



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	R & C McAulay
RM reference:	RM140275
Location:	63 Studholme Road, Wanaka
Proposal:	Two lot subdivision and creation of building platforms
Type of Consent:	Subdivision
Legal Description:	Lot 2 DP 300235
Valuation Number:	2905372901
Zoning:	Rural General
Activity Status:	Discretionary
Notification:	Notified
Commissioner:	T D Nugent
Date Issued:	10 July 2014
Decision:	Granted with conditions

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Queenstown Lakes
District Plan

AND

IN THE MATTER of an application for
consent to subdivide a
rural lot and identify
building platforms

BY R and C McAulay –
RM140275

DECISION OF COMMISSIONER DENIS NUGENT

The Hearing

1. The hearing was held in Wanaka on 7 July 2014.

Appearances

- Ms N Scott, Planner, for the applicant, accompanied by R and C McAulay
 - Mr N Keenan, Reporting Planner
 - Ms L Overton, Subdivision Engineer
2. Ms R Beer provided administrative assistance.
 3. A statement from Mr T Drayton was tabled in support of his submission.
 4. I undertook an unaccompanied site inspection on 30 June 2014. This included viewing the proposal from Studholme Road and Cardrona Valley Road to the extent that was possible.

Introduction

5. Mr and Ms McAulay sought consent to subdivide their 24.0293 ha property at 63 Studholme Road, Wanaka into two lots and to identify a building platform on each lot. The existing dwelling would be contained within proposed Lot 2 and have a 1,000m² building platform identified around and containing the dwelling. Proposed Lot 1 would contain the existing shed/hangar and airstrip and have a separate building platform of 1,000m² identified.
6. The application was publicly notified in May 2014 and five (5) submissions were received in time. In addition, a further submission was received some three (3) working days late.

Procedural Matters

7. Under s.37 I am able to extend or waive the time limit within which a submission is to be lodged, subject to the requirements of s.37A. The particularly relevant matters that I must consider under that section are:
 - (a) The interests of any person who, in my opinion, may be directly affected by the extension or waiver;
 - (b) The interests of the community in achieving adequate assessment of the effects of the proposal; and
 - (c) My duty under s.21 to avoid unnecessary delay.
8. The submission by Ms J Young was lodged by email on 11 June 2014, some 3 working days late. It was unclear whether it was also served on the applicant at that time.
9. In my view, the only persons who could be directly affected by the lateness of this submission were the applicants. Ms Scott advised at the hearing that they did not oppose an extension of time to allow this submission to be considered.
10. Ms Young's submission was conditionally in support of the proposal. Four other submissions had been lodged in support, and one had been lodged in opposition.

11. I note that Ms Scott addressed the matters raised by Ms Young's submission in her evidence and those matters were also discussed in the s.42A report.
12. I am satisfied that, given that the contents of the submission have been considered by both statements of planning evidence before me, and after considering the requirements of s.37A, that the time for lodgement of the submission by Ms J Young can be extended to 11 June 2014 and so determine. For completeness, in case Ms Young did not serve a copy of her submission on the applicants, I waive the requirement for her to do so.

Site Description and Surrounding Environment

13. The following description from Dr M Read's landscape assessment comprehensively describes the site.

The site is located at the foot of the eastern spur extending from Mount Alpha. It is roughly triangular in shape, the long axis of the property lying north west to south east. The most westerly part of the site, the location of proposed Lot 2, extends up onto the most eastern portion of the Mount Alpha outwash fan. The majority of the site is located over a relatively flat terrace which wraps around the foot of Mount Alpha in this vicinity. A terrace escarpment runs through the site, roughly parallel with its north eastern boundary, and the land drops to the north east towards the paleo-channel of what was once the Lake Wanaka outlet.

The existing dwelling is located on the elevated land formed by the Mount Alpha outwash fan. It is entirely surrounded by dense plantings of Douglas fir which are currently in the vicinity of 15m in height. The trees to the east of the dwelling are located on the outwash fan escarpment. To the north east these extend onto the lower terrace area. Within this protective shelter a large garden with many amenity trees has been developed.

The lower terrace is an expansive, open and roughly flat area vegetated by rough grass. It is divided into a number of paddocks, the more westerly of which extend up the slope of the mountainside a short distance. An air strip is located through the centre of this area and an aircraft hangar is located in its more northern extent, closely hugging the western escarpment. A cluster of exotic trees has been planted adjacent and to the north of this building. A double row of trees, mainly eucalypts, has been planted along the western boundary from the end of the Douglas fir planting to the most southern corner of the site. These trees are approximately 2m in height at present.

*The more eastern portion of the subject site falls away towards the north east. The terrain is slightly more convoluted as swales cut through the slope to the east. A cluster of conifers has been planted adjacent to the driveway which exits the site in its north eastern corner. The driveway extends some 650m in a northerly and then easterly direction until it reaches Studholme Road. It drops below the level of the subject site reasonably quickly.*¹

14. Although the Hawthenden Limited property immediately to the north and north-west of the subject site is a grazed rural site, the properties along Studholme Road around the subject site's access, and those properties to the north-east, are better characterised as rural-residential properties. Dr Read also noted that to the east and south, "consented development within Hillend Station and within the Orchard Road – Riverbank road – Cardrona Valley Road triangle will enclose and domesticate [that land] to a significant degree".²
15. Dr Read concluded "that the subject site is located within a portion of the broader landscape which is characterised by rural lifestyle development. As such it is relatively fragmented having been divided into smaller lots which are frequently demarcated by boundary planting. These lots are further domesticated by amenity tree planting and by the development of residences and associated curtilage activities. Areas of open pasture are interspersed among these residences and nodes of domestication. It has a moderately high landscape value, particularly as a transition between the rural Cardrona Valley and the urban character of Wanaka township. It is vulnerable to extreme fragmentation and overdevelopment, that is, small lot subdivision equivalent to the Rural Residential zoning".³
16. Ms Snodgrass, in providing landscape advice to the Council, agreed with Dr Read's conclusions. Both landscape architects agreed the site was located within a Visual Amenity Landscape.

¹ C & R McAulay Subdivision and Landuse Proposal, Studholme Road, Wanaka, Landscape and Visual Effects Assessment Report, Read Landscapes, 10 April 2014, paragraphs 3.1 – 3.4

² Ibid, paragraph 4.4

³ Ibid, paragraph 4.7

17. I accept and adopt these descriptions and conclusions of Dr Read and Ms Snodgrass.

Application Details

18. As discussed above, two lots are proposed, each with a 1,000m² building platform defined. The details are:
- (a) Lot 1 will comprise some 21.08ha on the lower eastern land. A height limit of 6m is proposed for buildings on the building platform and design controls for new buildings were proposed by Dr Read.
 - (b) Lot 2, of some 2.95ha, will contain the existing house. The existing dwelling has a maximum height of 7.3m and that is proposed as the maximum height limit within the building platform.
19. The existing access into the body of the lot will be retained with a revised route to proposed Lot 2 so as to minimise effects on the use of Lot 1. Stormwater and wastewater can be disposed of on site, although the new access route does cross the existing wastewater disposal field for Lot 2.
20. Water is to be supplied from an existing bore on proposed Lot 1. Power and telephone can be readily provided to the building platform on Lot 1.
21. Dr Read recommended conditions on landscaping, including the effective retention of the tree planting that surrounds the existing dwelling.

District Plan Provisions

22. The site is zoned Rural General. All subdivision and identification of residential building platforms is a discretionary activity in this zone⁴.
23. The relevant Assessment Matters are set out in Rule 15.2.3.6 (i)(b).
- i) *The extent to which subdivision, the location of Residential Building Platforms and proposed development maintains and enhances:*
 - (a) *rural character*

⁴

Rule 15.2.3.3 (vi).

- (b) *landscape values*
- (c) *heritage values*
- (d) *visual amenity*
- (e) *life supporting capacity of soils, vegetation and water*
- (f) *infrastructure, traffic access and safety*
- (g) *public access to and along lakes and rivers*
- (ii) *The extent to which subdivision, the location of residential building platforms and proposed development may adversely affect adjoining land uses.*
- (iii) *The extent to which subdivision, the location of residential building platforms and proposed development may be serviced by a potable water supply, reticulated sewerage or on-site sewage disposal within the lot, telecommunications and electricity.*
- (iv) *The extent to which subdivision, the location of residential building platforms and proposed redevelopment may be adversely affected by natural hazards or exacerbate a natural hazard situation, particularly within the Rural Lifestyle Zone at Makarora.*
Also refer to Part 15.2.10.1.
- (v) *Consideration of the long term development of the entire property.*
- (vi) *Whether the subdivision will result in the loss of the life supporting capacity of soils.*

Relevant Statutory Provisions

24. Under s.104, in considering this application, I must have regard to (relevantly):
- (a) Any actual and potential effects on the environment of allowing the activity;
 - (b) Any relevant provisions of
 - i. A national environmental standard;
 - ii. The district plan; and
 - (c) Any other matter I consider relevant and reasonably necessary to determine the application.

25. This consideration is subject to Part 2 of the Act. I note that the Supreme Court has suggested that as the provisions of a district plan are required to achieve the purpose of the Act, it is not necessary to revisit Part 2 where there is no challenge to the Plan provisions or ambiguity in their meaning.⁵
26. I can disregard an adverse effect of the activity on the environment where the plan permits such an activity and the existing environment includes, relevantly, implemented resource consents.
27. Under s.104B, after considering the application I can grant or refuse consent. If I grant consent I can impose conditions under s.108 and s.220.
28. Section 106 provides for special consideration in respect of subdivisions consents, relating to natural hazards and access. I am satisfied that this section is not relevant in this case.

Summary of Evidence

29. Ms Scott provided comprehensive written evidence. In delivering this, she sensibly focussed on commenting on Mr Keenan's report, the proposed conditions, and the submissions.
30. In summary, Ms Scott
 - (a) Agreed with Mr Keenan's assessment of the effects of the activity; and
 - (b) Generally accepted all the proposed conditions, with two exceptions that I will discuss below.
31. Mr Keenan's s.42A report, which incorporated an engineering report by Ms Overton and Ms Snodgrass's landscape report, concluded that overall the effects of the proposal would be minor or less than minor providing the draft conditions were imposed. He assessed the proposal against the relevant objectives and policies from Parts 4, 5 and 15 of the District Plan and concluded the proposal would be consistent with those provisions.

⁵ *Environmental Defence Society Inc v The New Zealand King Salmon Company Limited*, [2014] NZSC 38 at para 86ff

32. I also had before me the reports by Dr Read and Ms Snodgrass on the landscape classification of the area and the potential effects of the proposal on the landscape values. The two landscape architects were in agreement and I accept their evidence.
33. As I have alluded to above, Ms Scott raised two issues with the conditions. The first relates to proposed condition 10(f) which sets out the design controls for future dwellings. This condition had been offered by the applicant on the advice of Dr Read, but due to an oversight had omitted mention of roofing materials. Ms Scott proposed that provision be included for steel roofing, or membrane if the roof were flat. Mr Keenan agreed that it was sensible to make such a change.
34. The second matter concerned proposed condition 10(a). Ms Scott considered that it should only be future residential buildings that be contained within the building platform, rather than all buildings. There was no agreement on this and I discuss it further below.
35. Mr Drayton's submission in large part was concerned with the zoning strategy the Council should be following. He also alluded to the cumulative effects of further subdivision on the rural character of the land surrounding Wanaka. With respect to matters directly concerning him, Mr Drayton raised concerns with the potential for dust from additional use of the accessway affecting his property. A similar concern was raised by Ms Young in her submission.

Principal Issues in Contention

36. These can be narrowed to two:
1. Whether the conditions should restrict all buildings to the defined residential building platforms, or whether only residential buildings should be so restricted; and
 2. The appropriate response to the potential dust effects from the accessway.
37. Ms Scott suggested that, particularly on Lot 2, provisions should be made for non-residential buildings, such as a shed, to be located outside of the defined building platform. She was concerned that the building platform

as defined did not include an appropriate area for such a building, and noted that the cost of amending a consent notice could be significant in the context of constructing such a building. When questioned, Ms Scott stated that the building platform was not defined to include the area she considered appropriate for a shed as it would have taken it beyond 1,000m² in area (which would make it a non-complying activity).

38. Mr Keenan was concerned that the amendment as proposed would lead to administrative difficulties in determining what was a residential building and what was not.
39. There is a simple answer to this issue. The provisions of Part 5 of the District Plan (Rural General Zone) allow for buildings within a residential building platform to be consented as a controlled activity. All buildings outside of a residential building platform are to be considered as a discretionary activity, with the proviso that farm buildings on any holding of less than 100ha are a non-complying activity.
40. Thus, irrespective of the wording in the proposed conditions, if the future owner of Lot 2 sought to erect a shed outside of the defined building platform, consent for a discretionary activity would be required. I would have thought, in the case of proposed Lot 2, if the only practicable location for an accessory building lay outside of the building platform proposed, a redesign or extension of the building platform would have been the most practical way to proceed, notwithstanding the change in activity status.
41. Additionally, the definition of a building platform and the conditions imposed on design and scale of buildings allowed within it, are a means of avoiding or mitigating the adverse effects of buildings on the environment which would be a consequence of the subdivision. To suggest in this consent that it was appropriate for buildings to locate outside the building platform could lead to the type of cumulative effects on the rural character of the area alluded to by Mr Drayton.
42. Consequently, I do not accept the wording proposed by Ms Scott.
43. Two submitters have raised the issue of dust from the accessway. Ms Overton, in her report to Mr Keenan, has noted the need for remedial work on the accessway, but that the number of users at the completion of

the subdivision would not be such as to require sealing of the accessway. She considered screen planting and "Otta Seal" would be considered good methods to mitigate dust effects.

44. Mr Keenan and Ms Scott noted that Ms Young's property is subject to a resource consent that contains as a condition a requirement to maintain an area of planting between her house and the accessway. Mr Keenan suggested that was to avoid such reverse sensitivity issues as have now emerged. I found no reference in the consent decision to support that contention, but agree that if the landscaping as required by the consent remained in place, any dust nuisance from the accessway would be reduced.
45. Ms Scott considered that the distance to, and location of, Mr Drayton's dwelling was such that any adverse noise, dust or privacy effects would be minor. She also referred to the landscaping contained within his property. Ms Scott added that the applicants presently oiled the accessway when necessary to mitigate dust issues.
46. Notwithstanding the actual or required landscaping on neighbouring properties, the Act, in s.17, provides that every person has a duty to avoid, remedy or mitigate any adverse effect on the environment carried on by or on behalf of that person. This suggests the neighbours should not have to rely on their own actions to mitigate any dust nuisance.
47. I agree with Ms Overton that the scale of use of the accessway is not such as to require sealing. However, I consider it would be appropriate to impose a condition, which is to be complied with on a continuing basis, requiring maintenance of the accessway to such a level that no visible plumes of dust arising from its use leave the site and enter the Drayton or Young property. Without any evidence of concern of dust by other property owners I am not in a position to make this condition more wide-ranging. Whether this will require oiling, watering or "Otta Seal" will be up to the owners to determine.

Assessment Against Provisions in District Plan

48. Mr Keenan has considered the proposal against the relevant objectives and policies in Parts 4, 5 and 15 of the Plan. I accept and adopt his analysis.

49. I have set out in paragraph 21 above the assessment matters to be considered. I am satisfied that the material submitted with the application, the Council reports, and the evidence presented, in combination, show that when this application is considered against these assessment matters, consent can be granted subject to appropriate conditions.

50. I note that, other than the additional condition referred to above concerning accessway maintenance, I am satisfied that the revised conditions provided to me on 8 July 2014 are appropriate.

Overall Conclusion and Decision

51. This proposal would constitute a minor modification to the settlement pattern in an area that has a rural residential character. Two landscape architects have agreed that, subject to design controls, this subdivision and consequent built use of the sites will have a minor effect on the landscape qualities of the area. I accept those opinions.

52. When viewed in the context of the conditions proposed, this subdivision represents sustainable management of the natural and physical resources of the property.

53. For the reasons I have set out above, consent is granted to R and C McAulay to subdivide Lot 2 Deposited Plan 300235 contained in Otago Computer Freehold Register 1840 into two lots, each with a defined residential building platform, as described in the application documents, subject to the conditions set out in Appendix A.



T Denis Nugent
Hearing Commissioner
10 July 2014

APPENDIX A - CONDITIONS

General Conditions

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

- "Lot 1 & 2 Being a Proposed Subdvn of Lot 2 DP300235 Sheet 1 of 2"
- 'Lot 1 & 2 Being a Proposed Subdvn of Lot 2 DP300235 Sheet 2 of 2'
- 'Structural landscaping plan' for C and R McAulay by Read Landscapes

stamped as approved on 10 July 2014

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

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

General

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.

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

4. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
5. 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.
6. Prior to commencing works on site, the consent holder shall obtain and implement an approved traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed within or adjacent to Council's road reserve.
7. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
 - Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 and 2 that complies with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - The provision of an access way to the dwelling on Lot 2 that complies with the guidelines provided for in Council's development standard NZS 4404:2004 with amendments as adopted by the Council in October 2005. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. This shall include:

- i) Provision for stormwater disposal from the carriageway.
 - ii) Details of the location of the existing wastewater field in relation to the new access and any mitigation measures necessary to ensure that the integrity of the wastewater disposal field is not compromised.
- 8. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
- 9. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision 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 Roads (including right of ways), Water reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition (7) above.
 - d) The consent holder shall provide a sealed vehicle crossing to the right of way from Studholme Road in terms of Diagram 2, Appendix 7 of the District Plan. Provision shall be made to continue any roadside drainage.
 - e) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be maintained on an ongoing basis.
 - f) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform of Lot 1 and that all the network supplier's requirements for making such means of supply available have been met.
 - g) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the building platform of Lot 1 and that all the network supplier's requirements for making such means of supply available have been met.
 - h) The consent holder shall upgrade the existing carriageway, ensuring that the water tables are maintained to allow stormwater to drain from the carriageway.
 - i) The consent holder shall ensure that the redundant portion of the existing access is removed and re-grassed.
 - j) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - k) The consent holder shall provide a fire fighting connection to the existing dwelling on Lot 2. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a

flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per 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 Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

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

- l) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - m) The planting detailed in the Read Landscapes Structural Landscaping Plan dated 10th April 2014 shall be implemented. All trees and shrubs shall be irrigated and maintained as necessary. Should any tree die or become diseased it shall be replaced within the next available planting season.
10. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X and Y as shown on Survey Plan XXXXX.
 - b) The height limit for all buildings on the Lot 1 building platform shall not exceed 6m above 354.26masl
 - c) The height limit for all buildings on the Lot 2 building platform shall be 7.3m above existing ground level at the time consent is granted.
 - d) The planting undertaken as detailed in the Read Landscapes Structural Landscaping Plan shall be maintained in perpetuity. Should any tree die or become diseased it shall be replaced within the next available planting season.

- e) Trees within the area marked 'Tree management area' on the Read Landscapes Structural Landscaping Plan dated 10th April 2014 shall not be topped or felled prior to the submission of a Tree Management Plan to Council for certification. This Tree Management Plan shall include the following details:
- a description of the work to be done;
 - a schedule of the timing for these works;
 - a planting plan for replacement trees to ensure that the dwelling on Lot 2 remains partially screened and softened by vegetation at all times.

Note that no tree within the Tree Management Area may be topped to a height of less than 10m from ground level. Only progressive tree removal may be proposed.

- f) The exterior materials of any future dwelling shall be timber; Corten steel; concrete; solid plaster; schist; or a combination of such finishes. Timber may be painted, stained or left to weather. Roofing shall be steel or membrane if the roof is flat. Exterior colours including joinery, roofing materials, guttering, downpipes and plaster colours shall be of the natural range of browns, greens or greys and with a reflectivity of less than 36%. Concrete shall have dark aggregate and oxides shall be used to darken the colour of the cement so that the finished concrete has a recessive appearance.
- g) The accessway jointly used by Lots 1 and 2 is to be maintained to a standard that ensures no visible dust plumes arising from its use by vehicles enters Lot 1 DP 20199 (69 Studholme Road) or Lot 3 DP 302596 (154 Cardrona Valley Road).
- h) At the time that a dwelling is erected on Lots 1 and 2, the owners for the time being are responsible for monitoring and treating their individual domestic water supply, this shall include filtration and disinfection if necessary so that it complies with the Drinking Water Standards for New Zealand 2005.
- i) At the time a dwelling is erected on Lot 1, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per 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 Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

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

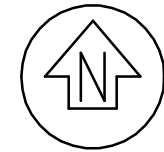
Advice Note: The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 5km 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 Note

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008), by the lot owner. Should the water not meet the requirements of the Standard then the lot owner shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.

3
DP 20199

Building Platform
(1000m²)



Proposed Electricity,
Telecom and Water
Easements Over Lot 1
in Favour of Lot 2

Building Platform
(1000m²)

Pt Sec 27

2 x 30,000 litre
Water Storage Tanks

Proposed water supply easements
to be created over Lot 2 in favour
of Lot 1 to follow existing supply
from bore and future supply line
to Lot 1

Existing Access
to Dwelling
(now redundant)

Elec
Trans.

Bore

Hanger

Dwelling

Septic
Tank

Effluent
Disp Field

Proposed Access Alignment
to Lot 2 and Right of Way
Easement Over Lot 1 in
Favour of Lot 2

Lot 2
2.95ha

Lot 1
21.08ha

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140275

Thursday, 10 July 2014

BRIAN WEEDON LAND SURVEYING LTD

15 Kanuka Rise, Wanaka

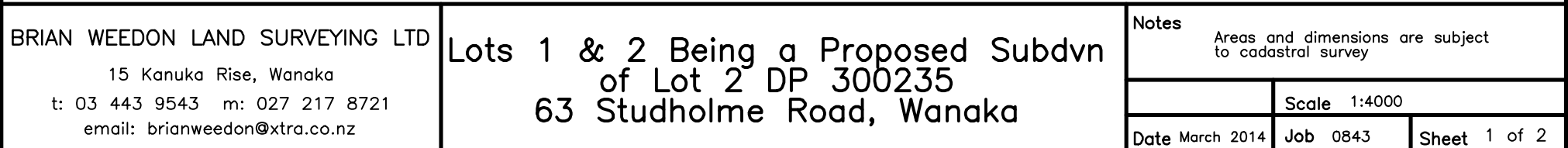
t: 03 443 9543 m: 0272178721
email: brianweedon@xtra.co.nz

Lots 1 & 2 Being a Proposed Subdivision
of Lot 2 DP 300255
63 Studholme Road, Wanaka

Notes

Lot Areas and Dimensions Subject to Cadastral Survey

Drawn	Scale	1:2000 @ A3
Date	March 2014	Job 843 Sheet 2 of 2



APPROVED PLAN:
RM140275

Thursday, 10 July 2014



Proposed Mitigation Planting Species Selection		
Species	Common Name	Height x width at 5 - 10 years
Deciduous trees		
<i>Quercus robur</i>	Oak	8x5
<i>Ulmus glabra</i>	Scotch Elm	9x6
<i>Acer platanoides</i>	Norway Maple	9x6
<i>Platanus acerifolia</i>	London Plane	7x5
<i>Quercus robur fastigiata</i>	Upright Oak	8x3
<i>Populus nigra 'Italica'</i>	Lombardy Poplar	9x2.5
<i>Populus X hybrid</i>	Tasman poplar	9x3
<i>Alnus chordata</i>	Italian Alder	12x8
<i>Tilia chordata</i>	Lime	15x8
Evergreen trees		
<i>Cedrus deodara</i>	Himalayan Cedar	8x5
<i>Magnolia grandiflora</i>	Evergreen magnolia	7x5
<i>Nothofagus fusca</i>	Red beech	5x3
Indigenous underplanting		
<i>Kunzea ericoides</i>	Kanuka	3x1.5*
<i>Aristotelia serrata</i>	Wineberry	5x3
<i>Sophora microphylla</i>	Kowhai	5x3
<i>Plagianthus regius</i>	Ribbonwood	5x4
<i>Pittosporum tenuifolium</i>		5x3
<i>Olearia lineata</i>		3x3*
<i>Coprosma propinqua</i>	Mikimiki	3x2.5
<i>Hebe sp</i>		0.5x0.5 - 1.5x1.5
<i>Griselinia littoralis</i>	Broadleaf	3x2

All heights except those marked with an asterisk are from Palmer's Manual of Trees, Shrubs and Climbers (1994).

