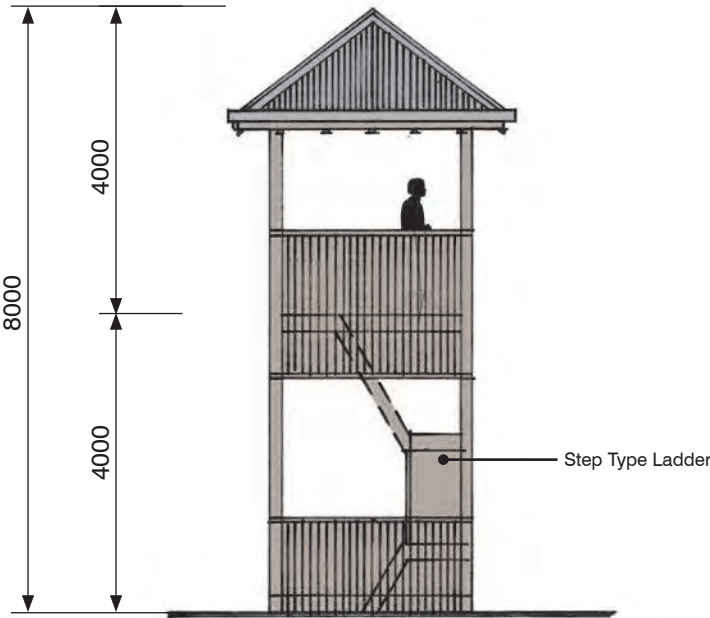
ROOF PLAN



UPPER LEVEL PLAN



GROUND LEVEL PLAN



TYPICAL ELEVATION



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**BUILDING 6:
TOWER**

SERVICE AREA

Project 5449

Scale: 1:100 at A3

04 September 2013

RC2

SHEET 08

PLAN LEGEND

Symbol	Name	Symbol	Name
	Two Rail Post Timber Fence		Lawn Area
	Cyclone Fence Location		Existing Boundary Planting
	Schist Boulders		Gabion Wall
	New sheds to architects detail		

TREE SCHEDULE

Symbol	Botanical Name
	Quercus species
	Platanus acerifolia
	Salix babylonica
	Cupressus 'Leightons Green'
	Populus species

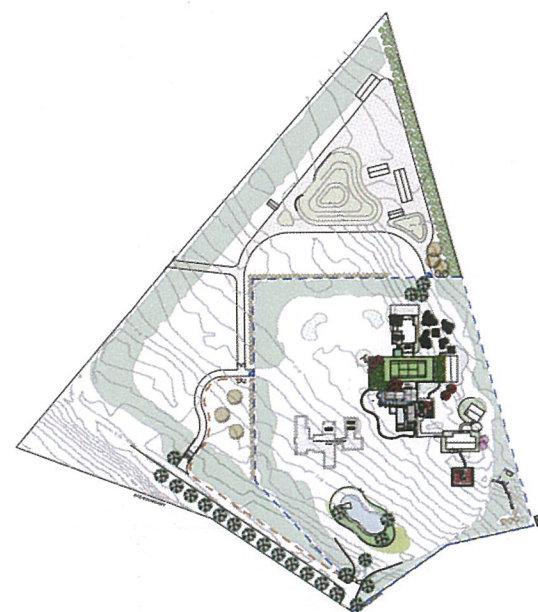
BUILDING SCHEDULE

No.	Building Name
1.	GARAGE / SHED - To architects detail.
2.	BOAT SHED - To architects detail.
3.	MANAGERS SHED - To architects detail.
4.	SERVICE SHED - To architects detail.
5.	SPORTS SHED - To architects detail.
6.	TOWER - To architects detail.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130825

Monday, 31 March 2014



SITE PLAN
SCALE 1:5000 @ A3



LANDSCAPE PLAN - SERVICE AREA
SCALE 1:800 @ A3

anthonywyer + associates

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CLIENT:
James & Louise
Manning

ADDRESS:
Horseshoe Bend,
Wanaka New Zealand

TITLE
SERVICE AREA PLAN

DATE 17/03/14
DRAWN BY RC
JOB No. 14-12

A3

DRAWING No.
LP02

REV.
19

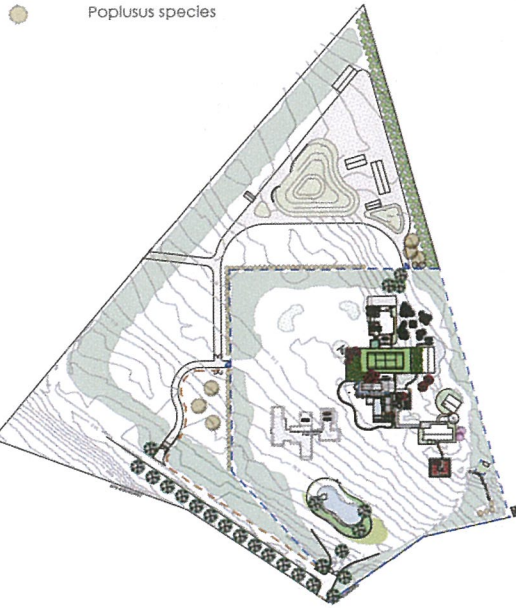
Figured dimensions shall take precedence over scale. Contractors must verify all dimensions on job before commencing any work or making shop drawings. This drawing is protected by copyright.

PLAN LEGEND

- Two Rail Post Timber Fence
Cyclone Fence Location
Lawn Area
Existing Boundary Planting

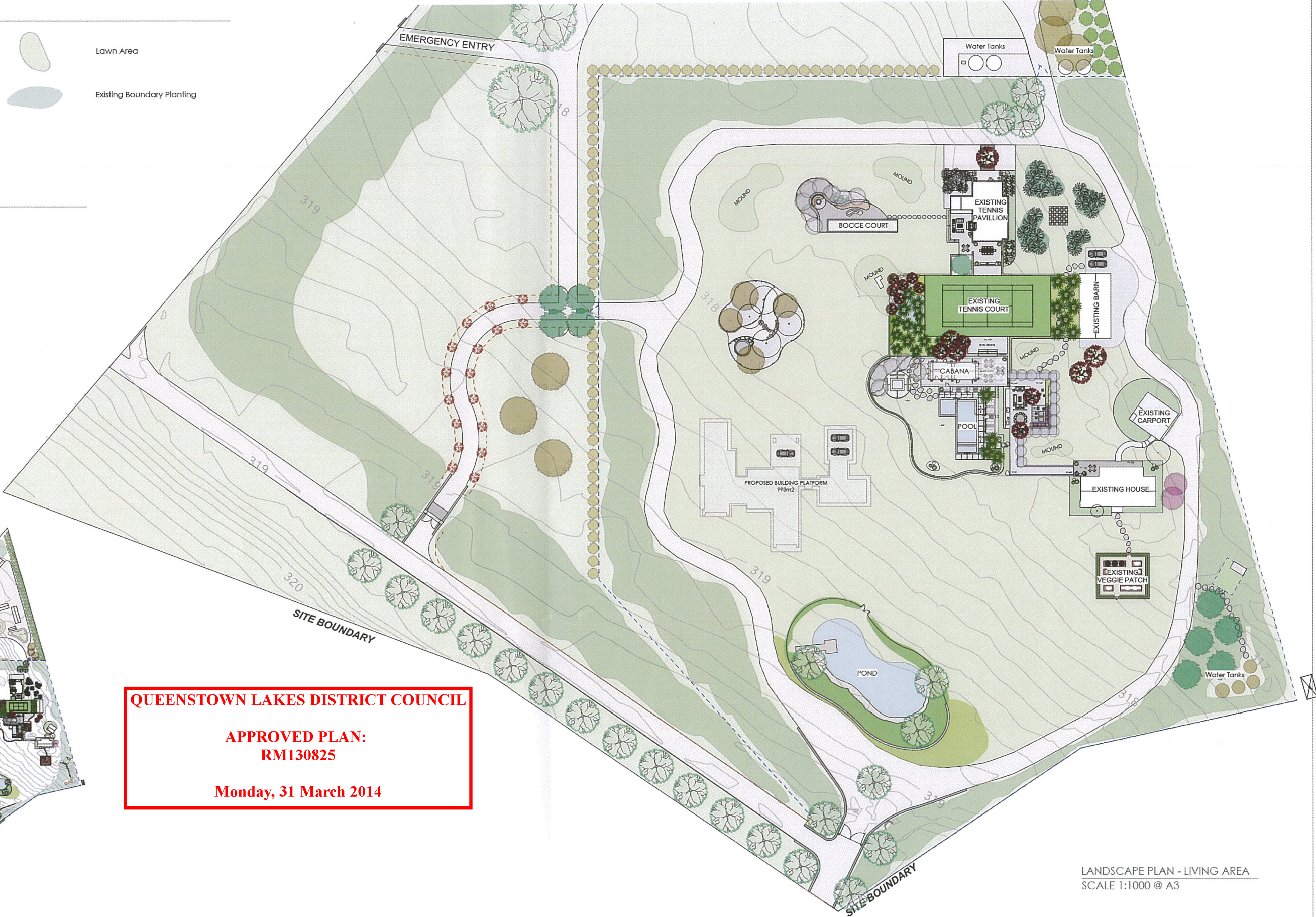
TREE SCHEDULE

- | Symbol | Botanical Name |
|--------|------------------------------|
| | Quercus species |
| | Platanus acerifolia |
| | Salix babylonica |
| | Fagus sylvatica purpurea |
| | Magnolia X soulangeana |
| | Acer 'Autumn Blaze' |
| | Olea europaea |
| | Trachycarpus fortunei |
| | Betula pendula |
| | Cupressus 'Leighton's Green' |
| | Prunus species |
| | Populus species |



SITE PLAN
SCALE 1:5000 @ A3

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM130825
Monday, 31 March 2014



LANDSCAPE PLAN - LIVING AREA
SCALE 1:1000 @ A3

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CLIENT: James & Louise Manning		ADDRESS: Horseshoe Bend, Wanaka New Zealand	
TITLE LIVING AREA PLAN	DATE 17/03/14	A3	
	DRAWN BY RC		
	JOB No. 14-12		
	DRAWING No. LP01		