



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	Mount Creighton Station Ltd
RM reference:	RM140269
Location:	2606 Queenstown-Glenorchy Road
Proposal:	Land use consent for the construction of residential buildings at Mount Creighton Station.
Type of Consent:	Land Use
Legal Description:	Part Section 2 Blk XIII Mid Wakatipu SD, Section 2 SO 235504 held on Computer Freehold Registers 386/52 and 379/231
Zoning:	Rural General
Activity Status:	Discretionary
Commissioner:	Commissioner J Milligan
Date Issued:	23 October 2014
Decision:	Granted, in modified form, subject to conditions

THE RESOURCE MANAGEMENT ACT 1991

APPLICANT:	MOUNT CREIGHTON STATION LIMITED
LOCAL AUTHORITY:	QUEENSTOWN LAKES DISTRICT COUNCIL
SUBJECT MATTER:	An application for land use consent for the construction of residential buildings at Mount Creighton Station, Glenorchy road
SITE DESCRIPTION:	Part of the land contained within a Crown Leasehold interest registered under the Land Transfer Act 1952 (OT386/52)
REFERENCE:	RM 140269
HEARING DATE:	1 October 2014.

Appearances:

- Jeffrey Brown for the Applicant, **Mount Creighton Station Ltd**

Section 42A report prepared by David Wallace
Richard Denney (Consultant Landscape Architect) and Blair Devlin (Council resource Consents manager) in attendance.

Summary of decision: **Application granted (in modified form), subject to conditions**

DECISION OF THE COMMISSIONER

PRELIMINARY¹

- (1) On 15 April 2014 the Applicant, through its planning advisers Brown and Company Planning Group, applied for resource consent to:
 - (a) Construct a residential dwelling (homestead) and ancillary building (cottage);
 - (b) Undertake earthworks in association with the construction of the homestead and cottage, landscaping, mounding, and the construction of the proposed driveway and access to both the dwelling and cottage;
 - (c) Removal of indigenous vegetation from within the site to allow for the construction of the driveway;
 - (d) Use an existing vehicle access with a sight distance which does not comply with the District Plan.

The subject land is at 2606, Queenstown-Glenorchy Road and (as was later established) forms a small part of the land contained within a Crown Leasehold interest registered under the Land Transfer Act 1952 (OT386/52) encompassing nearly 17032 hectares.

As is required by the Act the application contained an assessment of environmental effects which had attached to it significant further information about the proposal, much of greater relevance to a possible future application for Building Consent.

- (2) Public notification of this application attracted one submission – from the Department of Conservation. This was quite narrowly focused, relating only to the “effects on the beech forest and associated species, landscaping and the road access component² of the application.” By the time of the hearing discussions between the applicant and submitter had resulted in (i) some amendments to the application and (ii) the production of (and agreement to) a set of conditions considered appropriate for attachment to any grant of consent. The hearing proceeded on this basis.
- (3) Briefly, the amendments to the original application involved a re-routing of the proposed accessway (within the site) so as to avoid an area of remnant beech forest which was the Department’s prime concern – partly because of the fact that it *was* a remnant and partly because it provided habitat for other species of concern. This exercise, which involved moving the accessway to the west, led to a further amendment – a proposal that the drive be planted on both sides with poplars so as eventually to create an avenue. As will later appear, that became a matter of some controversy in itself. There was, however, no suggestion that the amendments presented at the hearing could not properly be made, and again the hearing proceeded on this basis. As a consequence, consent was no longer sought for activity (c) above – paragraph (1).

¹ In this section and in those to follow, quoted passages are either shown within quotation marks or shown in-set and in a font smaller than the rest of the text

² Which I understand to refer to roading internal to the site.

- (4) On 5 February 2014 I was advised that, at its meeting on 30 January, the Queenstown Lakes District Council had included me in a panel of hearings commissioners and delegated to each member of that panel

... all of the functions, powers or duties (as may be stipulated from time to time) under the Act except the following:

- a) The approval of a policy statement or plan;
- b) This power of delegation.

In August I was advised that I had been assigned to hear and determine the present application.

- (5) Section 113(1) of the Act identifies matters that must be set out in a decision, amongst them being:

- (ac) the principal issues that were in contention; and
- (ad) a summary of the evidence heard; and
- (ae) the main findings on the principal issues that were in contention;

A summary of evidence will be found attached to this decision as Appendix A. Where greater detail is required it will be found within the body of this decision, as will the other matters required by s113. I should note, however, that in the present case the hearing proceeded on the basis that the applicant accepted, in large part, the information and conclusions presented in the s42A reports. Because of this the evidence presented at the hearing (and the issues s=discussed) were considerably limited in scope.

AN OVERVIEW

- (6) Mt Creighton is a working high-country station. Its ‘owner’ – Mount Creighton Station Limited, the present Applicant, holds a lease under s83 of the Land Act 1948. There is some prospect that the Applicant’s interest may be converted to freehold, at least as to part. Day to day farming operations are under the control of a resident manager. The station presently contains a manager’s residence, shearer’s quarters (used also by other casual staff), woolshed, deer shed, hay barn and other usual farm buildings. There is also an unoccupied “older shearer’s quarters, which appears to have been once used as accommodation ... located along the road boundary adjacent to the existing vehicle access.”

- (7) The AEE describes the present shareholding arrangement in the following way:

Mount Creighton Joint Venture ... is made up of a group of six families who together are the owners of Mt Creighton Station ... As there is no other accommodation on site [aside, that is, from that referred to above], the owners wish to have their own residence to stay when they are visiting. The proposed homestead and cottage have been designed to accommodate all six families at any one time while also creating individual storage areas within the homestead for each of the families.

The proposed cottage has been located away from the homestead so that each building can be separated from one another, but still be close enough to be within the development

cluster. It is intended to use the cottage in conjunction with the homestead, specifically for teenage children who wish to be separate from the main dwelling, or single families if visiting and wish to use the smaller of the two buildings.

- (8) As a result the 'homestead' is large – a floor area of approximately 644m² and an overall footprint of 958m². That led, in my mind at least, to a consideration of the possibility of a future shift of use – towards resort or visitor accommodation. As to that, the Council's Resource Consents Manager, Blair Devlin, informed me that activities of this kind have their own Plan-provided 'trigger' mechanisms and assessment criteria such that their commencement could not lawfully occur in the absence of further consent.
- (9) I remain unclear as to whether the proposal to use an existing access point to the Glenorchy Road is something that, in itself, requires consent. Without undertaking a detailed analysis of the relevant Plan provisions it seems to me that rules relating to sight distances can only apply to the activity of *forming* a vehicular access, and are unlikely to have direct application to the use of an already formed access. Similarly, tree planting (*per se*) is not an activity which (as I understand the position) the Plan attempts to control (in particular, I was informed that the planting of a row of poplar trees is not something for which consent is required). Nevertheless, and as Mr Devlin pointed out, access arrangements and landscaping proposals are 'assessment matters' in terms of the Plan. As such they are relevant in the consideration of elements in the application for which consent is clearly required, such as the construction of residential buildings and earthworks of the scale here proposed.

In the present context that issue seems of no importance. Accordingly I proceed on the basis that:

- (a) The consents sought are a necessary precondition to the carrying out of the activities to which they relate; and
- (b) Issues relevant to those consents should be 'factored in' to my consideration of the 'dwellings' application.
- (10) As indicated in (5) above, the evidential material presented by the applicant was somewhat limited in scope – this because the matters in contention had by then been reduced to whether;
- The proposed planting of poplar trees would unacceptably accentuate the location of the dwelling and the apparent domestication of the landscape;
 - The creation of an avenue of poplars would be out of character with the surrounding, less formal, landscape; and
 - The proposed row planting of mountain beech trees would take too long before achieving their intended 'screening' function.

STATUS

- (11) In his s42A report Mr Wallace notes that the subject land is contained within the Rural General Zone. In terms of the applicable rules he says that consent is required as a *discretionary activity* "for the construction of the dwelling and cottage, and any physical activity associated, such as [I assume internal] roading, landscaping and earthworks"; and

as a *restricted discretionary activity* for the remaining elements in respect of which consent is sought. On that basis he regards the application as a whole as for a *discretionary activity*. There was no argument to the contrary.

STATUTORY CONSIDERATIONS

(12) Section 104(1) is, relevantly, as follows:

- ... the consent authority must, subject to Part 2, have regard to—
- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of—
 - (i) ...
 - (ii) ...
 - (iii) a national policy statement;
 - (iv) ...
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

I have omitted matters which, on the information available to me, are not presently material. I was informed that, while the National Policy Statement for Indigenous Biodiversity was relevant to the application as made, its requirements have been satisfied by the amendments discussed above coupled with the agreed conditions (now expressly presented a conditions volunteered by the Applicant³). Similarly I was told (by Mr Brown) that there was nothing in the ‘regional’ documentation that has significant bearing.

The District Plan

(13) As well as being within the Rural General Zone the subject land is affected by a classification of ‘Outstanding Natural Landscape – District Wide’ – something having its greatest significance in my forthcoming considerations of environmental effects and Part 2 of the Act.

In his s42A report Mr Wallace identified, analysed and applied relevant provisions of the District Plan (Part 8.3, pages 10 – 14) and concluded:

The development with volunteered and recommended conditions imposed, is in accordance with objectives and policies relating to traffic, service provision and amenity and landscape protection.

That was also the stance of the Applicant. I adopt the parts of that report to which I have referred, together with Mr Wallace’s conclusion.⁴

³ This on an *Augier* basis.

⁴ See Section 113(3)

Effects on the environment

- (14) Again, Mr Wallace's S42A Report provides a discussion of the actual and potential effects on the environment of the proposal now under consideration and concludes that, in general, they are not such as to militate against the grant of consent. In relation to this there are two matters worthy of particular note:
- (a) In reliance on views expressed by other Council officers he concludes that a failure to meet the 'access sight-line' requirements of the District Plan is presently immaterial – this on the basis that the traffic speeds for which those requirements were designed are unlikely to be experienced in practice on this stretch of the road;
 - (b) After referring to the opinion of Mr Denney – whose report forms part of the s42A documentation – he opined that “adverse effects on landscape and visual amenity from the proposed development will not be significant provided recommended conditions are imposed.”
- (15) Mr Denney was, however, not quite so sanguine. In his view – one challenged by the Applicant's Landscape Architect, Steve Skelton – elements of the landscape treatment proposed would be likely to have undesirable consequences of the kind noted in the bullet points in paragraph (10) above. Broadly speaking, his position was that, within the Wakatipu landscape, exotic planting operated as a 'settlement' indicator, typically found in the immediate vicinity of 'original' building clusters. In the views from Bennetts Bluff this evidence of domestication was, he said, narrowly confined. The Applicant's proposals would, he thought, lead to an unacceptable extension of this domestic element within a landscape vulnerable to changes of this sort. In particular, and referring to the proposal as amended, he thought that the grid planting of the additional beech trees and the proposed double line of poplars would produce incongruity. As I understood him, his greatest concern was with the latter, particularly during late summer/autumn when changes in leaf colour would make them visually obvious.
- (16) After the completion of evidence, but before closure of the hearing, we took a 'view'; something that enabled me to gain an appreciation of the differences between landscape experts. There can be no doubt that when looking north from Bennetts Bluff the site is an iconic element within the wider Wakatipu landscape, itself categorised as an 'Outstanding Natural Landscape – District Wide'. From the 'view' it seems to me that:
- (a) When seen from the Glenorchy Road, the site presents as an important feature the wider landscape, in itself 'outstanding' because, in large part, the elements of it are in contrast to those of the wider area. In part because of the area of remnant beech and in part through later planting (and, perhaps, adventitious growth) the area exists as one of relative vegetative density within a wider, and much more open, vista;
 - (b) It is unlikely that significant views of the proposed development will be available from the lake;
 - (c) The area in which the proposed development is to be located can be seen from the Glenorchy Road – notably from a couple of viewing points to the south-east including Bennetts Bluff. These are, however, viewpoints at some distance, and the site is

already partially screened (so far as those viewpoints are concerned) by existing vegetation.

- (17) There were two matters about which the ‘view’ did not provide assistance. The first was the weight that might be given to Mr Skelton’s evidence that poplar trees – even lines of poplar trees – were a not-uncommon feature of the local landscape; and the second was as to the force of Mr Denney’s point that, in autumn, the upper parts of the poplar avenue would appear as a yellow-golden line above the darker hues of the remnant and planted beech.
- (18) There is a further element of the present proposal to be factored in. Part of the ‘earthworks’ application involves the creation of mounds upon one of which beech planting is to occur. Thus, and while I accept the point that some time will have to elapse before the beech trees attain their full screening potential (how long may depend, in part, on height at planting – 3 to 4 metres, according to the proposed conditions) some at least will receive a bit of a head start in this regard.
- (19) These considerations enable me to adopt the argument and conclusions found in Part 8.2.2 of Mr Wallace’s s42A report. I note that he has there had regard to the agreed conditions, both as providing a means of avoidance, remedy and/or mitigation and as contributing towards an enhancement of the quality of the environment. This is a matter to which I will (briefly) return when considering ‘Part 2’ matters.

I should, however, record that:

- (a) I do *not* adopt his Part 8.2.1, ‘The Permitted Baseline’, which I regard as founded on an error of law; and;
- (b) My reasoning does not include a ‘disregarding’ of adverse effects – s104 (2); my approach has been wholly evaluatory.

PART 2 MATTERS

- (20) In Section 9 of his s42A report, Mr Wallace discusses Part 2 of the Act, to which the considerations of s104 (1) are expressly subject. In the present context the effect of this provision is well known – it requires a single integrated judgment as to whether a grant of consent would better achieve the purpose of the Act than would refusal.⁵ I adopt what Mr Wallace there says as well as his conclusion:

Overall, the proposal promotes the overall purpose of the Act.

- (21) There is, however, something more to be said. Sections 6 and 7 identify, respectively, matters of national importance to be recognised and provided for and matters to which particular regard is to be had. These sections both (i) assist in the understanding of what it is to sustainably manage natural and physical resources, and (ii) indicate the weight that

⁵ I am aware that the New Zealand Supreme Court has recently rejected the ‘overall judgment’ approach – *EDS v Marlborough district* [2014] NZSC 38 – but, on my reading of the decision, only in circumstances in which s67 (3) applies.

is to be given to the matters to which they refer. Notwithstanding the fact that s5 refers only to *adverse* environmental effects, it is clear that both sections 6 and 7 – as well as s104 – enable *positive* effects to be brought to account in the exercise of the discretion to grant or withhold consent.

- (22) As Mr Wallace points out, the protection of areas of significant indigenous vegetation is a ‘Section 6’ matter. Additionally, section 7 identifies the maintenance and enhancement of amenity values and of the quality of the environment as matters to which particular regard is to be had. The proposed conditions, now volunteered by the Applicant are of significance in this regard – particularly where they identify an ‘Ecological Management Area’ (by reference to plans) and provide for the implementation of an ‘Ecological Management Plan. Without attempting to resolve the question of whether the area of remnant beech forest is, in itself, ‘significant, I am clear that the above conditions accord both with the directions of s7 and the purpose of the Act. In that, and in my view, they are sufficient to take the project over any ‘hump’ that might be thought to arise from the Applicant’s other planting proposals.

FORMAL DECISION

For the foregoing reasons, land use consent is granted to:

- (a) The construction of a residential dwelling (homestead) and an ancillary building (cottage);**
- (b) The undertaking of earthworks in association with the construction of the homestead and cottage, landscaping, mounding, and the construction of the proposed driveway and access to both the dwelling and cottage;**
- (c) The use of an existing vehicle access with a sight distance which does not comply with the District Plan;**

on land at 2606 Queenstown - Glenorchy Road, part of the land contained within a Crown Leasehold interest registered under the Land Transfer Act 1952 (OT386/52), *subject to the following conditions:*

1. That the development must be undertaken/carried out in accordance with the plans:
 - ‘Mount Creighton Station Access and Earthworks Sheet 01 Drawn by Hadley Consultants’
 - ‘Mount Creighton Station Access and Earthworks Sheet 02 Drawn by Hadley Consultants’
 - ‘Mount Creighton Station Access and Earthworks Sheet 03 Drawn by Hadley Consultants’
 - ‘Mount Creighton Station Access and Earthworks Sheet 04 Drawn by Hadley Consultants’
 - ‘Mount Creighton Station Access and Earthworks Sheet 05 Drawn by Hadley Consultants’
 - ‘Mount Creighton Station Access and Earthworks Sheet 06 Drawn by Hadley Consultants’

- ‘Mount Creighton Station Access and Earthworks Sheet 07 Drawn by Hadley Consultants’
- ‘Mount Creighton Station Access and Earthworks Sheet 08 Drawn by Hadley Consultants’
- ‘Mount Creighton Station Access and Earthworks Sheet 09 Drawn by Hadley Consultants’
- ‘Homestead – Floor Plan Drawn by Christian Anderson Architects’
- ‘Homestead – Roof Plan Drawn by Christian Anderson Architects’
- ‘Cottage – Plan/Roof Plan Drawn by Christian Anderson Architects’
- ‘Homestead – Elevations Sheet 3.1 Drawn by Christian Anderson Architects’
- ‘Homestead – Elevations Sheet 3.2 Drawn by Christian Anderson Architects’
- ‘Cottage – Elevations Drawn by Christian Anderson Architects’
- ‘Site Sections Drawn by Christian Anderson Architects’
- ‘Appendix A – Set Back Rev A Drawn by Geosolve’
- ‘Appendix A – Cross Section A-A Drawn by Geosolve’
- ‘Mt Creighton Homestead – Site Plan 1936 – SK26 Drawn by Baxter Design Group’
- ‘Mt Creighton Homestead – Landscape Plan 1936 – SK27 Drawn by Baxter Design Group’

stamped as approved on 23 October 2014

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.
3. The landscape plan approved under condition (1) above shall be implemented within the first planting season at the time construction of the homestead or cottage (whichever is first) is commenced. If any plant or tree should die or become diseased it shall be replaced in the next available planting season.
4. The ecological management area as defined within the document “Mt Creighton Station Homestead Ecological Management Plan for Mt Creighton Joint Venture”, dated March 2014 shall be managed as per that document. This is to maintain a healthy indigenous ecosystem and to replace visual screening provided by existing exotic vegetation (March 2014) with indigenous species in keeping with the ecological management area.

5. A timetable defining dates to achieve the following outcomes from the ecological management plan shall be submitted to council for certification prior to construction beginning on site to enable Council to monitor the progress of achieving outcomes:

- removal of all mature and young wilding pine trees from the management area,
- removal of broom from the broom control area,
- indigenous shrub and tree species becoming dominant in the broom control area,
- no loss of mistletoe.

The timetable shall set realistic dates and shall be done in consultation and be confirmed in writing by the author of the ecological management plan or a Department of Conservation recognised expert of indigenous ecological restoration.

6. The performance criteria for the ecological management plan shall include:

- Removal of all wilding pine trees from the management area;
- Removal of broom from the broom control area;
- Indigenous species becoming dominant in the broom control area; and
- No loss of mistletoe.
- Establish a possum control program with the use of trapping/baiting/shooting measures;
- Establish a programme to record the condition of the mistletoe and should be completed during the flowering period in January/February each year; and
- The monitoring program shall record the condition of each plants and provide notes on any damage.

7. An annual review of performance shall be undertaken by a qualified ecologist to consider if the management measures are resulting in outcomes consistent with the objectives of the ecological management plan. The review shall document the wilding pine and broom control undertaken, the possum control work undertaken and the condition of mistletoe plants.
8. The annual review of performance prepared under condition 7 shall be submitted to QLDC on an annual basis. If the performance criteria (as per condition 6 above) are not achieved the annual review report shall determine why this has occurred and what the mitigation efforts will be to improve performance.
9. All indigenous trees and vegetation within the areas of the approved landscape plan and ecological management plan shall be allowed to grow to a natural form and not be pruned, trimmed or altered in any manner so as to provide effective visual and ecological mitigation.
10. All external lighting shall be down lighting only, located only within the curtilage area and shall not be used to highlight built form or landscape elements so as to be visible from the Queenstown to Glenorchy Road or Lake Wakatipu. External lighting not attached to buildings shall be no higher than 1m above ground.

11. The entrance gate to the access drive from the Queenstown to Glenorchy Road shall be a standard timber or metal farm gate with a standard timber post and rail or post and wire farm fence.
12. The access drive outside of the curtilage area shall be maintained as a gravel or chip seal surface of a local grey coloured stone with a maximum carriageway width of 3.5m in keeping with the farm setting.
13. All areas of exposed earth following completion of earthworks shall reseeded in grass to match the surrounding pastoral context within 3 months of completion of earthworks or planted as per the approved landscape plan.
14. Beech trees planted on the top of the earth mounds to the south of the homestead shall be 3 – 4 metres in height at the time of planting.
15. All slopes shall be a grade of no steeper than 1:3 to allow for mowing all grassed areas, and to ensure earth mounds appear naturalistic within the landscape.

General Engineering Conditions

16. 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

17. 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 (16), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the dwelling that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an access way to the dwelling 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 way shall meet the following requirements:
 - i) The gradient of the access way shall not exceed 1:5. Where the access exceeds 1 in 6 the surface shall be sealed with a nonslip surface.
 - ii) The access way shall have a formed carriageway width of no less than 3.5 metres, and no greater than 5m within the area of indigenous vegetation.

- iii) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - iv) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - v) The minimum standard for carriageway formation shall be either a single granular layer consisting of a minimum compacted depth of 150mm if metal carriageway or 100mm if sealed carriageway, of AP40 metal, or an alternative formation consisting of one or more layers where the depth of any granular layer shall be no less than 2.5 times the maximum particle size (i.e. if AP40 material is used the maximum particle size is 40mm the minimum layer thickness shall be 100mm).
 - vi) Passing bays or road widening shall be provided to prevent vehicle conflicts on narrow, steep and/or curved sections of the access. The number and design of passing areas shall form part of the overall access design with consideration given to available sight lines, vehicle safety and minimising earthwork cuts.
 - vii) Safety barriers shall be provided for vehicular safety where the internal accessways run parallel with land which drops away to a height of greater than 1m at an angle of greater than 45° within 2m of the edge of the accessway, in accordance with Clause 3.3.4 of QLDC's Development and Subdivision Engineering Standards (amendments to NZS 4404:2004).
 - viii) Culverts shall be sized in accordance with NZS4404:2004 and calculation details are to be supplied.
18. Prior to commencing works, the consent holder shall submit to the Principal Engineer at Council for review a site specific Site Management Plan for the works.
19. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified Geo-professional as defined in Section 1.4 of NZS 4404:2004 who is familiar with the 'Geosolve - Geotechnical Report for Mount Creighton Station, ref 130265 Rev 1, dated Jan 2014' and who shall ensure compliance with all of the recommendations / conclusions of this report.
20. 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 site specific Site Management plan approved by the Queenstown Lakes District', under Condition (18) above. 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.

To be monitored throughout earthworks

21. 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.
22. No earthworks, temporary or permanent, are to breach the boundaries of the site.

On completion of earthworks

23. On completion of earthworks [within the building footprint] and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall design the foundations of the dwelling taking into consideration any areas of uncertified fill on-site and the foundation design parameters recommended by the Geosolve, Geotechnical Report for Mount Creighton Station, ref 130265 Rev 1, dated Jan 2014.

To be completed when works finish and before occupation of dwellings

24. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The completion of all works detailed in Condition (17) above.
 - b) The extension of the sealed vehicle crossing to the boundary of Mount Creighton Station from Glenorchy-Queenstown Road. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower.
 - c) Parking and maneuvering areas shall be constructed to the dwellings in accordance with Council standards.
 - d) Any power supply connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - e) Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - f) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - g) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - h) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located

not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

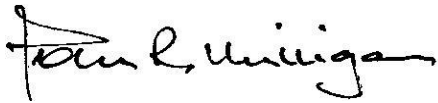
Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance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

Fire Fighting 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 20km from the nearest New Zealand Fire Service Fire Station

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

A handwritten signature in black ink, appearing to read "J R Milligan". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

J R Milligan
Commissioner
October 22, 2014

APPENDIX A
Summary of evidence heard

Jeffrey Andrew Brown: BSc (Hons), Master of Regional and Resource Planning (Otago); Resource Management Consultant; director of Brown and Company Planning Group Ltd; over 20 years' experience, including 2 years with QLDC.

- Proposal requires discretionary activity consent; presents draft list of conditions agreed to by the Department of Conservation;
- Issues relating to soil stability resolved by Geosolve investigation and amendments to conditions as originally proposed;
- Concurs with view in s42A report that, subject to the imposition of presently proposed conditions, adverse environmental effects not significant;
- Again concurs with s42A report that proposal in accordance with the objectives and policies of the Plan;
- No matters of relevance in the Otago Regional Policy Statement; any issues with regard to the National Policy Statement for Indigenous Biodiversity have been removed by amendment to the application and the conditions now proposed.
- Application can and should be granted.

Steve Skelton: BA in Communication and Master of Landscape Architecture, Graduate Member of the NZ Institute of Landscape Architects; employed by Baxter Design Group.

- Describes site and the wider landscape – “the flatter portions of the site ... hold a distinct arcadian pastoral character. The chain of vegetation which encompasses the site provides a natural character layer to the otherwise pastoral landscape.”
- Describes the proposal in its amended form, noting that amendments “respond to Council’s concerns”;
- Refers to landscape report provided with application, focusing on changes made since notification; with two exceptions agrees with recommendations made by Mr Denney (included in s42A report);
- As to now-proposed avenue of poplars – considers these not out of character with the “surrounding less formal landscape”, notes other examples of row poplar planting in vicinity; says proposed avenue will have a “low to very low adverse effect on the landscape”;
- While proposed planting of beech will take time to achieve full screening potential it is intended that these will be at least 3m high at planting and many will be on 1m mounds. “I consider the visual mitigation properties of these proposed plantings will be increasingly substantial with the first three years of planting.”
- “Overall I consider the proposed development will have very low adverse effect on the landscape and visual amenity and that the ecological management plan and proposed native plantings will enhance the site’s natural character.”



QUEENSTOWN LAKES DISTRICT COUNCIL

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RM140269**

Thursday, 23 October 2014

Cut and fill balance to be
achieved by re-contouring
existing embankment

Proposed Homestead

1m high mounding to receive
excess fill

Proposed Cottage

1m high mounding to receive
excess fill

Area subject to wilding pine
control and ecological
management plan

Proposed driveway

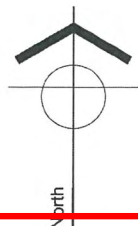


Homestead, cottage and driveway visually
screened by trees and mounding

+MT CREIGHTON HOMESTEAD - Site plan
REFERENCE : 1936 - SK26 - SCALE 1: 2000 @ A3 - 25 September 2014

ATTACHMENT B





QUEENSTOWN LAKES DISTRICT COUNCIL

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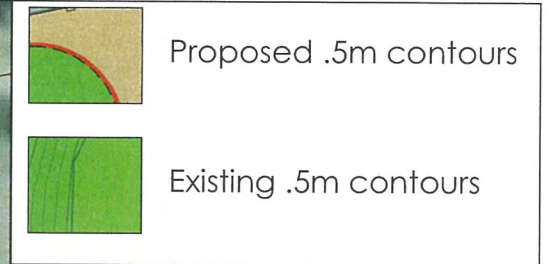
Thursday, 23 October 2014

Proposed residential curtilage and edge
of primary lawn

Existing mature beech tree to be retained

Row planted beech trees (*Nothofagus
solandri. cliffortioides*) to help screen the
homestead from Bennett's Bluff. Beech
to be row planted at 3m spacing. Trees
shall be a minimum of 3m in height
(approximately 80L) when planted

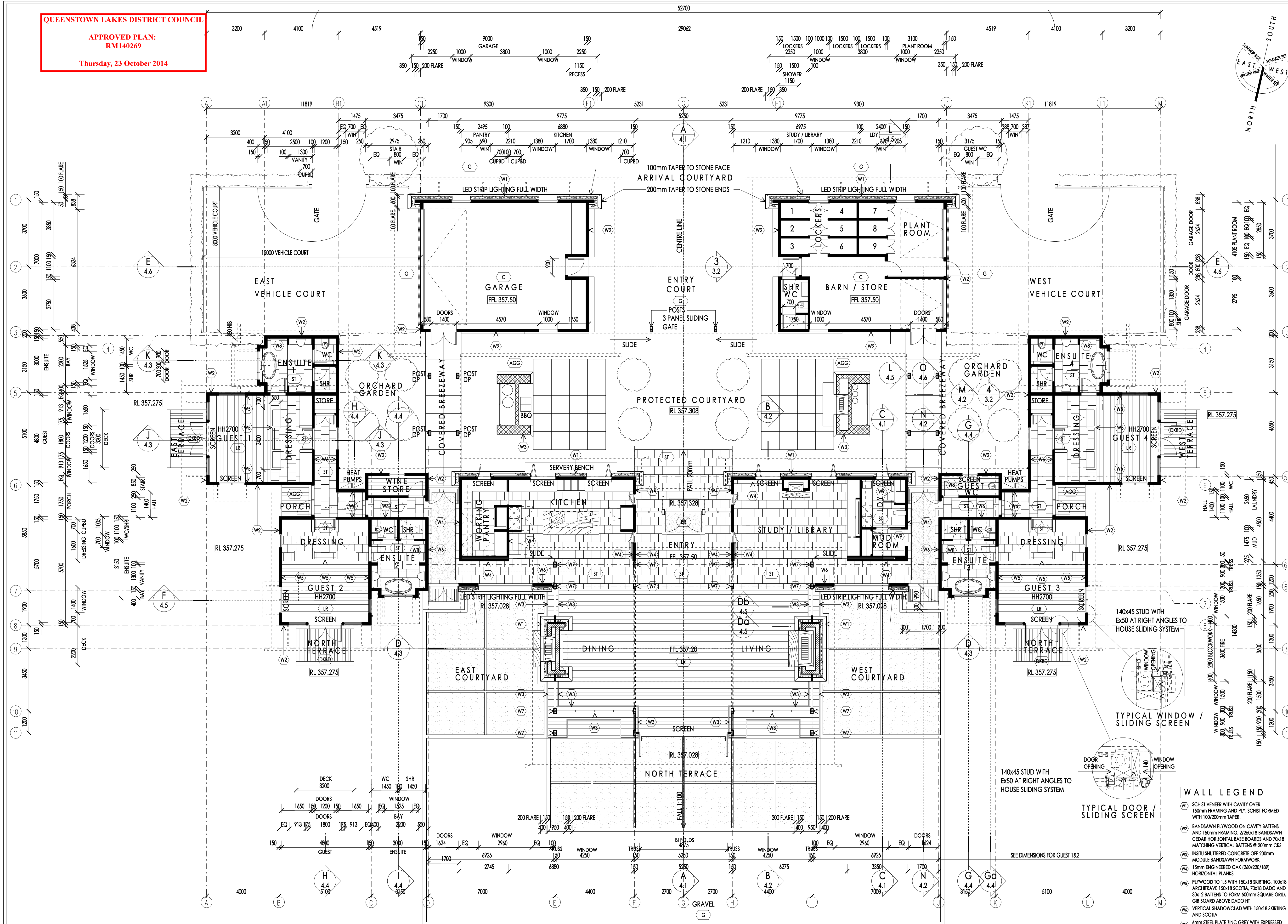
Area subject to wilding pine control and
ecological management plan



Stock fence.

Tasman poplar (*Populus
euramericana 'Tasman'*) trees in
formal avenue planting

3.3 m wide gravel driveway.



NOTES FOR FLOOR PLANS

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- THESE PLANS MUST BE READ IN CONJUNCTION WITH AND CO-ORDINATED WITH THE CONSULTING ENGINEERS DRAWINGS, DETAILS AND SPECIFICATION
- Exterior walls

Type A
150mm Schist veneer (150mm with locally 100/200 taper to form sloping to walls and chimneys) with s/s ties and 50mm vented cavity over 150x50 framing with building wrap/ply to cavity side.

Type B
12mm Bandawn treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600cs max. and noggs @ 800 cs to comply with NZS 3604 with 2/250x18 bandawn cedar horizontal base boards / 70x18 vertical battens @ 200 cs and 200x18 cover facing at horizontal sheet joints (see elevations)

Type C
Insitu off form reinforced concrete. Formwork to be bandawn faced ply with 200mm horizontal banding

Type D
22mm engineered oak planks (260/220/189) laid horizontally on 12mm treated ply on cavity battens over building wrap and 150x50 stud framing.

Type E
4mm steel plate panels on building wrap over 12mm treated ply backing in 100x50 H3.2 framing. Steel panels fixed with expressed 50mm square washers and bolts

Building Wrap is Tecton Building Wrap to the Tecton Weatherization System complete with Detail and Flashing tapes to all openings
- Interior walls

H3.2 timber framed walls (150x50 or 100x50) to have studs @ 400 cs max and noggs @ 800 cs to comply with NZS 3604.

Type A
Plywood panels to 1.5 off with 150x18 skirting, 100x18 architraves, 150x18 scotia, 70x18 dado (1.5 to top of dado) and 30x12 battens to form 500 square grid. GIB level 5 finish above dado level for paint fin.

Type B
Full ht vertically laid Shadowclad with 150x18 skirting and scotia

Type C
300x100 white tiles to wet areas to 1.5 off (full ht in showers) on 9mm Hardies Villoboard with 10mm GIB aquiline level 5 finish over for paint fin.

Type D
6mm steel plate panels enclosing structural portals / posts. Steel panels fixed with expressed square washers and bolts over expressed corner angles. Ensure all structural timber is machine stress grade 8 minimum or as specified by the Engineer

Waterproof all internal wet floor with Protecto Wrap AFM-WM membrane and walls with Protecto Wrap AFM-WM membrane. Return up walls 150mm min. (2.0 to shower) all in strict accordance to the manufacturers specifications and as per NZBC E3.

Provide additional noggs for fixing of skirtings, wall linings, fittings and shelving as necessary.
- Insulation

Provide insulation to exterior walls, xxx mm Pink batts (bbs) and ceilings xxxmm (bbs) Pink batts insulation

Provide Pink batts Silencer (100mm) acoustic insulation between all bed room and living spaces and enclosing all ensuites and any service ducts.

Provide to Breeweways

150 jts posts with feature planted steel plates all side to head base and centrally with expressed square washers and bolts
- Timber Floors

22mm engineered oak (260/220/189) strip flooring in random hit and miss layout direct fixed on dpc over slab.

Timber Decking

Purple heart hardwood decking with 150x19 borders and 150x19 infill with 5mm spaces on H3.2 deck joists

Provide mechanical ventilation to the kitchen, Laundry and all bathrooms/ ensuites in accordance with NZBC G4/AS1.
- Ceilings

Type A
Living areas and kitchen: 12mm shadowclad for paint finish with expressed bandawn Douglas fir beams and trusses

Type B
Bedrooms: 12mm shadowclad for paint finish with expressed double 150x75 bandawn Douglas fir feature battens (225 c/c) and 150x18 scotia.

Type C
Hallways (bedroom wings): 13mm GIB for paint finish with expressed double 150x75 bandawn Douglas fir feature battens (225 c/c) and 150x18 scotia.

Type D
Ensuites and wet areas: 13mm GIB aquiline for paint finish with 150x18 scotia with 150x75 bandawn Douglas fir feature battens.

Type E
Garage / Barn: 12mm treated Shadowclad between exposed timber trusses for paint fin.
- Soffits

Type A
Generally exposed trusses / rafters and purlins with exposed underside of corrugated roofing.

All exposed timbers bandawn Douglas fir weathered.

Type B
At Entry and Breeweway: 12mm Shadowclad, painted
- Exterior Joinery

Architectural Series double glazed (tint grey finish)

Window and door dimensions given on floor plans and schedule are overall lead sizes. Allow for tolerance either side of window overalls when setting up framing.
- All external windows and doors to be flashed in strict accordance with cladding manufacturers details and specifications.
- Type 4 smoke alarms to be located on escape routes and within 3.0m of every sleeping space in accordance with NZS4502.
- All paving to access routes to comply with NZBC D1/AS1 for slip resistance. Provide P54 certificate.



WALL LEGEND

- (W1) SCHIST VENEER WITH CAVITY OVER 150mm FRAMING AND PLY. SCHIST FORMED WITH 100/200mm TAPE.
- (W2) BANDAWN PLYWOOD ON CAVITY BATTENS AND 150mm FRAMING. 2/250x18 BANDAWN CEDAR HORIZONTAL BASE BOARDS AND 70x18 MATCHING VERTICAL BATTENS @ 200mm CRS
- (W3) INSITU SHUTTERED CONCRETE OFF 200mm MODULE BANDAWN FORMWORK
- (W4) 15mm ENGINEERED OAK (260/220/189) HORIZONTAL PLANKS
- (W5) PLYWOOD TO 1.5 WITH 150x18 SKIRTINGS, 100x18 ARCHITRAVE 150x18 SCOTIA, 70x18 DADO AND 30x12 BATTENS TO FORM 500mm SQUARE GRID. GIB BOARD ABOVE DADO HT
- (W6) VERTICAL SHADOWCLAD WITH 150x18 SKIRTING AND SCOTIA
- (W7) 6mm STEEL PLATE TINTED GREY WITH EXPRESSED CORNER ANGLES AND BOLT FIXINGS
- (W8) 300x100 WHITE TILES TO 1.5 GIB BOARD OVER FULL HT TILES TO SHOWER
- (W9) Y GROOVED VILLOBOARD WITH 150x18 SKIRTING AND SCOTIA

FLOOR FINISHES

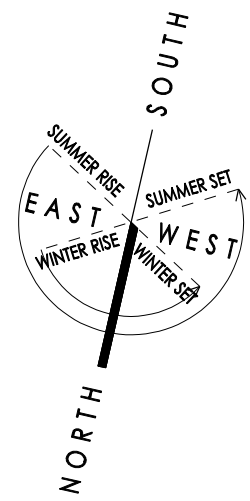
- (LR) 22mm ENGINEERED OAK (260/220/189) BOARDS RANDOM HIT AND MISS LAYOUT DIRECT FIXED OVER DPC ON SLAB
- (ST) SELECTED 12mm STONE ON MORTAR WITH UNDERFLOOR HEATING TO AREAS INDICATED
- (BR) RECESSED BRUSH MAT / METAL BORDER
- (AGG) HOMED EXPOSED SELECTED AGGREGATE CONCRETE WITH OXIDE WITH TIMBER HARDWOOD INSERTS
- (DKBD) PURPLE HEART HARDWOOD DECKING WITH BORDER ALL SIDES
- (C) BRUSHED FLOAT CONCRETE
- (G) GRAVEL WITH EX200x100 PURPLE HEART BORDER FLUSH
- (P) 1.0 SQUARE PAVERS

1 HOMESTEAD FLOOR PLAN
SCALE 1:100

QUEENSTOWN LAKES DISTRICT COUNCIL

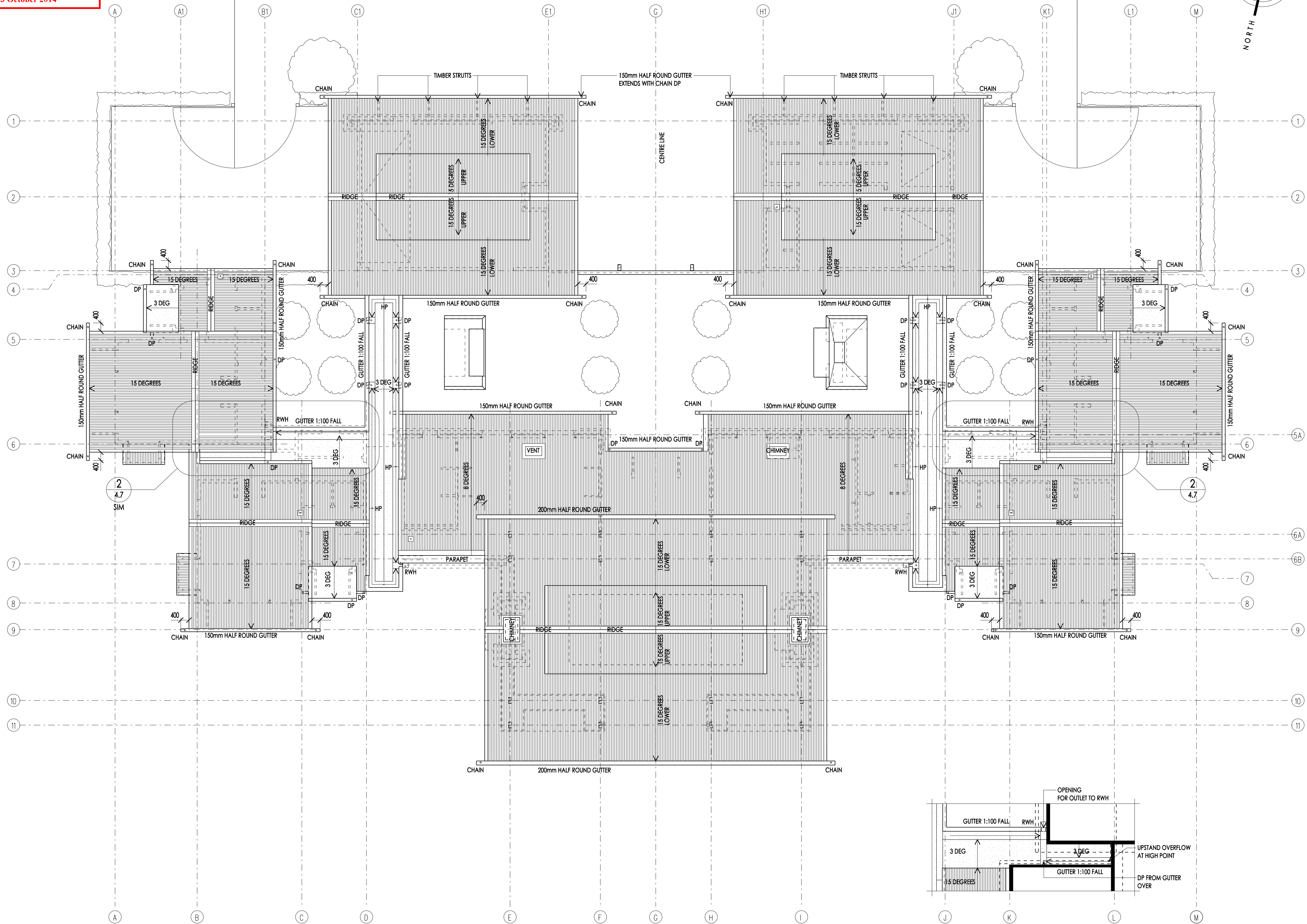
APPROVED PLAN:
RM140269

Thursday, 23 October 2014



NOTES for ROOF PLANS

- 1 THESE PLANS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION
- 2 These plans must be read in conjunction with, and be coordinated with other plans, sections and elevations for dimensions and openings.
- 3 Site check all dimensions before starting work.
- 4 All timber to be H3.2 minimum unless a specific timber is called up. Ensure that all mechanical fixings are compatible with chemicals used in treatment and environmental conditions.
- 5 Ensure that all structural timber is machine stressed grade 8 minimum or as specified by the Engineer.
- 6 Allow for HIGH WIND ZONE and LIGHT WEIGHT ROOF and snow loads for ANY structural design calculations.
- 7 Coordinate with plumber before any work begins.
- 8 Generally 15 degree main roof with raised rooflight and 7 degree single pitch lower roof for Homestead and 15 degree roof with raised central portion for Cottage. Breezeways and portion of Homestead roof in 2.0 min degree membrane roofs
- 9 Roof Types
Type 1:
Profiled Roofing
0.55 Colorsteel corrugated long run roofing with colorsteel flashings to match with screw fixings on breather type building paper on H3.2 Purlins/Rafters.
Type 2:
Wentbone Roofing (including box gutters and sumps)
Ardes Shetland Duo 2 layer membrane over 18mm H3.2 treated plywood to falls. Internal box gutters to have a minimum fall of 1:60 from high point to downpipe outlet. Allow for vents at quantity required by manufacturer.
- 10 Provide solid blocking (hogging) between rafters to comply with NZS 3604 (2011).
- 11 150mm and 200mm half round 0.55 Colorsteel guttering on exposed proprietary clip fixed brackets with snow straps and 80mm dia ARX colorsteel downpipes.
- 12 All flashings to be 0.55 Colorsteel to match with secret clip fixings and neat folds/seams. No visible rivet/screw fixings. Barge flashings to be barge rolled and all ridge flashings with similar roll as detailed



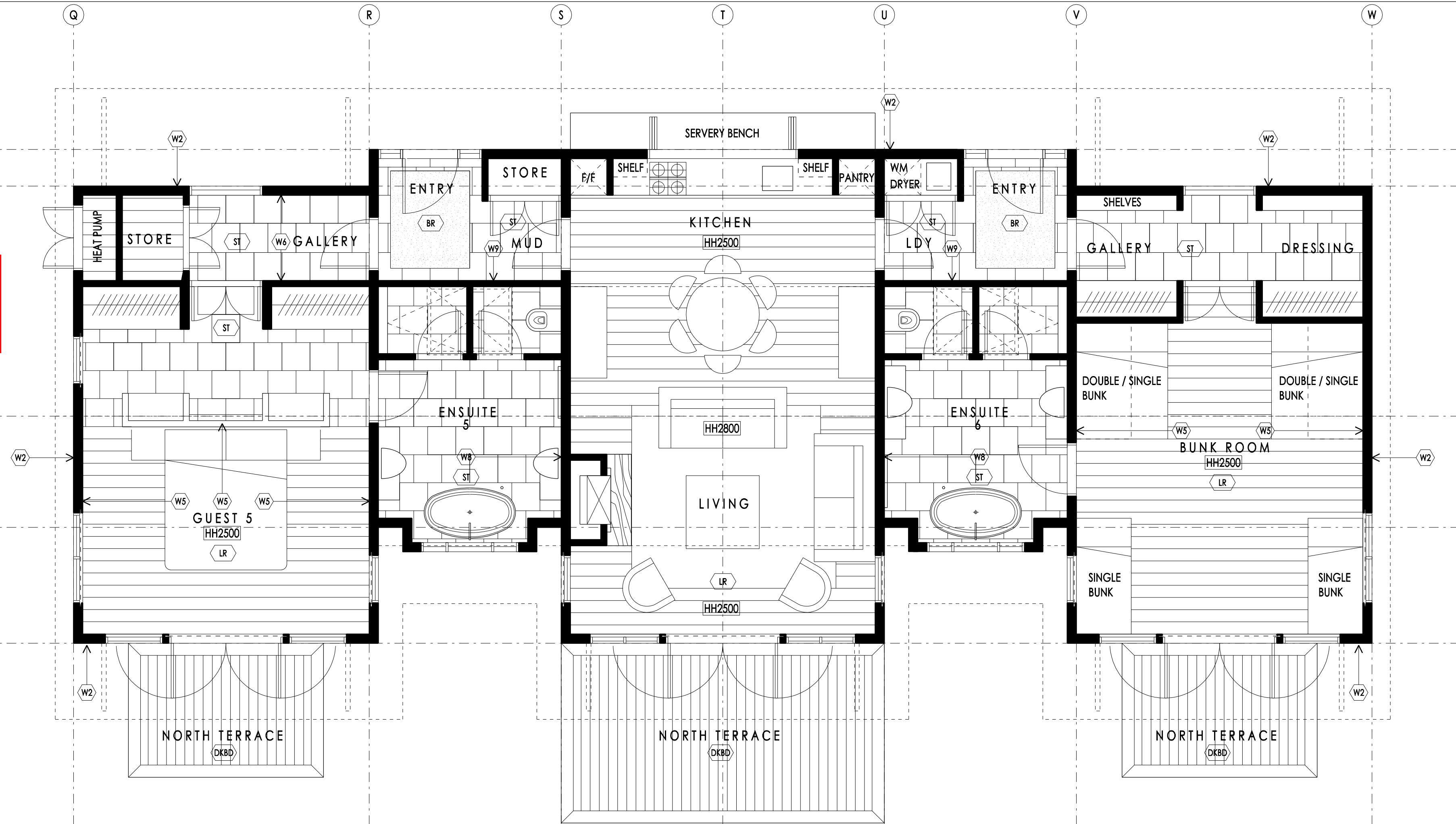
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140269

Thursday, 23 October 2014

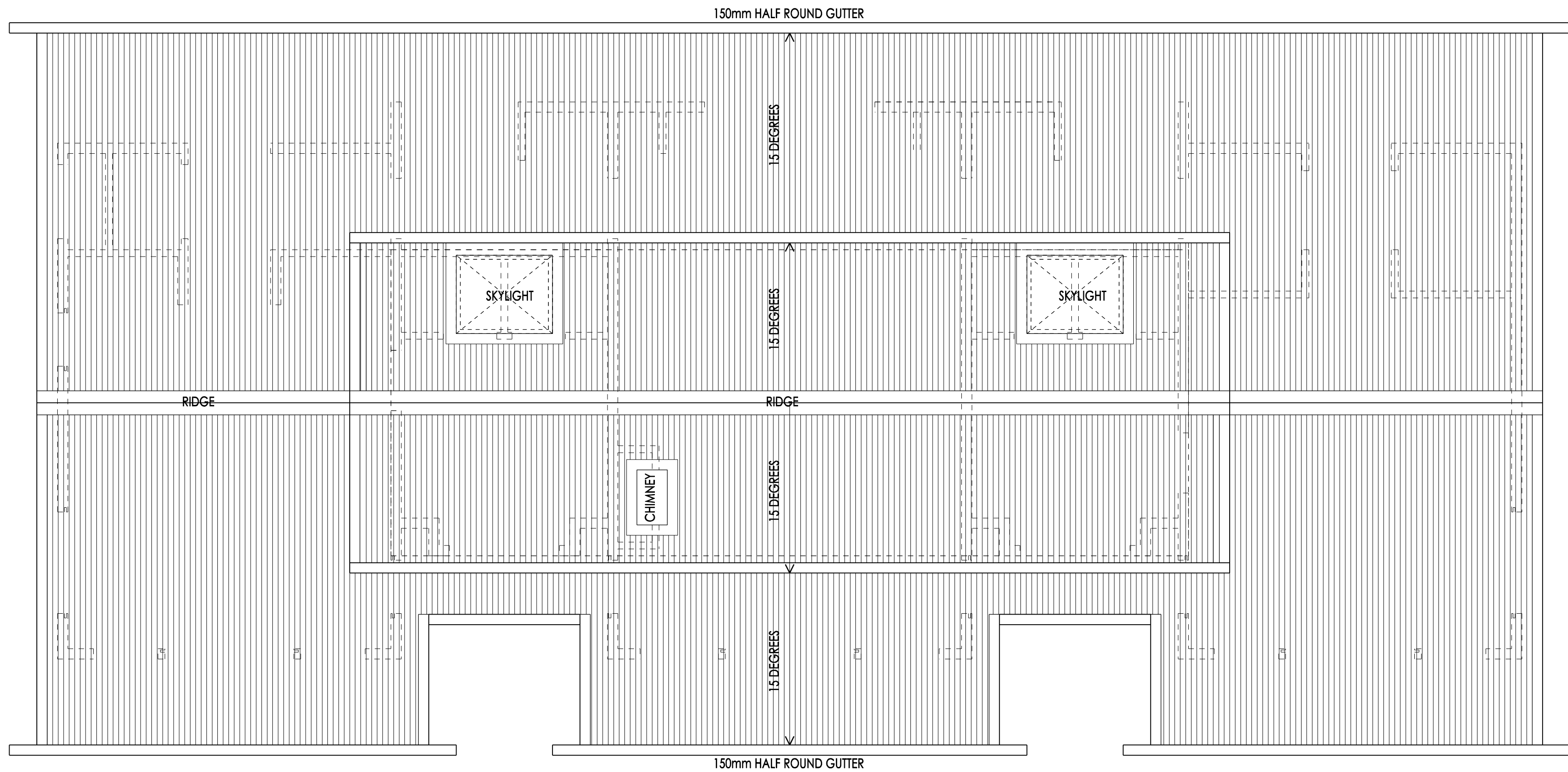
1 COTTAGE FLOOR PLAN

SCALE 1:50



2 COTTAGE ROOF PLAN

SCALE 1:50



NOTES for ROOF PLANS

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- All timber to be H3.2 minimum unless a specific timber is called up. Ensure that all mechanical fixings are compatible with chemicals used in treatment and environmental conditions.
- Ensure that all structural timber is machine stressed grade 8 minimum or as specified by the Engineer.
- Allow for HIGH WIND ZONE and LIGHT WEIGHT ROOF and snow loads for ANY structural design calculations.
- Coordinate with plumber before any work begins.
- Generally 15 degree main roof with raised rooflight and 7 degree single pitch lower roof for Homestead and 15 degree roof with raised cantil portion for Cottage.
- Breezeways and portion of Homestead roof in 2.0 min degree membrane roofs
- Roof Types
- Type 1
Profiled Roofing
0.55 Colorsteel corrugated long run roofing with colorsteel flashings to match with screw fixings on breather type building paper on H3.2 Purlins/Rafters.
- Type 2
Membrane Roofing (including box gutters and sumps)
Ardex Shelterbet Duo 2 layer membrane over 18mm H3.2 treated plywood to falls. Internal box gutters to have a minimum fall of 1:60 from high point to downpipe outlet. Allow for vents at quantity required by manufacturer.
- Type 3
Provide solid blocking (nogging) between rafters to comply with NZS 3604 (2011).
- Type 4
150mm and 200mm half round 0.55 Colorsteel guttering on exposed proprietary clip fixed brackets with snow straps and 80mm dia ARX colorsteel downpipes.
- Type 5
All flashings to be 0.55 Colorsteel to match with secret clip fixings and neat folds/seams. No visible rivet/screw fixings. Barge flashings to be barge rolled and all ridge flashings with similar roll as detailed

WALL LEGEND

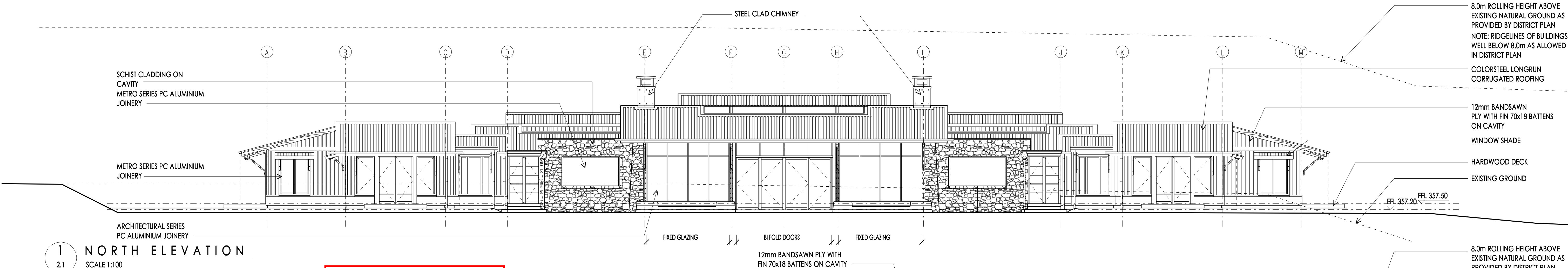
- (V1) SCHIST VENEER WITH CAVITY OVER 150mm FRAMING AND PLY. SCHIST FORMED WITH 100/200mm TAPE.
- (W2) BANDSAWN PLYWOOD ON CAVITY BATTENS AND 150mm FRAMING. 2/250x18 BANDSAWN CEDAR HORIZONTAL BASE BOARDS AND 70x18 MATCHING VERTICAL BATTENS @ 200mm CRS
- (W3) INSITU SHUTTERED CONCRETE OFF 200mm MODULE BANDSAWN FORMWORK
- (W4) 15mm ENGINEERED OAK (260/220/189) HORIZONTAL PLANKS
- (W5) PLYWOOD TO 1.5 WITH 150x18 SKIRTING, 100x18 ARCHITRAVE 150x18 SCOTIA, 70x18 DADO AND 30x12 BATTENS TO FORM 500mm SQUARE GRID. GIB BOARD ABOVE DADO HT
- (W6) VERTICAL SHADOWCLAD WITH 150x18 SKIRTING AND SCOTIA
- (W7) 6mm STEEL PLATE ZINC GREY WITH EXPRESSED CORNER ANGLES AND BOLT FIXINGS
- (W8) 300x100 WHITE TILES TO 1.5 GIB BOARD OVER FULL HT TILES TO SHOWER
- (W9) 'V' GROOVED VILLABOARD WITH 150x18 SKIRTING AND SCOTIA

FLOOR FINISHES

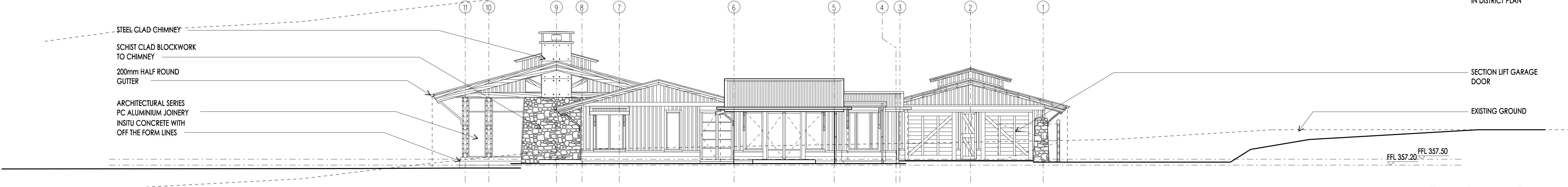
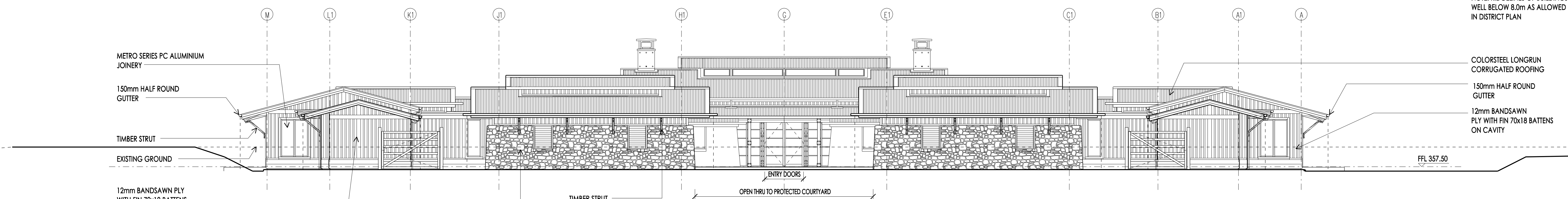
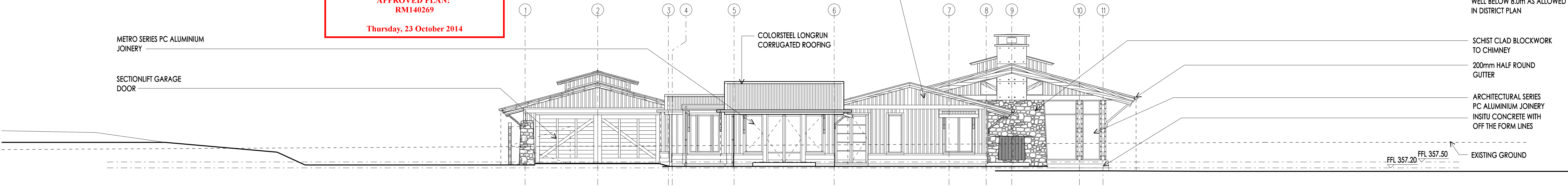
- (LR) 15mm ENGINEERED OAK (260/220/189) BOARDS. RANDOM HIT AND MISS LAYOUT ON 20mm H3.2 TREATED PLYWOOD
 - (ST) SELECTED STONE ON MORTAR WITH UNDERFLOOR HEATING TO AREAS INDICATED
 - (BR) RECESSED BRUSH MAT / METAL BORDER
 - (AGO) HONED EXPOSED SELECTED AGGREGATE CONCRETE WITH OXIDE WITH TIMBER HARDWOOD INSERTS
 - (DKB) PURPLE HEART HARDWOOD DECKING WITH BORDER ALL SIDES
 - (C) POLISHED CONCRETE
 - (G) GRAVEL
- Type A
Living areas and kitchen: 12mm shadowclad for paint finish with expressed banddown Douglas fir beams and trusses
- Type B
Bedrooms: 12mm shadowclad for paint finish with expressed double 150x75 banddown Douglas fir feature battens (225 c/c) and 150x18 scotia.
- Type C
Hallways (bedroom wings): 13mm GIB for paint finish with expressed double 150x75 banddown Douglas fir feature battens (225 c/c) and 150x18 scotia.
- Type D
Ensuites and wet areas: 13mm GIB aqualine for paint finish with 150x18 scotia with 150x75 banddown Douglas fir feature battens.
- Type E
Garage / Barn: 12mm treated shadowclad between exposed timber trusses for paint fin.
- Type A
Soffits
- Generally exposed trusses / rafters and purlins with exposed underside of corrugated roofing.
- All exposed timbers banddown Douglas fir weathered.
- Type B
At Entry and Breezeway: 12mm Shadowclad, painted
- Exterior Joinery
- Architectural Series double glazed (zinc grey finish)
- Window and door dimensions given on floor plans and schedule are overall leaf sizes. Allow for tolerance either side of window overalls when setting up framing.
- All external windows and doors to be flashed in strict accordance with cladding manufacturers details and specifications.
- Type 4 smoke alarms to be located on escape routes and within 3.0m of every sleeping space in accordance with NZS4502.
- All paving to access routes to comply with NZBC D1/AS1 for slip resistance. Provide F54 certificate.

NOTES for FLOOR PLANS

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- THESE PLANS MUST BE READ IN CONJUNCTION WITH AND CO-ORDINATED WITH THE CONSULTING ENGINEERS DRAWINGS, DETAILS AND SPECIFICATION
- Exterior walls
- Type A
150mm Schist veneer (150mm with locally 100/200 taper to form slopings to walls and chimneys) with ss tiles and 50mm vented cavity over 150x50 framing with building wrap/ply to cavity side.
- Type B
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type C
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type D
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type E
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type F
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type G
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type H
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type I
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type J
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type K
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type L
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type M
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type N
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type O
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type P
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type Q
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type R
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type S
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type T
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type U
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type V
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type W
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type X
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type Y
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604
- Type Z
12mm Banddown treated plywood on H3.2 cavity battens over building wrap and 150x50 H3.2 stud framing @ 400 or 600c/s max. and nogs @ 800 c/s to comply with NZS 3604



QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM140269
Thursday, 23 October 2014



HOMESTEAD - ELEVATIONS

christian anderson
architects

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PO Box 47144, Ponsonby,
Auckland 1144, New Zealand.
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ph: +64 9 376 7370 mob: +64 21 777 370

client : MOUNT CREIGHTON STATION JOINT VENTURE
project : MOUNT CREIGHTON HOMESTEAD
drawing : HOMESTEAD - ELEVATIONS

date	issue	amendment
design: CTLA	drawn: RH	job no: 1301
checked: CTLA	date: APRIL 2014	issue: A - RC
scale: A1 - 1:100	A3 - 1:200	revision: sheet 3.1

11/04/2014

Thursday, 23 October 2014

2.1 SCALE 1:100



2.1 SCALE 1:100



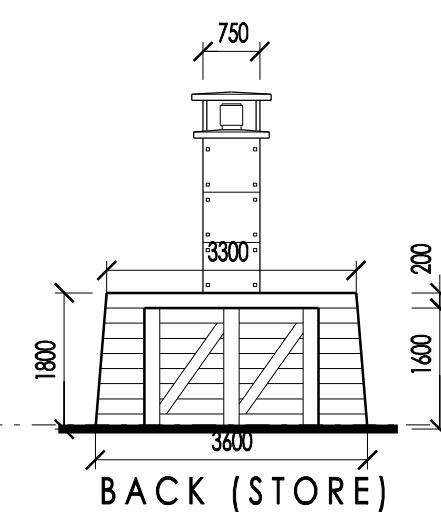
2.1 SCALE 1:100

— STEEL CLAD CHIMNEY

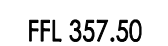
2.1 SCALE 1:100

— SCHIST CLAD BLOCKWORK

2.1 SCALE 1:100

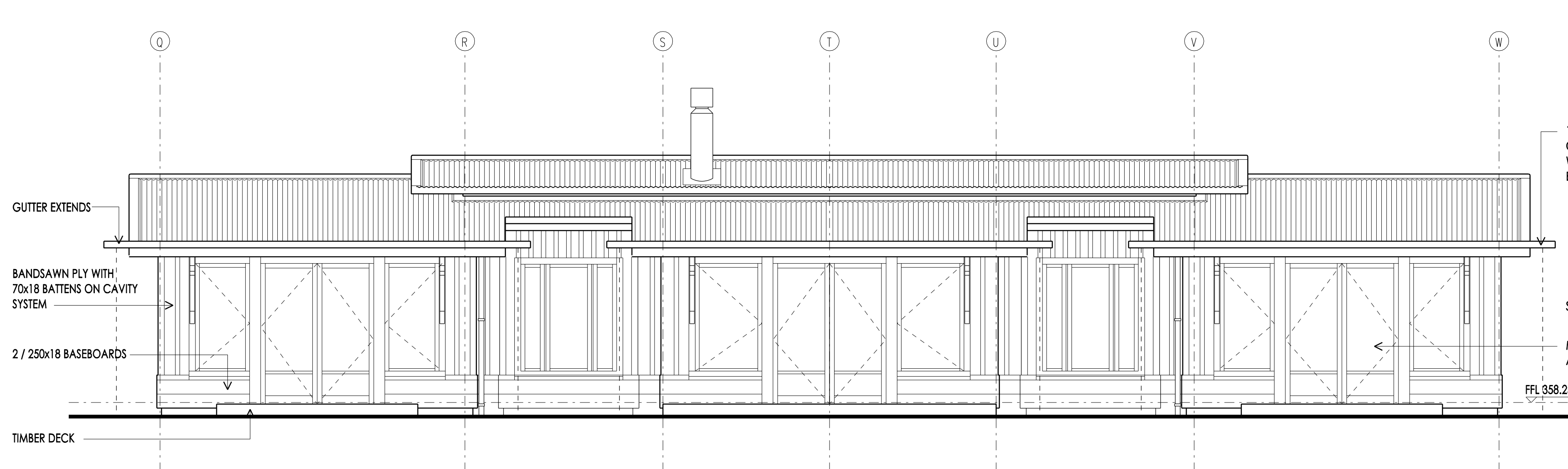


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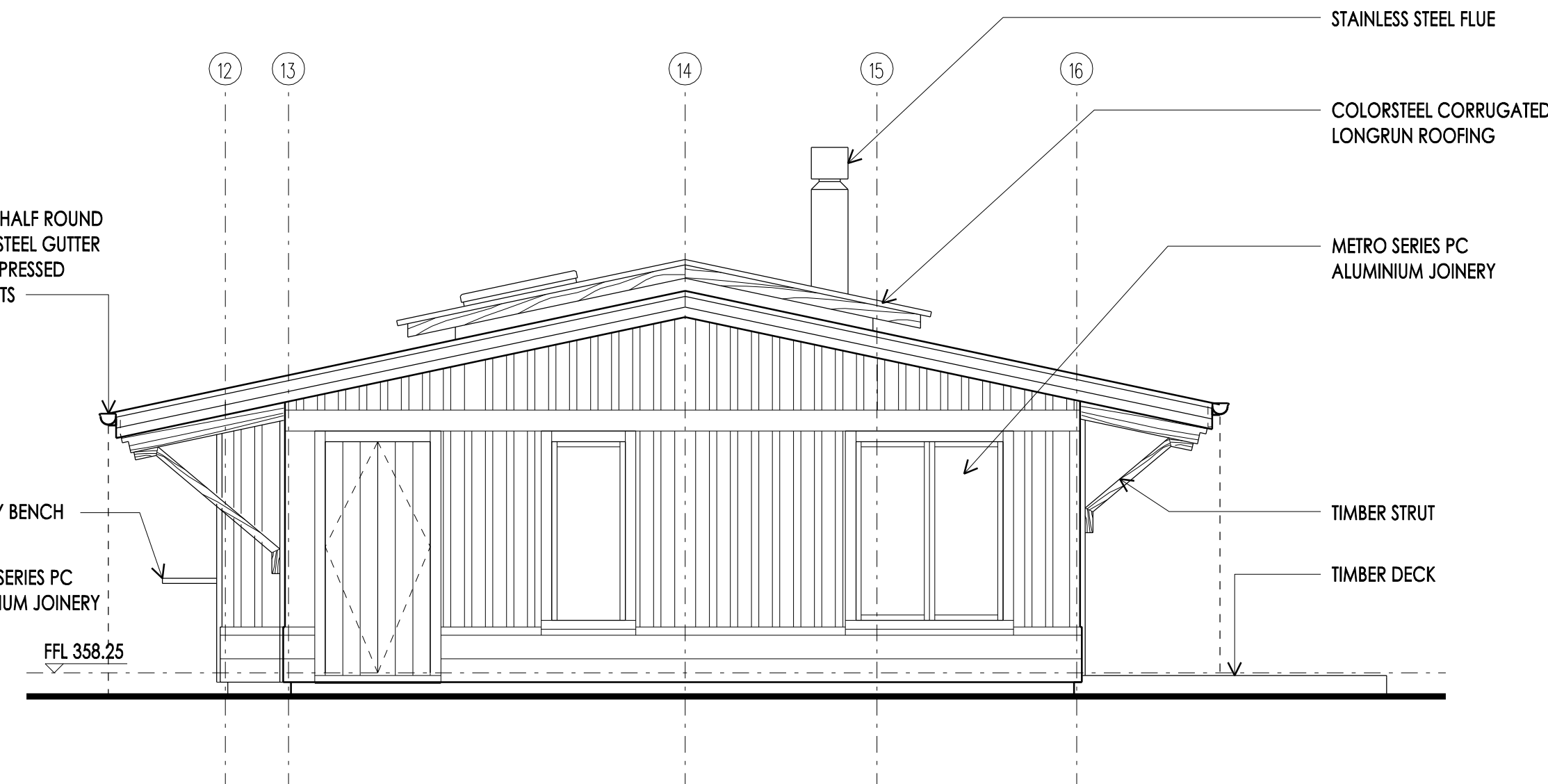


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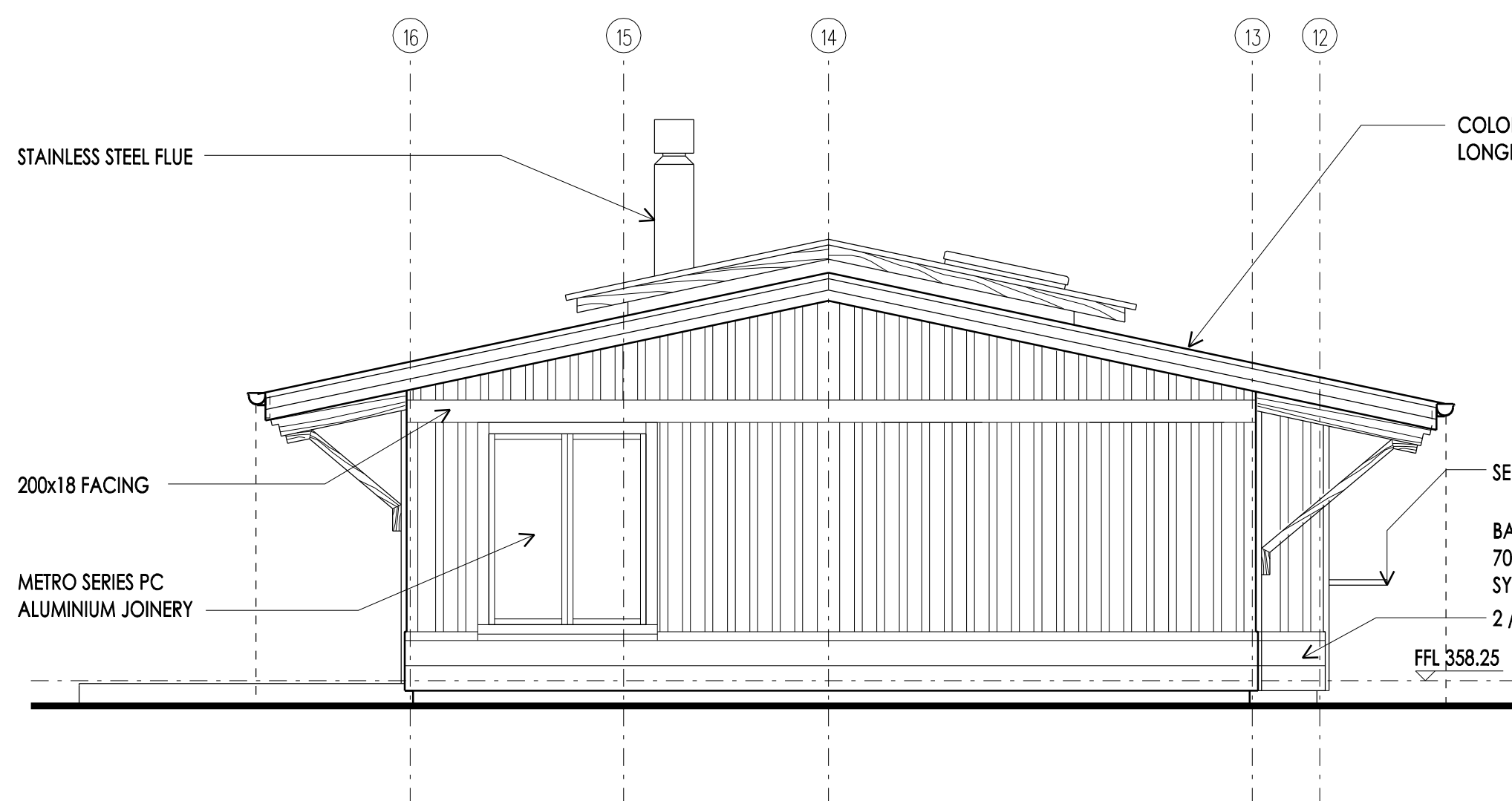
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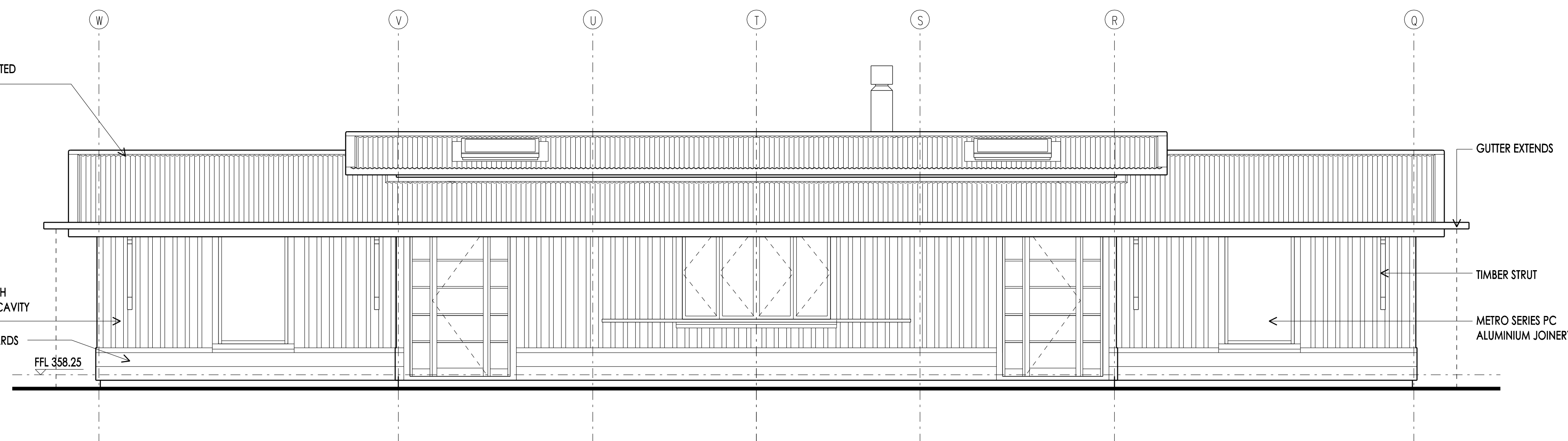
1 NORTH ELEVATION
2.3 SCALE 1:50



2 EAST ELEVATION
2.3 SCALE 1:50



3 WEST ELEVATION
2.3 SCALE 1:50



4 SOUTH ELEVATION
2.3 SCALE 1:50

COTTAGE - ELEVATIONS

christian anderson
a r c h i t e c t s

christian anderson architects ltd
17 Prosford St, Ponsonby
PO Box 47144, Ponsonby,
Auckland 1144, New Zealand.
ca@christianandersonarchitects.co.nz
ph: +64 9 376 7370 mob: +64 21 777 370

client : MOUNT CREIGHTON STATION JOINT VENTURE
project : MOUNT CREIGHTON HOMESTEAD
drawing : COTTAGE - ELEVATIONS

date	issue	amendment
design: CTLA		
drawn: RH		
checked: CTLA		
date: APRIL 2014		
scale: A1 - 1:100		
A3 - 1:200		

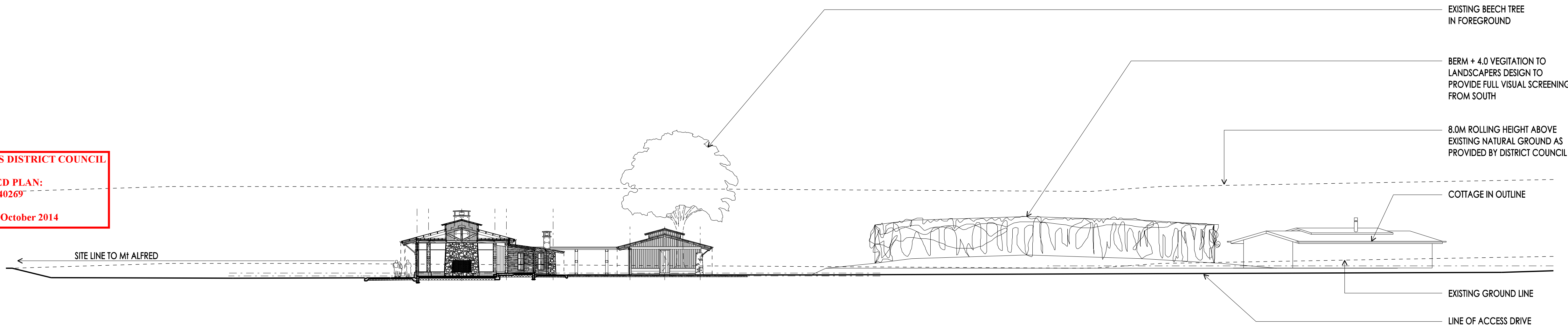
job no	1301
issue	A - RC
revision	
sheet	3.3

11/04/2014

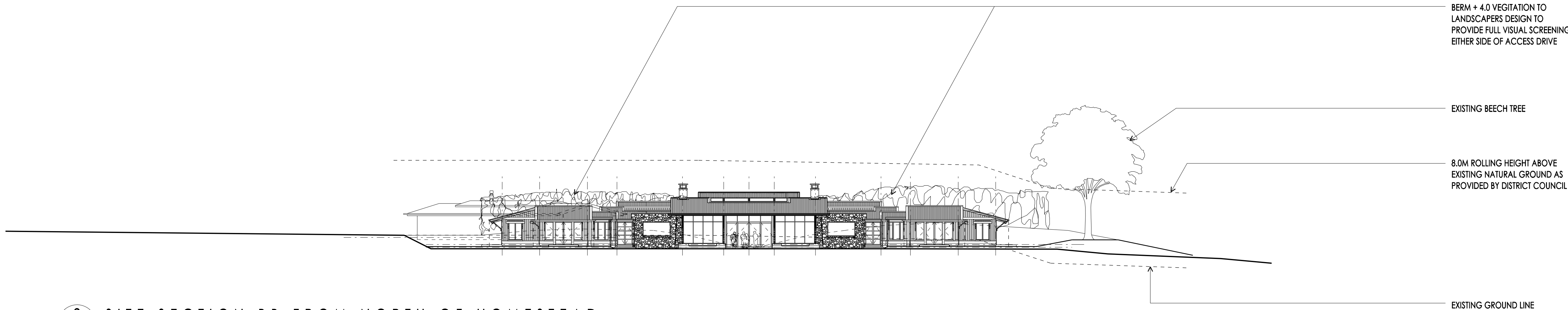
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM1140269

Thursday, 23 October 2014



1 SITE SECTION AA CENTRE LINE OF HOMESTEAD
SCALE 1:250



2 SITE SECTION BB FROM NORTH OF HOMESTEAD
SCALE 1:250

SITE SECTIONS

christian anderson
a r c h i t e c t s

christian anderson architects ltd
17 Prosford St, Ponsonby
PO Box 47144, Ponsonby,
Auckland 1144, New Zealand.
ca@christianandersonarchitects.co.nz
ph: +64 9 376 7370 mob: +64 21 777 370

client : MOUNT CREIGHTON STATION JOINT VENTURE
project : MOUNT CREIGHTON HOMESTEAD
drawing : SITE SECTIONS

date	issue	amendment
design: CTLA	drawn: RH	job no 1301
checked: CTLA	date: APRIL 2014	issue A - RC
scale: A1 - 1:250	A3 - 1:500	revision
		sheet 3.4

11/04/2014

ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER

ROAD 1 EARTHWORKS

VOLUMES

Stripping (200mm)	815m ³
Cut	540m ³
Fill	765m ³
Pavement (150mm Depth)	360m ³

AREAS

Plan Area	4455m ²
Slope Area	4500m ²

DEPTHS

Max. Fill Depth	0.9m (CH 260)
Max. Cut Depth	1.2m (CH 490)

MOUND EARTHWORKS

MOUND 1

Fill	1030m ³
Plan Area	956m ²
Max. Fill Depth	2.00m

MOUND 2

Fill	1250m ³
Plan Area	1215m ²
Max. Fill Depth	1.95m

MOUND 3

Fill	550m ³
Plan Area	515m ²
Max. Fill Depth	2.20m

BULK EARTHWORKS

In Area of Homestead & Cottage

Fill	1710m ³
Cut	4765m ³
Plan Area	7130m ²
Max. Fill Depth	1.8m
Max. Cut Depth	1.4m

TOTALS

Fill	5305m ³
Cut	5305m ³
Plan Area	14271m ²
Max. Fill Depth	2.2m
Max. Cut Depth	1.4m

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140269

Thursday, 23 October 2014

SEE SHEET 2

SEE SHEET 3

SEE SHEET 3

SEE SHEET 4

Notes:

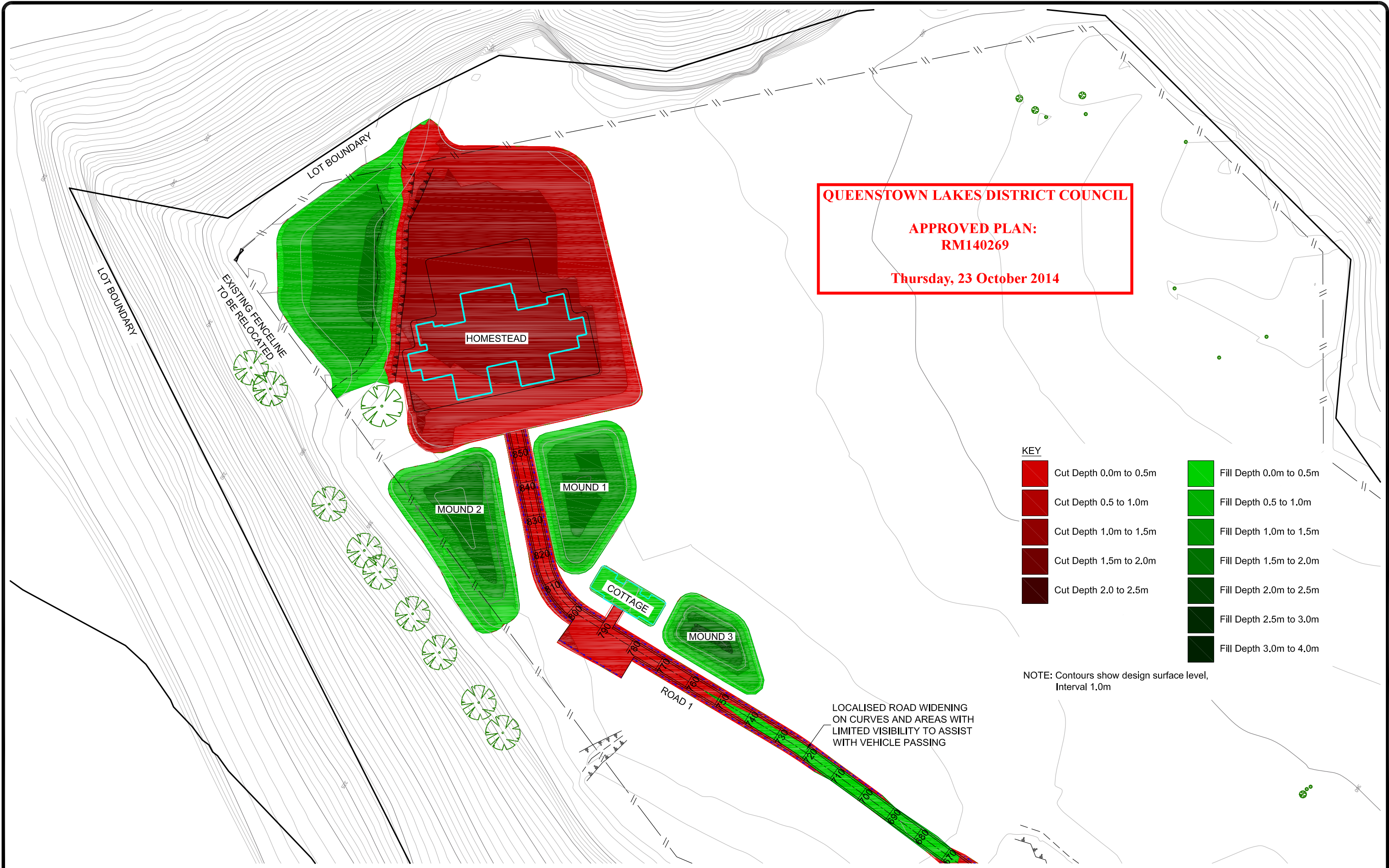
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A	FOR CONSENT	NL	19.03.14
B	EARTHWORKS REVISED, ROAD 2 REMOVED	NL	10.04.14
C	ROAD 1 RE-ALIGNED	NL	23.07.14


Project:	MOUNT CREIGHTON STATION HOMESTEAD
Title:	ACCESS & EARTHWORKS

Client:	MOUNT CREIGHTON STATION JOINT VENTURE
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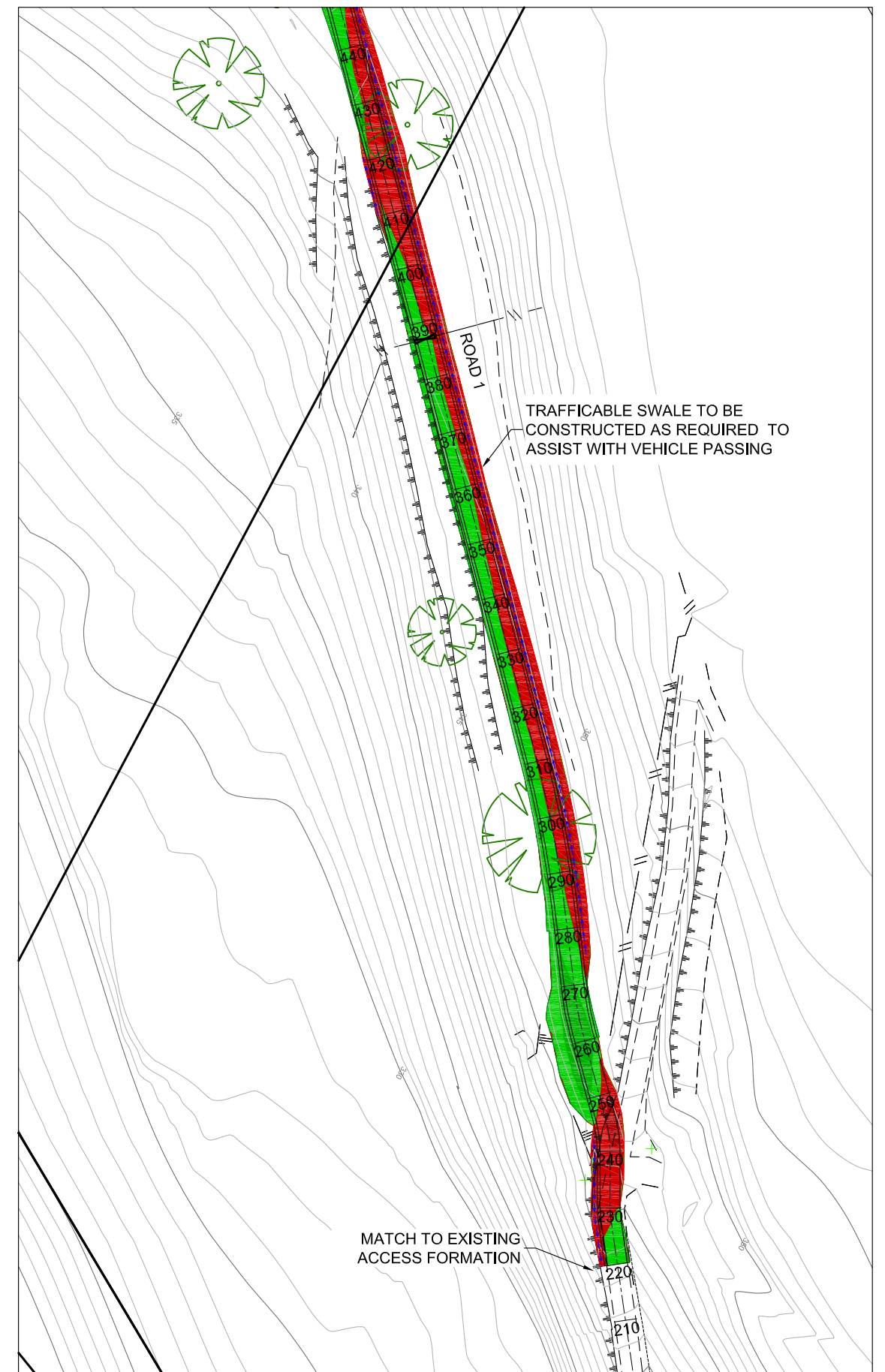
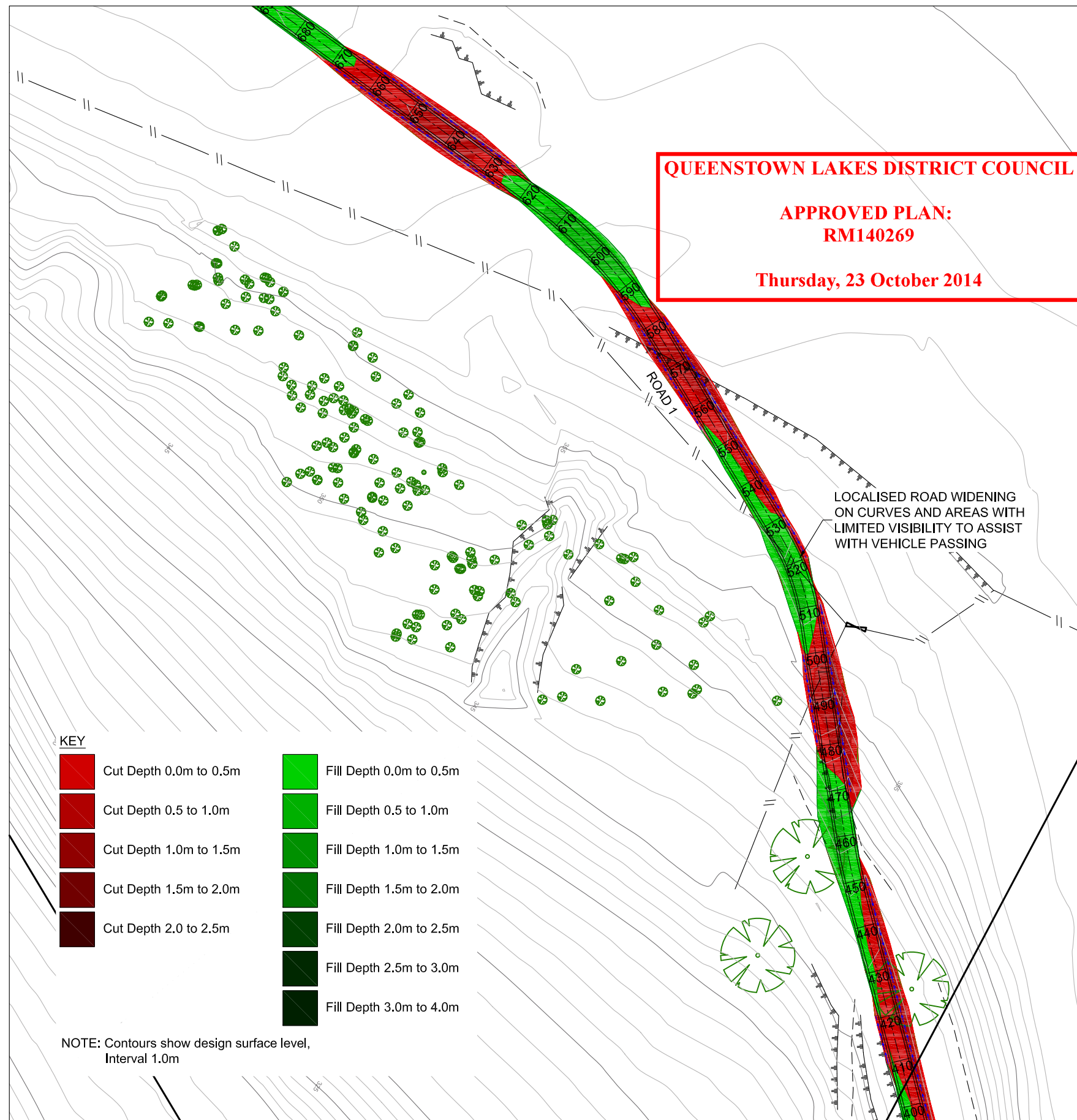
 CONSULTING ENGINEERS / STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL				This drawing is supplied on the understanding that the information contained herein will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.		
Drawn:	Checked:	Scale:	Drawing Number:	Project:	Sheet:	Issue:
JDR	NL	1:4000 @ A3	142612	142612	01	C

ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



Notes:	Issue	Description	By	Date	Project:	Client:	<div> CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL 44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2140, F: +64 3 441 3513, W: www.hadleys.co.nz</div> <div>This drawing is supplied on the understanding that the information contained hereon will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.</div>					
	A	FOR CONSENT	NL	19.03.14	MOUNT CREIGHTON STATION HOMESTEAD							
	B	EARTHWORKS REVISED, ROAD 2 REMOVED	NL	10.04.14								
C	ROAD 1 RE-ALIGNED	NL	23.07.14	Title:	ACCESS & EARTHWORKS	Drawn:	Checked:	Scale:	Drawing Number:	Project:	Sheet:	Issue:
							JDR	NL	1:1000 @ A3	142612	02	C

ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



Notes:

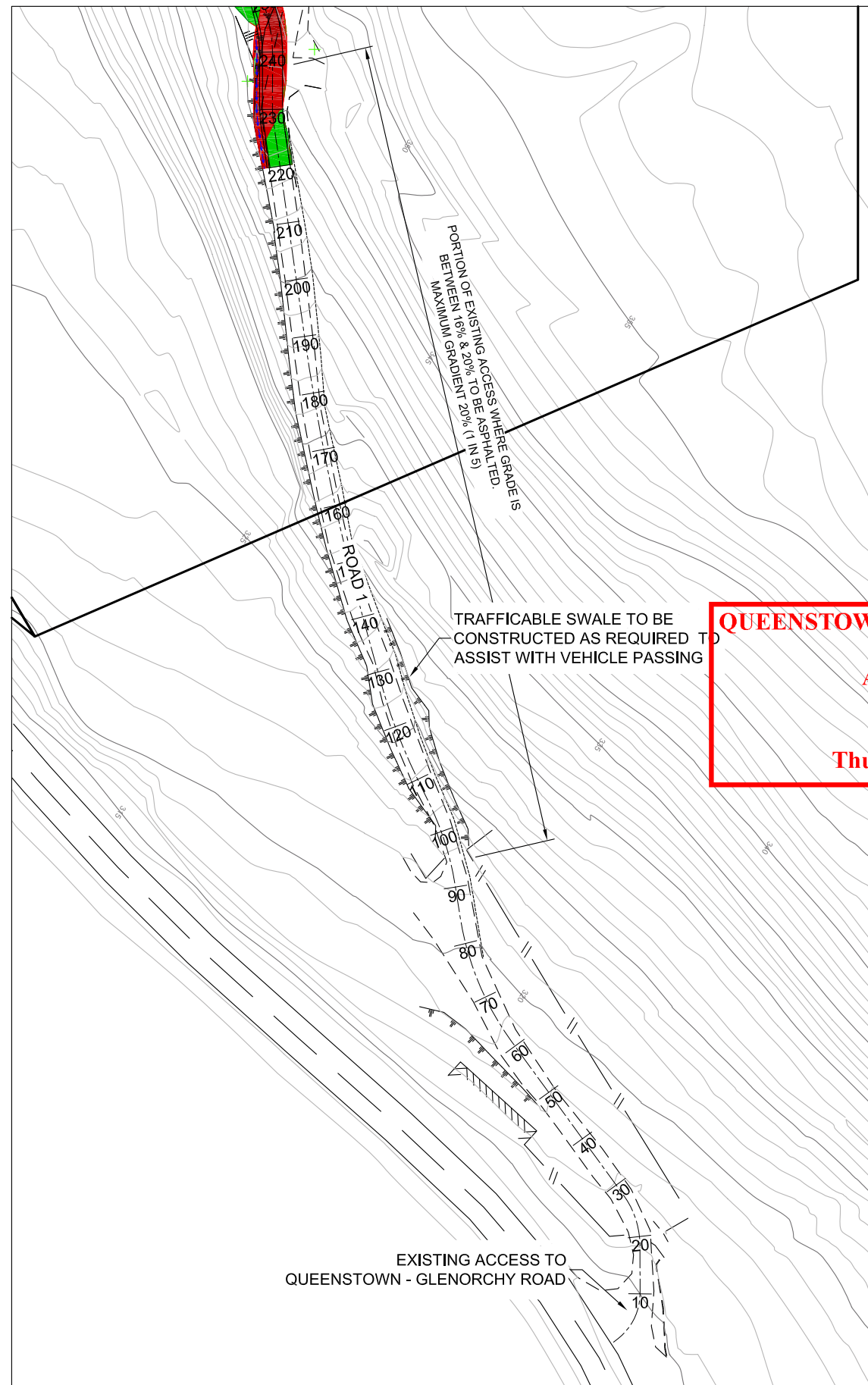
Issue	Description	By	Date
A	FOR CONSENT	NL	19.03.14
B	EARTHWORKS REVISED, ROAD 2 REMOVED	NL	10.04.14
C	ROAD 1 RE-ALIGNED	NL	23.07.14

Project:	MOUNT CREIGHTON STATION HOMESTEAD
Title:	ACCESS & EARTHWORKS

Client:	MOUNT CREIGHTON STATION JOINT VENTURE
---------	---

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JDR	NL	1:1000 @ A3	Project: 142612	03	C	

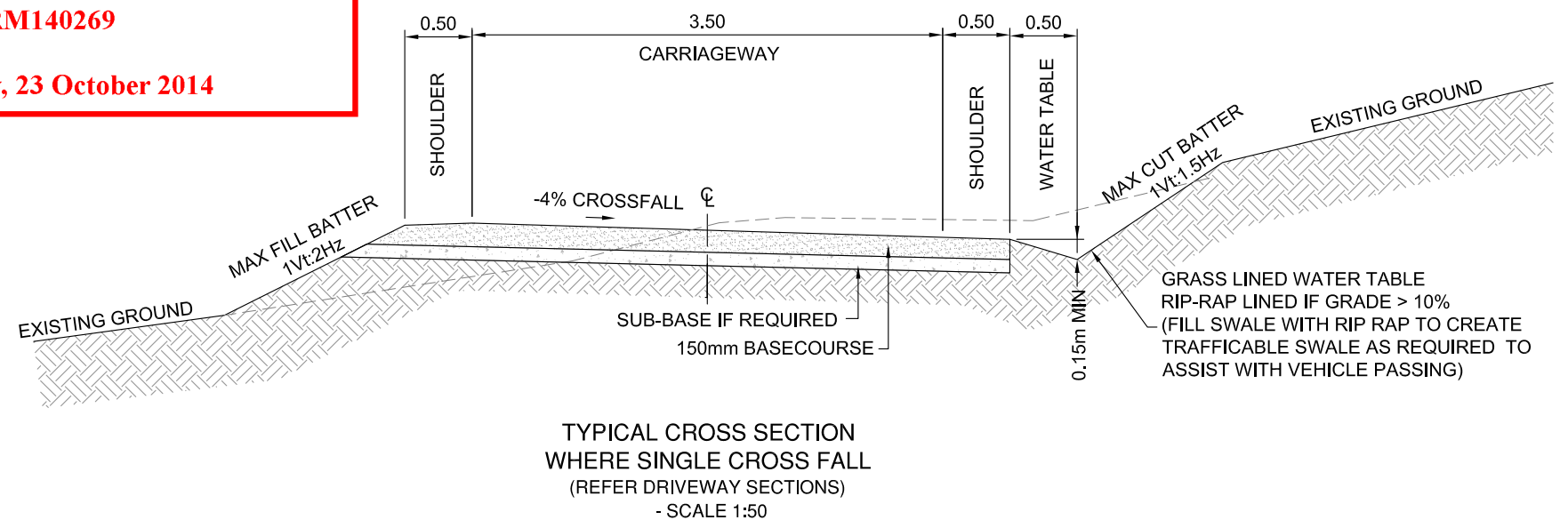
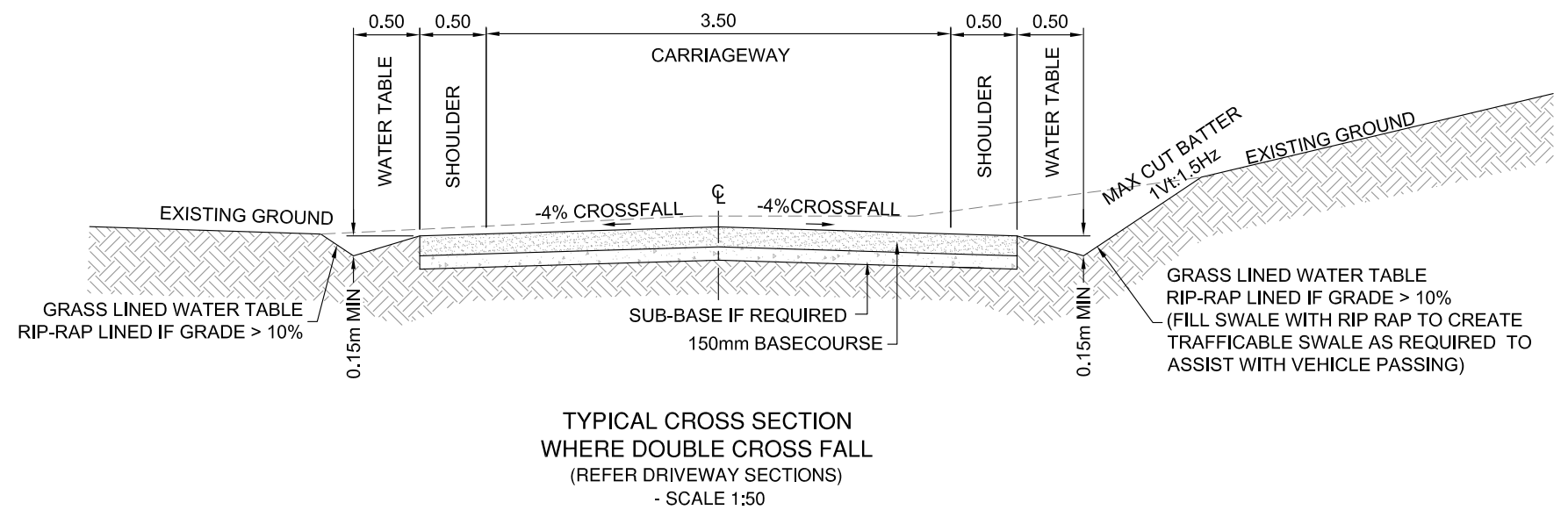
ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140269

Thursday, 23 October 2014



Notes:

Issue	Description	By	Date
A	FOR CONSENT	NL	19.03.14
B	EARTHWORKS REVISED, ROAD 2 REMOVED	NL	10.04.14
C	ROAD 1 RE-ALIGNED	NL	23.07.14

Project:	MOUNT CREIGHTON STATION HOMESTEAD
Title:	ACCESS & TYPICAL SECTIONS

Client:	MOUNT CREIGHTON STATION JOINT VENTURE
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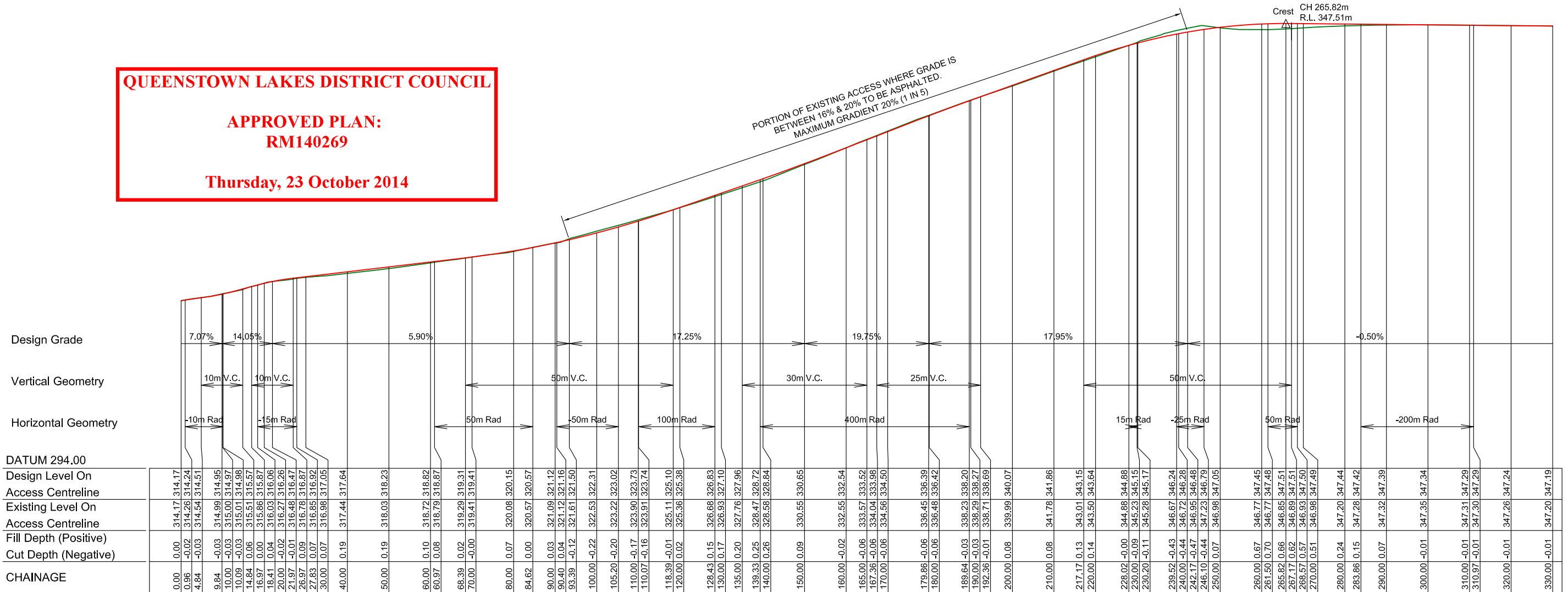
 CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL			
44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2140, F: +64 3 441 3513, W: www.hadleys.co.nz			
Drawn:	Checked:	Scale:	Drawing Number:
JDR	NL	1:1000 @ A3	Project: 142612
			Sheet: 04
			Issue: C

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QUEENSTOWN LAKES DISTRICT COUNCIL

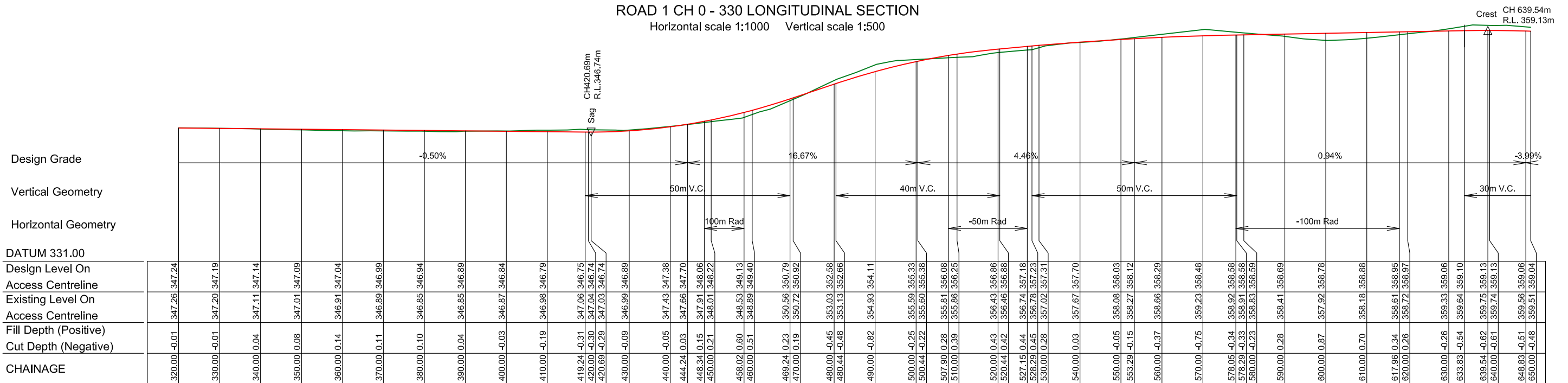
APPROVED PLAN:
RM140269

Thursday, 23 October 2014



ROAD 1 CH 0 - 330 LONGITUDINAL SECTION

Horizontal scale 1:1000 Vertical scale 1:500



ROAD 1 CH 320 - 650 LONGITUDINAL SECTION

Horizontal scale 1:1000 Vertical scale 1:500

Notes:

Issue	Description	By	Date
A	FOR CONSENT	NL	19.03.14
B	EARTHWORKS REVISED, ROAD 2 REMOVED	NL	10.04.14
C	ROAD 1 RE-ALIGNED	NL	23.07.14

Project:	MOUNT CREIGHTON STATION HOMESTEAD
Title:	ROAD 1 LONGITUDINAL SECTION

Client:	MOUNT CREIGHTON STATION JOINT VENTURE
---------	---------------------------------------

 CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL 44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2140, F: +64 3 441 3513, W: www.hadleys.co.nz				This drawing is supplied on the understanding that the information contained herein will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.			
Drawn:	Checked:	Scale:	Drawing Number:	Project:	Sheet:	Issue:	
JDR	NL	As Shown @ A3	142612	142612	05	C	

Design Grade

Thursday, 23 October 2014

~~Vertical Geometry~~

Horizontal Geometry


DATUM 337.00

[illegible]

LONGITUDINAL SECTION Road 1 CL

Horizontal scale 1:1000

Vertical scale 1:500

Notes:	Issue	Description	By	Date	Project:	Client:	MOUNT CREIGHTON STATION JOINT VENTURE	<div> hadley consultants LTD CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL 44 Robins Road, PO Box 1356, Queenstown, New Zealand, P: +64 3 450 2140, F: +64 3 441 3513, W: www.hadleys.co.nz</div>	This drawing is supplied on the understanding that the information contained hereon will not be passed to any other party without written permission first being obtained from Hadley Consultants Ltd.						
	A	FOR CONSENT	NL	19.03.14	Title:				ROAD 1 LONGITUDINAL SECTION CH 650.0 to END	Drawn:	Checked:	Scale:	Drawing Number:	Sheet:	Issue:
	B	EARTHWORKS REVISED, ROAD 2 REMOVED	B	10.04.14						JDR	NL	As Shown @ A3	Project:		
	C	ROAD 1 RE--ALIGNED	NL	23.07.14											

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140269

Thursday, 23 October 2014

Centreline Data
X = 303073.67
Y = 714860.55
Z = 347.45

Datum 343

DESIGN HEIGHT	345.28								
EXISTING SURFACE	345.28			346.42	347.35	347.37			
DESIGN OFFSET	-6.38			-2.25	-1.75	0.00	1.75	2.25	2.83

CHAINAGE 260.000

Centreline Data
X = 303062.76
Y = 714919.46
Z = 347.24

Datum 346

DESIGN HEIGHT	346.85								
EXISTING SURFACE	346.85	346.97	347.29	347.31					
DESIGN OFFSET	-3.13	-2.25	-1.75	0.00	1.75	2.25	2.75	4.06	

CHAINAGE 320.000

Centreline Data
X = 303047.58
Y = 714977.51
Z = 346.94

Datum 345

DESIGN HEIGHT	346.36								
EXISTING SURFACE	346.36	346.60	346.99	347.01					
DESIGN OFFSET	-3.51	-2.25	-1.75	0.00	1.75	2.25	2.75	3.80	

CHAINAGE 380.000

Centreline Data
X = 303032.4
Y = 715035.55
Z = 347.38

Datum 346

DESIGN HEIGHT	347.14								
EXISTING SURFACE	347.14	347.20	347.43	347.45					
DESIGN OFFSET	-2.84	-2.25	-1.75	0.00	1.75	2.25	2.75	3.85	

CHAINAGE 440.000

Centreline Data
X = 303078.12
Y = 714841.09
Z = 346.28

Datum 344

DESIGN HEIGHT	346.39	346.08	346.23	346.25					
EXISTING SURFACE	346.39	346.30	346.39	346.57					
DESIGN OFFSET	-3.22	-2.75	-2.25	-1.75	0.00	1.75	2.45		

CHAINAGE 240.000

Centreline Data
X = 303067.53
Y = 714900.04
Z = 347.34

Datum 346

DESIGN HEIGHT	346.90								
EXISTING SURFACE	346.90	347.04	347.39	347.41					
DESIGN OFFSET	-3.24	-2.25	-1.75	0.00	1.75	2.25	2.75	3.96	

CHAINAGE 300.000

Centreline Data
X = 303052.64
Y = 714958.16
Z = 347.04

Datum 345

DESIGN HEIGHT	346.48								
EXISTING SURFACE	346.48	346.70	347.09	347.11					
DESIGN OFFSET	-3.49	-2.25	-1.75	0.00	1.75	2.25	2.75	3.38	

CHAINAGE 360.000

Centreline Data
X = 303037.46
Y = 715016.21
Z = 346.74

Datum 345

DESIGN HEIGHT	346.72								
EXISTING SURFACE	346.72	346.74	346.79	346.81					
DESIGN OFFSET	-2.40	-2.25	-1.75	0.00	1.75	2.25	2.75	4.39	

CHAINAGE 420.000

Centreline Data
X = 303079.41
Y = 714821.18
Z = 343.64

Datum 342

DESIGN HEIGHT	343.62	343.69	343.71	343.84					
EXISTING SURFACE	343.62	343.62	343.60	343.50					
DESIGN OFFSET	-2.39	-2.25	-1.75	0.00	1.75	2.16			

CHAINAGE 220.000

Centreline Data
X = 303070.57
Y = 714880.28
Z = 347.44

Datum 345

DESIGN HEIGHT	346.65								
EXISTING SURFACE	346.65	346.87	347.49	347.51					
DESIGN OFFSET	-3.94	-2.25	-1.75	0.00	1.75	2.25	2.75	3.56	

CHAINAGE 280.000

Centreline Data
X = 303057.7
Y = 714938.81
Z = 347.14

Datum 345

DESIGN HEIGHT	346.69								
EXISTING SURFACE	346.69	346.85	347.19	347.21					
DESIGN OFFSET	-3.26	-2.25	-1.75	0.00	1.75	2.25	2.75	3.88	

CHAINAGE 340.000

Centreline Data
X = 303042.52
Y = 714996.86
Z = 346.84

Datum 345

DESIGN HEIGHT	346.51								
EXISTING SURFACE	346.51	346.63	346.88	346.91					
DESIGN OFFSET	-3.02	-2.25	-1.75	0.00	1.75	2.25	2.75	3.75	

CHAINAGE 400.000

Notes:

Issue
A
B
C

Description
FOR CONSENT
EARTHWORKS REVISED, ROAD 2 REMOVED
ROAD 1 RE-ALIGNED

By
NL
NL
NL

Date
19.03.14
10.04.14
23.07.14

Project:

MOUNT CREIGHTON STATION HOMESTEAD

Title:

ROAD 1 CROSS SECTIONS

Client:

MOUNT CREIGHTON
STATION
JOINT VENTURE

hadley consultants LTD
CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL
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Drawn:
JDR

Checked:
NL

Scale:
1:200 @ A3

Drawing Number:
Project: 142612

Sheet: 07

Issue: C

**APPROVED PLAN:
RM140269**

Centreline Data
X = 303021.65
Y = 715094.54
Z = 355.33

[illegible]

Centreline Data
X = 303024.82
Y = 715074.8
Z = 352.58

[illegible]

Centreline Data
X = 303027.99
Y = 715055.05
Z = 349.4

[illegible]

Centreline Data
X = 302986.45
Y = 715165.52
Z = 358.59

[illegible]

Centreline Data
X = 302996.82
Y = 715148.41
Z = 358.29

DESIGN HEIGHT		358.34	358.34	358.19		
EXISTING SURFACE		358.34	358.36	358.42	358.34	
DESIGN OFFSET		-2.97	-2.75	-2.25	-1.75	
					0.00	
			1.75	2.25	2.75	
						4.37

Centreline Data
X = 303007.17
Y = 715131.3
Z = 357.7

DESIGN HEIGHT			357.34	357.75	357.77	357.70		
EXISTING SURFACE			357.34	357.43	357.48	357.67		
DESIGN OFFSET			-3.07	-2.25	-1.75	0.00	1.75	

Centreline Data
X = 303017.07
Y = 715113.94
Z = 356.86

[illegible]

Centreline Data
X = 302926.62
Y = 715217.74
Z = 358.78

DESIGN HEIGHT		359.07	359.07	358.54	358.69	358.71	358.78	358.71	358.69	358.54	358.68	358.88	
EXISTING SURFACE		359.07	359.04	359.02	359.01	359.01	358.96	358.91	358.89	358.88	358.88	358.88	
DESIGN OFFSET		-3.53	-2.75	-2.25	-1.75	0.00	1.75	2.25	2.75	3.25			

Centreline Data
X = 302942.8
Y = 715205.99
Z = 359.13

[illegible]

Centreline Data
X = 302958.99
Y = 715194.24
Z = 358.97

DESIGN HEIGHT		358.65	358.88		358.97	
EXISTING SURFACE		358.65	358.66	358.67	358.72	358.90
DESIGN OFFSET		-2.72	-2.25	-1.75	0.00	1.75
						2.25
						2.46

Centreline Data
X = 302974.16
Y = 715181.25
Z = 358.78

DESIGN HEIGHT		358.14	358.14		
EXISTING SURFACE		358.14	358.07	358.69	
DESIGN OFFSET		-3.35	-2.25	358.03	358.71
			-1.75		
			0.00	357.92	358.78
			1.75	357.90	358.71
			2.25	357.90	358.69
			3.83	357.90	357.90

Notes

[illegible]

Project:

Title:

Client:	
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 **hadley consultants LTD**
CONSULTING ENGINEERS STRUCTURAL / CIVIL / PROJECT MANAGEMENT / GEOTECHNICAL
44 Robins Road, PO Box 1356, Queenstown, New Zealand. P: +64 3 450 2140, F: +64 3

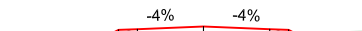
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Drawn:	Checked:	Scale:	Drawing Number:		
JDR	NL	1:200 @ A3	Project:	Sheet:	Issue:
			142612	08	C

Datum 356

CHAINAGE 740.000

Datum 357

CHAINAGE 720.000

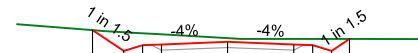
Datum 357

CHAINAGE 700.000

Datum 357

CHAINAGE 680.000

Datum 357

CHAINAGE 820.000

Datum 356

CHAINAGE 800.000

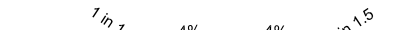
Datum 356

CHAINAGE 780.000

Datum 356

CHAINAGE 760.000

Thursday, 23 October 2014



Datum 357

CHAINAGE 840.000

Drawn:	Checked:	Scale:	Drawing Number:
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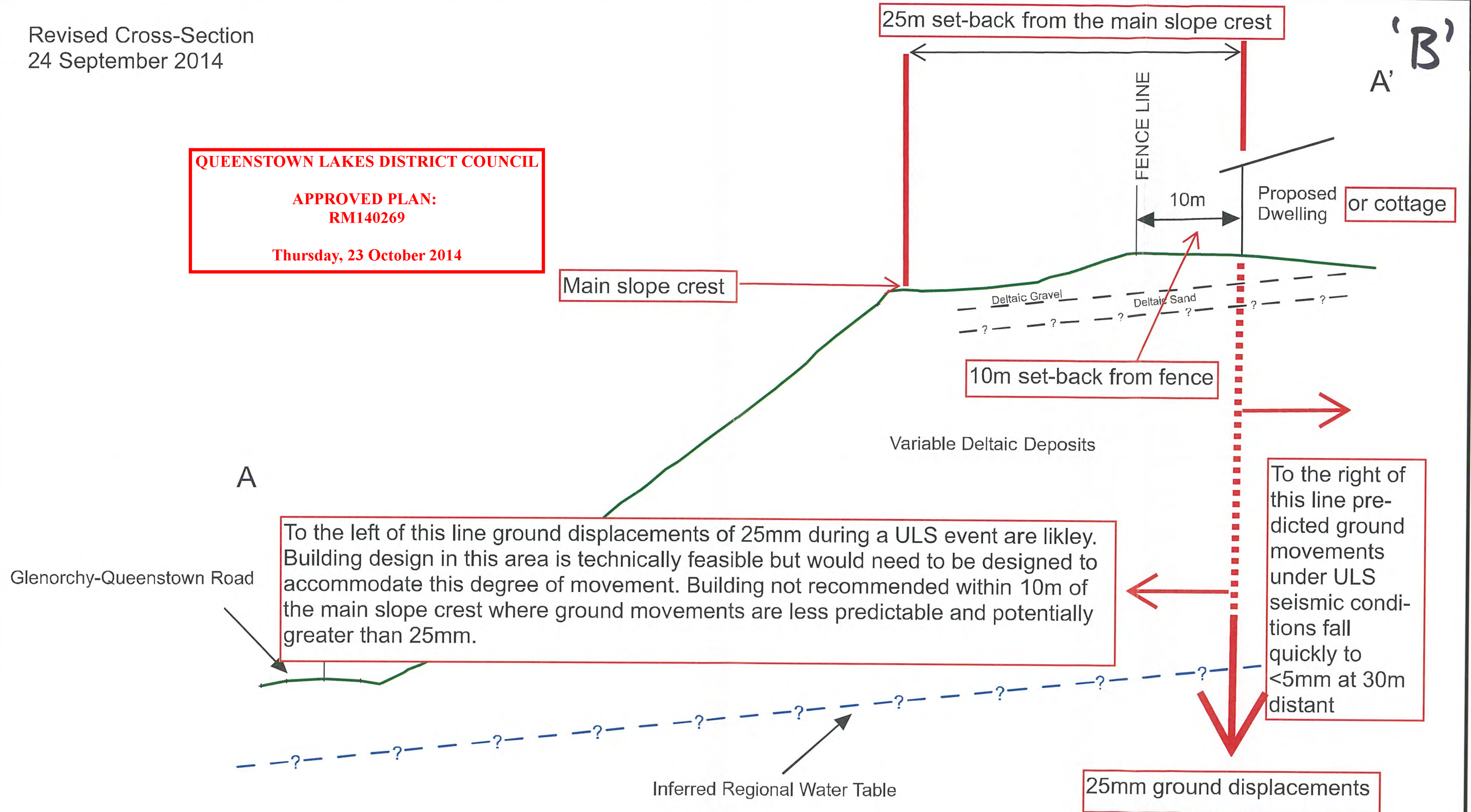
ORIGINAL SIZE A3 DO NOT SCALE, REFER ALL DISCREPANCIES TO THE ENGINEER

Revised Cross-Section
24 September 2014

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140269

Thursday, 23 October 2014



This ground line is inferred for this location

