

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	POUNAMU HOLDINGS 2014 LIMITED
RM reference:	RM150093
Location:	34-42 Oban Street, Glenorchy
Proposal:	Resource consent to establish and operate a visitor accommodation development in the form of a camping ground.
Type of Consent:	Land Use
Legal Description:	Lot 1-13 Deposited Plan 435250, Lot 1 Deposited Plan 434815 and Lot 14 Deposited Plan 434835
Zoning:	Township Zone (Visitor Accommodation Sub-Zone)
Activity Status:	Non-Complying
Notification:	Publicly Notified
Commissioner:	Commissioners DJ Taylor and R Nixon
Date Issued:	8 June 2015
Decision:	GRANTED SUBJECT TO CONDITIONS

**BEFORE THE HEARING COMMISSIONERS
AT QUEENSTOWN**

IN THE MATTER of the Resource Management Act 1991
("the Act")

AND

IN THE MATTER of an application to **QUEENSTOWN LAKES
DISTRICT COUNCIL** by **POUNAMU HOLDINGS
2014 LIMITED** for resource consent to establish
and operate a visitor accommodation
development in the form of a camping ground at
34-42 Oban Street, Glenorchy

Council File: RM150093

**DECISION OF COMMISSIONERS APPOINTED BY
QUEENSTOWN LAKES DISTRICT COUNCIL**

8 June 2015

Commissioners:

D Jane Taylor (Chair – Queenstown)

Robert Nixon (Christchurch)

The Hearing and Appearances

Hearing Dates

Tuesday 5 May and Wednesday 6 May 2015 at
Queenstown

Appearances for Pounamu Holdings 2014 Limited:

Mr Mike Holm, Legal Counsel

Mr Paul Brainerd, Pounamu Holdings 2014 Limited,
Applicant

Mr Scott Freeman, Resource Management Planner
and a Director of Southern Planning Group

Ms Tricia Love, Director of Tricia Love Consultants
Limited, Auckland

Mr Hamish Muir, Architect, Mason and Wales
Architects

Mr Timothy Williams, Resource Management
Planner and Urban Designer, Southern Planning
Group

Mr Steve Skelton, Landscape Architect, Baxter Design
Group

Mr Jason Bartlett, Traffic Engineer, Bartlett
Consulting

Mr Nigel Lloyd, Civil and Environmental Engineer,
Hadley Consultants Ltd

Mr Stephen Hewland, General Manager Glenorchy
Market Place Project (owned by Pounamu Holdings)

In addition, Mr Rex Alexander appeared to give oral
responses to matters raised in the submission of Mr
Mike Farrier on the safety of the proposed LPG
installation

Submitters Appearing in Person:

Mr Ian Kirkland

Ms Rosie Ferris

Ms Ruth Ann Anderson

Ms Trish Fraser

Ms Ingrid Temple

Mr Paul Fraser

Mr Paul Ferris

Mr Robert Bakhuis

Mr Al Angus

Mr John Glover
 Ms Christine Kelly
 Mr Matt Belcher
 Ms Nicky Gladding
 Mr Jim Veint
 Ms Rosalind Angelo
 Mr Mike Farrier
 Mr John Crump

For the Queenstown Lakes
District Council

Ms Liz Hislop, Senior Planner
 Mr Michael Wardill, Resource Management Engineer

In addition, a brief letter was tabled from Mr Stuart Ide of the New Zealand Fire Service, and Mr Colin Walker, Senior Consents Officer, of the Otago Regional Council.

Introduction

1. Pounamu Holdings 2014 Limited ("the Applicant") has applied for land use consent to develop a camping ground and associated activities (referred to in this decision as "Camp Glenorchy") at 34 – 42 Oban Street, Glenorchy. In addition, subdivision consent has been sought for a boundary adjustment in relation to land adjoining the Council reserve on the Oban Street boundary of the property.
2. Application has also been made under section 221 of the Resource Management Act 1991 to delete certain conditions attached to two Consent Notices applicable to a previous subdivision consent originally granted for the site for residential development, which is no longer proceeding.
3. The proposed development is described in the application as "Camp Glenorchy". The application site adjoins Oban and Coll streets at the south-eastern corner of Glenorchy Township, and is rectangular in shape and generally level. It contains two relatively modern existing dwellings that are to be retained, one along the north-eastern boundary and the other in the south-western corner. To the north of the application site (on the opposite side of Coll Street) is the former Glenorchy campground, which has since ceased operation. The Applicant has recently established a general store along the Oban Street frontage of the former campground site. This is significant to the context of this application, which represents the first stage of a proposed three-stage redevelopment of this wider area of land along Oban Street.
4. The legal description of the site is Lots 1 - 3 DP 435250, Lot 1 Deposited Plan 434815 and Lot 14 Deposited Plan 434815 with a combined area of 11,977m².
5. The application characterises the proposal as a refinement of a 'traditional' New Zealand camping ground, but with a more modern theme having an emphasis on "environmental,

community and financial sustainability". The final layout, incorporating the amendments described below, is shown on the site plan attached to this decision.

6. Camp Glenorchy is proposed to include accommodation for up to 140 guests in the form of 9 bunk cabins, tenting sites and powered sites for campervans. The 15 proposed new buildings include a large "Commons Building" with a floor area of 560m², which includes the Humboldt Room, canteen, entry hall, kitchen, sunroom, lobby, and storage area. Other buildings proposed on the site include an amenity building of 260m², a shelter building, a laundry cabin, nine bunk cabins (of which seven have a ground floor area 85m²) and two smaller bunk cabins, a services building and a maintenance utility building.
7. In addition to these buildings, the two existing dwellings on the site are proposed to be utilised for staff accommodation. An extensive "solar garden" in the form of photovoltaic arrays covering an area of 860m² is proposed along the southern boundary of the site to provide energy. The total 'built' area on site is 2,263m² with a roof coverage of 3,710m², which amounts to a total site coverage of 32%. An extensive landscape scheme comprising a variety of native trees, grasses and shrubs accompanied the application.
8. The application site was originally consented for a residential development, which was to be partly served by a proposed cul-de-sac off the southern end of the site fronting Oban Street. It is now proposed that an entry/exit vehicular access point to Camp Glenorchy be located slightly further to the south of the former cul-de-sac entranceway, with a separate entry/exit point off Coll Street in front of the proposed Commons Building. As a result of the relocation of the Oban Street entranceway, a land swap in relation to the adjoining Council reserve will be required and is the subject of the proposed boundary adjustment.
9. Five of the proposed bunk rooms will be sited facing Oban Street and will be located close to the boundary of the 5 metre wide beautification strip already vested in Council as local purpose reserve along the Oban Street road frontage (referred to as the "beautification strip"). Tent sites and an open lawn area will occupy the centre of the site, with campervan and other parking located towards the eastern boundary. It is proposed to form a foot and bike path along the Oban Street (partially using the beautification strip) and Coll Street frontages of the site. The large Commons building adjacent to the Coll Street frontage will include a feature described as the Humboldt room, which is proposed to be used for meetings and educational purposes.
10. Total on-site parking provision is for 43 vehicles, including campervans, and one bus park, which slightly exceeds the minimum number required by the District Plan.
11. Works proposed on the legal road and beautification strip include footpath formation, landscaping, removal of the birch trees along Oban Street, street lighting, and minor widening of the carriageway on Coll Street.
12. A number of amendments were made to the application post lodgement and/or notification:
 - The removal of 18 proposed car parks on the frontage of Coll Street adjacent to the site;

- A partial reduction in the height of the Commons Building, which has reduced the height of the chimney cowl from 10 metres to 7.5 metres, together with the removal of two extraction vents located on the roof space, resulting in the maximum height of the Commons Building being 7.5 metres;
 - Amendments to the configuration of the photovoltaic panels in the solar garden,
 - Minor changes to the maintenance/utility and shelter buildings;
 - Relocation of bunk cabins 6 and 7 on the site;
 - Enlargement of the greywater wetland adjacent to the Commons Building;
 - Widening of the formed carriageway of Coll Street from 5.5 metres to 6 metres;
 - Design amendments in terms of vehicle and parking surfaces and manoeuvring dimensions;
 - The deletion of two coach parks adjacent to the eastern boundary to create an informal link that enables vehicle access through the whole site, with retention of one coach stop adjacent to the Commons Building. A raised mountable curb is to be provided on the Coll Street access point to allow larger vehicles to exit the site;
 - Extension of the proposed footpath along Oban and Coll Streets;
 - The provision of street lights on Oban Street (clarified and agreed with Council at the hearing that these can be standalone lights as well as attached to existing power poles);
 - Installation of a 1.8 metre high solid fence along the eastern boundary; and
 - Volunteered conditions to mitigate the effects of construction activity.
13. At the hearing three more changes were outlined, which included a smaller bunk cabin 7 able to accommodate eight guests and the provision of an additional campervan park. A more significant change was the withdrawal of the Applicant's earlier agreement to provide a pedestrian easement through Camp Glenorchy to connect to an existing pedestrian access way already constructed to the eastern boundary of the property from Old Dairy Close. The Applicant explained that these additional changes had been made to address matters raised in submissions (the removal of the 18 car parks on Coll Street which was a concern to the safety of horse trekking), or issues raised by Council (the formed width of the Coll Street carriageway). The withdrawal of the proposed pedestrian linkage was explained as a necessary measure for reasons of operational security, possible future on-site development and public liability issues. The Applicant submitted that Camp Glenorchy was private property, as opposed to land which would otherwise have been vested in Council had the original residential subdivision proceeded.
14. We are satisfied that the amendments proposed do not create any new non-compliances and are within the scope of the original application.
15. The application under Section 221 of the Act seeks:
- (1) A variation to Consent Notice 8406563.2 to delete Operative Part A (Condition B) and Operative Part B (Condition D). These conditions relate to access and the right of way.
 - (2) A variation to Consent Notice 8670731.1 to delete Condition (d) from the Operative Part of the Consent Notice. This condition also relates to the right of way.

The Applicant has also sought the surrender of three existing easement instruments currently registered on the titles to the property and which are in favour of Council.

Statutory Framework and Relevant Plan Provisions

16. The zoning of the site is 'Township Zone' (Visitor Accommodation Sub – Zone) under the Operative Queenstown Lakes District Plan (the "District Plan" or "Plan").
17. The application requires consent under the following provisions of the District Plan:
 - **Controlled Activity** consent pursuant to Rule 9.2.3.2 (iii) for visitor accommodation activities within a Visitor Accommodation Sub – Zone with respect to:
 - (a) External Appearance of Buildings
 - (b) Setback from Internal Boundaries
 - (c) Setback from Roads
 - (d) Access
 - (e) Landscaping
 - (f) Screening of Outdoor Storage and Parking Areas
 - **Controlled activity** resource consent pursuant to Rule 15.2.3.2 for the boundary adjustment subdivision.
 - **Restricted Discretionary Activity** consent pursuant to Rule 9.2.5.1(iii)(b), as Bunk Cabins 4 and 5 will be located within the 10 metre building setback from Oban Street.
 - **Restricted Discretionary Activity** consent pursuant to Rule 9.2.5.1(xii)(1)(a), as the total volume of earthworks will exceed 100m³ within a 12 month period.
 - **Restricted Discretionary Activity** consent pursuant to Rule 9.2.5.1(xii)(1)(b), as the maximum area of bare soil exposed from the earthworks where the average depth is greater than 0.5 m will exceed 200m² in area on the site within a 12 month period.
 - **Restricted Discretionary Activity** consent pursuant to Rule 9.2.5.1(xii)(2)(a), as the height of the cut in relation to the site boundary will be greater than the distance of the top of the cut from the eastern boundary.
 - **Restricted Discretionary Activity** consent pursuant to Rule 9.2.5.1(xii)(2)(b), as the maximum height of the cut within the site will exceed 2.4 m.
 - **Discretionary Activity** resource consent pursuant to Rule 16.2.2.2(i)(a) of the Hazardous Substances Section of the District Plan for the storage of LPG within underground tanks on site

- **Non Complying Activity** resource consent pursuant to Rule 9.2.5.2(ii)(a), as Bunk Cabins 1 to 5 will breach the height recession plane when measured from the western (Oban Street) boundary.
 - **Non Complying Activity** resource consent pursuant to Rule 9.2.5.2 (ii)(a)(iii), as the Commons Building will exceed the maximum building height of 5.5 m.
18. The application requires consent under the following provisions of the Act:
- **Discretionary activity** pursuant to 87B in accordance with Section 221 of the Act, which specifies that a change to a consent notice shall be processed in accordance with sections 88 to 121 and 127(4) to 132. It is proposed to delete Partial Cancellation of Consent Notice 8406563.2, as it relates to Operative Part A, Condition B from Lots 1 & 2 DP 435250 titles. Partial Cancellation of Consent Notice 8406563.2, as it relates to Operative Part B, Condition D, from Lots 1 & 2 DP 435250 titles. Partial Cancellation of Consent Notice 8670731.1, as it relates to Condition D, from Lot 14 DP 434815 title.
19. The reporting officer and the Applicant were agreed (with one exception) that the above list correctly identified the relevant non-compliances. The reporting officer drew attention to Rule 14.2.4.2(ii), which concerns the 'Design of Vehicle Crossings' with respect to longer vehicles exiting onto Coll Street. This further minor aspect of non-compliance was confirmed by Mr Freeman for the Applicant.
20. Following notification of the proposal two additional matters arose through submissions with respect to the activities proposed on the site, the second of which figured prominently during the hearing. The first of these was whether the use of the Humboldt room comprised a commercial activity in the form of a conference centre, requiring separate consent. The second matter was whether a 5 metre *building setback* was required from the internal (eastern) boundary of the beautification strip parallel to Oban Street (the practical consequences of which would be a 10 metre building setback from the legal road boundary). These matters will be discussed in our assessment below; however, we are satisfied that they do not impact on the overall activity status of the application.
21. Overall, the application is to be assessed as a **Non Complying Activity**. The provisions of the Resource Management Act 1991 relevant to the assessment of this application as a Non Complying activity are sections 104, 104D, 108 and Part 2 of the Act.

Notification and Submissions

22. The Applicant requested public notification of the application.
23. The application was lodged with Council on 18 February 2015, and 48 submissions were received by the closing date of 1 April 2015. Of these, 22 were in support, 14 were in opposition, with a further 12 either neutral or requesting changes or conditions. One of these was a late submission received from Mr John Crump, the receipt of which was not opposed by

the Applicant, and which was accepted by Council pursuant to section 37 of the Act prior to the hearing.

24. Prior to the hearing, written approval for a land exchange to provide physical and legal access across the beautification strip was received from APL Property Limited on behalf of the District Council. This was to enable land required for the proposed vehicular access point into the site across the beautification strip to be exchanged for the land originally proposed to be vested for the residential cul-de-sac where this crossed the beautification strip further to the north. The Council also provided written approval for a power cable easement across the reserve.

Summary of the Evidence Heard

Evidence presented on behalf of the Applicant

25. In addition to opening and closing legal submissions and evidence from the Applicant, represented by Mr Paul Brainerd, eight statements of technical evidence were given on behalf of the Applicant, as well as a verbal response to a submission towards the end of the hearing concerning the proposed LPG installation from Mr Rex Alexander.
26. **Mr Mike Holm**, counsel for the Applicant, opened the Applicant's case. He discussed the Applicant's background and aspirations, and emphasised the content of those submissions that had come out strongly in support of the application. He also emphasised the consultation that had taken place and the Applicant's volunteered decision to have the application tested by way of public notification, and observed that Council had made a recommendation in favour of a grant of consent. Mr Holm cautioned against any trade competition motives and submitted that while plan rules were to be respected, they were not absolute in the context of the scheme of the Resource Management Act 1991 (the "Act") and, in particular, in the determination of resource consent applications.
27. **Mr Paul Brainerd**, one of the principals of the Applicant, explained his background in various international business enterprises and as a philanthropist. Having established a home in Glenorchy, Mr and Mrs Brainerd had sought to re-establish the defunct camping ground as a viable business based on principles of environmental sustainability and corporate social responsibility. His vision included the creation of a community trust through which any profits from the operations of the enterprise could be reinvested back into the local Glenorchy community. Mr Brainerd explained that there had been extensive consultation on numerous occasions to date, involving what he estimated to be over 450 people. The current application is the first of a three-stage project, which involves land owned by the Applicant to the north of the application site. In Mr Brainerd's view, the proposal accorded strongly with the draft visitor strategy for the Glenorchy area.
28. **Ms Tricia Love** presented evidence in relation to the environmental sustainability of the project, emphasising the implementation of the Living Building Challenge, a certification programme based in the USA for the design and operation of "green" buildings. With regard to this proposal, the aim was to implement a "net zero energy" and "net zero water" regime. Initiatives included the establishment of a "solar garden", which Ms Love submitted would have low levels of reflectivity. Another element raised in her evidence was that the Commons

Room was designed to have the ability to function as a centre for civil defence, although she emphasised that whether it was used for this purpose is ultimately a matter for the local community and Council to determine.

29. **Mr Hamish Muir** explained the architectural philosophy behind the design, stating that the intention was to develop a number of relatively small single level buildings to serve different functions but that are coordinated with the associated amenities and landscaping on site. The objective was to provide bunk cabins close to the boundary adjacent to the beautification strip, with the use of wooden and corrugated iron materials to replicate buildings traditionally present in the local environment. An important aim was to avoid a visual outcome resembling a “line-up of visitor accommodation”, as identified in the objectives and policies of the District Plan.
30. The issue of building height and pitch was a significant issue throughout the hearing. Mr Muir’s evidence was that while 25° was the minimum roof pitch, 37.5° is more suitable in this environment, adding that roof pitch has a significant consequential effect on the ‘proportions’ of a building. In response to submissions he said that some minor amendments had been made to the roof structure of the proposed Commons Building and the Humboldt Room so that no part was higher than 7.5 metres. He stated that over 75% of the roof volume was less than the District Plan maximum height of 5.5 metres, less than 20% was between 5.5 metres and 6.5 metres high, and less than 5% was higher than 6.5 metres (and up to a maximum of 7.5 metres). Mr Muir emphasised that factors other than height, which include the position, orientation, hierarchy, architectural design, proportion, scale, articulation, texture, light modulation and colour were significant influences on the visual impact of a building. The proposed buildings were intended to reflect a rural New Zealand vernacular using both recycled and new materials with low reflectivity, but utilising modern building technologies.
31. **Mr Timothy Williams** complemented the architectural evidence by addressing urban design issues, noting that the effects of the height breaches of the District Plan were minor and would not result in loss of views from neighbouring properties. He added that the recession plane infringement along the Oban Street frontage was mitigated by the modest scale of the buildings and the proposed landscaping. He emphasised that the zoning provided for extensive development of visitor accommodation on the eastern side of Oban Street.
32. Mr Williams explained that the building design and landscaping would promote a sense of arrival in the township, an outcome that was sought under both the Community Plan and the District Plan, and would retain the wide low-key character of the street environment that typified the village. In his opinion the design would not result in visitor accommodation dominating the entry to the township. He stated that the higher Commons Building was set back from Oban Street and was surrounded by the smaller building forms (the bunk cabins) in the foreground of this larger structure. In his opinion complying with the 5.5 metre height limit would not necessarily result in a better environmental or design outcome, as the proposed building would appear more balanced and proportioned. Site coverage was significantly below the 70% permitted as of right by the District Plan.
33. **Mr Steve Skelton** provided evidence on the landscape treatment for the site and its context as part of the Glenorchy urban environment. The landscape treatment is proposed to:
 - balance modern technology with the historic character of Glenorchy;

- introduce planting of native species, especially beech trees, and curved paths symbolic of the braided Dart River;
 - improve the visual experience at the entrance to Glenorchy from its current 'incongruous' pattern to one that brings the natural character of the surrounding forest into town;
 - facilitate the removal of the existing silver birch trees along the open street frontage;
 - promote the use of gravel pedestrian/vehicle surfaces typical of the rural environment but enabling easy maintenance, and the use of schist stones on the edge and schist walls in specific locations;
 - utilise post and rail frontage fencing;
 - facilitate the construction of a 1.8 metre high timber paling fence across parts of the eastern and southern boundaries in response to neighbour consultation, with parallel internal planting strips containing native shrubs;
 - create an open space in the centre of the site, with surrounding buildings and landscaping providing shelter from the wind;
 - adopt architectural styles that mimic historic alpine huts and miners cottages; and
 - implement a recessive colour scheme for buildings, based on local colours and character.
34. Mr Skelton noted that both the planning officer and Council's consultant landscape architect were supportive of the design proposed.
35. **Mr Jason Bartlett** explained the traffic engineering implications of the proposed development. He said Oban Street was a collector road under Council's roading hierarchy and presently carries a modest 1300 vehicles per day. Oban Street is approximately 550 metres long with a 7 metre-wide carriageway, but with indicated speed levels over 50 km/hour. He explained that Camp Glenorchy would, in relative terms, have a significant impact on Oban and Coll Streets because of their presently low traffic volumes. Coll Street was a local street under the roading hierarchy, with a sealed carriageway of 5.3 metres instead of the 6 metres normally required by District Council standards.
36. During the peak season there is significant horse trekking activity along Coll Street and, accordingly, the plan for 18 car parks on this street has now been removed, with the gravel shoulders to be retained for horses and a footpath constructed (on the Applicant's property) for pedestrians and cyclists. This footpath will extend east to Old Dairy Close and along Oban Street to Shiel Street. Within the site itself, vehicular access will be possible between each access point, with the removal of one bus park. The proposed landscaping will ensure that required minimum sight distances are maintained for vehicles entering or exiting the site.
37. Mr Bartlett noted that the proposed 43 on-site car parking spaces and one on-site coach park meet the minimum parking requirements and hence complied with the District Plan. However, a peak demand of 55 car parking spaces could be expected, which could potentially result in up to 13 vehicles parked on either Coll Street and/or Oban Street during peak periods. He said that providing parking to meet peak demand would result in inefficient use of land, and that periodic on-street parking is permitted and to be expected.

38. **Mr Nigel Lloyd's** evidence addressed civil engineering, and specifically site servicing matters. Water supply is proposed to be obtained from roof rainwater, supplemented by a connection to the township water reticulation scheme. Greywater is to be collected from the amenity building and treated through a constructed wetland and ultraviolet disinfection before being recirculated for toilet flushing and laundry purposes. Wastewater will be treated through decentralised septic tank systems for primary treatment and then to the main wastewater treatment plant on-site within the solar garden area for secondary treatment. This proposed system will be subject to obtaining a discharge consent from the ORC. Mr Lloyd noted that the quantum of wastewater discharge proposed would be no more than that which could be expected under an alternative residential development. In his view, the comprehensively designed treatment system proposed on the site was superior in quality to what he described as the 'rudimentary' systems currently in use by most residential dwellings in the township, which are not always well maintained. He said that by contrast, the treatment system at Camp Glenorchy would be subject to ongoing maintenance requirements under ORC resource consent conditions. He was satisfied that treatment system would not give rise to odours. Stormwater will be managed through on-site infiltration areas and soak pits.
39. Mr Lloyd added that following discussions with the ORC it had been agreed that sufficient information was available to establish that there was no significant risk of natural hazards associated with flooding, elevated groundwater levels, overland flows or alluvial fan hazards in relation to both Buckler Burn and the Bible Stream, and that this conclusion had also been accepted by the District Council.
40. **Mr Stephen Hewland's** submission addressed potential conditions, which are outlined at the end of this decision.
41. **Mr Scott Freeman**, the Applicant's planning consultant, adopted the common practice of presenting his evidence in introductory and concluding sections. He began by describing the nature of the application and the various changes that had been made since notification, as set out earlier in this decision.
42. Mr Freeman briefly described the proposed "off-site" works, which had been discussed with and approved by Council as landowner in late 2014. He also noted that the proposed land exchange between the Applicant and the Council in relation to the relocation of the access point across the beautification strip had been publicly notified in accordance with the Reserves Act 1977 and as there were no submissions, a formal hearing was not required. The land exchange was approved by the full Council on 24 March 2015, subject to the Applicant undertaking the necessary survey, consenting and land registration processes.
43. Mr Freeman then went on to address submissions that had raised the issue of building setbacks. He explained that generally the District plan requires a 4.5 metre setback from road boundaries in the Glenorchy Township Zone. However, under Rule 9.2.5.1(iii)(b) this minimum has been extended to 10 metres for any building on the eastern side of Oban Street, south of Mull Street and on the western side of Oban Street. Mr Freeman argued that as the "inner boundary" of the beautification strip was not a *road* boundary, there was no requirement for a building setback from the strip. However, there was a complication in that a 'gap' had to be created in the beautification strip to allow vehicular access into the site. This effectively meant that consent was required under Rule 9.2.5.1(iii)(b) with respect to Bunk

Rooms 4 and 5, which would consequently be located within 10 metres of the road frontage of Oban Street (essentially because of the small gap required across the strip to enable vehicular access). Otherwise, the 10 metre building setback from Oban Street does not apply, as the boundary of the beautification strip is an internal boundary and, furthermore, the rules do not apply to visitor accommodation buildings, unlike residential buildings. This had been confirmed by Council officers and by a legal opinion.

44. He also commented on submissions that the Humboldt Room fell outside the scope of the visitor accommodation activity, arguing that as the proposed use of the Humboldt Room is ancillary to visitor accommodation and not that of a stand-alone facility, it does fall within the definition of visitor accommodation.
45. The high quality of the proposed development was emphasised by Mr Freeman. In his opinion, the design of Camp Glenorchy was respectful of the character of the township, notwithstanding that the District Plan allows for much more intensive site coverage. The fact that there was a breach of the height restriction did not equate to an adverse effect, and the application had to be treated on its merits in terms of height, form, scale, style and position. He said there would be no adverse effects on mountain views. As for the recession plane breach on the Oban Street frontage, he said that the purpose of recession planes was to avoid one building dominating the privacy and sunlight of an adjoining residential building, a situation that did not arise in this case. The degree of encroachment of Bunk Rooms 4 and 5 within the short section where a 10 metre building setback did apply was very small and would have an insignificant effect. He indicated his support for the conclusions of the other witnesses for the Applicant.
46. Mr Freeman explained that construction noise was subject to recognised conditions under New Zealand Standards, and that vehicle noise would be insignificant because of very low internal vehicle speeds. People noise could be managed to an acceptable level and the proposed infrastructure on site – for example the solar panels - would not generate noise, while other infrastructure was located within enclosed buildings. Mr Freeman was satisfied that the development was not contrary to any of the objectives and policies of the District Plan. In referring to the Glenorchy Community Plan, his view was that this is a relevant “other matter” under Section 104(1)(c) of the Act and the application was broadly consistent with it. Overall he was satisfied that the proposal was consistent with Part 2 of the act, and that the proposal passed both ‘gateway tests’ under section 104D of the Act for a Non Complying activity.

Submissions of Submitters appearing in person

47. Seventeen parties appeared before the Hearings Panel to present verbal or written evidence. Overall, we were extremely impressed with the quality of many of the submissions that we heard.
48. Six submitters presented evidence that either opposed the development as a whole, or alternatively particular aspects of the development (such as building height). These submitters included Mr Ian Kirkland, Ms Trish Fraser, Mr Paul Fraser, Mr John Glover, Mr L. Angus, Ms Nikki Gladding and Mr Phillip Farrier. Mr Farrier’s submission was specific to concerns about the safety of LPG proposed to be transported to the property and its use on site.

49. A common factor amongst the submitters in opposition was concern about the height of the common room exceeding 5.5 metres, which was seen as undermining a community consensus, represented through the District Plan rules, to restrict the height of buildings in the village. There was a common theme that the 'rules were rules', which were required to be adhered to avoid a precedent being set. Several submitters took the view that the Applicant was showing disrespect to the community by seeking to exceed the height limit, while Mr Kirkland suggested that if the buildings were wider and lower compliance with the height standards could be achieved.
50. There was also criticism that the Applicant was seeking to minimise the effect of the height non-compliance on the basis that there were non-compliances with the height rules elsewhere in Glenorchy. Ms Gladding expressed the view that the Humboldt room was effectively a facility to facilitate conferences, for which there was no need in the township, and which had the effect of being responsible for the excessive bulk of the building.
51. Some submissions drew attention to the intention of the District Plan that there be a 5 metre building setback from the inner boundary of the beautification strip along Oban Street – in effect a 10 metre setback from the road boundary on either side of Oban Street. The proposed development was criticised on the basis that as the setback rule does not apply to visitor accommodation, buildings were proposed to be sited within this 5 metre zone, and that this would not give effect to what the community intended. Mr Glover expressed the view that this effectively incorporated the beautification strip within the application site. Similar views were expressed by Ms Gladding, who considered a 5 metre setback from the beautification strip should be imposed along with a 2 metre setback from internal boundaries.
52. A further point of concern raised was the Applicant's advice at the commencement of the hearing that it no longer wished to provide a connection in the form of an easement through the site to Old Dairy Close.
53. We also heard claims that the submission of the Glenorchy Community Association should be given little weight because the process whereby the submission was approved was "flawed", and that accordingly it did not represent the views of the wider community.
54. Another complaint was that there had been little consultation with the community over works the Applicant was proposing to undertake on Council road reserve, examples being the removal of the existing birch trees along the Oban Street frontage, and the proposed landscaping scheme on Oban Street.
55. Two submitters directly expressed concern about the effect of the current proposal (and the wider business activities undertaken by the Applicant) on existing businesses in the town. Ms Fraser's evidence (her paragraph 5) stated that the Applicant had harmed the community by closing the campground for several years and "*secondly, by competing against small businesses*". She also questioned Mr and Mrs Brainerd's philanthropic motives, claiming that this gave them an unfair commercial advantage over other retailers.
56. Mr Glover contended that the benefits of the development were overstated because the Applicant was allegedly mortgage free, giving it an unfair commercial advantage, or at the very least detracting from the economic benefit of the proposal. In his view the zoning was

effectively a 'given' benefit. There was a general concern that the scale of the development, particularly when combined with the further stages of development proposed (which do not form part of this application), was such that it effectively moved the central business district into Oban Street, a concern also expressed by Ms Gladding.

57. Ms Gladding presented the most extensive written evidence in opposition at the hearing. She contended that the application site should preferably be used for residential development or only for small-scale non-residential activities, and asserted that this was supported by the objectives and policies of the District Plan. She argued that the Commons building in particular was not of a domestic scale, as anticipated by the Glenorchy Community Plan. She felt it was necessary to consider the cumulative effect of this development in conjunction with the future stages of development proposed by the Applicant.
58. Ms Gladding also contended that the Applicant should be required to meet the peak parking demands of the proposed facility on site (not simply the number of car parks required by the District Plan) or that it be scaled down. She also considered that access should be confined to Oban Street and that the proposed entrance off Coll Street would be a road hazard, particularly for horse trekking activities.
59. There was also criticism of the consultation process, which was described by Mr Glover as being 'self-selecting', and that at least some of the support for the development could be attributed to submitters who are dependent on the Applicant for employment or business.
60. Mr Farrier's submission was confined to the discrete issue of LPG transportation and use on the site. Essentially his concern was that the proposed LPG installation would be unsafe because of insufficient separation distances for any LPG tank wagon delivering to the site (given potential sources of ignition). He also argued it would be unsafe to use the vulnerable highway to Glenorchy for the delivery of LPG. In his opinion other sources of energy, such as diesel, would be a more appropriate for this site. He was also concerned about the exit from the site being potentially blocked in the event of an emergency, and the proximity of adjoining residential boundaries.
61. There was a generally common theme from the submitters in support, who were enthusiastic and complimentary of the Applicant and the consultation process.
62. Many submitters considered that Glenorchy needed to be developed as a destination in its own right like other centres in the District (such as Arrowtown and Gibbston), rather than a place to simply "pass through" on the way to recreational opportunities beyond. Others considered that there was a strong need to rejuvenate the township and welcomed the replacement of the former camping ground by a higher quality facility.
63. The development was seen as providing for economic development within the community and for employment opportunities. Many of these submitters were also of the opinion that since the general store had opened on the land owned by the Applicant to the north, this had benefited not only the community, but also other businesses within the community, and the reopening of the camping ground facility would have a similar effect.

64. Some submitters noted that the height breaches would have little effect on neighbours' views of the mountains, which was the purpose of the controls.
65. Some submitters in support also argued that opponents of the project were using 'process issues' to block the development.

Further Evidence of the Council Officers

66. In her pre-circulated Section 42A report, Ms Hislop provided a detailed analysis of the environmental effects of the application, and an interpretation of how it related to the relevant objectives and policies. She concluded that it would be appropriate that the application be granted subject to a range of conditions, which were largely in accordance with those suggested by the Applicant. However, as described earlier in this decision there were some further changes to the conditions recommended by Ms Hislop in her report, which were accepted by the Applicant at the hearing.
67. Ms Hislop made it clear at the hearing that notwithstanding the Applicant's position, she still favoured a pedestrian connection across the application site from Old Dairy Close directly to Oban Street.
68. Ms Hislop disputed the claim in paragraph 3 of Ms Fraser's submission that she considered the conference facility to be a commercial activity, stating this was not her conclusion as evidenced by her Section 42A report. In response to a comment by Ms Gladding, she also clarified that there was no linkage between Overseas Investment Office approval and any conditions relating to the proposed development.

The Applicant's Right of Reply

69. Mr Holm issued the Applicant's written right of reply on 13 May 2015. He said that media claims that the town was 'split in two' by the application were quite misleading, and that of the 47 submissions received 13 were in opposition, only two of which opposed the proposal in its entirety. In his submission there had been a thorough consultation process and that further changes had been made to the application to address concerns raised in submissions.
70. Mr Holm stressed that trade competition was not a valid basis for opposing the application under the Act and that this appeared to be a significant factor in three statements from submitters. With respect to the specific concerns raised, he submitted that the height non-compliance of the Commons Building appeared to be a primary focus of concern; however, he argued that the evidence was that the proportion of roof volume in excess of the height limit comprised only a small proportion of the building space on site, and that design alternatives to this had been evaluated and been shown to result in either inefficient use of internal space or poor architectural outcomes.
71. Mr Holm submitted that plan standards, while needing to be respected, were not inviolate and non-complying activity status did not amount to a de facto prohibited activity. He stated that a number of existing buildings in the township also exceeded the height limit, and there was no arguable case for a precedent effect as cases had to be considered on their individual merits.

Assessment

Principal Issues in Contention

72. We have concluded that the appropriate way of addressing the effects of this proposal is under the topic headings of Anticipated Development and the Permitted Baseline, Trade Competition, Building Height and Setback, Building Height, Traffic Parking and Access, Building setback and recession plane from Oban Street, Urban Design and Landscape, Servicing, Natural Hazards, Positive Effects, and Other Matters.

Anticipated Development and the Permitted Baseline

73. A number of submitters questioned the appropriateness of the scale of development proposed on the site on the grounds that it was excessive, particularly when further proposed development by the Applicant to the north was taken into account.
74. Some context would be useful. The Queenstown Lakes District Plan is an “effects based” plan. As such any activity is a permitted activity within the applicable Township Zone, unless it is defined as a controlled, discretionary, noncomplying or prohibited activity, or does not comply with the appropriate performance standards. Residential activities are permitted on the subject site provided they comply with the relevant density standard, which is 800m² in the case of the Glenorchy Township Zone. Industrial and commercial activities are not provided for on the application site, however the property has an overlay zoning of “Visitor Accommodation Sub – Zone” (VASZ). The VASZ is very extensive, extending from Mull Street in the north (parallel to the eastern frontage of Oban Street) to the southern edge of the township.
75. Visitor Accommodation is a *controlled activity* with respect to:
- (a) *External Appearance of Buildings*
 - (b) *Setback from Internal Boundaries*
 - (c) *Setback from Roads*
 - (d) *Access*
 - (e) *Landscaping*
 - (f) *Screening of Outdoor Storage and Parking Areas*
76. Visitor accommodation is defined as in the Definitions Chapter of the District Plan as including camping grounds, motor parks, hotels and motels and, in terms of other activities under subclause (ii) of the definition, states that these may include “*some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity*”.
77. The application of the concept of the ‘permitted baseline’ derives from extensive case law, where an activity may be considered favourably where a plan permits an activity with the same or similar effects on the environment to the activity requiring resource consent. It was common ground that this was not the case here, because ‘visitor accommodation’ is a controlled, not a permitted, activity.
78. Nevertheless, given that visitor accommodation is specified as a controlled activity in the VASZ, and having regard to the applicable site standards and zone standards, it is readily

apparent that there is no limitation on the scale of visitor accommodation anticipated to occur within the VASZ. There is nothing in the sub-zone rules that limits visitor accommodation activities to being small scale or subsidiary to residential development. In essence, either residential or visitor accommodation activities could feasibly occupy the entire sub-zone, or any combination of those activities.

79. In the case of this particular application, were it to comply with the specified height limit under Rule 9.2.5.2 of 5.5 metres and to remove the two other very minor areas of non-compliance,¹ the activity would be assessed as a restricted discretionary activity. Accordingly we were satisfied that the nature and overall size of the development (in terms of the volume and type of accommodation proposed to be provided) was anticipated by the District Plan and is of an appropriate scale.
80. It was suggested to us that we should take into account cumulative adverse effects of this development and of potential future development that the Applicant has proposed (although not as part of this application) on his land holdings further north along Oban Street. Cumulative effects can only be taken into account with respect to the additional cumulative effects of the proposal subject to the application, having regard to existing development. It cannot be considered in terms of its cumulative effects with *future* development which may or may not take place, and which may or may not require resource consent.
81. Finally under this topic heading, it was suggested to us that the use of the Humboldt Room for meetings, and for educational activities, was a commercial undertaking that was not provided for within the zone or the overlying VASZ. We were made aware of a legal opinion provided on this matter, which concluded that the proposed use of this facility was permitted under the zone rules. We note that the definition of visitor accommodation simply states that “..... *conference facilities*.....” are included in the definition if they “*are associated with*” the visitor accommodation activity. We did not hear any evidence that might have persuaded us that the use of the Humboldt room was intended to operate as an independent standalone activity. Instead, it seemed clear that its use is to be primarily associated with the visitor accommodation business on the site, albeit that it may occasionally be made available for community purposes. Matters such as rating levels to be applied to any of the activities on the site are completely irrelevant to the assessment of an application for resource consent.

Trade Competition

82. Section 104 (3)(a)(i) of the Act states that a consent authority must not, when considering an application, have regard to trade competition or the effects of trade competition.
83. This is an unambiguous statutory directive. At least two of the submissions specifically cited trade competition concerns as a primary basis for their opposition to the application. Some of this concern seemed to relate to the general store operated by the Applicant further north on Oban Street, which was not the subject of this application, rather than the accommodation activities proposed on the application site. One other submission (that of Mr Glover) came from a person who is in the same or similar line of business as the Applicant and on this basis could, *prima facie*, be regarded as a trade competitor. Although he did not directly concede a

¹ Refer to paragraph 17 above.

trade competition motive, his evidence before us revealed that trade competition fears were only thinly disguised.

84. The primary issue for us, however, is that we are unable to take any effects of trade competition on any other party that might result from the granting of this application into account in making our decision.
85. We also note that within the range of submissions heard there were conflicting views expressed in relation to trade competition, including a number that considered that the commercial effects of the proposed development would be beneficial, including on existing businesses.

Building Height and Setback

86. As noted previously, it is the height non-compliance that primarily tips the proposal into Non Complying activity status. In legal terms, this means that we have to be satisfied that the activity will either have effects on the environment that are less than minor, or that it is not contrary to the objectives and policies of the District Plan considered as a whole (the “threshold or gateway test”) prior to our evaluation under section 104 and Part 2 of the Act.
87. Accordingly, given the significance of the height rule, we considered it important to take a purposive approach by focusing on what the height rule is attempting to achieve. Typically this guidance can be taken from the objectives and policies, or in the case of this District Plan, the assessment matters.
88. Unfortunately, the District Plan does not provide specific guidance as to the matters to be taken into account in the event that a height limit is breached. The assessment matters (which were addressed in the officer’s report) make reference to the effect of earthworks on ground levels and therefore height, and this matter is also addressed elsewhere in the form of the provision of affordable housing.
89. From what we could ascertain from the Plan provisions, and from a broader consideration of effects, we have concluded that the primary issues we need to consider with respect to height are as follows:
 - effects on privacy;
 - effects on loss of sunlight;
 - effects on views (of the surrounding mountains); and
 - effects on the visual character of Glenorchy.
90. With respect to the extent of the height breach, we note that the only building on the site which breaches the 5.5 metre height limit is the largest structure, which was frequently referred to as the “Commons Building”, located at the northern end of the site adjacent to the Coll Street frontage. We note that the bulk of the building does not protrude through the 5.5 metre height standard,² only the highest part of the roof structure, or less than 25% of the volume of the roof structure as described in Mr Muir’s evidence.

² Refer to Mr Muir’s evidence described at paragraph 30.

91. Taking effects on privacy first, we note that the proposed height level does not include second-storey accommodation or other internal activities, but is included as an architectural feature in the form of roof space within the overall bulk of the building. Accordingly, neighbours would not be overlooked by activities taking place within higher levels of the building, as might happen if it was a two storey structure. However even then, there are no immediate neighbours who could conceivably be affected by the additional height. The building is close to two road boundaries and well set back from other residential boundaries. The Applicant is the owner of the land on the other side of Coll Street.
92. Turning to loss of sunlight, the building has a sloping roof and the only significant shading effects would be within the Applicant's own property along the southern side of the building. Essentially any effects on loss of sunlight would be internalised within the site and are of negligible significance.
93. With respect to the potential effects on views, we again observed that the non-complying building is located within a large site containing numerous other buildings and not in close proximity to residential neighbours. In our view it is significant that only one of the submitters living in the vicinity of the application site (Mr and Mrs Cramp) lodged a submission in opposition on the grounds that it might obstruct their views. At the hearing, the evidence of Mr Williams established that the views from this property to the site of the Commons Building were highly likely to be interrupted when the vacant residential building site between the submitters' property and the boundary of the subject site was developed. Accordingly, we accept that any adverse effects of the proposed development on the longer-term views from the Cramp property are likely to be insignificant. Given the more distant perspectives that neighbours in general would have of the Commons Building, we consider the prospect that views of the surrounding mountain environment from residential properties within the proximate neighbourhood would be adversely affected or obscured is extremely remote.
94. The final issue concerns the potential effects on the character of Glenorchy. We were consistently urged to take a perspective that "rules are rules" and must be complied with in all circumstances. However this view implies (and essentially relies on the notion) that there should be no ability to apply for resource consent to breach a rule in a plan. It was even suggested to us that adherence to the height rule was necessary to show respect to the community.
95. Breaches of rules should not be taken lightly. From the evidence of both Mr Muir and Mr Williams it is plain that in this case they have not been, and we are satisfied that a much better urban design outcome will be achieved through permitting the height breach than would be achieved by artificially depressing the height of the building or increasing its floor space to satisfy the very blunt height provisions. It is apparent that there is an obvious tension between the desire to achieve a sympathetic 'alpine' character with steep pitched roofs on one hand (as this has the effect of increasing building height) and having a restrictive height restriction on the other (which has the effect of reducing roof pitch or encouraging flat roofs). By way of example, we could not see how 'flattening' the Commons Building, as suggested by one submitter, would result in a more attractive building in this environment, or one that would be better appreciated by either the community or by visitors to the town.

96. We agree with submitters in opposition with respect to their observation that because some existing buildings may exceed the height standards, that does not provide any justification for this one to exceed it as well. For this reason we did not place any emphasis on whether or not there were other buildings in the vicinity that already exceed the 5.5 metre height limit. However we agree with legal counsel for the Applicant that although Non Complying activity status sets a high bar, applications must be considered on their merits. A Non Complying activity is not a de facto prohibited activity.
97. Without commenting on the appropriateness or otherwise of the height rule, which is unusually restrictive, we accept that there may well be circumstances where an application should not be granted. An example might be where a 7.5 metre dwelling was built immediately adjacent to the northern boundary of an existing dwelling, affecting its privacy and sunlight admission. Another example might be where a proposed building had a 'bulky' form and/or used colours and materials were inconsistent with the character of the township. Finally, another example might be where a dwelling's proximity to an affected neighbour was such that it clearly blocked the view of surrounding mountains.
98. In this case, we were presented with a proposal where the extent of the height breach relative to the size and purpose of the building was small; it was one building (albeit a fairly large one) on a very large site with no immediately adjoining neighbours, and there was no evidence that any person's views would be obstructed by the building. The proposed building has been carefully designed to be sympathetic to the Glenorchy village environment and the character of the surrounding landscape, and will not appear out of place or dominant in this location.
99. Finally, we consider it would be drawing a very long bow to conclude that for a traveller entering Glenorchy from the south, the Commons Building would be of such prominence among the adjoining buildings and the associated planting that it would appear incongruous in terms of its height relative to its surroundings. The main element of difference that will appear to any regular visitor is the fact that the currently mostly vacant site (containing only two existing dwellings) is much more intensively developed – a situation that the rules already anticipate.
100. Having considered the proposal on its merits, we are entirely satisfied that the effects of the height breach in the circumstances of this particular site will be less than minor.

Traffic Parking and Access

101. Our initial observation with respect to this issue is to acknowledge that the development permitted in terms of the wider VASZ – that is, visitor accommodation along the eastern side of Oban Street – can be expected to generate a significant level of traffic and parking demand, including as a result of the development proposed, which is already anticipated by the District Plan. This has very little to do with other non-compliances such as height and earthworks thresholds, or the debate over building setbacks given the generous 70% site cover provided for within the sub- zone.
102. We consider that the amendments made to the application prior to the hearing, and particularly the removal of the car parks originally proposed on Coll Street, represent an improvement in terms of design and safety aspects. Similarly, we believe pedestrian and cycle provision will be better addressed through the provision of the footpath links that the

Applicant is proposing to establish, with the agreement of the District Council, along the Coll Street and Oban Street frontages.

103. Concerns were raised by Ms Gladding that while the application met the parking standards specified under the District Plan, they did not meet the peak requirements that would occur (say) at the height of the summer season. In our experience it is very unusual, and potentially legally difficult, for a consent authority to impose a parking standard above that required by the district plan rules. This is because it is generally an inefficient use of a land resource to set aside car parking for peak periods that for much of the year will not be utilised. It is also poor urban design practice to 'over provide' for car parking, not only because it is a wasteful use of land, but also because it effectively sterilises land by leaving large areas of open space that cannot be used effectively for landscaping or for buildings. It is not unreasonable for public streets to be available for legal car parking for peak demands over limited times of the year when parking demand is at a premium. This principle is commonly accepted when setting parking standards in district plans. In the present situation the evidence of Mr Bartlett, which was unchallenged, established that the anticipated parking demand at peak times could be adequately catered for on the adjoining roads.
104. The scale of the development is relatively large by Glenorchy standards, but not in absolute terms. It was explained to us that traffic volumes on Oban Street, the entrance point to Glenorchy, were in the region of 1300 vehicles per day, which is low for a collector road in a roading hierarchy. It was also noted that the proposal 'replaces' a camping ground that had already existed for many years in the township. It was acknowledged by Mr Bartlett that the proposal would generate traffic volumes that are high *relative* to the traffic levels on Oban Street and especially Coll Street. Notwithstanding this, the expert evidence before us was unequivocal that safe access can be provided to and from the site through connected access points from both Oban Street and Coll Street. This view was also accepted by Mr Wardill for the Council.
105. Attention was drawn to the presence of a pedestrian access way that had already been formed from Old Dairy Close to the western boundary of the application site. This was intended to link with a cul-de-sac and pedestrian access way that was to be formed had the previously approved residential subdivision on the site proceeded. Although the Applicant had originally undertaken to provide a similar pedestrian linkage through the Camp Glenorchy site to Oban Street, this was withdrawn immediately prior to the hearing for safety, security and liability reasons. We record that the reporting officer considered that the linkage should remain volunteered by the Applicant on the basis that the existing Old Dairy Close pedestrian access way to the boundary of the site would essentially become redundant if the access way did not proceed.
106. To some extent, we accept the advice provided to the Applicant that provision of public access through the campground would be less than desirable on the basis of potential liability issues in particular, and also the possibility of complications with users of the campground, which of course remains would private property. Had the original residential subdivision proceeded, the cul-de-sac and pedestrian access link would have been vested in the District Council.
107. However our primary reason for accepting that this access way connection is no longer appropriate derived from considering its functional purpose. The access way would only be of

benefit to people walking between Old Dairy Close, Oban Street and presumably the village centre. It is difficult to see how this access way would offer any advantages in terms of either convenience or amenity over the alternative of simply walking down Old Dairy Close and then down Coll Street to Oban Street. We also note that the Applicant has volunteered to construct the Coll street pedestrian access way over its property (leaving the road verge for horses) and are satisfied that this is a much more desirable and practical pedestrian and cyclist solution.

108. Concerns were raised that the access point off Coll Street would be hazardous to users of that street, and particularly horse riders. To the extent that there will be more traffic in Coll Street, there is some weight to that argument; however we were advised that the Applicant had discussed its proposals with the residents of Coll Street and potentially affected submitters, and made changes to its plans in response. No submitters at the hearing expressed any further concerns about the traffic effects of the proposal on Coll Street.

Building setback and recession plane from Oban Street

109. Apart from height, arguably the other major point of contention was the issue of a 10 metres building setback from Oban Street.
110. It is plain that the relevant rules framework is somewhat 'complicated'. Rule 9.2.5.1(iii) imposes a minimum building setback from road boundaries of 4.5 metres. Under Rule 9.2.5.1(iii)(b) the minimum setback of any residential building on the eastern side of Oban Street, south of Coll Street, must be 10 metres.
111. The 5 metre beautification strip parallel to the western side of Oban Street along the frontage of the application site was vested in Council as part of the previous residential subdivision approval. The Applicant proposes to site a number of proposed bunk cabins virtually up to the frontage of this beautification strip, with the result that they will only be a minimum of 5 metres from the legal frontage of Oban Street. Some submitters considered this to be inconsistent with what the District Plan actually requires, or at the very least *intends* should be the case.
112. However under the District plan, a road boundary is defined as the boundary of the site abutting a legal road. The Applicant's proposed bunk cabins do not front the legal road, but rather the beautification strip, and there is at least a strong legal argument (supported by a legal opinion) that the 10 metre setback does not therefore apply.
113. However to add further to this already complex situation, where the proposed access point off Oban Street enters the campground, there is a common frontage between legal road and the application site, with the result that two of the bunk cabins (4 and 5) are within the 10 metre setback from Oban Street at that particular point, and hence require consent as a restricted discretionary activity.
114. Rule 9.2.5.2(ii)(a) contains a complex series of rules that include recession plane provisions. Because bunk cabins 1 – 5 adjacent to the western boundary of the site breach the height recession plane contained in that rule by up to 1.9 metres, consent is required as a non complying activity. This effectively translates to a recession plane requirement that is adjacent to the beautification strip parallel to Oban Street. Recession plane requirements normally

relate to the protection of sunlight for neighbours, and while not unheard of, recession planes parallel to street frontages are somewhat unusual.

115. As a final issue under the broad topic of setbacks, concern has been expressed at the apparent lack of a requirement for an internal setback on the site. However given the way that the rules have been drafted, either intentionally or otherwise, there is no required setback for non-residential buildings within the VASZ.
116. We will go on to comment on issues arising as a result of the rules shortly, but in the meantime consider the effects of these non-compliances, which in isolation would render the activity restricted discretionary in status.
117. We can readily understand why a number of the submitters, whatever their reasons for opposing this application, have taken the view that a 10 metre setback from the road frontage should apply. It does appear that this was the *intention* of those who were drafting the rule. Both the Council and the Applicant argued – and we have accepted – that because of the way the rule has been worded in terms of its application to a setback from a legal road frontage in the case of visitor accommodation, it does not apply in this case. Accordingly it may be perceived as a ‘get out of jail card’ for the Applicant. However we are required to consider the District Plan provisions in terms of what the rules actually say, and in terms of their correct legal interpretation.
118. However, even if we set aside the matters of how the rule was interpreted, we are comfortable that the orientation and scale of the bunk cabins, the landscaping proposed, the nature and design of the units themselves, and the fact that they are set well back from the road (including the additional buffer of the adjoining beautification strip), are such that we believe it unlikely that visitors or residents will ‘read’ the streetscape as being narrow or enclosed.
119. We also see little purpose in imposing a recession plane requirement along the Oban Street frontage of the site. First, it doesn’t protect any properties from loss of sunlight. Secondly, given the presence of the beautification strip and the associated landscaping proposed, it is difficult to see what beneficial effects in terms of visual amenity would be achieved by requiring compliance with the recession plane parallel to a road frontage.
120. As a final point, a specific and probably unintended effect of the rules is that at the entrance point to the site, two of the units will technically be within 10 metres of the legal road frontage of Oban Street. The practical implications of this in terms of visual amenity will be negligible and we do not consider that it is a factor of any significance.

Urban Design and Landscape

121. Visitor accommodation is subject to consideration in terms of the six specific matters as described earlier in this decision.³

³ Refer to paragraph 75 of this decision.

122. The first of these assessment matters concerns the external appearance of buildings. We did not hear any concerns about the proposed exterior cladding, colour and external appearance of the buildings, apart from matters relating to building height. The plans accompanying the application, supported by the evidence at the hearing, were that the buildings utilise timber or iron cladding in various recessive shades of grey, green, red and brown. This was described as reflective of traditional farm and high country hut structures characteristic of the area. There will also be extensive native planting adjacent to and between the various structures. The Council was satisfied that the external appearance and design of the buildings was appropriate to the site, and we concur with this view.
123. The second assessment matter concerns setback from internal boundaries. The boundary landscape treatment proposed includes a 2 metre strip of planting along the eastern boundary and 3 metres along the southern boundary. Although there is no specified boundary setback required, there are no buildings proposed within these planting strips or within 3 metres of an internal boundary. The only 'structures' closely approaching the internal boundaries are the existing dwelling on the Oban Street frontage, the proposed maintenance and utility building near the eastern boundary, and the photovoltaic arrays. There were no submissions from immediately adjoining neighbours expressing concern about internal setbacks. However as a result of consultation, there will be a 1.8 metre high paling fence along part of the eastern and southern boundaries, and the native boundary planting will not exceed 2 metres in height. We consider the internal boundary treatment for the site to be appropriate.
124. With respect to the proposed removal of the existing birch trees on Council land (acknowledging that the decision on this matter is for the Council), we do not consider their removal to be of any significance given that birches have no particular association with the natural environment of the Glenorchy area, and are well recognised as a species that can cause health issues for some people.
125. The third assessment matter relates to setback from roads, which is been discussed earlier in this decision. We consider that given the design and scale of the buildings and the quality of landscaping proposed, the imposition of a greater setback would not necessarily result in a better environmental outcome, particularly in terms of visual impacts.
126. The fourth assessment matter concerns access. With respect to vehicular access, the amendments made to the application prior to the hearing, together with the evidence of the Applicant's traffic engineer and Council's endorsement of the proposals, confirmed for us that the access arrangements proposed will be both safe and efficient. We are also satisfied that provision for pedestrian access, with enhanced footpath provision in both Coll Street and Oban Street, will be satisfactory to serve the proposed development and will offer wider benefits to the surrounding residential area.
127. The fifth assessment matter relates to landscaping. An extensive landscaping scheme comprising predominantly native species is proposed, based on those found in the area. We think it appropriate that the majority of the car parking has been internalised within the site behind buildings and landscaping, rather than along site frontages as a convenience for passing traffic as is so often the case with visitor accommodation developments. The landscaping, allowing time for it to mature, will also have the visual effect of avoiding

buildings visually dominating the site, and as noted above there is a planted landscape strip proposed along the internal boundaries of all adjoining residential neighbours.

128. The final assessment matter concerns the screening of outdoor storage and parking areas. This has been satisfactorily achieved through the proposed siting of buildings and activities on the site in conjunction with the proposed landscaping.

Servicing

129. The only servicing issue of significance related to potential wastewater treatment. The final design and approval of such a system is a matter for the Otago Regional Council with respect to the required discharge consent (rather than this Hearings Panel) and separate approval has been sought from that body.
130. The wastewater treatment scenario is based on the highest peak discharges that could be expected on the site, and proposes on-site primary treatment followed by secondary treatment in a disposal field within the area containing the proposed photovoltaic panels. We are aware such on-site systems are now increasingly common in areas that do not have reticulated services, and the design concept was acceptable to the District Council in terms of its functions.
131. There was some debate at the hearing with respect to whether or not the Applicant intended to connect to a reticulated system should such a system be provided by Council in Glenorchy in the future – which appears highly probable, but not as yet certain. As things stand at the present time, the development is dependent on consent being granted by the ORC, which is a separate process to the matters we are considering. We acknowledge that any ORC consent granted is highly likely to include conditions requiring ongoing maintenance, which would ensure a better environmental outcome than the individual residential systems installed throughout the township that are not subject to such conditions.
132. The nature and timing of any connections between Camp Glenorchy and a future reticulated system are a matter for the District Council and the Applicant - and indeed with any landowner in Glenorchy, but as an entirely separate process at a future stage.
133. Mr Farrier's evidence raised safety issues associated with the use of LPG on the site, and the delivery of LPG both to and within the site. His evidence was quite focused and distinct from those of other submitters, being confined to this issue in which he has had previous involvement and experience.
134. It was made clear at the hearing that LPG was a supplementary energy source on-site and that deliveries to the site would occur on the basis of perhaps twice per year. His evidence drew attention to previous incidents (and in particular one in Spain some years ago) that had resulted in heavy loss of life.
135. This led to a brief supplementary presentation/debate between Mr Farrier and Mr Alexander, the Applicant's consultant. We were, however, satisfied that the evidence of Mr Alexander for the Applicant established that the imposition of appropriate measures by way of conditions – not only on the Applicant's site but as routinely adopted elsewhere – would be sufficient to ensure the safe delivery and use of LPG on the site. The difficulty we had with Mr Farrier's

evidence was that it either implied or would lead to the inevitable conclusion that the use of LPG generally, and ostensibly throughout the whole of the Lakes District, was essentially inappropriate on safety grounds. This seemed to paint a somewhat alarmist scenario that was not supported by the evidence of Mr Alexander at the hearing, or by Mr Bruce McDonald, District Inspector/HSNO Enforcement (by way of a letter dated 19 February 2015).

Natural Hazards

136. The Otago Regional Council submitted on the application in relation to concerns over groundwater levels following periods of high rainfall and high lake levels, and potential alluvial outwash and flooding hazard from Buckler Burn and Bible Stream. An ORC report entitled "Natural hazards at Glenorchy" dated May 2010, with particular emphasis on flood risk, was referred to and made available at the hearing. Further information was sought by ORC from the Applicant with respect to the mitigation of potential hazards that might affect the site, and following the provision of further information, discussions followed between the Applicant's engineering consultant and Mr Warren Hanley of the ORC.
137. A letter in the form of an email from the ORC dated 4 May 2015 noted that the ORC was satisfied that there was sufficient information available for Council to make an informed decision on the potential effects of natural hazards, and Council did not seek to pursue any further opposition to the application. It did comment, however, that further dialogue between the ORC and the District Council would need to be undertaken with respect to river management for the Buckler Burn. We note that the suitability of land for development - be it for visitor accommodation or the previously approved residential development - is normally a matter addressed through prior consideration of the zoning. Overall, we are satisfied that, taking into account the mitigating conditions imposed, the potential future effect of natural hazards is less than minor and that there is no basis for declining consent in relation to this issue.

Other Matters

138. Although not determinative, there were a number of the matters that arose through the hearing of the application. We do not consider it necessary to consider each and every minor point raised, but wish to focus on some of the more persistent issues.
139. The main ancillary issue was the concern expressed by some submitters that the Applicant was proposing to undertake works on Council's road reserve in the form of planting, tree removal, and footpath construction. We are aware that it is inappropriate to impose conditions on an application that requires works that are off-site and not under the control of the Applicant. Similarly, any works on Council land (including streets) will require Council's approval. However if such off-site works have the agreement of Council, then we see no difficulty with conditions of that nature being imposed, provided that they have first been volunteered by the Applicant. We consider it both logical and desirable that the landscaping and provision of footpath facilities be provided in an integrated fashion between Camp Glenorchy and the adjoining road network, which has necessitated the approval of Council.
140. The second issue was the apparent suggestion on behalf of the Applicant that, primarily as a result of its energy self-sufficiency and size, the facility would be a suitable location for a civil defence headquarters for the township. We place no weight on the arguments for or against

this possibility - this does not form part of the application and is a matter for an eventual discussion involving Council, the local community and the landowner. Whether or not this facility becomes a civil defence facility is therefore unrelated to the matters we are required to consider.

141. A repeated issue of contention was the weight that could potentially be attached by the Commission to the submission by the Glenorchy Residents Association, based on the adequacy of the processes leading up to that organisation electing to lodge a submission in support of the development.
142. In considering whether or not an application should be granted, it is not a matter of a 'numbers game' or whether a submission from a particular party carries more weight than say, that of a private individual. Our deliberations are based on the *content* of the submissions that have been lodged, the issues raised in relation to the effects on the environment and how these are to be considered against the provisions of the District Plan, other relevant planning instruments, and Part 2 of the Act.

Positive Effects

143. Extensive evidence was presented on behalf of the Applicant and from a number of submitters in support in relation to the positive effects of the proposed development. We do not intend to dwell on the various arguments relating to the Applicant's philanthropic motives, although understandably a many of the submitters saw this development as being of immense value to the Glenorchy community.
144. We think it is self-evident that the establishment of Camp Glenorchy would have significant positive effects in that it would reinstate, in a modern and sustainable form, a camping ground facility that had since closed. It will have the effect of providing at least modest opportunities for employment, and there are likely to be significant economic benefits to the wider Glenorchy business and tourism community from patrons of the facility utilising local services. It will also provide facilities for meetings and education, which is of benefit to the wider community.
145. One of the substantive positive effects is the active promotion of leading edge sustainable and environmentally sensitive building and land management practices, which is a cornerstone philosophy of the development. This is expected to be of significant benefit not only to the local community and tourists to the development, but to New Zealanders as a whole.
146. Some submissions in opposition raised the issue that the facility might provide for activities that are not 'needed'. It is not our function to determine 'need' under the Resource Management Act, which is not akin to a licensing system. Our role is to consider any adverse or beneficial effects the activity might have on the environment.
147. Overall, we were satisfied that the establishment of the Camp Glenorchy facility will provide significant positive benefits to the local community and the surrounding area.

Conclusions on Actual and Potential Effects on the Environment

148. Our overall conclusion is that any actual or potential adverse effects on the environment will be less than minor. In coming to this conclusion we have carefully considered the various

areas of non-compliance, particularly those relating to height and setbacks, which were of concern to a small number of submitters. Given the overall nature, scale and design of the development, and the context within which it is located, we are satisfied that there are no significant adverse effects arising from these non-compliances.

149. We are aware that a review of the Operative District Plan has been commenced. Although we are reluctant to comment on the plan provisions themselves, given some of the issues that have arisen in conjunction with this application we respectfully feel that we need to make the observation that a number of the rules applicable, at least as they apply within the VASZ in Glenorchy, are confusing and contradictory. They also do not appear to align well with each other, community expectations, and the objectives and policy framework. Examples include the 70% site coverage provision, which appears completely at odds with maintaining an open and spacious character within the township; the tension between the minimum roof pitch of 25° and the unusually restrictive height provision of 5.5 m; the confusion over the desired building setback applicable to Oban Street, and the lack of policy/assessment guidance relevant to height breaches.
150. We note that none of the submitters in the hearing before us presented any expert evidence; however, many of the individual submissions were of extremely high quality, as we acknowledged earlier. Some submitters expressed strong views on what were matters of urban design and transport. Without wishing to be disrespectful to any submitters, we are required to place greater weight on expert evidence when assessing matters of a technical nature. We observe that with respect to the architectural, engineering, and traffic evidence, there was no expert evidence presented which called into question the adequacy of the analysis or conclusions reached by the Applicant's witnesses.

Assessment of the Objectives and Policies of the District Plan

151. The objectives and policies were comprehensively addressed in Ms Hislop's Section 42A report and in the evidence of Mr Freeman. Accordingly, we will not reproduce these provisions here, except to the extent that they are of specific relevance to the particular matters under consideration.
152. Part 4, Objective 1 and Policy 1.2 concern the provision of reserves, including specific reference in the Glenorchy context to the 5 metre wide beautification strip of land adjacent to Oban Street. Council acquired this land for beautification purposes as a result of the previously approved residential subdivision of the site. The only effect of the proposed development will be an exchange of equal sized areas of land over the strip where the access point into the site is proposed to be relocated further south from the position previously identified for the former cul-de-sac in the abandoned residential proposal.
153. The contentious issue of the *building setback* from the beautification strip is a separate matter to the actual provision of the beautification strip as anticipated by this policy, and we agree with Ms Hislop that there is no conflict with the objective and policy.
154. Part 4, Energy, Objective 1 and associated Policies 1.6 and 1.7 encourage conservation and efficient use of energy resources, including solar energy. The evidence satisfied us that the

proposals contained in the application were not only consistent with, but would actively promote this objective and the associated policies.

155. Part 4, Natural Hazards, Objective 1 and four associated policies call for the avoidance of loss of life, the mitigation or avoidance of damage to assets from natural hazards and the discouragement of development and subdivision in such locations. As an initial point, we note that this location is zoned for residential and visitor accommodation, and would not, or should not be so zoned, if a significant risk were present.
156. The Otago Regional Council submitted expressing concern about potential flooding and alluvial outwash risk from Buckler Burn and Bible Stream to the southeast, and the potential for liquefaction, based in part on recent macro assessments of natural hazards in the vicinity of Glenorchy. We are aware that the District Plan predated this work. However it was agreed in subsequent discussions between the Applicant's engineering adviser Mr Lloyd, and the Regional Council, that the risk of natural hazards affecting the site was low. This matter had also been subject to an earlier assessment prepared by Hadley Consultants Limited on behalf of the Applicant.
157. The evidence established that there was little likelihood of earthworks and infrastructure on site breaching groundwater levels. Potential alluvial outwash hazards from either Buckler Burn or Bible Stream had not affected land closer to 600 metres from the site, even during the major 1999 rainfall event. The District Council engineer was also satisfied that the site was not subject to undue risk from natural hazards, and design work was underway for works to assist in mitigating flood hazards associated with the Buckler Burn. We were satisfied that the proposed development was not contrary to the objective and policies on natural hazards.
158. Urban Growth Objective 2 and two associated policies calls for urban growth which has regard for the built character and amenity values of the existing urban area, including small townships, and seeks to cluster visitor accommodation in certain locations to preserve other areas for residential development. The site of the proposed development is within an area of Glenorchy already identified for residential development and visitor accommodation, some of which has already taken place surrounding the site, such that the development would not represent an unplanned extension of the township. We note that no party objected to the development of this site in principle, only its nature and scale.
159. Part 4, Earthworks, has one objective and in this case five relevant policies, which broadly seek to ensure that earthworks do not have adverse effects in terms of land stability, flooding, amenity values, sediment run-off, dust and noise and potential archaeological/historic values. In addition, Council has notified Plan Change 49, which was described as seeking to "simplify and streamline these provisions of the District Plan", with submissions on the plan change having been heard but no decision as yet issued. The extent and nature of earthworks were not raised as a significant issue at the hearing, and are of a scale considered typical for development anticipated by the zoning in this location. Earthworks activities on the site can be addressed through appropriate conditions. Accordingly, the proposed activity is not contrary to this objective and policies.
160. Policy 2.1 seeks:

“To ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships”.

161. In terms of the built character and amenity values of the existing urban area, the proposed development accords with the expected nature and density of development on the site (either residential or visitor accommodation) and only exceeds the height standard over a small part of the building envelope. As previously discussed, the density of development is well below that which is permitted by the District Plan. The architectural style of construction proposed is also consistent with an historic and ‘rural’ theme characteristic of this area.
162. Urban Growth Objective 5 and Policy 5.1 are specific to enabling visitor accommodation activities. Both are expressed in a very general way, simply calling for adverse effects of visitor accommodation development to be avoided, remedied or mitigated, which somewhat unhelpfully only paraphrases the provisions of section 5 of the Act. We were satisfied that any adverse effects on the environment from the non-compliances associated with the proposal were less than minor, and that the quality of the development proposed was of a very high standard in terms of building design and landscaping. On this basis we were comfortable that there was no conflict with this objective and policy.
163. Part 9, Township Zone, Objective 1 and a number of its associated policies are more specific to the issues before us. The overall Objective 1 simply states:

“Recognition and consolidation of the townships. Recognition of the low density open space residential amenity of the townships. Recognition of the particular character, built environment and range of uses existing in the individual townships”.

164. The proposed development is entirely consistent with associated Policy 1.1, which seeks consolidation of townships within existing boundaries. Issues concerning the risks of natural hazards (Policy 1.3.1) have already been addressed earlier in this decision. The scale of activities on the site with respect to transport (Policy 1.3.4), even in the peak season, are well within what is expected in terms of the capacity of the main Queenstown – Glenorchy highway.
165. Policy 1.5 and its two accompanying subclauses both concern the provision of a 5 metre wide local purpose reserve for beautification, discussed earlier. Apart from the “like for like” land exchange, no building is proposed within the reserve which, subject to Council’s agreement, will be developed specifically for beautification purposes. The development is consistent with this policy.
166. Policy 1.6 seeks to provide for a range of small-scale non-residential activities. It was suggested in one submission that the proposed development was inappropriate because it was not “small scale”. However we do not agree this is the case, because the zoning as a whole specifically provides for visitor accommodation without any restrictions on scale at all. We agree with Ms Hislop that this policy addresses the establishment of small commercial or perhaps industrial activities that are sought to be established in residential areas that, unlike this site, do not provide for visitor accommodation.

167. Policy 1.4 is perhaps that most relevant to concerns that were raised with respect to the height of the proposed buildings. It reads as follows:

“1.4 To recognise and provide for the individual character and appearance of the individual townships and in particular:

1.4.1 limited building heights in Glenorchy and Makarora

1.4.2 roof pitch design for Glenorchy.”

168. This policy is complemented by Policy 1.3.3, which refers to the *“desired living environment of the majority of township residents”*. There was some debate between submitters as to what the existing character of the township actually is, although there was a general agreement that most buildings reflected a low density, low building height ambience.
169. We make the observation that in terms of achieving this objective and its associated policies, the matters contained in the existing rules package are not necessarily cohesive. The rules allow for a much higher level of density than that proposed in the development, and our attention was drawn to the difficulties that can arise in simultaneously complying with both the height limit and the minimum 25° roof pitch required. These factors are relevant in considering the policy framework. It is not simply a matter of the “rules are the rules”, as the resource consent process enables an application to be judged on its merits in terms of whether the purpose of the Act would be better achieved through granting an application. In this case we were entirely satisfied that the quality of development that arises from exceeding the height limit clearly outweighs blind adherence to the height standard on this large site, and is consistent with maintaining *“the individual character and appearance”* of Glenorchy, which is a central concern of this policy.
170. Given the quality of the building design, which is achieved through retaining a steep roof pitch rather than an artificial “flattening” of the proposed structures to achieve compliance, we concluded that the proposal was not contrary to Policy 1.4. This position was also accepted by Council, and no expert evidence was presented that was contrary to this view. Furthermore, our conclusions with respect to this policy were supported by the fact that there was no evidence before us to suggest that views from the properties of adjoining landowners would be adversely affected by the height non-compliance of one of the buildings on the site. Such a scenario may well not have been the case if a 7.5 metre high building had been proposed on a small residential allotment in the township.
171. Policy 1.3.3 requires that consideration be given to the need to protect the future option for reticulated services to be provided in the township. This appeared to be the subject of some misunderstanding at the hearing, as the nature of any future connections to the proposed treatment facilities on the site (and potentially other sites in the township) would need to be determined in detail if and when a reticulated system is provided, as appears likely in the longer term. At this point in time we are satisfied that such a connection could be provided to and utilised by this development, and that the servicing proposals associated with the proposed development are not contrary to the policy.
172. Part 14, Transport contains four objectives, Objective 1 (Efficiency), Objective 2 (Safety and Accessibility), Objective 3 (Environmental Effects of Transportation) and Objective 5 (Parking and Loading – General). The content of these and of many of the associated policies are rather

generic in nature, and relate to the district wide effects of transport. The effects of this proposal also have to be considered in the context that visitor accommodation is a controlled activity in this location, and therefore anticipated in terms of the adjoining roading network.

173. The evidence before us was that the proposed access points to and from the site are appropriate in terms of their location, safety and visibility. A roadside pedestrian network is to be constructed in conjunction with the development, adjacent to the Coll Street and Oban Street frontages of the site. Objective 3, Policy 3.3 supports the development of pedestrian links. While the opportunity to complete a direct pedestrian access between Old Dairy Close and Oban Street would be precluded by the private development of the site, the functional need for such a link is absent given there would be no advantage in terms of safety or walking distances over using Old Dairy Close itself and the alternative footpath link to be developed on the Applicant's property adjacent to Coll Street. For this reason, we do not consider the proposal to be contrary to this policy.
174. Policy 3.6 calls for the incorporation of vegetation within roading improvements subject to constraints of road safety and operational requirements. We note that landscaping is to be provided along the frontages of both sites, consistent with the outcomes expected by this policy. The landscaping treatment proposed with the development also accords with Policy 3.4, which seeks to mitigate visual impacts on the landscape.
175. Policy 5.1 seeks:
"To set minimum parking requirements for each activity based on parking demand for each land use while not necessarily accommodating peak parking requirements".
176. This is a common provision in district plans and reflects the need to avoid a situation where large parts of sites are occupied by car parking areas to meet peak demands that occur only for very short periods of the year. Standards are set whereby normal parking demand is required to be met as is proposed in the case of this application. The quantum of parking proposed on the site is entirely consistent with this policy. We also note from the hearing that if a greater building setback from Oban Street was to be required on the site, it could be taken up with car parking. This would produce an inferior outcome to that which would otherwise be achieved by providing internal landscaped car parking within the site as proposed, consistent with Policy 5.4.
177. We are satisfied that the evidence provided on behalf of the Applicant, and the assessment contained in the Council officers' reports, establishes that safe and convenient access and parking will be achieved through the development as proposed. Accordingly we have concluded that the proposed development and design of the site is consistent with the objectives and policies relating to transport and parking.
178. Part 16, Hazardous Substances, addresses the transportation storage and use of hazardous substances, with three associated policies relating to accidental spillages and risk to surrounding land uses and the public. Although subject to some debate during the hearing, we were satisfied that as a result of volunteered conditions requiring compliance with the HSNO legislation, any risks associated with this matter can be adequately addressed.

179. Our overall conclusion is that the proposed development is not contrary to any of the relevant objectives and policies of the District Plan.

Section 104D Threshold Test

180. Section 104D of the Act specifies that a consent authority may only grant a resource consent for a Non Complying activity if it is satisfied that either the adverse effects of the activity on the environment will be minor, or the application is for an activity that will not be contrary to the objectives and policies of (in this case) the Operative District Plan.
181. Our assessment of the effects of allowing the activity on the environment, and of its relationship to the objectives and policies has been fully discussed above. This follows our consideration of the submissions, the evidence presented before us, the officer's reports, and the provisions of the District Plan. We are satisfied that the application passes both gateway tests under section 104D.

Consideration under Section 104 of the Act

182. We have given careful consideration to the non-compliances arising from the application and we are satisfied that these do not create any actual or potential adverse effects on the environment. As previously discussed, the positive effects of the application are significant, and have been given weight in our analysis under section 104(1)(a).
183. In the case of this application, the relevant planning instruments under section 104(1)(b) are the Regional Policy Statement and the Operative District Plan.
184. With one possible exception, we do not think this application raises matters of regional significance. The proposed development is a controlled activity within the VASZ, does not involve an extension of 'urban' Glenorchy into the surrounding rural area, and is on a site where either residential or tourist accommodation development is anticipated. The Operative District Plan has to be taken as giving effect to the Regional Policy Statement.
185. The only potential exception is that relating to natural hazards, and it is again noted that the site is within an area zoned for urban development. Following discussions between the Applicant and the ORC, the latter no longer opposes consent being granted on the grounds of exposure to natural hazards. It is also noted that the submission from the ORC does not oppose the activity on other grounds. The procedures for discharging effluent are the subject of a separate consent process before that Council.
186. In terms of 'Other Matters' under section 104(1)(c), we were aware during the hearing of various references being made to the 'Glenorchy – Head of the Lake Community Plan'. This is a document that can be regarded as falling within the ambit of this subclause of section 104. That said, it is not a statutory document that determines or impacts on the status of an activity. However we can have regard to its provisions to the extent that they are relevant.

187. The 'Vision' for Glenorchy Town, Section 4 has four parts, which include retaining a peaceful character, a rural atmosphere and rural character, a walking/riding town and an active/busy town. Although the latter two are potentially conflicting, having had regard to the activities anticipated under the zoning pattern we have concluded that the application is broadly consistent with the 'Vision'.
188. The key factors contributing to the 'Vision' that have relevance to this application are as follows:
- wide streets with spacious verges
 - horses grazing and ridden within the town
 - grass verges and drainage swales
 - lack of curb and channelling
 - views out to the mountains, Lake
 - open space within the town
189. Although it was suggested to us that the lack of a building setback behind the beautification strip was contrary to the intent of the Community Plan, we note that allowing for the already wide road reserve and the existing beautification strip (which is to be landscaped), in our opinion the lack of a further 5 metre setback from the beautification strip will not create an impression of confinement. We consider the improvements to the footpath network in the vicinity of the site are consistent with promoting walking in the town, and there were no submissions from horse trekking operators to the modified plans presented to the hearing, although we record Ms Kelly's satisfaction with the removal of the car parks on Coll Street in this regard. Formal suburban style curb and channelling is not proposed, and the density of development is well below that permitted by the rules in the Plan. The development site is in a location where it is anticipated that tourist accommodation will be provided in some form, whether it is by this Applicant or by an alternative developer.
190. Overall, we consider the proposed development is consistent with the aims of the Community Plan.
191. We do not consider that a grant of consent to this application will undermine confidence in the District Plan and its administration, or set a precedent, despite some strong opinions to this effect.
192. It is not uncommon for submitters appearing at hearings to assert that simply because a rule is not complied with, a precedent will inevitably be set. The Environment Court has considered this matter on a number of occasions. A precedent situation may arise where like applications arise frequently, requiring a consistent approach to be taken. However for this to occur, the applications have to be very similar in character. This is an application where it is proposed that 13 additional buildings be erected on a large site zoned to provide for tourist accommodation, and where a small section of the roof structure of one of these buildings exceeds the height limit.
193. Any applications to breach the height limit have to be treated on their individual merits, which includes matters such as the size of the site, roof pitch, location, effects on privacy, effects on views, building design, and other factors which are unlikely to be replicated in the same way

on all or even many sites. We have addressed these matters earlier in our decision and do not consider that they give rise to adverse effects in the case of this proposal. We do not consider that a grant of consent in this case will create a precedent or undermine confidence in the plan.

194. We have also taken into account the provisions of section 104(3)(a) and have disregarded any effects of trade competition arising from this application.
195. The Applicant also sought that a number of Consent Notice conditions and Easement Instruments that applied to the previous residential subdivision of this land be either deleted or surrendered as part of this application. We note that this is a private development for a camping ground facility and that it is no longer a residential subdivision involving land for private sale or vesting in Council. Accordingly, it is appropriate that be that these be cancelled.
196. The relevant instruments to be cancelled include Consent Notice 8406563.2, Conditions B and C; Consent Notice 8670731.1, Condition (d). In addition, the following Easement Instruments are to be surrendered by Council, these being Easement Instrument 8406563.3; Easement Instrument 8911927.6, and Easement Instrument 8911927.7.
197. Overall, we are satisfied that the application merits a grant of consent having considered all the relevant matters in section 104.

Part 2 of the Resource Management Act 1991

198. Our assessment of the application under section 104 is subject to the provisions of Part 2 of the Act. Section 5 sets out the purpose of the Act, which seeks to promote the sustainable management of natural and physical resources. This has for many years required a broad overall judgement to be exercised in circumstances where there are conflicting considerations, and an assessment needs to be made as to the weight and scale of any material issues. Recent case law has qualified this discretion where high-level directive guidance is given towards particular outcomes, in for example a National Policy Statement or a Regional Policy Statement.⁴
199. This application did not raise any significant conflicting considerations at a higher objective and policy level. We considered whether the purpose of the Act would be better served by granting this application (with appropriate conditions), rather than by declining it. We are satisfied that the overall benefits not only to the Applicant but to the wider Glenorchy community would be better served by a grant of consent to the application. Any adverse effects on the environment in the context of this proposal are less than minor, and the careful consideration given to the building and landscape design, with its emphasis on local building styles, the adoption of native vegetation characteristic of the area and the energy efficiency of the buildings on the site, are entirely consistent with the principles of sustainable management.

⁴ *Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd* [2014] NZSC 38.

200. We do not consider that the application raises any relevant matters pursuant to section 6 of the Act.
201. In terms of the matters in section 7, we are satisfied that the high quality design associated with the siting of buildings and open spaces on the site, the architectural design of the buildings and the landscaping scheme proposed are consistent with the maintenance and enhancement of amenity values in terms of subclause 7(c) and the quality of the environment in terms of subclause 7(f).
202. The site is zoned for visitor accommodation, and we consider that the density and scale of development proposed is consistent with the efficient use and development of the land resource in terms of subclause 7(b).
203. We also consider that in terms of the consideration given to alternative energy sources, the development supports the achievement of subclause 7(j), which seeks to promote the benefits to be derived from the use and development of renewable energy.
204. There was no evidence before us that the proposed development would be inconsistent with the principles of the Treaty of Waitangi or would have an adverse effect on resources of significance to Tangata Whenua.
205. Accordingly we have concluded that the application is entirely consistent with and, to a significant extent, promotes the matters contained in Part 2 of the Act concerned with the sustainable use of natural and physical resources.

Decision

206. We have resolved that the applications for land use, subdivision and the cancellation of the consent notice conditions be **granted** subject to the following conditions of consent, pursuant to sections 104, 104D, 108 and 221 of the Resource Management Act 1991.



Commissioners DJ Taylor and R Nixon

8 June 2015

Conditions of Consent

LAND USE CONSENT

General Conditions

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

Mason & Wales Architecture Package

Location Plans 1.01, RC2
 Cad Roof Plan & Bulk & Location Plan, 2.10C, RC2
 Cad Aerial View & Bulk and Location Plan, 2.11C, RC2
 Commons Buildings Plan, 3.01, RC2
 Commons Buildings Elevation Plan, 3.02, RC2
 Commons Buildings Elevation Plan, 3.03, RC2
 Amenity Building Plan, 3.04, RC2
 Amenity Building Plan Elevation, 3.05, RC2
 Bunk Cabin 1 Plan, 3.06, RC2
 Bunk Cabin 2 Plan, 3.07, RC2
 Bunk Cabin 3 Plan, 3.08, RC2
 Bunk Cabin 4 Plan, 3.09, RC2
 Bunk Cabin 5 Plan, 3.10, RC2
 Bunk Cabin 6 Plan, 3.11C, RC2
 Bunk Cabin 7 Plan, 3.12C, RC2
 Bunk Cabin 8 Plan, 3.13, RC2
 Bunk Cabin 9 Plan, 3.14, RC2
 Shelter Building Plan, 3.15B, RC2
 Laundry Cabin Plan, 3.16, RC2
 Service Cabin Plan, 3.17, RC2
 Maintenance/Utility Building, 3.18, RC2
 Solar Garden Plan, 3.19, RC2

Baxter Design Group Package

Landscape Masterplan, 2460, SK67
 Landscape Treatments Plan, 2460, SK69
 Transportation Plan, 2460, SK70
 Planting Plan, 2460, SK71
 Exterior Lighting Plan, 2460, SK72
 Proposed Levels & Overland Flow Paths Plan, 2460, SK68
 Landscape Statement Plan, 2460, SK58
 Oban Street Section Plan, 2460, SK73
 Details Plan 1, 2460, SK74
 Details Plan 2, 2460, SK75

stamped as approved on 8 June 2015

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.

Engineering

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.
4. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
5. 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".
6. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 who is familiar with the *Hadley Consultants Limited, Utility Services & infrastructure Feasibility Report, Rev C, dated 13-2-15* and who shall supervise the excavation procedures and ensure compliance with the earthwork recommendations of this report.
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:
 - a) The provision of a commercial water connection to the development. A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.

- b) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection, in accordance with Council's standards and connection policy. This shall include:
 - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within the lots. The individual lateral connections shall be designed to provide drainage for the entire area within each lot; and
 - ii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
- c) The provision of fire hydrants with adequate pressure and flow to service the developments fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008. Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service.
- d) The provision of onsite wastewater (blackwater and greywater) disposal systems. The systems shall provide sufficient treatment/renovation to effluent from on-site disposal, prior to discharge, and be in accordance with NZS1547:2012.
- e) The provision of pedestrian/cycle links within the Coll Street and Oban Street road/local purpose reserves fronting the development. Details including: surface finishes, sight distance considerations near crossings, and signage, are to be reviewed and certified by Council. Specifically the footpaths shall be extended to meet the Old Dairy Close footpath and also extended through to the intersection with Invincible Drive.
- f) The provision to widen the Coll Street carriageway formation fronting the development, to a minimum 6m width sealed carriageway, in accordance with Council standards. The widening shall be equal measure on each side of the Coll Street centreline and span from Oban Street to the eastern boundary of Lot 1 DP 435250.
- g) The provision of sealed commercial vehicle crossings from Oban Street and Coll Street that shall be constructed to the development to Council's standards. Directional signage and markings shall be provided and maintained in perpetuity for one way traffic areas. Additionally the Coll Street exit-only shall be designed with a mountable kerb to ensure that 90 percentile vehicles cross the boundary at 90 degrees (+/- 15 degrees) to the road.
- h) The provision of street lights fronting the development along Oban Street, to provide footpath and road lighting, in accordance with Council's road lighting policies and standards, including the *Southern Light* lighting strategy.
- i) The provision of all vehicle manoeuvring and car parking areas, including a minimum of 41 parking stalls with disabled parking and at least 1 bus park, to Council's standards.
- j) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by suitably qualified design professionals (for clarification this shall include all Roads, Water, Wastewater and Stormwater

reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate

- k) An updated Site Management Plan, this plan shall use, as the basis, the draft Site Management Plan within; *Hadley Consultants Limited, Utility Services & infrastructure Feasibility Report, Rev C, dated 13-2-15.*
8. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 10m into the site.
 9. 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 the updated Site Management Plan, reviewed and certified by Council, in Condition (7)(k) 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.

Hours of Operation – Earthworks

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

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

To be monitored throughout earthworks

11. No permanent batter slope within the site shall be formed at a gradient that exceeds 2H:1V.
12. The earthworks shall be undertaken in accordance with the recommendations of the report by *Hadley Consultants Limited, Utility Services & infrastructure Feasibility Report, Rev C, dated 13-2-15*, except where updated, reviewed and certified otherwise, by Council.
13. 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.
14. No earthworks, temporary or permanent, are to breach the boundaries of the site, except where necessary for the construction of Oban Street and Coll Street crossing points and footpaths.

On completion of earthworks

15. On completion of earthworks and prior to the construction of any new buildings, a suitably qualified engineer experienced in soils investigations shall ensure that either:

- a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
- b) The foundations of all buildings shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed before commercial operation of the development

16. Prior to the commercial operation of the development, the consent holder shall complete the following:

- a) The consent holder shall engage an independent and suitably qualified and experienced traffic engineer to carry out a post construction safety audit of all access, maneuvering and parking areas associated with the development, in accordance with the NZTA Manual "Road Safety Audit Procedures For Projects". The safety audit shall be at the consent holders cost and the results submitted to Council for review and certification, prior to implementing. The consent holder shall comply with any recommendations at their own cost and these shall be implemented before commercial use of the development.
- b) A Computed Easement Plan shall be submitted to Council for approval showing details of any necessary easements to legalise any required pedestrian and vehicle access and all necessary services associated with the development. This shall include:

- i. A pedestrian right of way easement in gross in favor of Council for the footpath bordering Coll Street road reserve within Lots 1 & 2 DP 435250.

Note this may not be required if the right of way is created under the RM150093 Subdivision consent, in accordance with Condition 4(c).

- ii. New Easements for the relocated power, telecommunications, and sewer services to existing dwellings on Lots 1 & 2 DP 435250 and Lots 2 & 3 RM150093 (boundary adjustment). For clarity this is necessary to ensure appropriate timing for cancellation of Easement Instruments 8911927.5 and 8911927.7 relating to redundant services.
- iii. A s243e certificate to cancel existing Easement Instruments 8911927.5 and 8911927.7 shall be signed subsequent to completion of Condition 16(b)(ii) as it relates to Lots 1 & 2 DP 435250 and Lot 1 DP 434815.

Once approved by Council, the easements shall then be registered on the Computer Freehold Register for the site, prior to operation of the development. A covenant shall also be registered on the title in accordance with Condition 27 below advising that these easements cannot be cancelled or varied without prior written approval from Council.

- c) The boundary adjustment subdivision approved under RM150093 shall be completed.

- d) Lots 1 & 2 DP 435250 and Lots 2 & 3 RM150093 (boundary adjustment) shall be amalgamated and held together in one Certificate of Title.

[Note: The amalgamation condition will not be required providing the consent holder secures legal rights of way easements over the shared access in favour of all lots serviced by the development. This would require a separate application and approval by Council via a Section 348 Right of Way Decision.]

- e) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of way and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
- f) The submission of Completion Certificates from both the Contractor and Approved Engineer for all infrastructure engineering works completed in relation to or in association with this development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1B and 1C Certificates.
- g) Removal of all redundant crossing points fronting the development site with reinstatement of related landscaping.
- h) The removal and capping of redundant water laterals, within the road reserve, at the Council water main.
- i) The completion and implementation of all certified works detailed in Condition (7) above.
- j) 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 to the development and that all the network supplier's requirements for making such means of supply available have been met.
- k) 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 development and that all the network supplier's requirements for making such means of supply available have been met.
- l) The consent holder shall submit to the Principal Resource Management Engineer at Council Chemical and bacterial tests of the rain sourced water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
- m) 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 monitored and maintained on an ongoing basis.

- n) The consent holder shall provide the Principal Resource Management Engineer at Council with a copy of the operation and maintenance manuals for the wastewater (blackwater & greywater) treatment systems.
- o) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- p) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- q) A solid timber paling fence shall be erected along the majority of the eastern boundary of the site, and along a small portion of the southern boundary of the site, in accordance with approved plans. The fence shall be constructed to a height of 1.8 metres from ground level.

Hours of Operation – Construction

17. Monday to Friday 7.30am to 6.00pm

- Saturday 8.00am to 6.00pm
- Sunday or Public Holidays: No Activity

18. The consent holder shall ensure that the site is kept tidy during the construction phase and all rubbish and excess building materials generated during the construction phase are appropriately stored or disposed of.

Accidental Discovery Protocol

19. If the consent holder:

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

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

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

Site work may only recommence following consultation with Council.

Landscaping

- 20. The landscape plans "*Camp Glenorchy, Landscape Package, Resource Consent*", sheets 2460 SK58 to SK76 dated 4 May 2015 shall be implemented within 12 months from the completion of buildings and earthworks. All trees shall be staked and irrigated in accordance to best horticultural practice. Thereafter all planting shall be maintained, and irrigated in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced within 12 months.

Local Purpose Reserve (Beautification)

- 21 Detailed design plans and specifications shall be submitted to the Council for approval, prior to the commencement of the physical works on the Local Purpose Reserves (Beautification); and
 - (ii) The costs to establish the physical works on the Local Purpose Reserves (Beautification) will be met by the consent holder.
 - (iii) The cost of maintaining the physical works on the Local Purpose Reserves (Beautification) to Council's standards shall be met by the consent holder in perpetuity, unless otherwise agreed to by the Council.
 - (iv) Following completion of the physical works on the Local Purpose Reserves (Beautification), the Council shall inspect such works so as to ensure the works have been carried out in accordance with the approved plans; and
 - (v) That all tree removals and associated tree works be carried out in consultation with the Parks Arborist and that all physical tree works be carried out by an approved QLDC Arborist.

LPG

- 22. Prior to the commissioning of the LPG tanks and generator system, the consent holder shall submit Certification required under the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001.

23. The Consent holder shall provide a copy of the annual Hazardous Substances Location Test Certificate, within 8 weeks of the renewal date.
24. The consent holder shall ensure that the LPG facility is locked and secured at all times other than when deliveries are occurring.

Surveyor's Certificate

25. In order to ensure that the proposed commons building is located exactly as proposed in the application and complies with the maximum height control of the Queenstown Lakes District Plan or the degree of infringement applied for, the consent holder shall employ an appropriately qualified surveyor at their expense who shall:
 - (a) Certify to Council in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
 - (b) Confirm to Council in writing upon completion of the building that it has been built in accordance with the approved plans and complies with the maximum height control/degree of infringement applied for.

Note: The consent holder is advised that they will require a suitably qualified surveyor to carry out a survey of the land, recording the ground levels, prior to any earth works being carried out on the site.

Noise

- 26 The consent holder shall ensure that activities conducted on the premises shall not exceed the following noise levels (adjusted for special audible characteristics in accordance with NZS 6802:1991) when measured at any point within the boundary of any other site within the *Township Zone*:
 - (i) day time (0800 to 2000 hrs) 50 dB LAeq(15 min)
 - (ii) night time (2000 to 0800 hrs) 40 dB LAeq(15 min)
 - (iii) night time (2000 to 0800 hrs) 70 dB LAFmax

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991 and shall take into account special audible characteristics.

Ongoing Conditions/Covenants

27. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Computer Freehold Register for Lot 1 & 2 DP 435250 and Lots 2 & 3 RM150093 (boundary adjustment) providing for the performance of the following condition on an ongoing basis:
 - a) A covenant shall be registered on the title advising that the easements created pursuant to Condition 16(b) above shall not be cancelled or varied without prior written approval from Council.

- b) The ongoing costs associated with the maintenance of the footpaths, crossing points, landscaping (trees), and all physical works within the legal Road Reserves and Local Purpose Reserves fronting Lots 1 and 2 DP 435250 and Lots 2 & 3 RM150093 (boundary adjustment), shall be met by the owners of Lots 1 & 2 DP 435250 and Lots 2 & 3 RM150093 and shall be transferrable to any future owner.

Prior to undertaking any maintenance works, a management agreement shall be entered into between the parties that details the ongoing maintenance regime for the physical works. The management agreement shall detail the specific on-going maintenance works, who will carry out such works, and a requirement to alert the Council prior to any maintenance works occurring, if such works are undertaken by a non-Council entity.

- c) At such a time that Council's wastewater scheme is available to service the lot in accordance with the Local Government Act Section 459(7)(a)(b), the Council shall undertake an assessment of the onsite waste treatment methods employed on the lot at the time and in relation to the Glenorchy township scheme, and advise the lot owner what connections are required. Prior to connection the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution. The cost of undertaking this assessment and any resulting connection shall be borne by the owner of the lot. For clarity the Council assessment may require the lot owner to decommission all or part of any alternative onsite wastewater disposal system(s).
- d) The rain water sourced drinking water supply is to be monitored for compliance with the Drinking Water Standard for New Zealand 2005 (revised 2008 or later revision thereof), by the management group for the lots, and the results forwarded to the Principal Engineer at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the Standard then the management group for the lots shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand are met or exceeded.

Review

- 28. Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
 - (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - (b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
 - (c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in

circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Advice Notes:

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 QLDC.
2. Prior approval from Council's Senior Engineer and use of a backflow prevention device will be required to prevent contamination of Council's potable water supply if this water supply is to be utilised for dust suppression during earthworks.
3. The consent holder is advised that the removal of existing wastewater treatment systems requires building consent.
4. The consent holder is advised to obtain any necessary consents from the Otago Regional Council
5. No signage has been proposed as part of this proposal. Should a sign be required in the future, a sign permit from Queenstown Lakes District Council should be granted PRIOR to erection.

SUBDIVISION CONSENT

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Aurum Survey – Proposed Boundary Adjustment Lots 1 & 14 DP 434815, Oban Street, Glenorchy Drawing 3680-3R-4C

stamped as approved on 8 June 2015

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 before Council approval of the Survey Plan

4. 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.
 - b) That Lots 2 & 3 herein be amalgamated and held together on the same Certificate of Title.
 - c) A pedestrian right of way easement in gross shall be provided in favour of Council for the footpath bordering Coll Street road reserve within Lots 1 & 2 DP 435250.

[Note: In the event that the applicant does not agree to the pedestrian easement condition being included under the Boundary Adjustment Subdivision conditions, then a separate application and Council approval via a Section 348 Right of Way Decision will be required to secure the pedestrian rights of way easements.]

Consent Notice Cancellation Conditions

It is recommended that the following conditions are included in the consent decision:

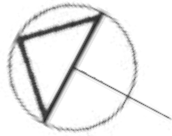
1. Partial Cancellation of Consent Notice 8406563.2, as it relates to Operative Part A, Condition B from Lots 1 & 2 DP 435250 titles.
2. Partial Cancellation of Consent Notice 8406563.2, as it relates to Operative Part B, Condition D, from Lots 1 & 2 DP 435250 titles.
3. Partial Cancellation of Consent Notice 8670731.1, as it relates to Condition D, from Lot 14 DP 434815 title.



Location



Site Plan



Glenorchy Township



District Plan Map

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

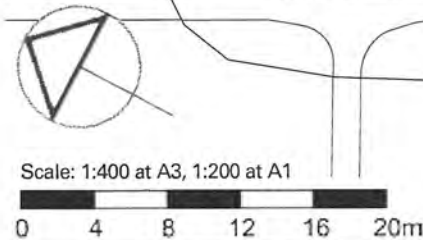
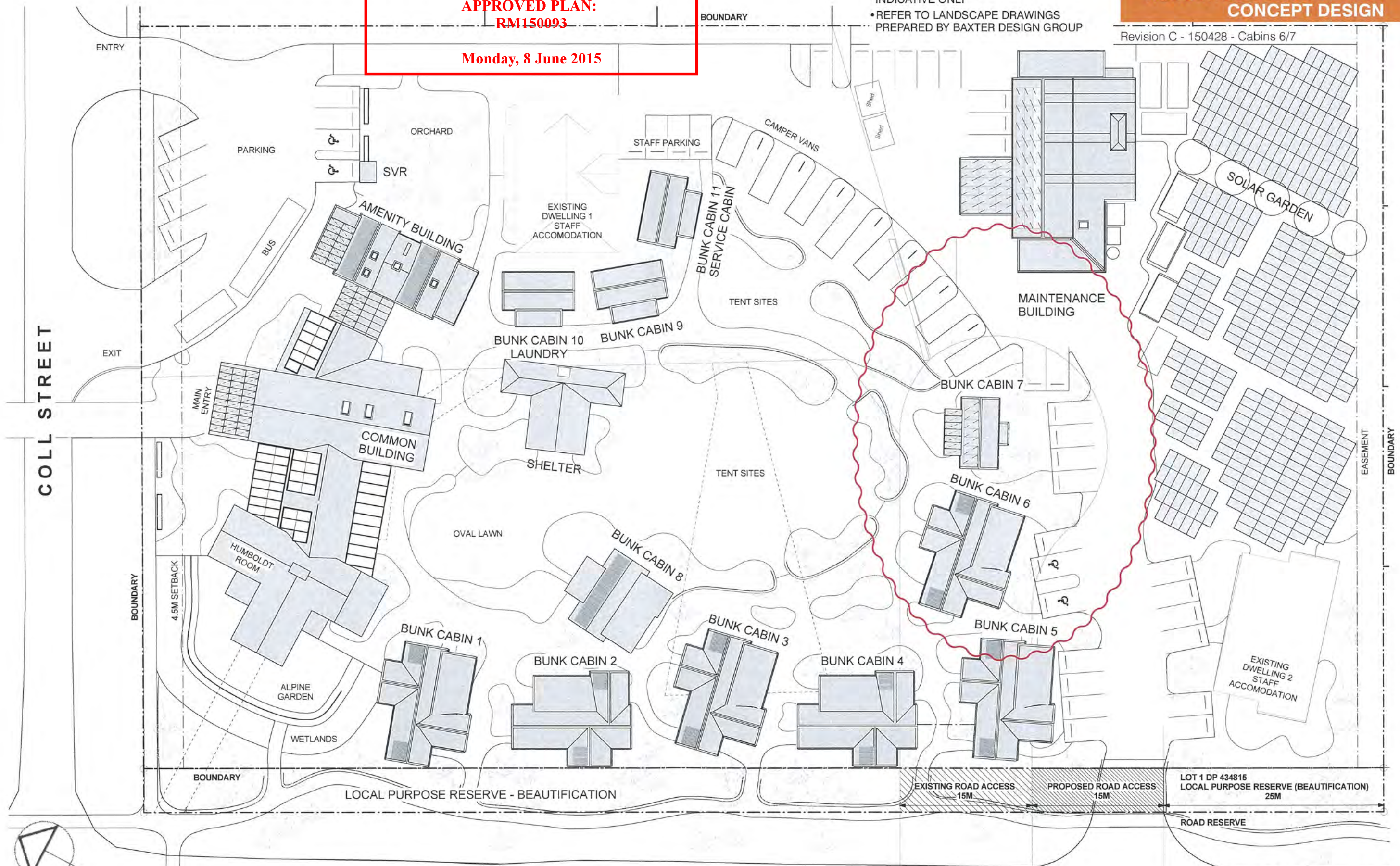
LOCATION PLANS

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM150093
Monday, 8 June 2015

- LANDSCAPING SHOWN IS INDICATIVE ONLY
- REFER TO LANDSCAPE DRAWINGS PREPARED BY BAXTER DESIGN GROUP

RESOURCE CONSENT - RC2
CONCEPT DESIGN

Revision C - 150428 - Cabins 6/7



OBAN STREET

CAD ROOF PLAN
BULK AND LOCATION

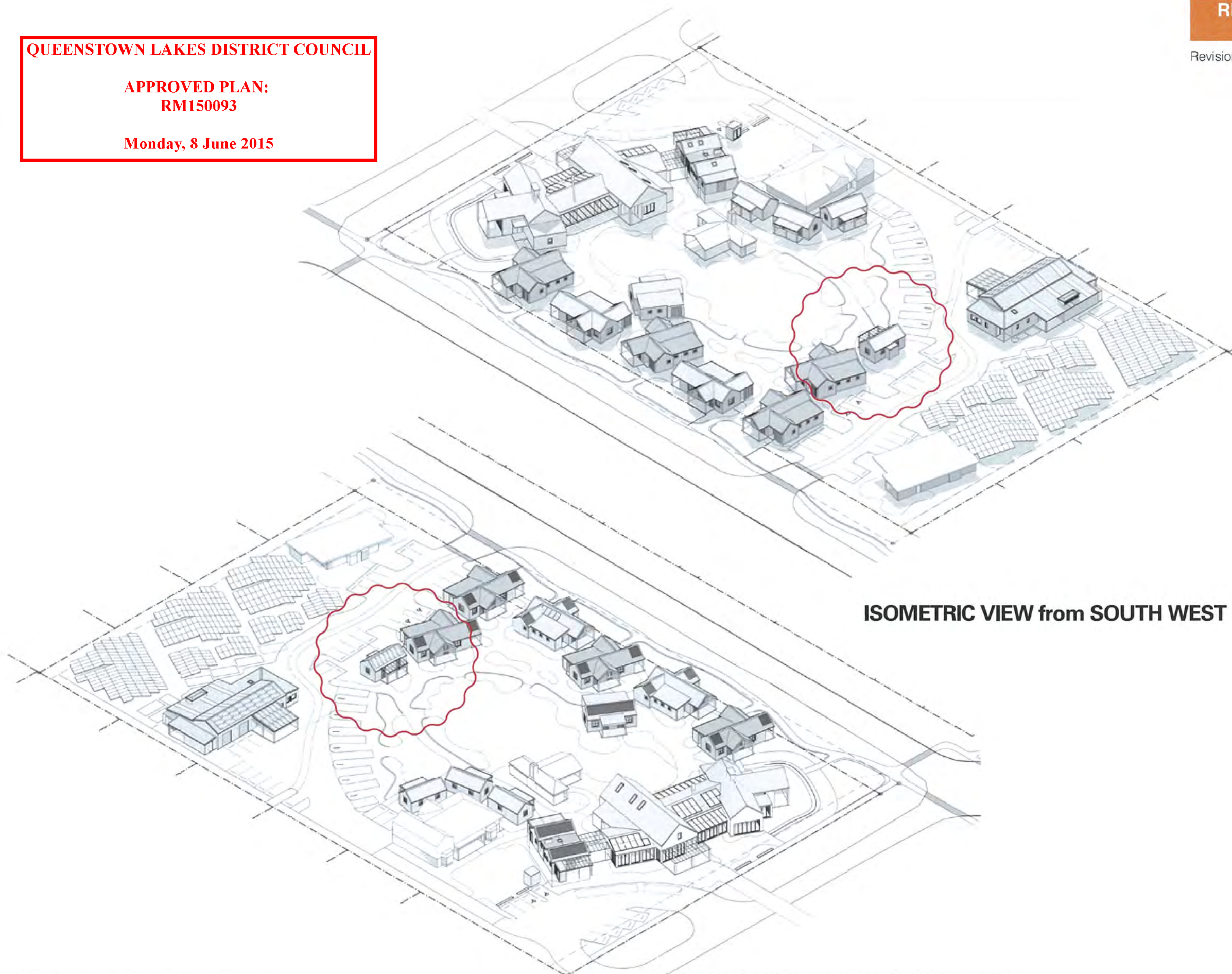
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150093**

Monday, 8 June 2015

**RESOURCE CONSENT - RC2
CONCEPT DESIGN**

Revision C - 150428 - Cabins 6/7



ISOMETRIC VIEW from SOUTH WEST

ISOMETRIC VIEW from NORTH EAST

SCHEDULE OF SITE AREAS		
SITE AREA		11977m ²
EXISTING CUL DE SAC		988m ²
SITE AREA LESS CUL DE SAC		10989m ²

SCHEDULE OF EXISTING BUILDINGS		
	Floor Area (Ground)	Building Coverage (Roof)
Existing House 1	180m ²	225m ²
- First Floor	180m ²	
- Second Floor	60m ²	
Existing House 2	138m ²	190m ²
EXISTING BUILT AREA	318m ²	415m ²

SCHEDULE OF NEW BUILDINGS		
	Floor Area (Ground)	Building Coverage (Roof)
COMMON BUILDINGS	560m²	690m²
- Humbolt Room	170m ²	
- Canteen	90m ²	
- Entry Hall	50m ²	
- Kitchen	80m ²	
- Storage	20m ²	
- Sun Room	40m ²	
- Lobby	110m ²	
AMENITY BUILDING	260m²	150m²
- Ground Floor	110m ²	110m ²
- Carts	-	40m ²
- Basement	150m ²	-
COVERED WAY	-	80m²
LAUNDRY CABIN (BC 10)	35m²	50m²
SERVICE CABIN (BC 11)	35m²	50m²
SHELTER	-	90m²
BUNK CABINS	700m²	900m²
- Bunk Cabin 1	85m ²	110m ²
- Bunk Cabin 2	85m ²	110m ²
- Bunk Cabin 3	85m ²	110m ²
- Bunk Cabin 4	85m ²	110m ²
- Bunk Cabin 5	85m ²	110m ²
- Bunk Cabin 6	85m ²	110m ²
- Bunk Cabin 7	40m ²	55m ²
- Bunk Cabin 8	40m ²	55m ²
- Bunk Cabin 9	35m ²	50m ²
MAINTENANCE BUILDING	305m²	375m²
PHOTOVOLTAIC PANELS	-	860m²
WASTEWATER TANKS/ SHED	50m²	50m²
TOTAL PROPOSED AREA	1945m²	3295m²
TOTAL BUILT AREA	2263m²	3710m²
% COVERAGE (<70%)		
= Total Built Area / Site Area Less Cul de Sac	20%	34%

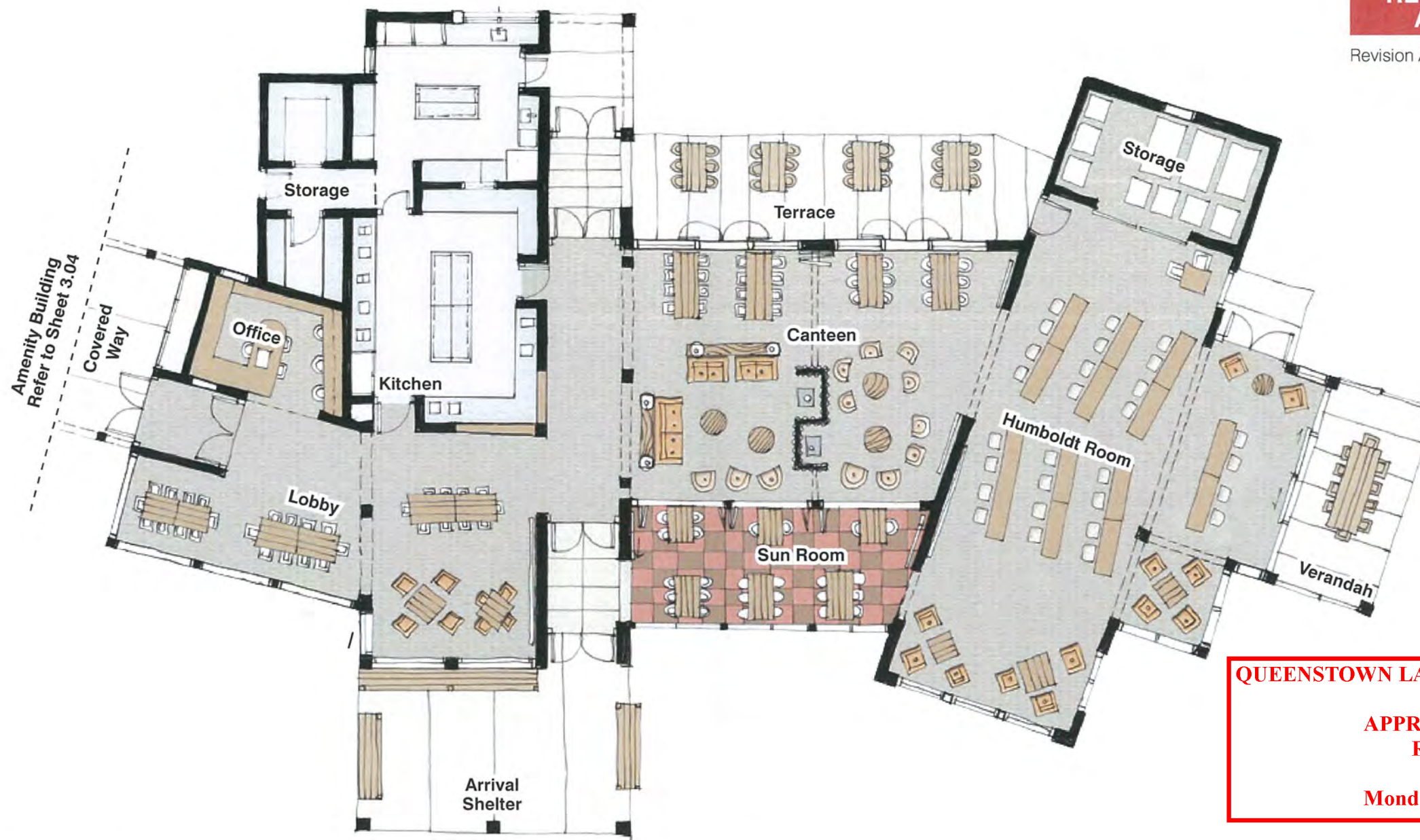
**CAD AERIAL VIEW
BULK AND LOCATION**

• ISOMETRIC VIEWS ARE INDICATIVE ONLY
Not Shown to Scale

MASON&WALES
ARCHITECTS

CAMP GLENORCHY • NEW ZEALAND

2.11C
28 APRIL 2015
Project No. 5595 **RC2**



QUEENSTOWN LAKES DISTRICT COUNCIL

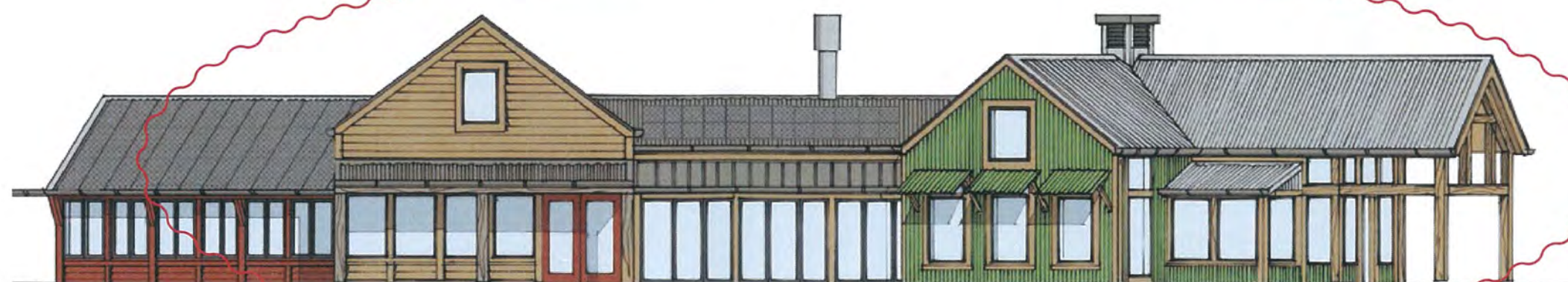
**APPROVED PLAN:
RM150093**

Monday, 8 June 2015



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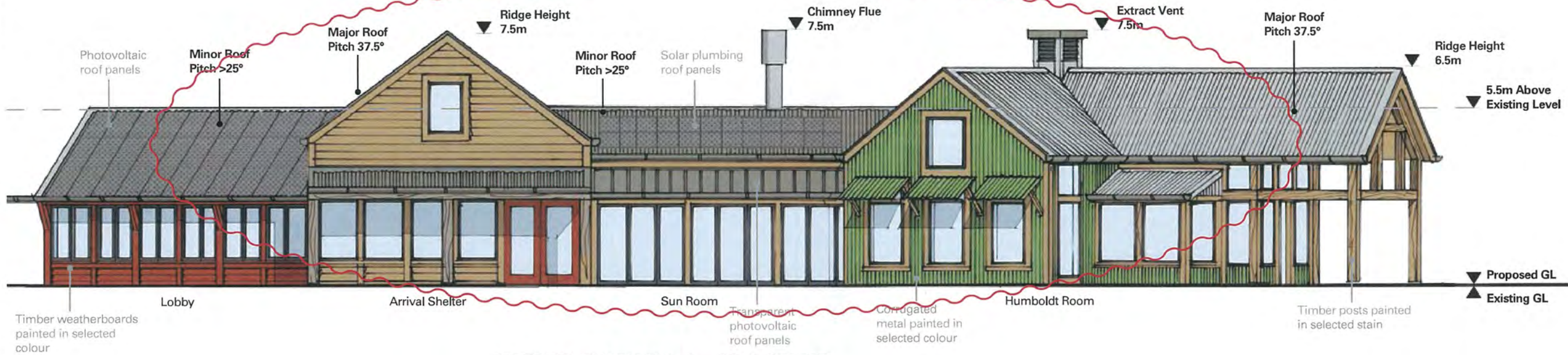
0 2 4 6m



NORTH ELEVATION facing COLL STREET

Scale: 1:300 at A3, 1:150 at A1

0 2 4 6m



NORTH ELEVATION facing COLL STREET



EAST ELEVATION facing ORCHARD

SCHEDULE OF AREAS	
FLOOR	560m ²
VERANDAH	130m ²
COVERED WAY	40m ²
ROOF	690m ²

LEVELS	
Existing GL	316.775m
Proposed GL	316.775m
Proposed FFL	317.0m
Roof Height	324.5m

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF	CORRUGATED METAL	COLORSTEEL	GREY FRIARS
ROOF	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	CORRUGATED METAL	PAINT	FARROW+BALL 19- LICHEN
WALL	CEDAR WEATHER BOARDS	PAINT	FARROW+BALL 212- BLAZER
WALL	CEDAR WEATHER BOARDS	STAIN	RESENE - DRIFTWOOD
FACINGS	CEDAR TIMBER	STAIN	RESENE - NATURAL
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL

Scale: 1:250 at A3, 1:125 at A1

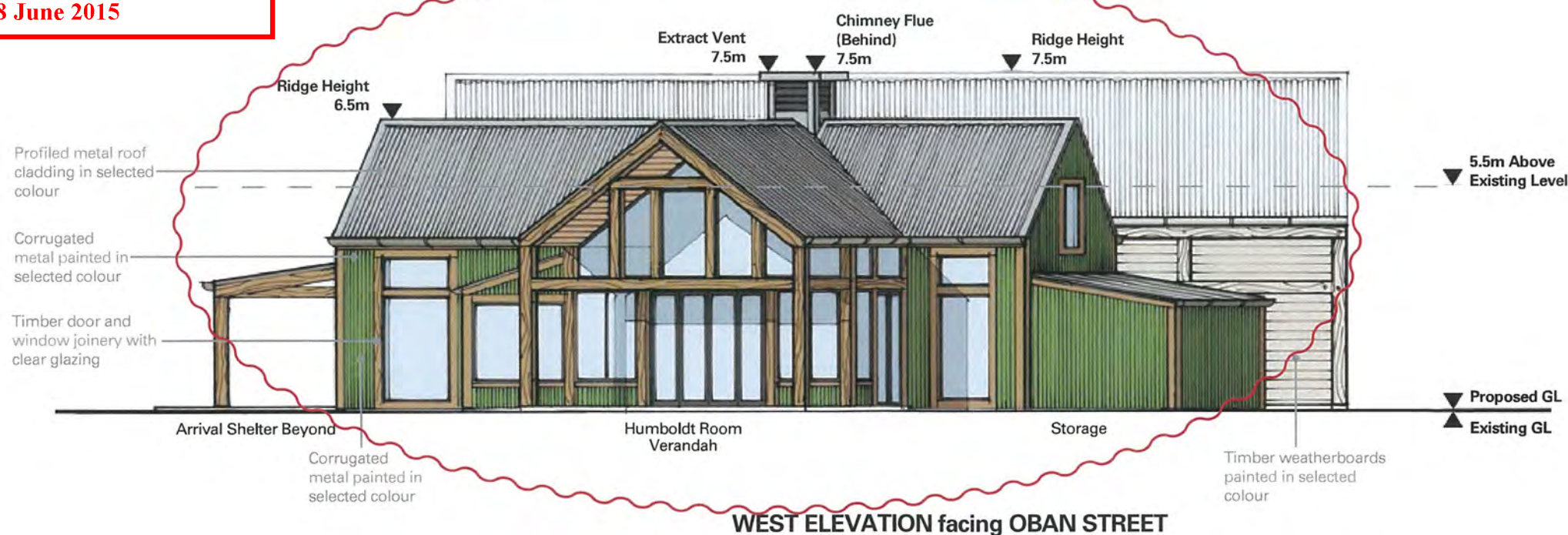
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QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150093**

Monday, 8 June 2015



LEVELS	
Existing GL	316.775m
Proposed GL	316.775m
Proposed FFL	317.0m
Roof Height	324.5m

Scale: 1:250 at A3, 1:125 at A1
0 1 2 3 4 5m

**MASON&WALES
ARCHITECTS**

CAMP GLENORCHY • NEW ZEALAND

**ELEVATIONS
COMMONS BUILDINGS**

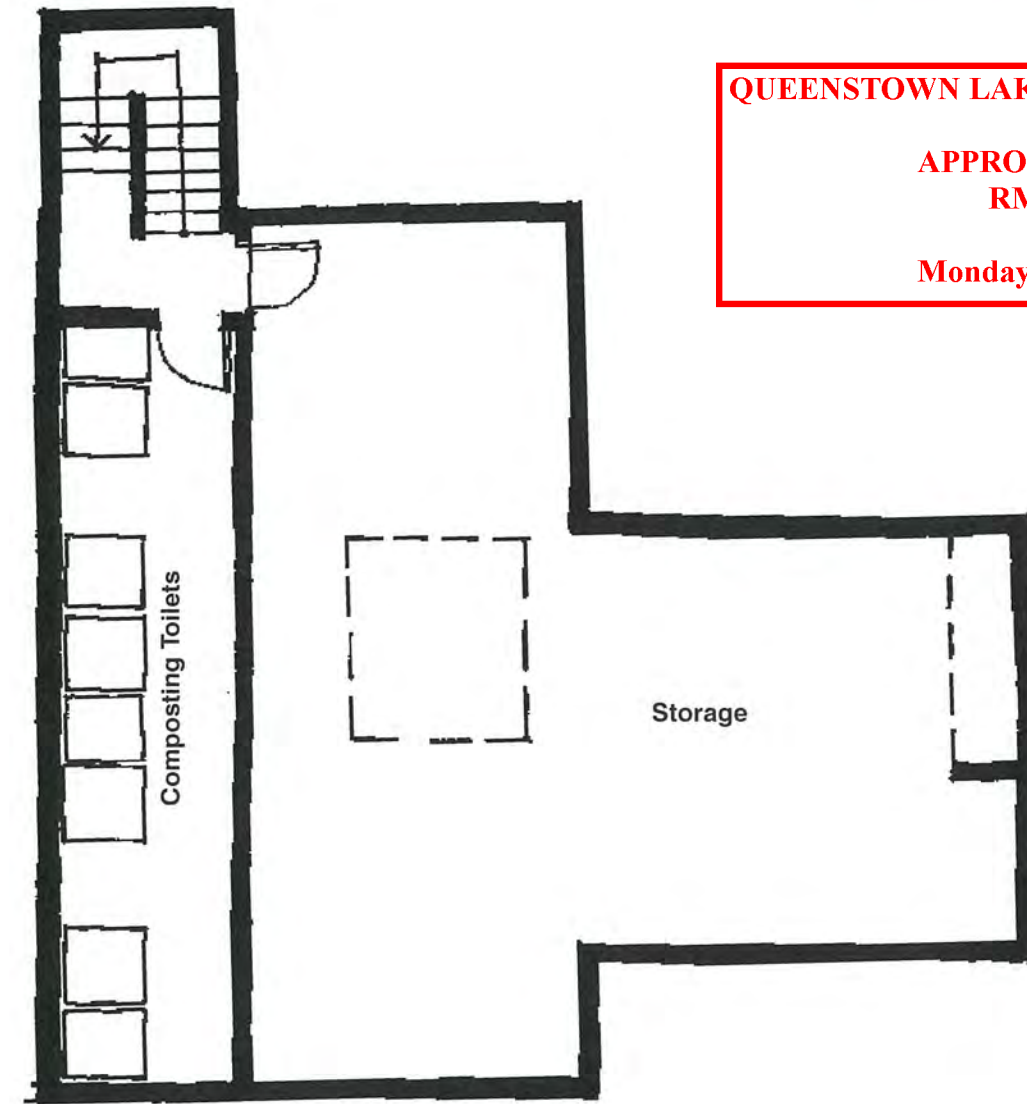
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3 MARCH 2015
Project No. 5595 **RC2**

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015



Basement Plan

SCHEDULE OF AREAS	
GROUND FLOOR	110m ²
VERANDAH	40m ²
COVERED WAY	40m ²
ROOF	150m ²

LEVELS	
Existing GL	316.775m
Proposed GL	316.775m
Proposed FFL	317.0m
Proposed Basement FFL	314.0m
Roof Height	324.5m

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	CEDAR WEATHER BOARDS	PAINT	FARROW+BALL 68 - DORSET CREAM
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 67 - FARROW'S CREAM
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	PAINT	FARROW+BALL 67 - FARROW'S CREAM



Scale: 1:100 at A3, 1:50 at A1



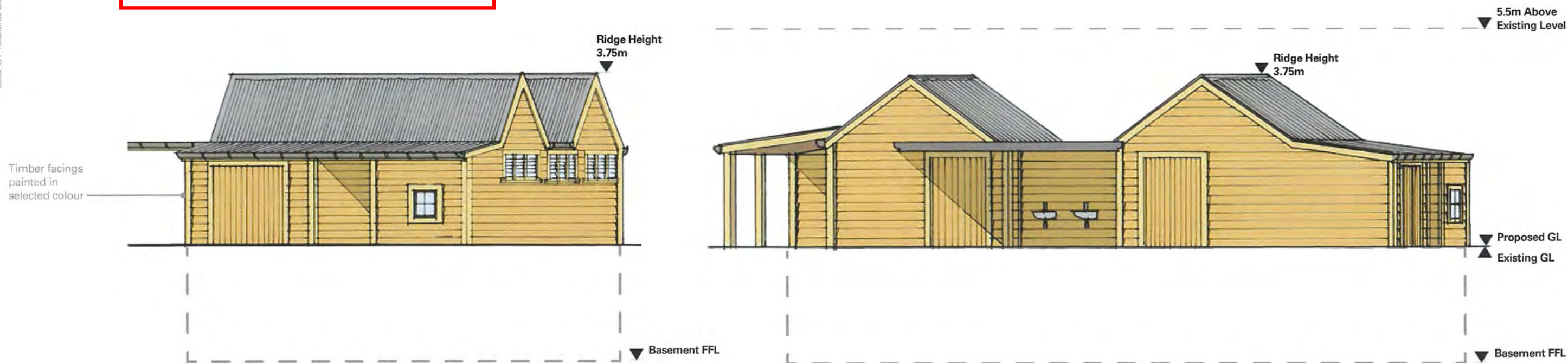
MASON&WALES
ARCHITECTS

CAMP GLENORCHY • NEW ZEALAND

AMENITY BUILDING

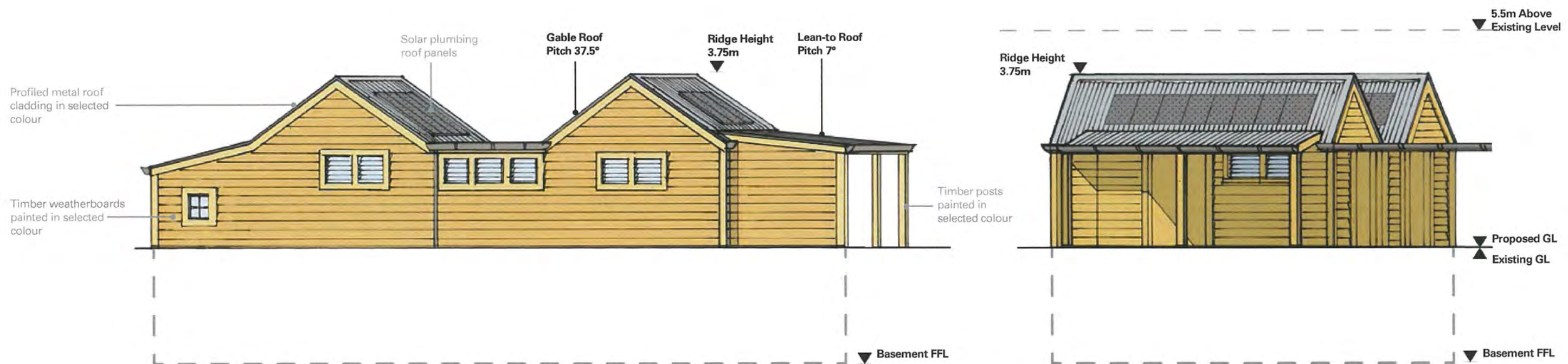
3.04

30 JANUARY 2015
Project No. 5595 RC2



SOUTH ELEVATION facing LAUNDRY

WEST ELEVATION facing COVERED WAY



EAST ELEVATION facing ORCHARD

NORTH ELEVATION facing FORECOURT

Scale: 1:100 at A3, 1:50 at A1

0 1 2 3 4 5m

MASON&WALES
ARCHITECTS

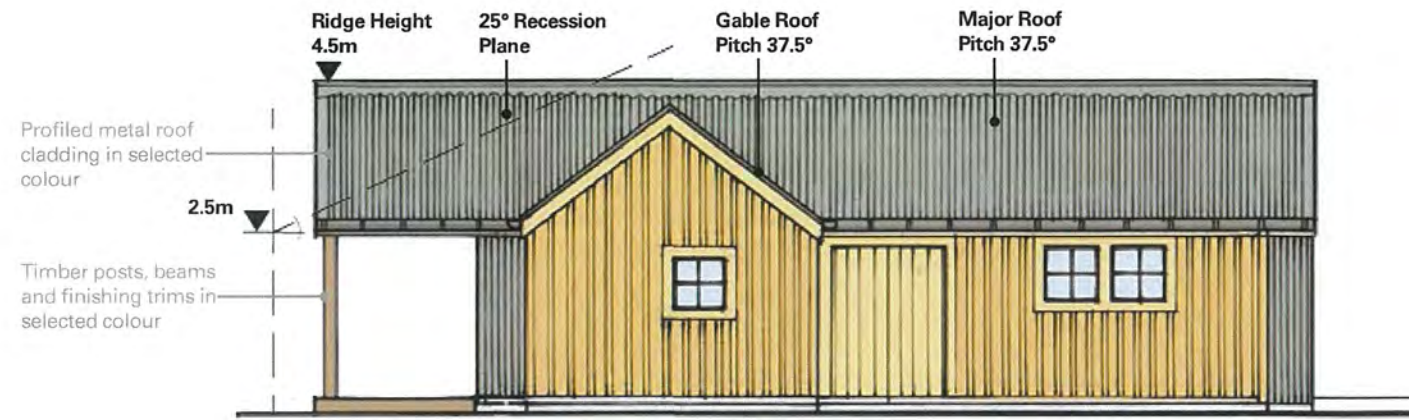
CAMP GLENORCHY • NEW ZEALAND

AMENITY BUILDING

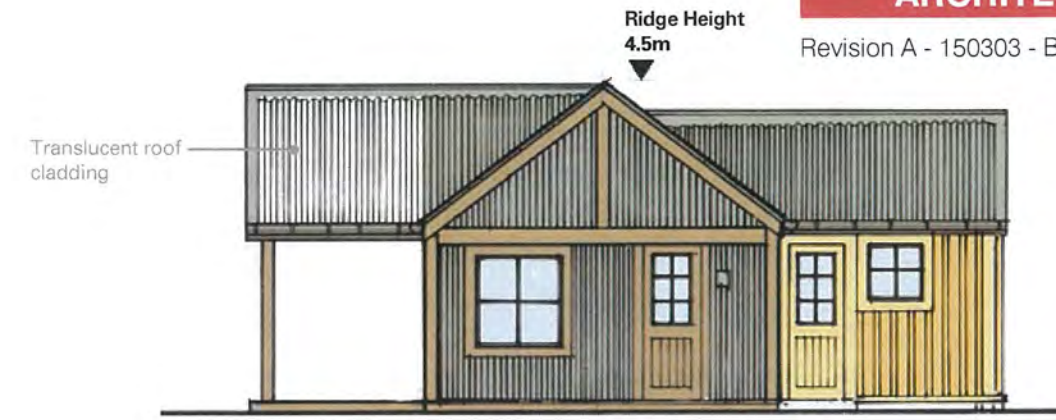
3.05

30 JANUARY 2015
Project No. 5595

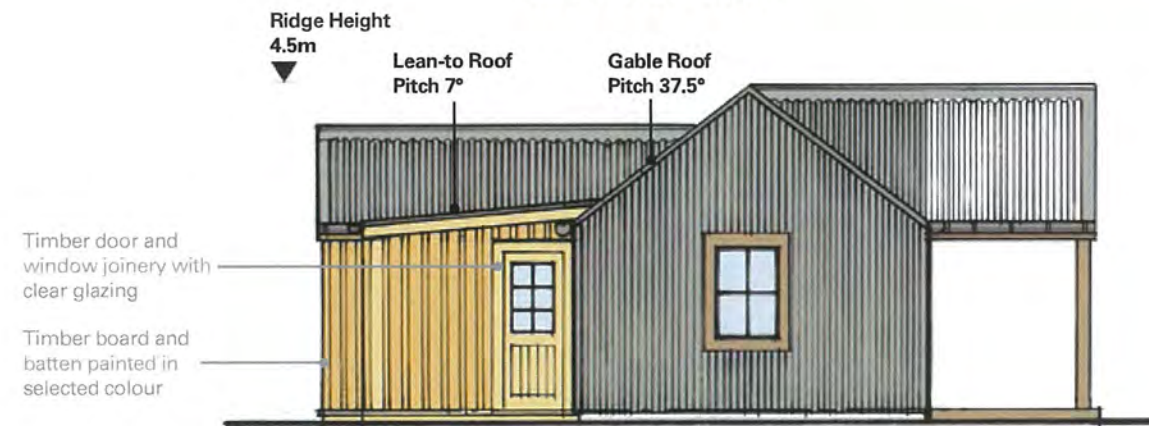
RC2



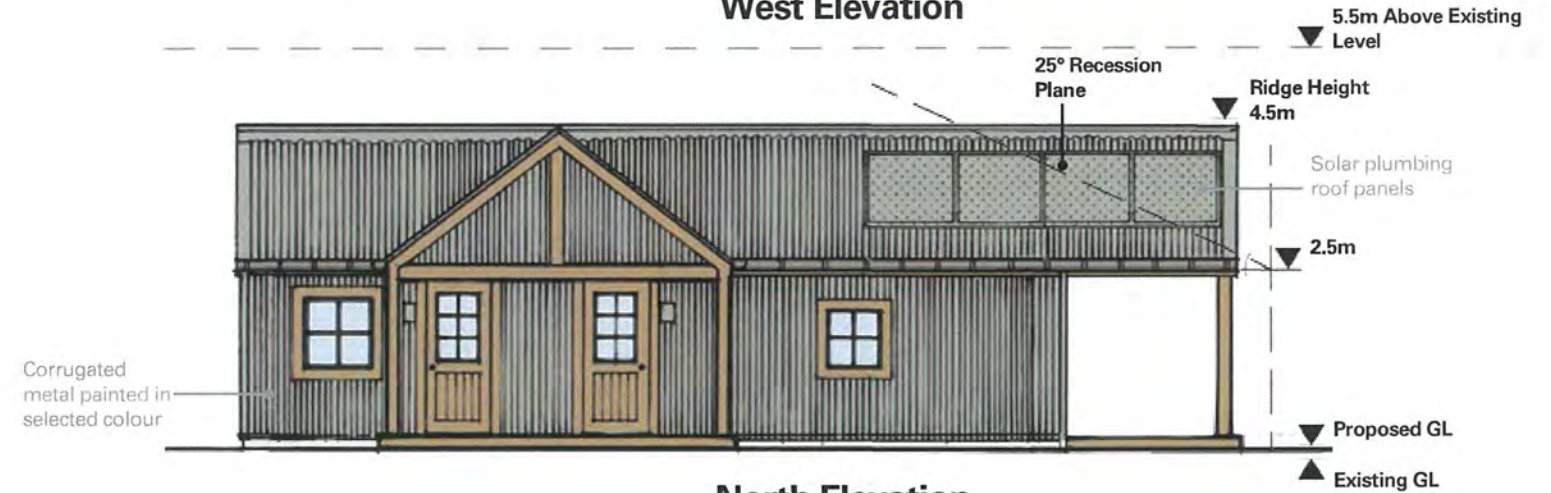
South Elevation



West Elevation



East Elevation



North Elevation



Floor Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

LEVELS	
Existing GL	317.0m
Proposed GL	316.775m
Proposed FFL	317.0m
Roof Height	321.5m

SCHEDULE OF AREAS	
FLOOR	85m ²
VERANDAH	25m ²
ROOF	110m ²

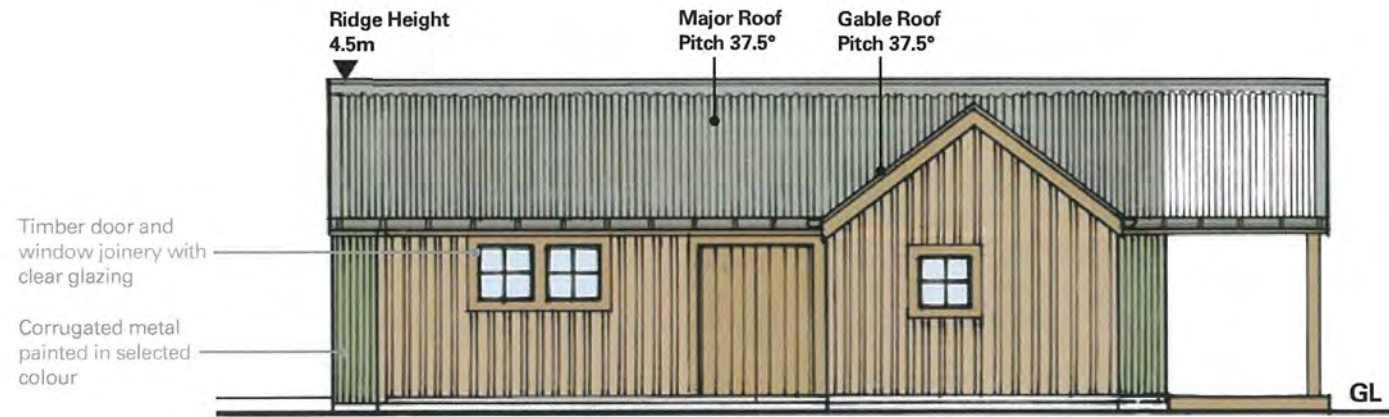
SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	BOARD AND BATTEN	PAINT	FARROW+BALL 68 - DORSET CREAM
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 67 - FARROW'S CREAM
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL



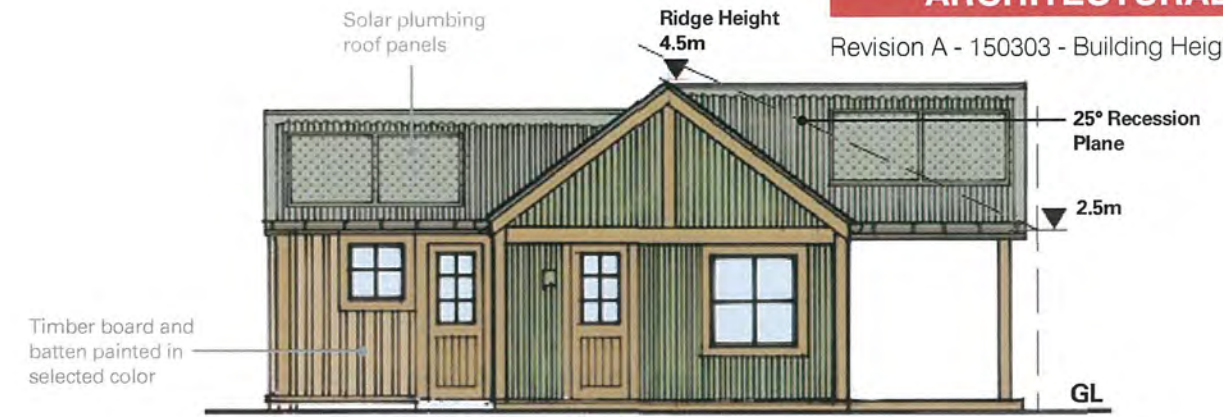
Scale: 1:100 at A3, 1:50 at A1



BUNK CABIN 1



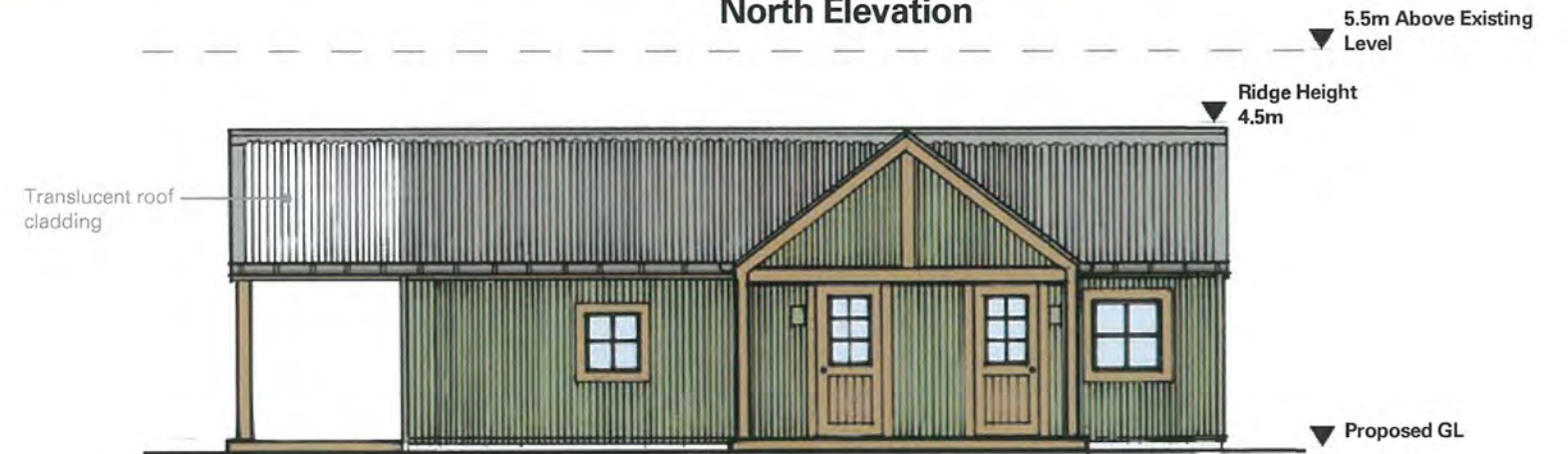
East Elevation



North Elevation



South Elevation



West Elevation

2300 11400



Floor Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

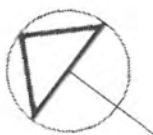
**APPROVED PLAN:
RM150093**

Monday, 8 June 2015

LEVELS	
Existing GL	317.0m
Proposed GL	317.075m
Proposed FFL	317.3m
Roof Height	321.7m

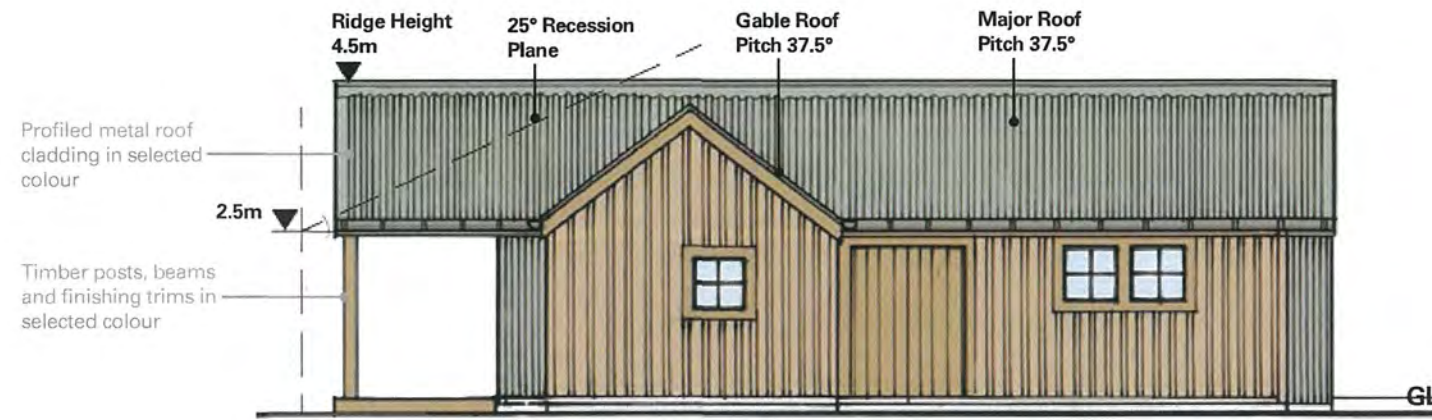
SCHEDULE OF AREAS	
FLOOR	85m²
VERANDAH	25m²
ROOF	110m²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	COLORSTEEL	FARROW+BALL 34 - CALKE GREEN
WALL	CEDAR BOARD AND BATTEN	PAINT	FARROW+BALL 6 - LONDON STONE
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL

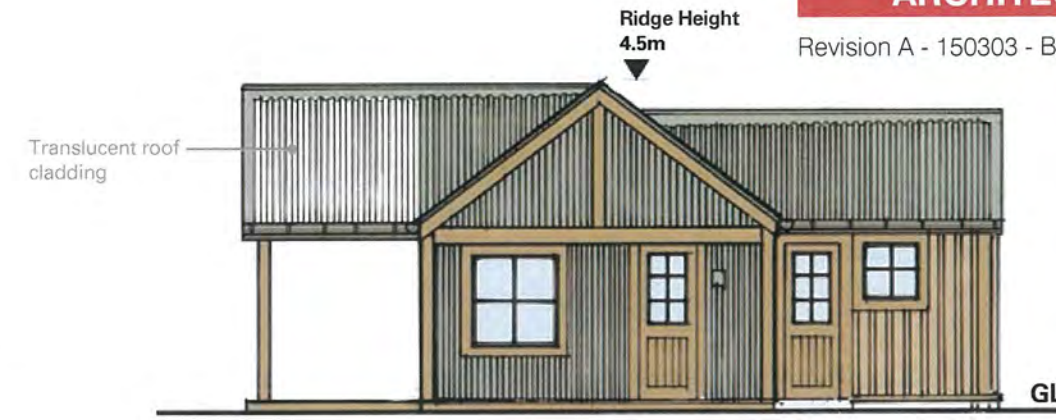


Scale: 1:100 at A3, 1:50 at A1





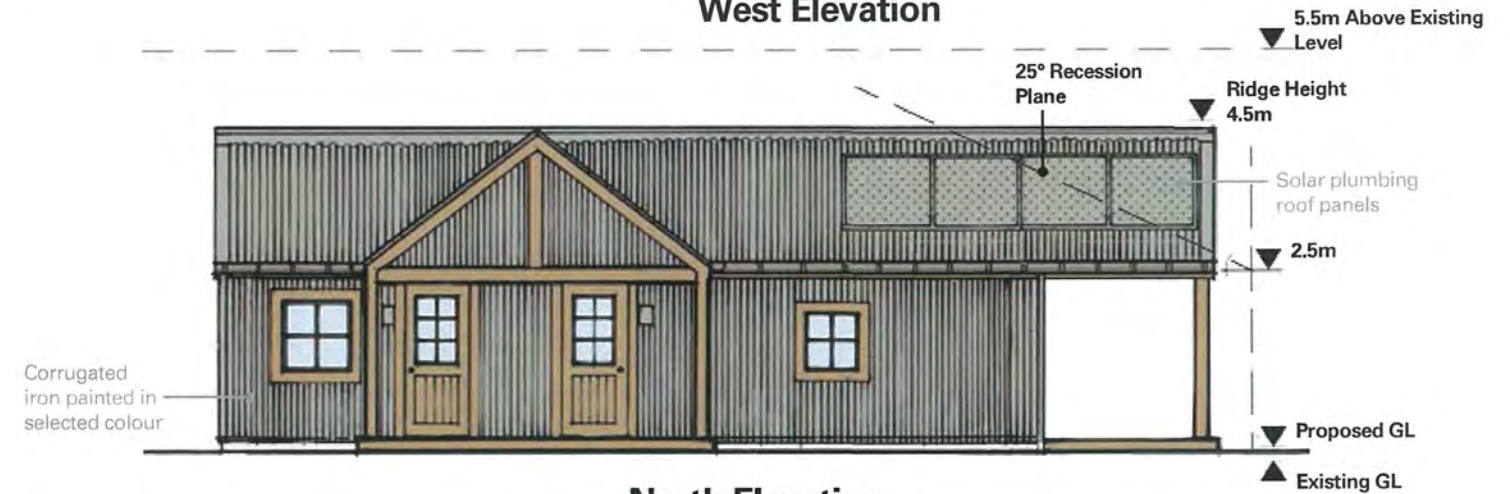
South Elevation



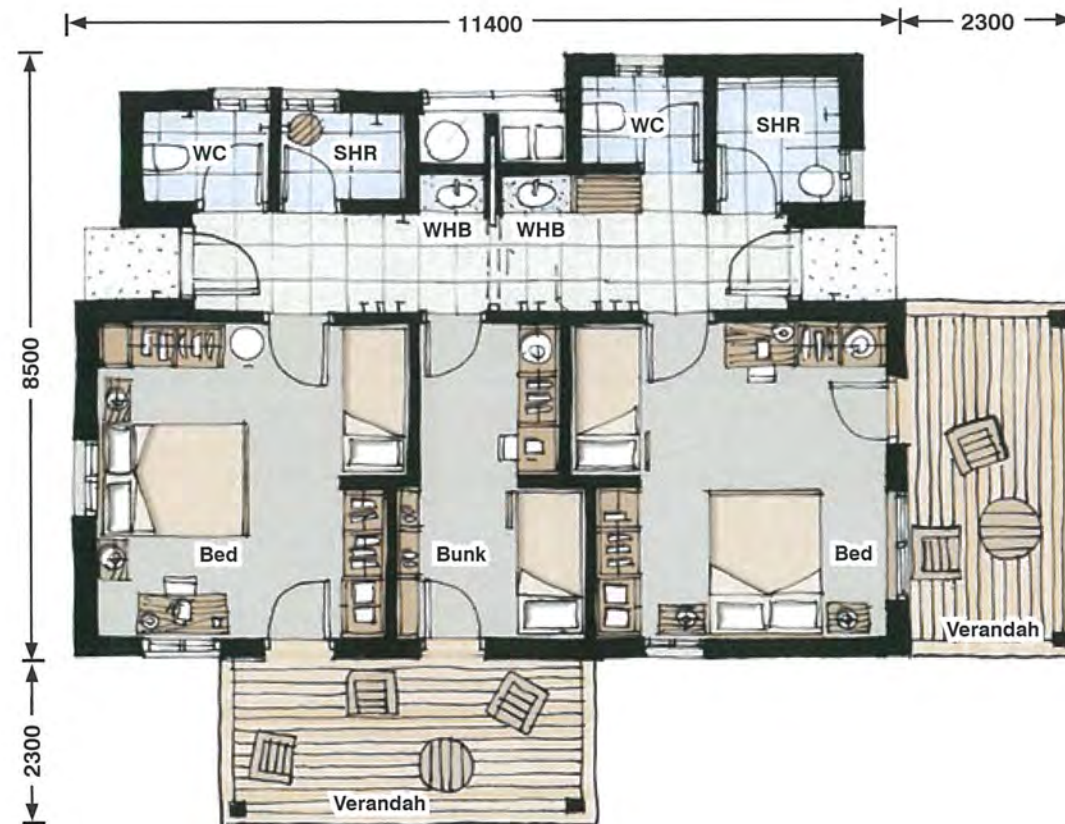
West Elevation



East Elevation



North Elevation



Floor Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

LEVELS	
Existing GL	317.0m
Proposed GL	317.275m
Proposed FFL	317.5m
Roof Height	322.0m

SCHEDULE OF AREAS	
FLOOR	85m ²
VERANDAH	25m ²
ROOF	110m ²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	CEDAR BOARD AND BATTEN	PAINT	FARROW+BALL 6 - LONDON STONE
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	POWDER COAT	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL



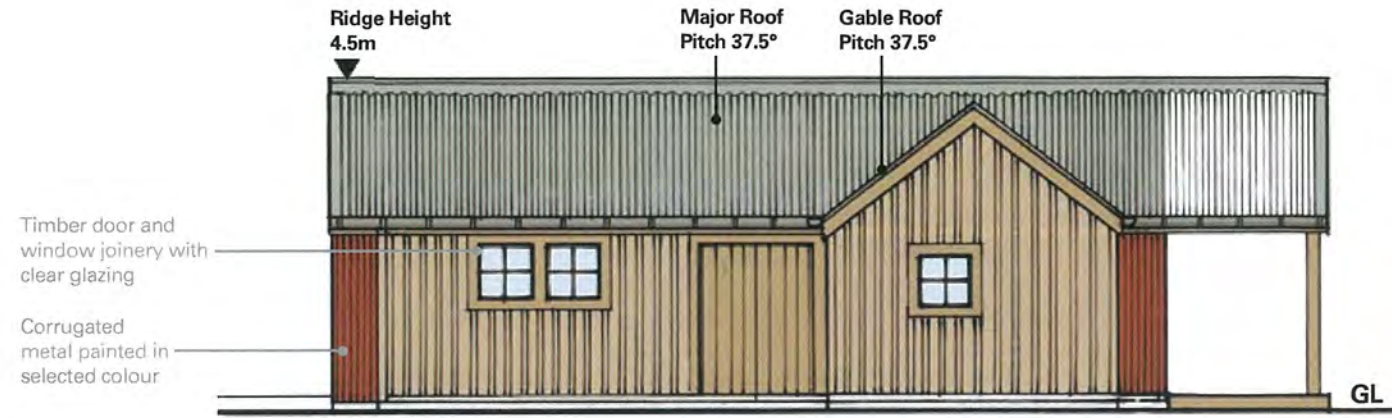
Scale: 1:100 at A3, 1:50 at A1



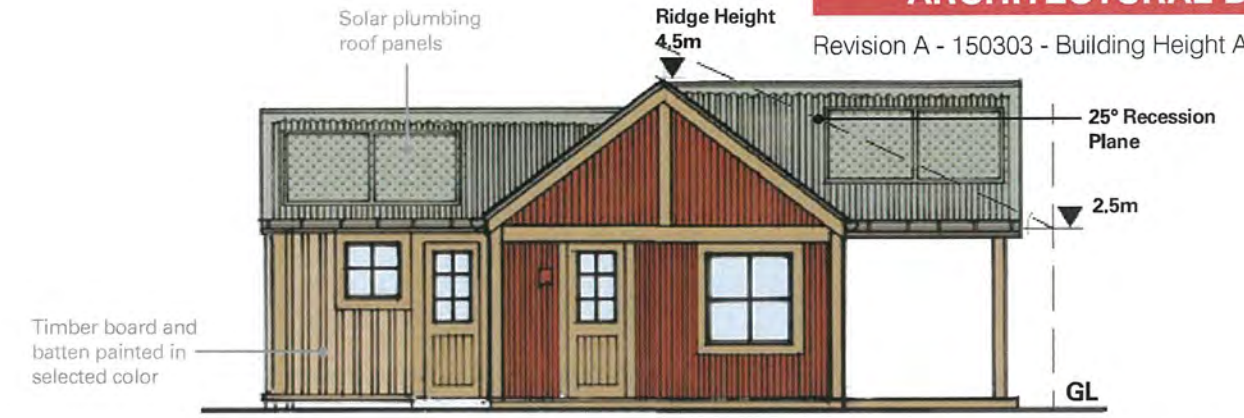
BUNK CABIN 3

**RESOURCE CONSENT - RC2
ARCHITECTURAL DESIGN**

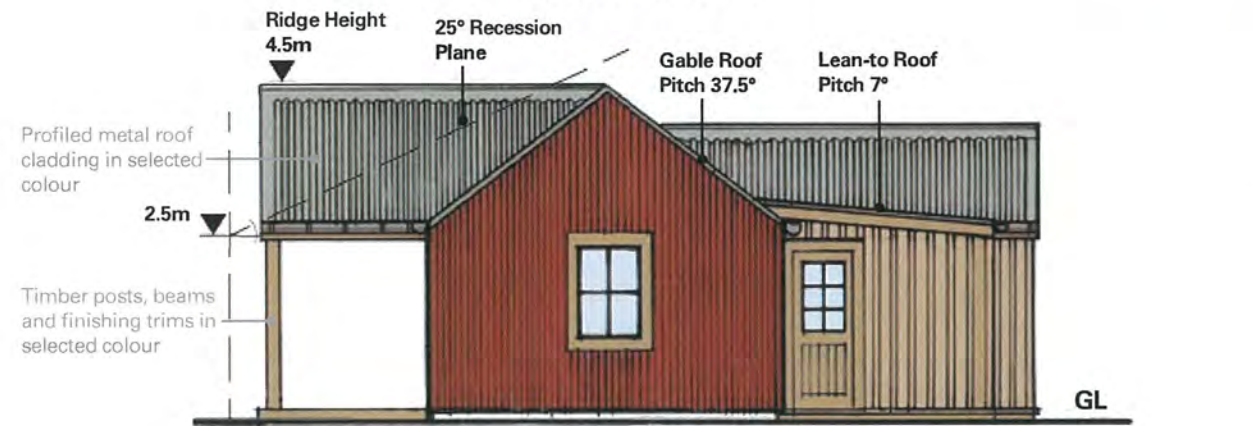
Revision A - 150303 - Building Height Amendment



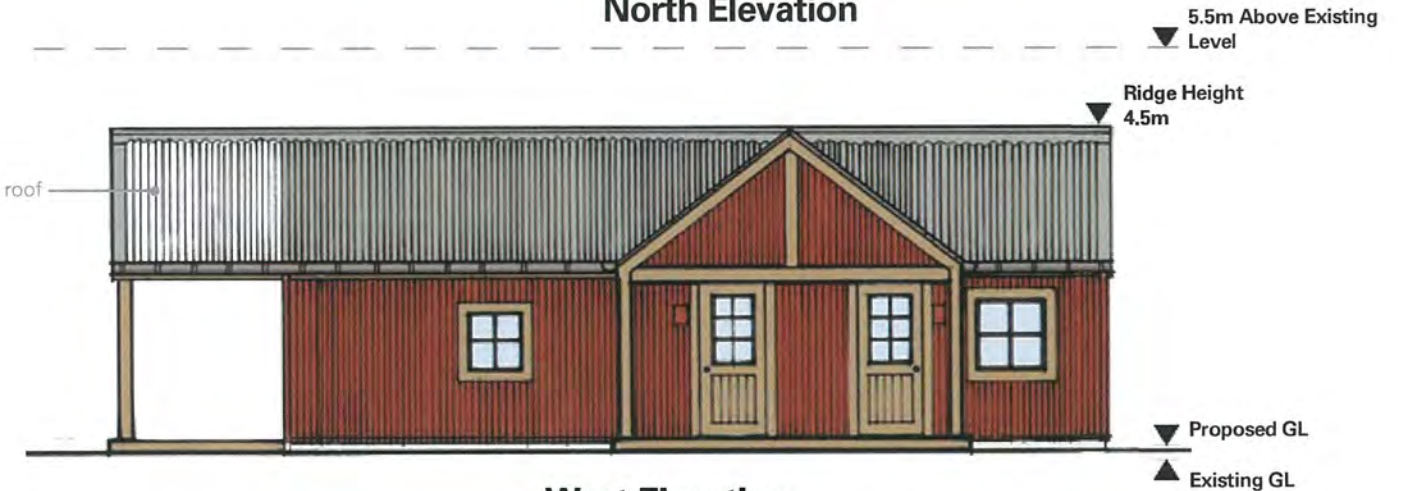
East Elevation



North Elevation



South Elevation



West Elevation

2300 11400



Floor Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

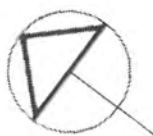
**APPROVED PLAN:
RM150093**

Monday, 8 June 2015

LEVELS	
Existing GL	317.0m
Proposed GL	317.375m
Proposed FFL	317.6m
Roof Height	322.1m

SCHEDULE OF AREAS	
FLOOR	85m ²
VERANDAH	25m ²
ROOF	110m ²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	PAINT	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	PAINT	FARROW+BALL 212 - BLAZER RED
WALL	CEDAR BOARD AND BATTEN	PAINT	FARROW+BALL 6 - LONDON STONE
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL



Scale: 1:100 at A3, 1:50 at A1

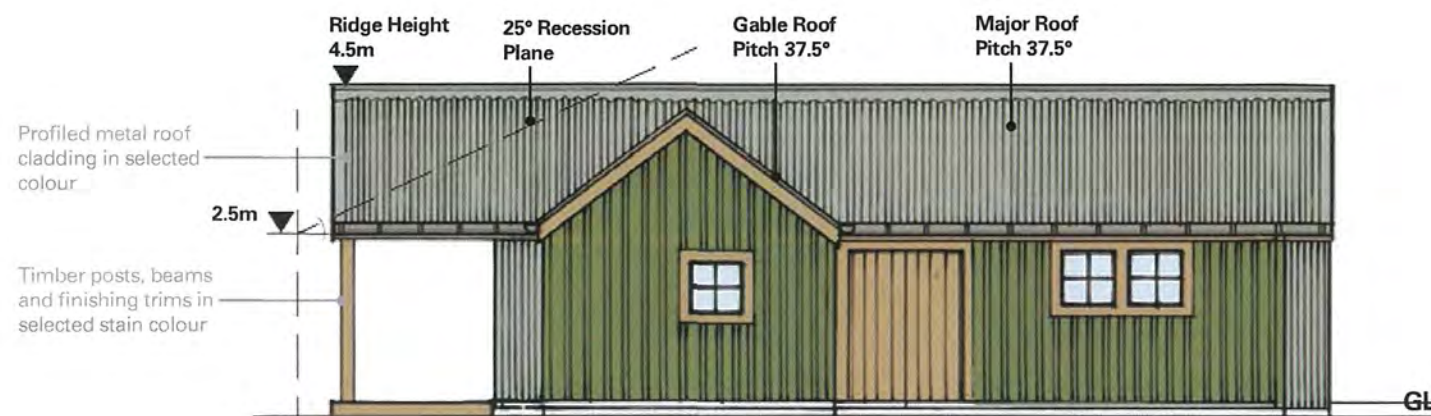


BUNK CABIN 4

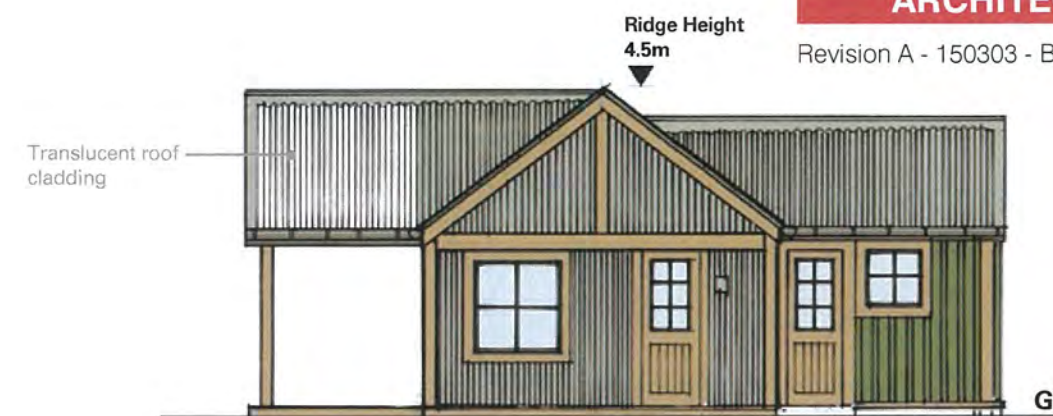
**MASON&WALES
ARCHITECTS**

CAMP GLENORCHY • NEW ZEALAND

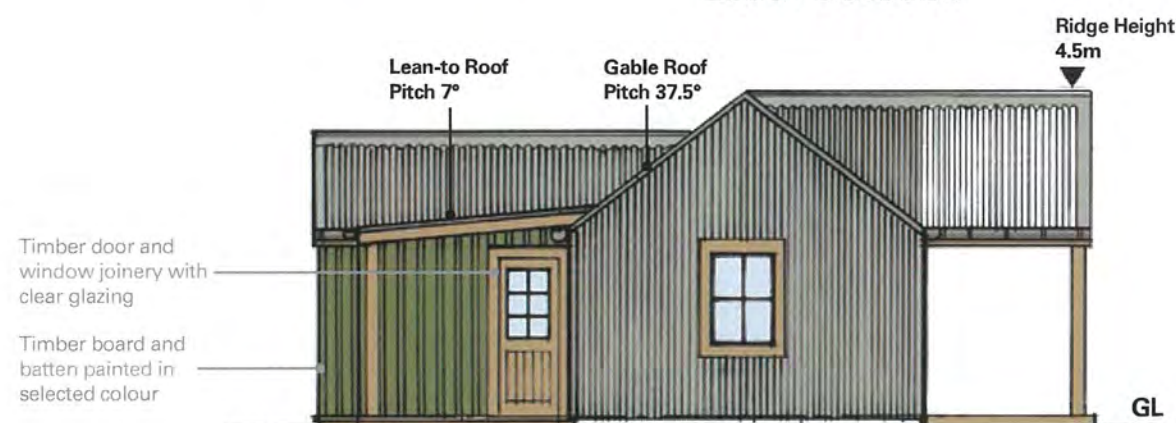
3.09
3 MARCH 2015
Project No. 5595
RC2



South Elevation



West Elevation



East Elevation



North Elevation



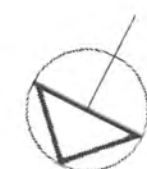
Floor Plan

QUEENSTOWN LAKES DISTRICT COUNCIL
**APPROVED PLAN:
RM150093**
Monday, 8 June 2015

LEVELS	
Existing GL	317.0m
Proposed GL	317.475m
Proposed FFL	317.7m
Roof Height	322.2m

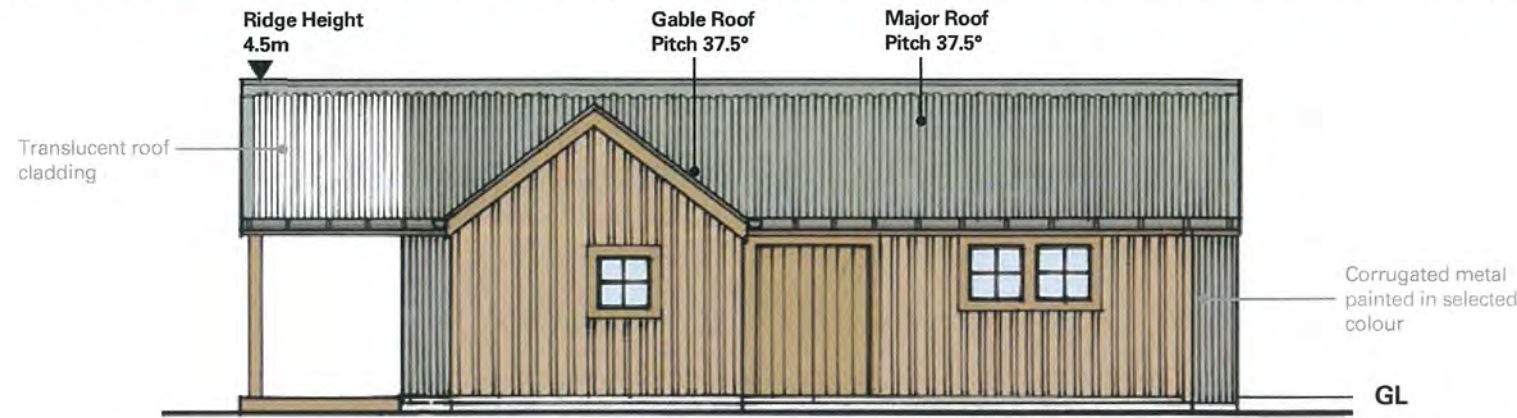
SCHEDULE OF AREAS	
FLOOR	85m ²
VERANDAH	25m ²
ROOF	110m ²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	CEDAR BOARD AND BATTEN	PAINT	FARROW+BALL 34 - CALKE GREEN
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL



Scale: 1:100 at A3, 1:50 at A1





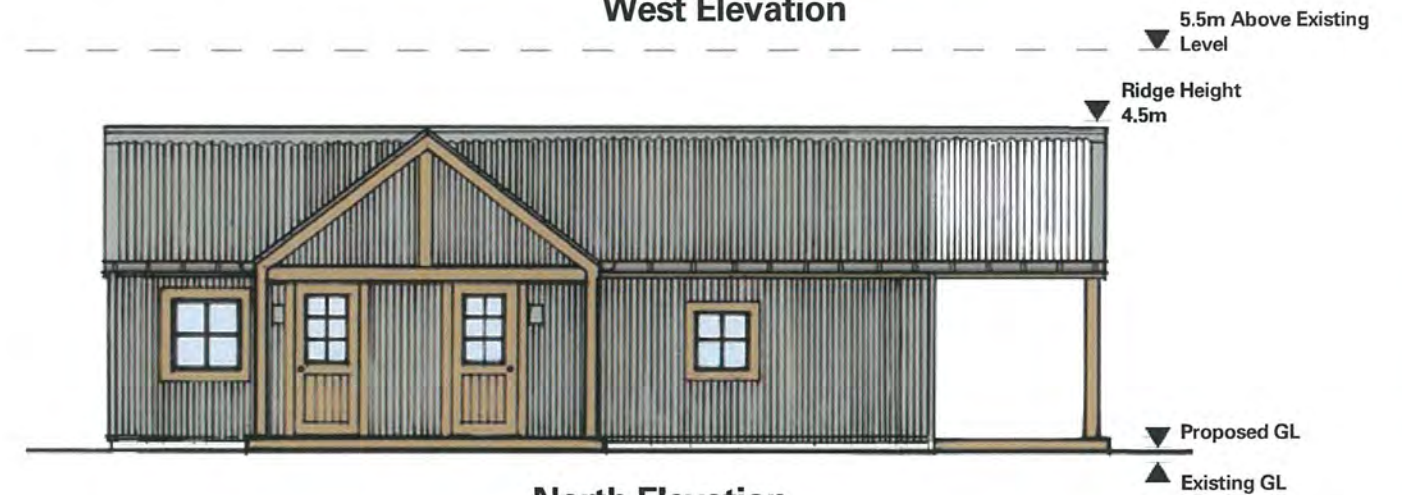
South Elevation



West Elevation



East Elevation



North Elevation

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

NOTE:
Position and orientation of Bunk Cabin 6 revised
-Refer to masterplan prepared by BDG



Floor Plan

LEVELS	
Existing GL	317.0m
Proposed GL	317.775m
Proposed FFL	318.0m
Roof Height	322.5m

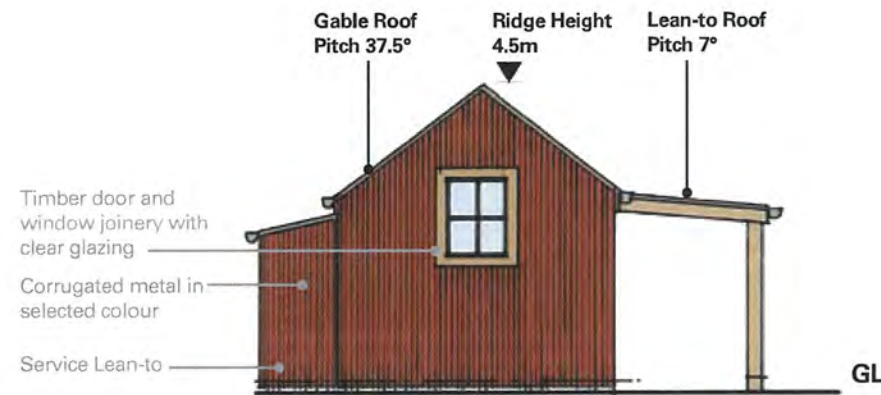
SCHEDULE OF AREAS	
FLOOR	85m²
VERANDAH	25m²
ROOF	110m²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	CEDAR BOARD AND BATTEN	PAINT	FARROW+BALL 6 - LONDON STONE
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL



Scale: 1:100 at A3, 1:50 at A1





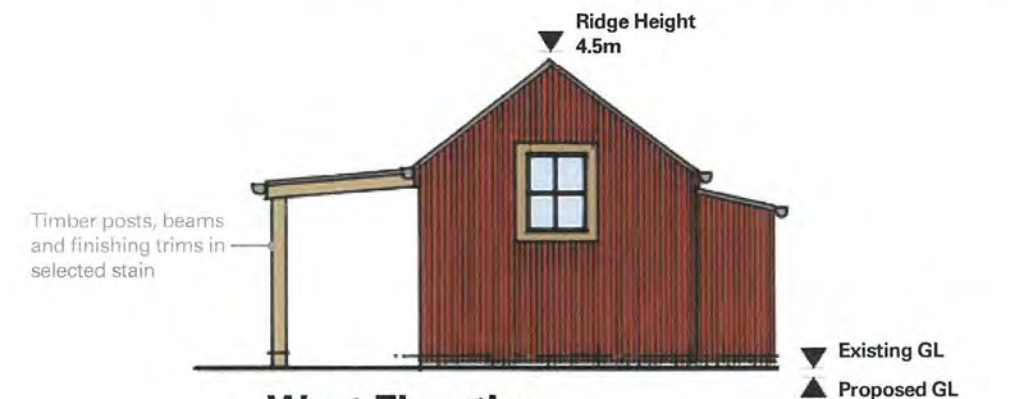
East Elevation



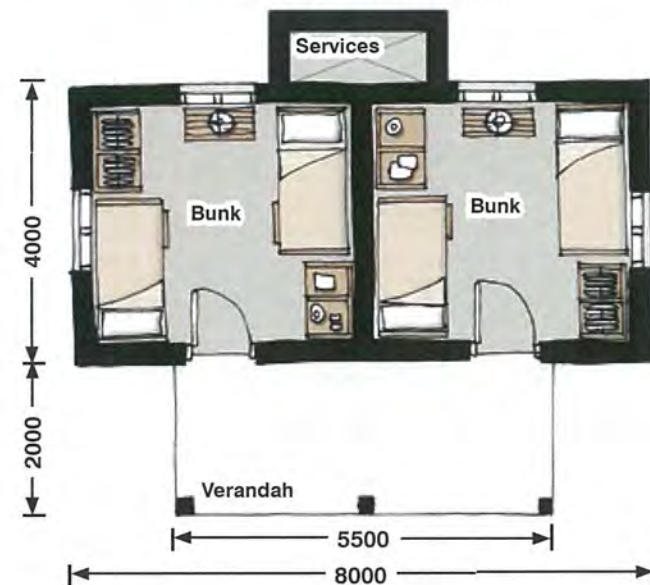
South Elevation



North Elevation



West Elevation



Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

NOTE:
Bunk Cabin 7 revised to match Bunk Cabin 9,
and to include service lean-to
-Refer to masterplan prepared by BDG

LEVELS	
Existing GL	317.0m
Proposed GL	317.775m
Proposed FFL	318.0m
Roof Height	322.5m

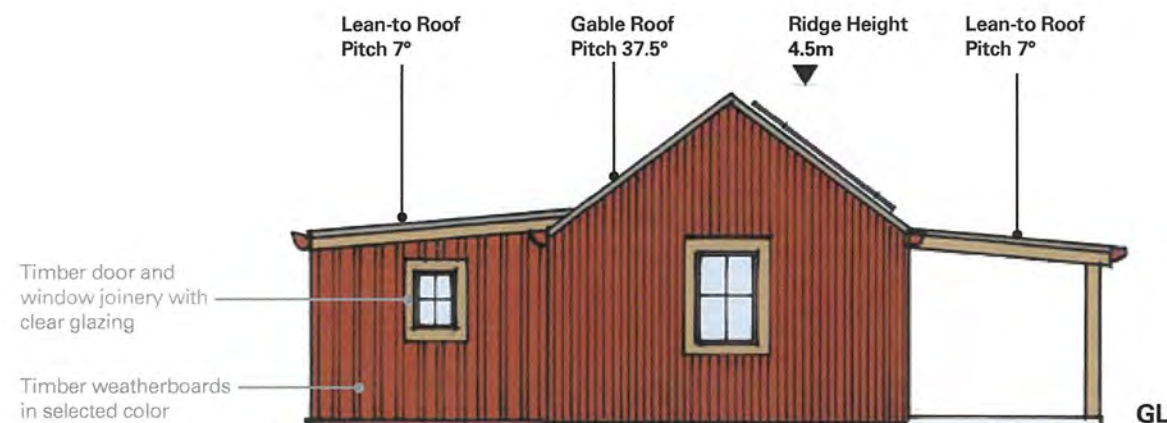
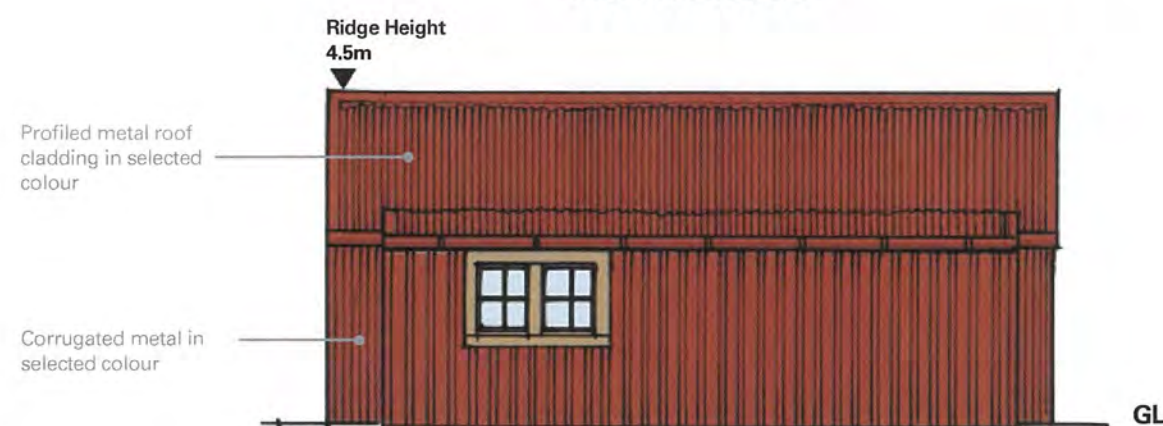
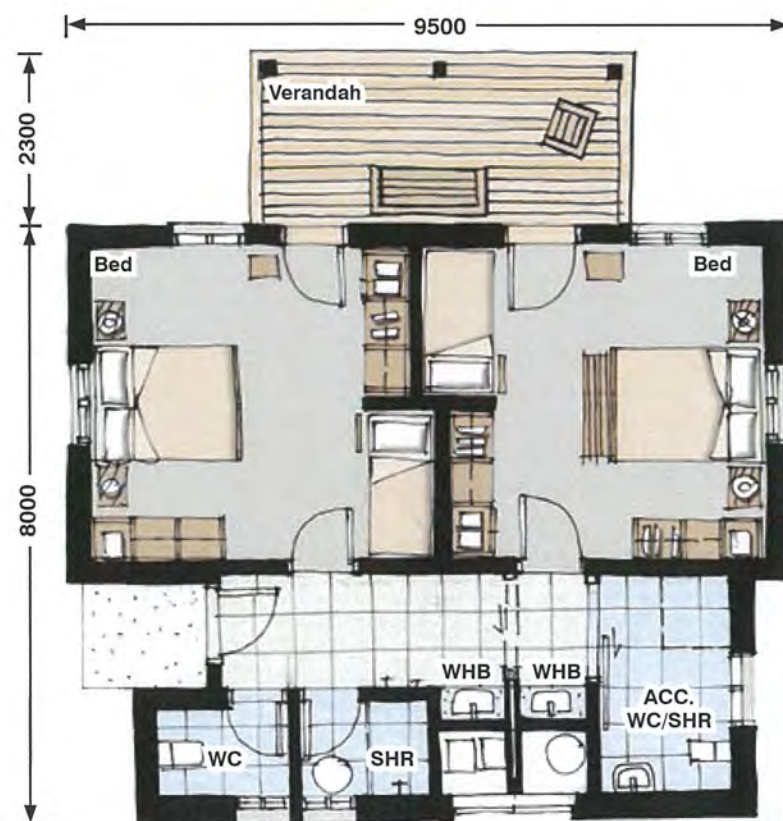
SCHEDULE OF AREAS	
FLOOR	85m ²
VERANDAH	15m ²
ROOF	100m ²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL / DOWNPIPES	CORRUGATED METAL	COLORSTEEL	FARROW+BALL 212 - BLAZER RED
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL

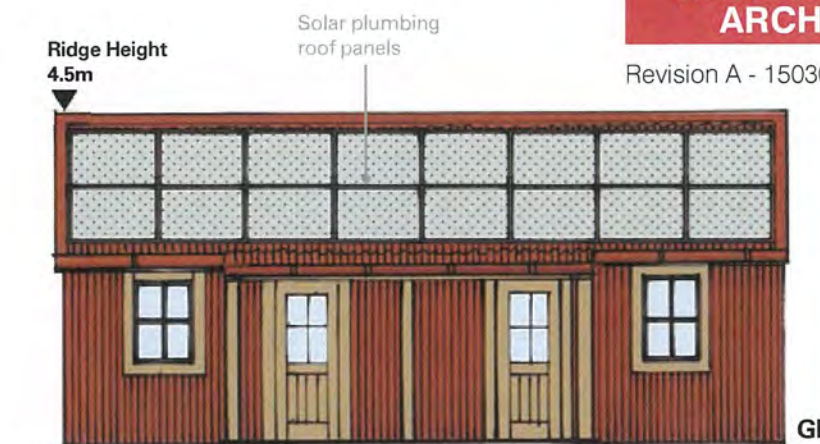
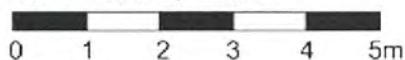
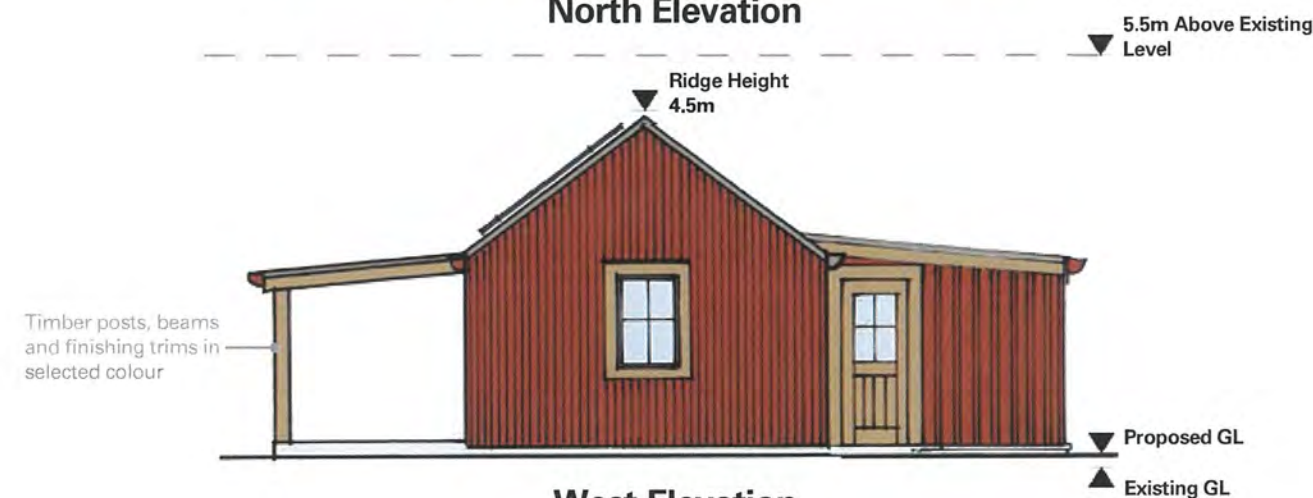


Scale: 1:100 at A3, 1:50 at A1









**East Elevation****South Elevation****Floor Plan**

Scale: 1:100 at A3, 1:50 at A1

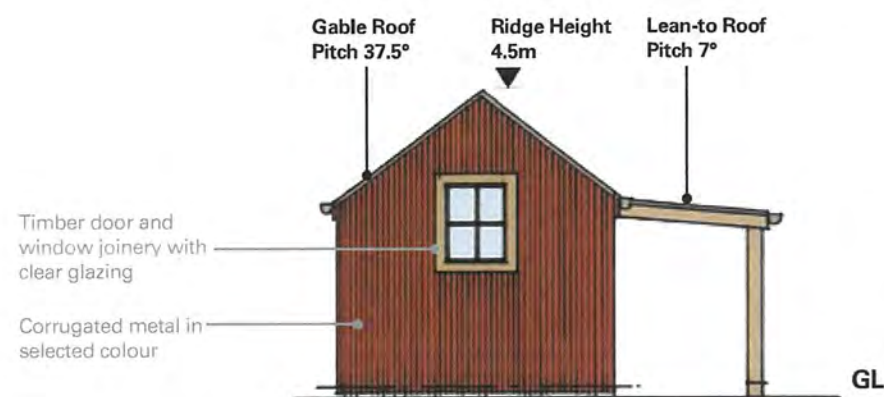
**North Elevation****West Elevation**
QUEENSTOWN LAKES DISTRICT COUNCIL
**APPROVED PLAN:
RM150093**
Monday, 8 June 2015

LEVELS	
Existing GL	317.0m
Proposed GL	317.375m
Proposed FFL	317.6m
Roof Height	322.1m

SCHEDULE OF AREAS	
FLOOR	75m²
VERANDAH	15m²
ROOF	90m²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	PAINT	 FARROW+BALL 212 - BLAZER RED
WALL / DOWNPIPES	CORRUGATED METAL	PAINT	 FARROW+BALL 212 - BLAZER RED
WALL	CEDAR BOARD AND BATTEN	PAINT	 FARROW+BALL 212 - BLAZER RED
FACINGS	CEDAR TIMBER	PAINT	 FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	 RESENE - NATURAL
POSTS	TIMBER	STAIN	 RESENE - NATURAL

BUNK CABIN 8



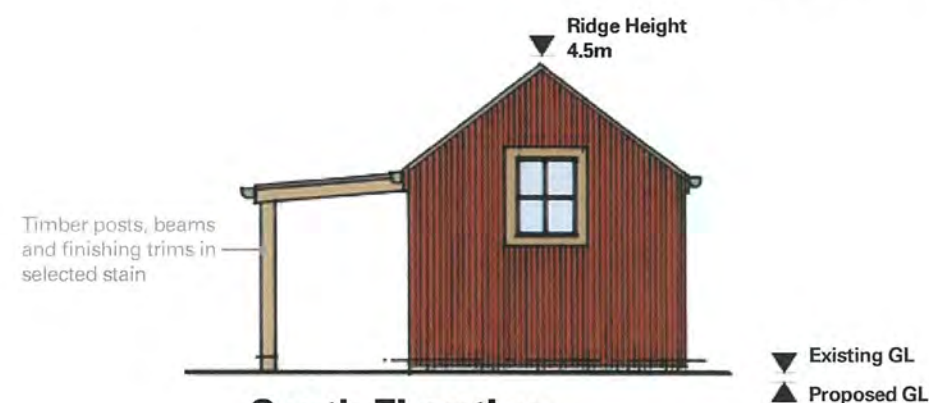
North Elevation



East Elevation



West Elevation



South Elevation



Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

LEVELS	
Existing GL	317.5m
Proposed GL	317.475m
Proposed FFL	317.7m
Roof Height	322.2m

SCHEDULE OF AREAS	
FLOOR	35m ²
VERANDAH	15m ²
ROOF	50m ²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF	CORRUGATED METAL	PAINT	FARROW+BALL 212 - BLAZER RED
WALL	CORRUGATED METAL	PAINT	FARROW+BALL 212 - BLAZER RED
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 212 - BLAZER RED
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL

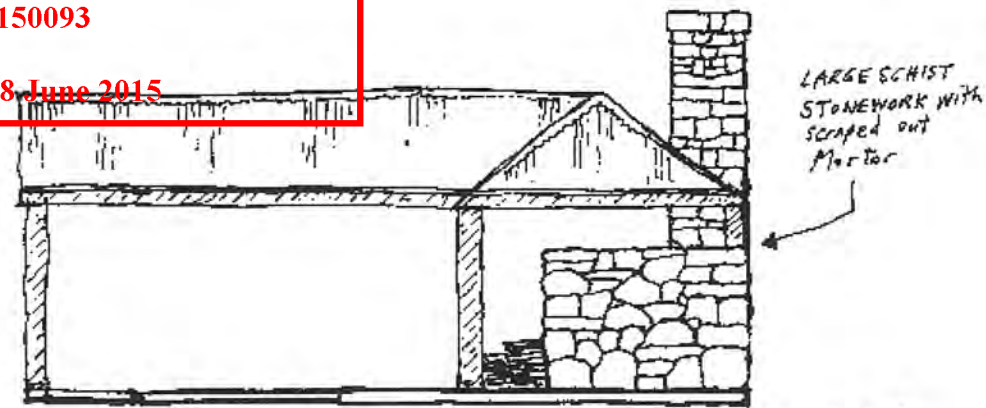


Scale: 1:100 at A3, 1:50 at A1
0 1 2 3 4 5m

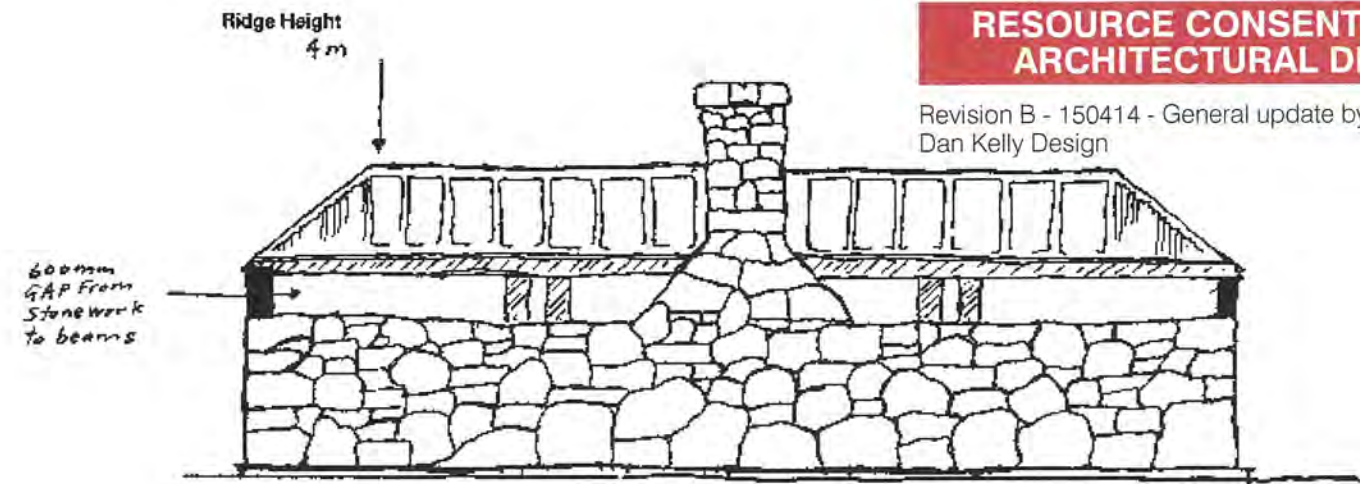
Monday, 8 June 2015

RESOURCE CONSENT - RC2
ARCHITECTURAL DESIGN

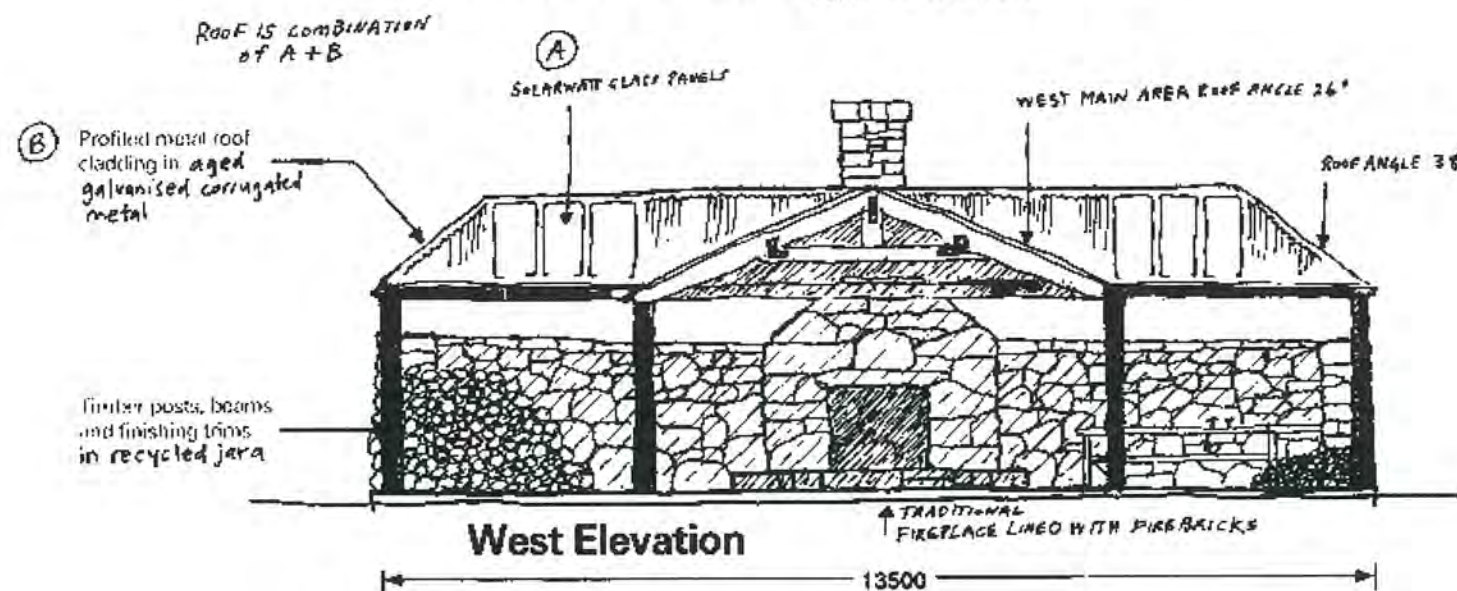
Revision B - 150414 - General update by
Dan Kelly Design



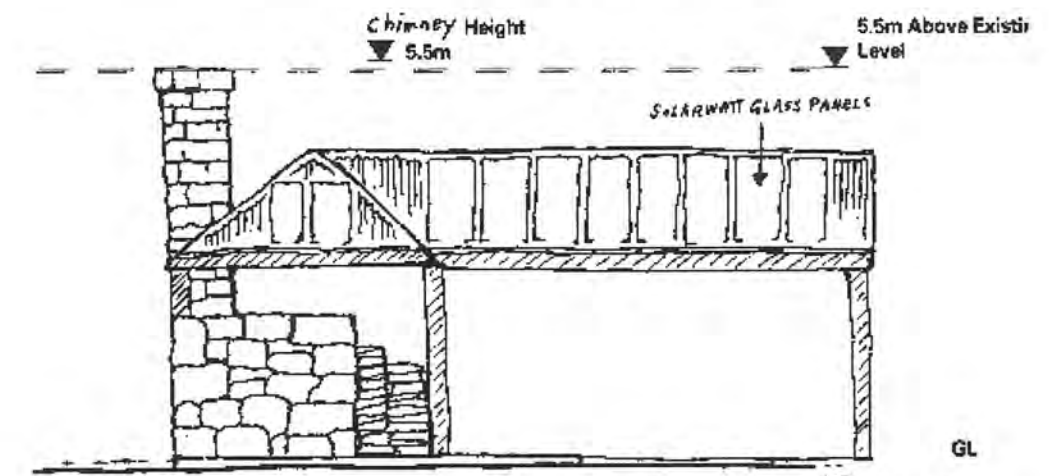
South Elevation (NO SOLARWATT PANELS ON ROOF)
AREAS FACING SOUTH



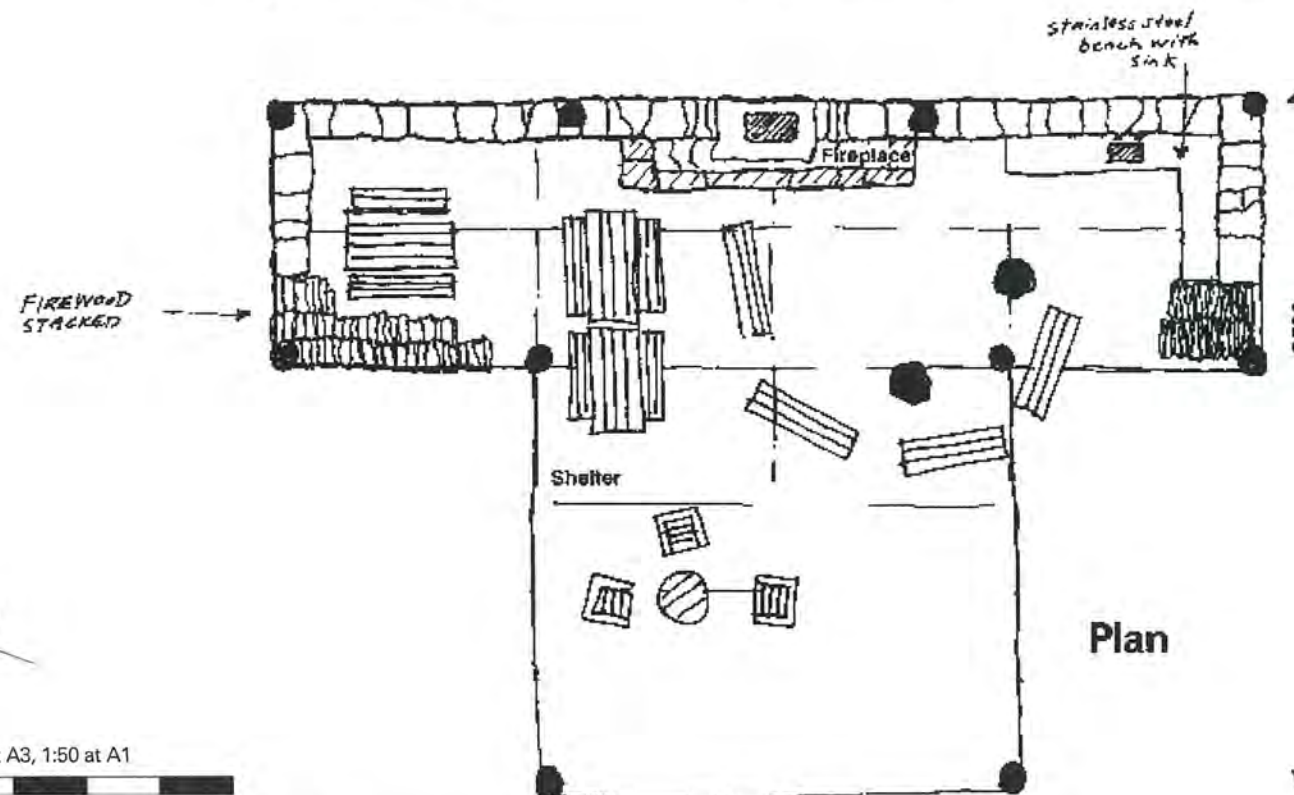
East Elevation



West Elevation



North Elevation

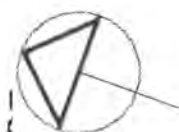


Plan

SCHEDULE OF MATERIALS, COLOURS AND FINISHES Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED COPPER/RECYCLED CORRUGATE IRON	GALVANIZED VEDIGREE/WEATHERED CORRIGATED IRON	H2O OXIDISED WEATHERED LIGHT BLUE OXIDISED + BROWN VEDIGREE / WEATHERED CORRIGATED IRON
WALL / DOWNPIPE FACINGS	SCHIST STONE COPPER RECYCLED	NATURAL VERDIGREE NATURAL	GREY LIGHT BLUE OXIDISED + BROWN WEATHERED, Bleached by sun
POSTS TRUSSES	TIMBER JARA JARA + STEEL BRACKETS	NATURAL NATURAL	WEATHERED, Bleached by sun

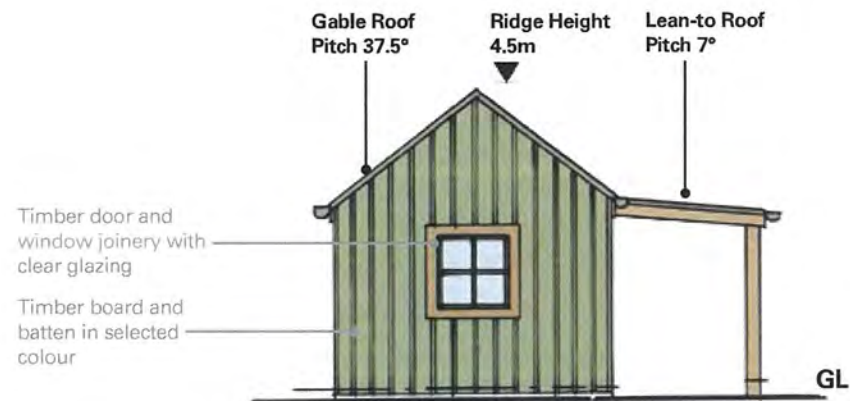
LEVELS	
Existing GL	317.25m
Proposed GL	317.375m
Proposed FFL	317.6m

SCHEDULE OF AREAS	
FLOOR	90m ²
VERANDAH	N/A
ROOF	90m ²



Scale: 1:100 at A3, 1:50 at A1





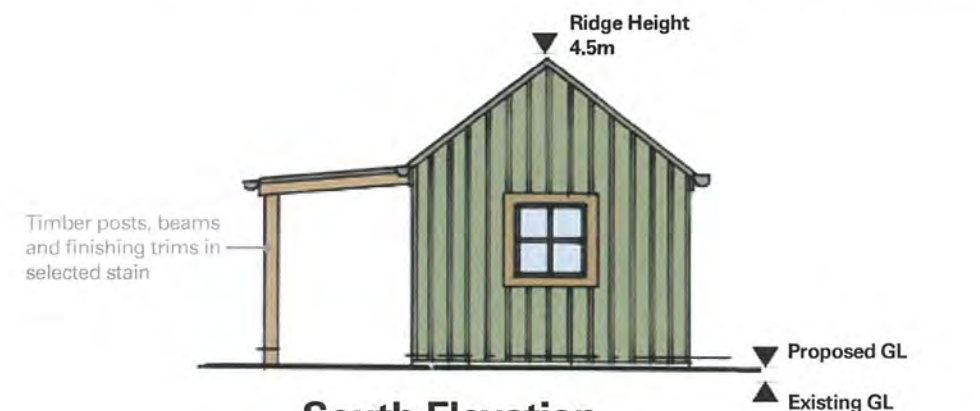
North Elevation



East Elevation



West Elevation



South Elevation



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

Monday, 8 June 2015

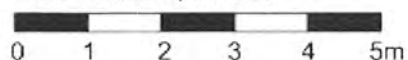
LEVELS	
Existing GL	317.2m
Proposed GL	317.275m
Proposed FFL	317.5m
Roof Height	322.0m

SCHEDULE OF AREAS	
FLOOR	35m²
VERANDAH	15m²
ROOF	50m²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF	CORRUGATED METAL	COLORSTEEL	GREY FLANNEL
WALL	CEDAR BOARD AND BATTEN	PAINT	FARROW+BALL 19 - LICHEN
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL



Scale: 1:100 at A3, 1:50 at A1



MASON&WALES
ARCHITECTS

CAMP GLENORCHY • NEW ZEALAND

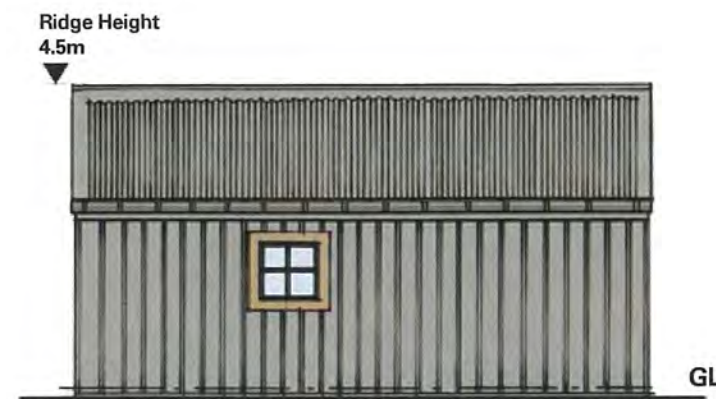
BUNK CABIN 10
LAUNDRY CABIN

3.16

2 FEBRUARY 2015
Project No. 5595 RC2



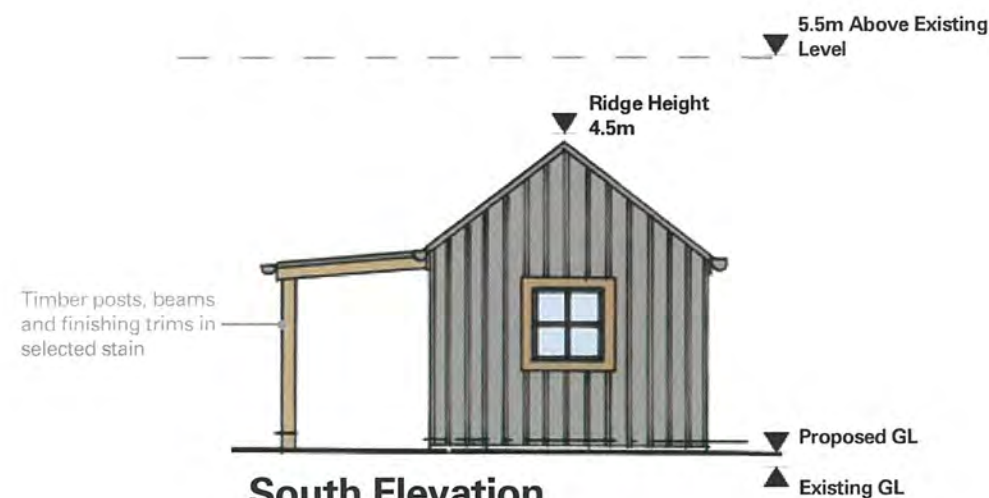
North Elevation



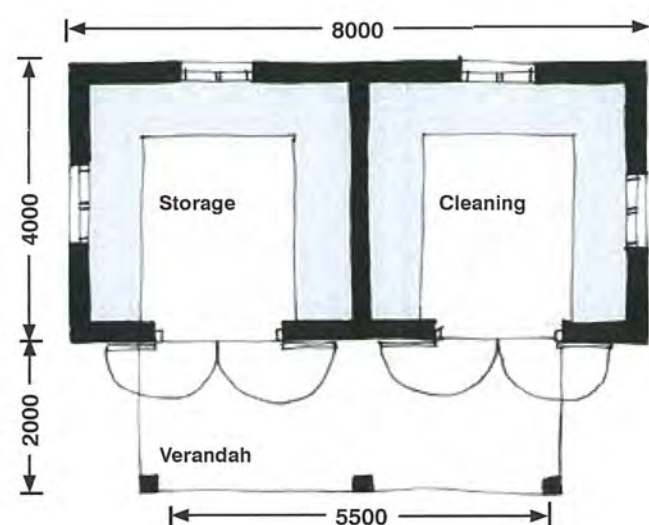
East Elevation



West Elevation



South Elevation



Floor Plan






QUEENSTOWN LAKES DISTRICT COUNCIL

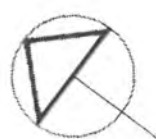
APPROVED PLAN:
RM150093

Monday, 8 June 2015

LEVELS	
Existing GL	317.5m
Proposed GL	317.375m
Proposed FFL	317.6m
Roof Height	322.1m

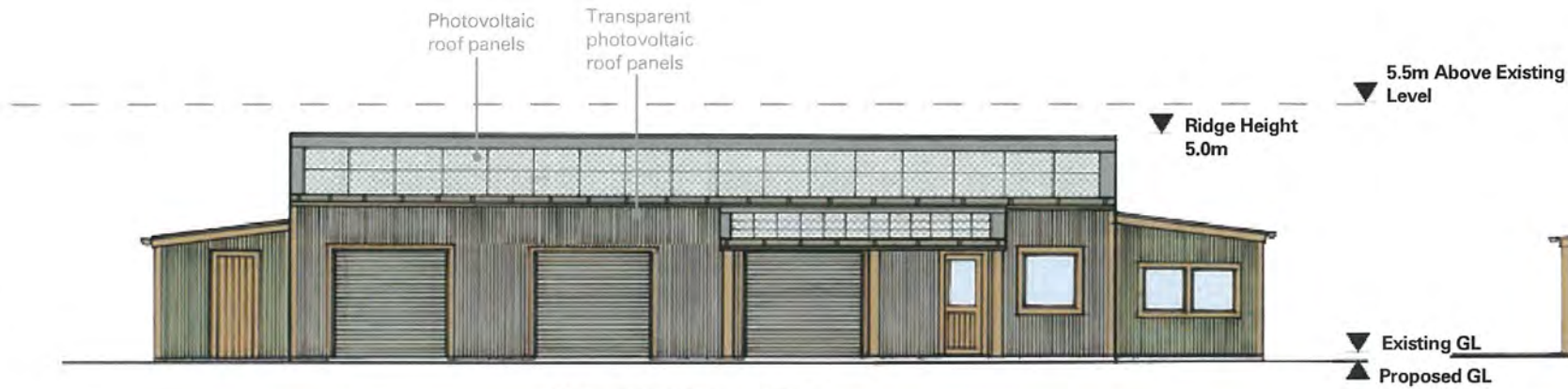
SCHEDULE OF AREAS	
FLOOR	35m ²
VERANDAH	15m ²
ROOF	50m ²

SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF / SPOUTINGS	CORRUGATED METAL	COLORSTEEL	 GREY FLANNEL
WALL	BOARD AND BATTEN	PAINT	 GREY FLANNEL
FACINGS	CEDAR TIMBER	PAINT	 FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	 RESENE - NATURAL
POSTS	TIMBER	STAIN	 RESENE - NATURAL

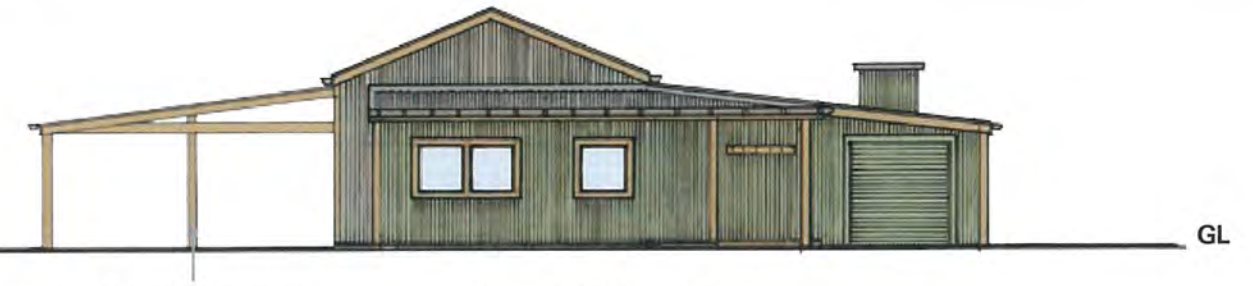


Scale: 1:100 at A3, 1:50 at A1

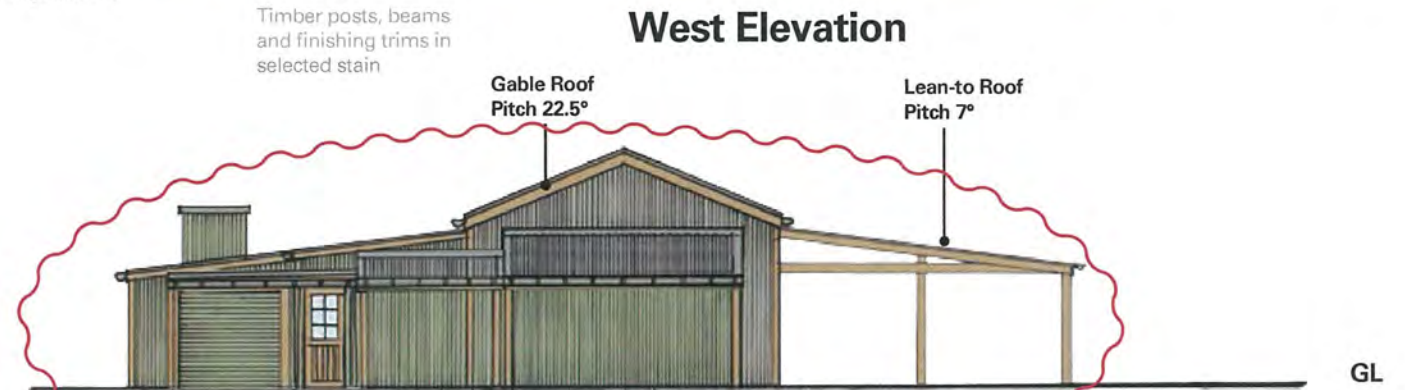




North Elevation



West Elevation



East Elevation



South Elevation



Floor Plan

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM150093

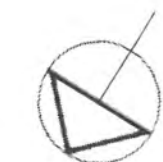
Monday, 8 June 2015

LEVELS	
Existing GL	317.5m
Proposed GL	317.475m
Proposed FFL	317.7m
Roof Height	322.7m

SCHEDULE OF AREAS	
FLOOR	305m ²
VERANDAH	60m ²
ROOF	375m ²

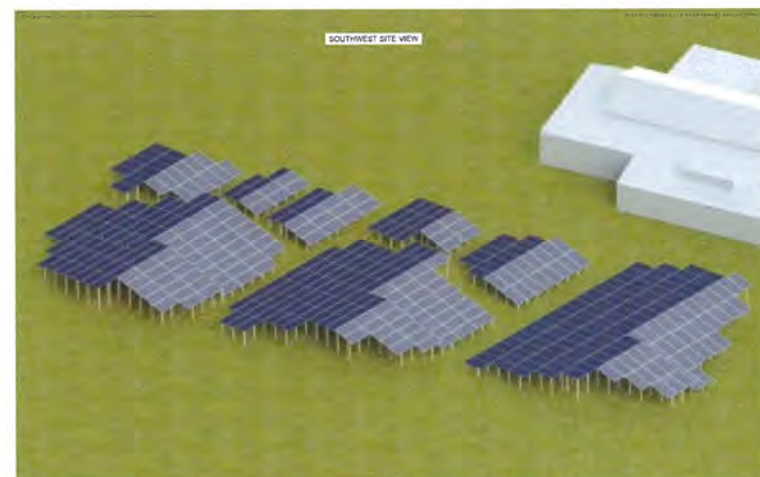
SCHEDULE OF MATERIALS, COLOURS AND FINISHES			
Final selection of materials, colours and finishes subject to final approval by Council			
SURFACE	MATERIAL	FINISH	COLOUR
ROOF	TRAPEZOIDAL / WIDE TROUGH PROFILE METAL	GALVANIZED METAL or COLORSTEEL	WEATHERED ZINCALUME or GREY FLANNEL
WALL	TRAPEZOIDAL / WIDE TROUGH PROFILE METAL	GALVANIZED METAL or COLORSTEEL	WEATHERED ZINCALUME or GREY FLANNEL
WALL	CORRUGATED METAL	PAINT	FARROW+BALL 19- LICHEN
FACINGS	CEDAR TIMBER	PAINT	FARROW+BALL 6 - LONDON STONE
WINDOWS	TIMBER	STAIN	RESENE - NATURAL
POSTS	TIMBER	STAIN	RESENE - NATURAL

MAINTENANCE/UTILITY BUILDING



Scale: 1:300 at A3, 1:150 at A1





PV MODULE: JA SOLAR 340Wp MODULES
PV MODULE SIZE: 1955 x 991 x 45 mm,
No. OF MODULES: 432
SYSTEM SIZE (kWp): 146.88
ARRAY SLOPE: 10°
ORIENTATION: 90° EAST OF NORTH, 90° WEST OF NORTH
ROOF TYPE: GROUND MOUNT



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM150093**

Monday, 8 June 2015

SOLAR GARDEN

APPROVED PLAN:

RNI150093

Monday, 8 June 2015



+ CAMP GLENORCHY - LANDSCAPE MASTERPLAN

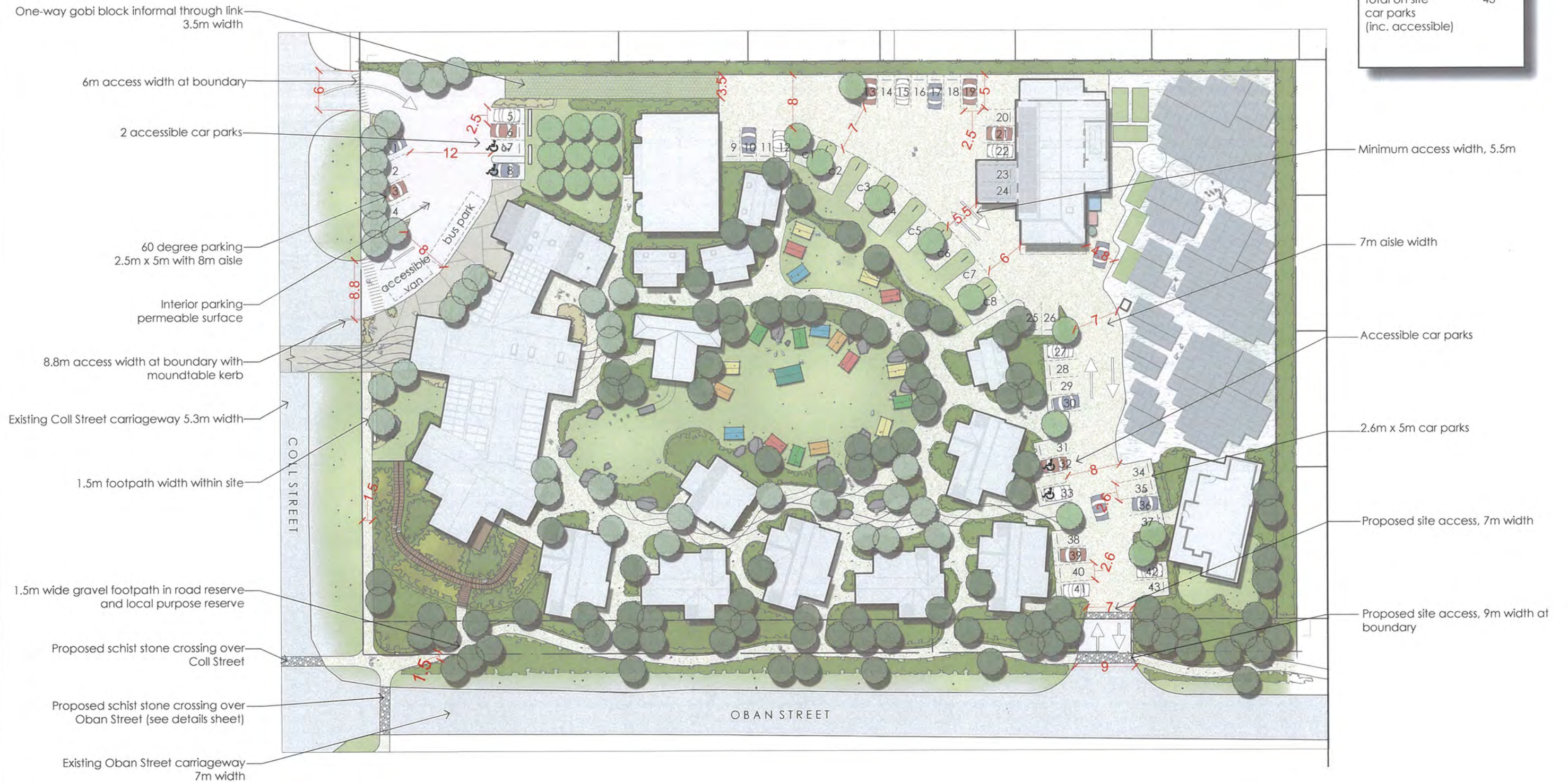
REFERENCE: 2460 SK67, SCALE 1:400 @ A3 - 4 MAY 2015

Note: For building details refer to architectural package submitted by Mason and Wales Architects.






PARKING

bus parks	1
caravan parks	8
accessible van park	1
accessible car parks	4
total on site car parks (inc. accessible)	43



PLANTING KEY

STRUCTURE TREES

-  Kowhai - *Sophora microphylla* as indicated @ Eazy Lift 45L
-  Mountain Beech - *Nothofagus solandri* var. *cliffortioides* as indicated @ Eazy lift 45L
-  Feature and orchard trees to include:
Apricot 'Moorpark'
Pear Conference
Apple Splendour

GENERAL PLANTED AREAS

-  **Trees and large shrubs:**
- Red Beech, *Nothofagus fusca*
 - Black Beech, *Nothofagus solandri*
 - Totara, *Podocarpus totara*
 - Matai, *Prumnopitys taxifolia*
 - Tree Fuchsia, *Fuchsia excorticata*
 - Manuka, *Leptospermum scoparium*
 - Broadleaf, *Griselinia littoralis*
 - Marbleleaf, *Carpodetus serratus*
 - Five Finger, *Pseudopanax arboreus*
 - Black Matipo, *Pittosporum tenuifolium*
 - Lancewood, *Pseudopanax crassifolius*
 - Ribbonwood, *Plagianthus regius*
- Shrubs**
- Mingimingi, *Coprosma propinqua*
 - Flax, *Phormium tenax*
 - Mountain Flax, *Phormium cookianum*
 - Mini Toe Toe, *Chionochloa flavicans*
 - Hebe, *Hebe odora*
 - Whipcord Hebe, *Hebe 'Emerald Green'*
 - Hebe, *Hebe salicifolia*
 - Wineberry, *Aristotelia serrata*


Grasses and groundcovers

- Snow tussock, *Chionochloa rigida*
- Rock Daisy, *Pachystegia insignis*
- Prickly Shield Fern, *Polystichum vestitum*
- Orange sedge, *Carex testacea*
- Carex Virgata*
- Red Tussock, *Chionochloa rubra*
- Coprosma*, *Coprosma kirkii*
- Sheep burr, *Acaena inermis*
- Purple sheep burr, *Acaena purpurea*
- Blue sheep burr, *Acaena caesioglauca*
- Cushion plant, *Scleranthus biflorus*

Note: All planted areas to be densely grouped and planted in a naturalistic pattern.




SWALES AND ENTRANCE FORECOURT

-  Purei, *Carex secta*
- Weeping Brown Sedge, *Carex flagellifera*
- Mountain Flax, *Phormium cookianum*
- Tree Fuchsia, *Fuchsia excorticata*


LAWN

-  Lawn mix
- 35% Chewings Fescue
- 35% Creeping Red Fescue
- 20% Sports Turf Rye with Endophyte
- 10% Browntop

GREYWATER TREATMENT WETLAND

-  Sedge, *Carex virgata*
- Siberian Iris, *Iris Sibirica*
- Kuta, *Eleocharis sphacelata*
- Giant Rush, *Juncus pallidus*
- Edgars Rush, *Juncas edgariae*
- Swamp sedge, *Carex secta*

BOUNDARY PLANTING

-  Broadleaf, (*Griselinia littoralis*)
- Pittosporum tenuifolium*
- Coprosma* sp.
- Winberry, (*Aristotelia serrata*)
- Corokia cotoneaster
- trimmed to 1.8m high with the exception of:
- Lancewood, (*Pseudopanax crassifolius*)
- Cabbage Tress (*Cordyline australis*)

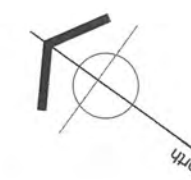
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APPROVED PLAN:
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Monday, 8 June 2015

+ CAMP GLENORCHY - PLANTING

REFERENCE : 2460 SK71, 1:600 @ A3, 4 MAY 2015



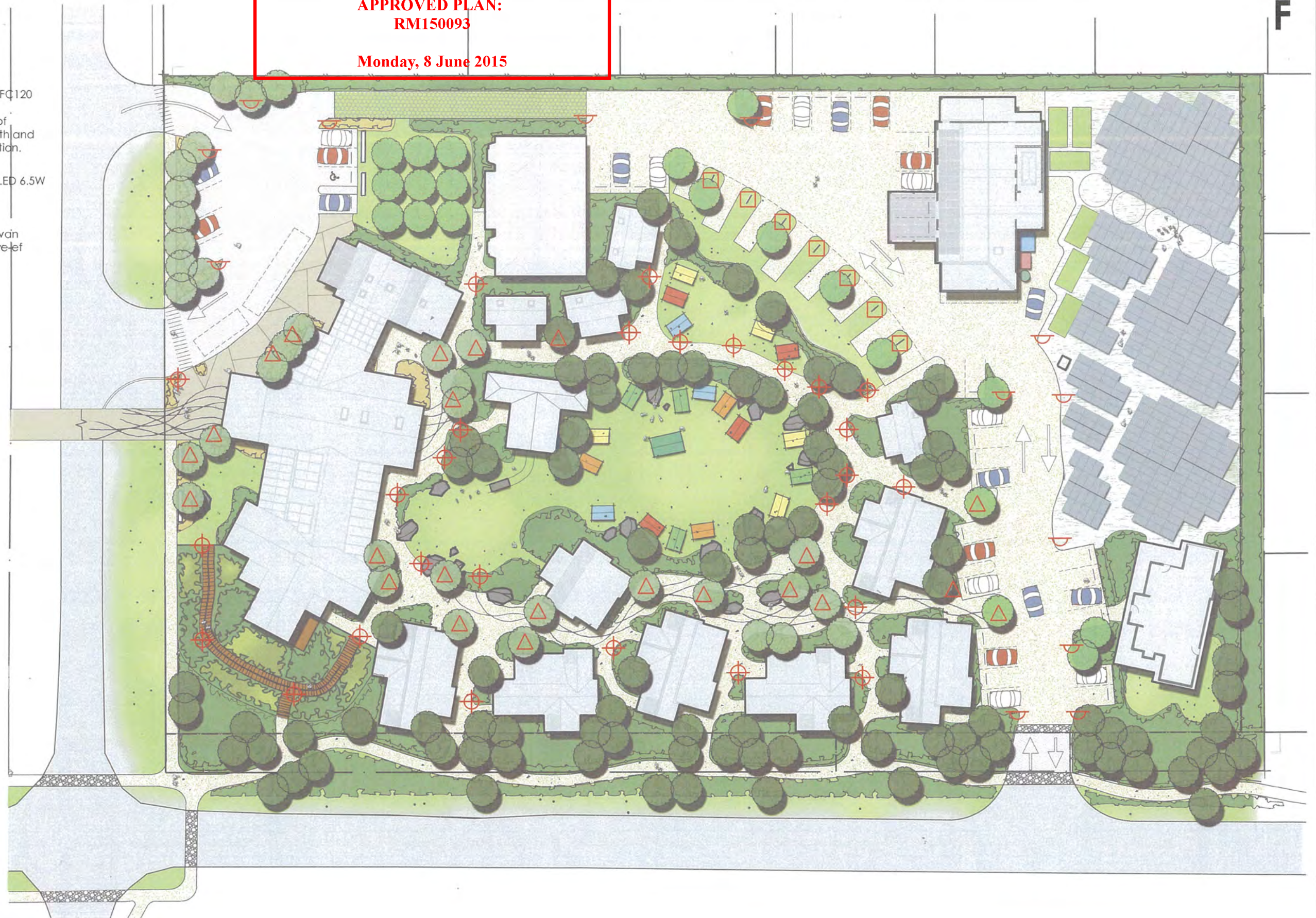
APPROVED PLAN:
RM150093

Monday, 8 June 2015

F

LIGHTING KEY




-  In-ground marker lights to highlight footpaths LED 6W, similar to we-ef EFC120
-  Bollard down-lights, custom made of 250x250x1000 macrocarpa posts with and mounted led 7W for vehicle circulation.
-  In-ground up-lights in kowhai trees, LED 6.5W similar to we-ef ETC329-FS
-  In-ground uplights to highlight caravan stone markers, LED 6.5W similar to we-ef ETC329-FS



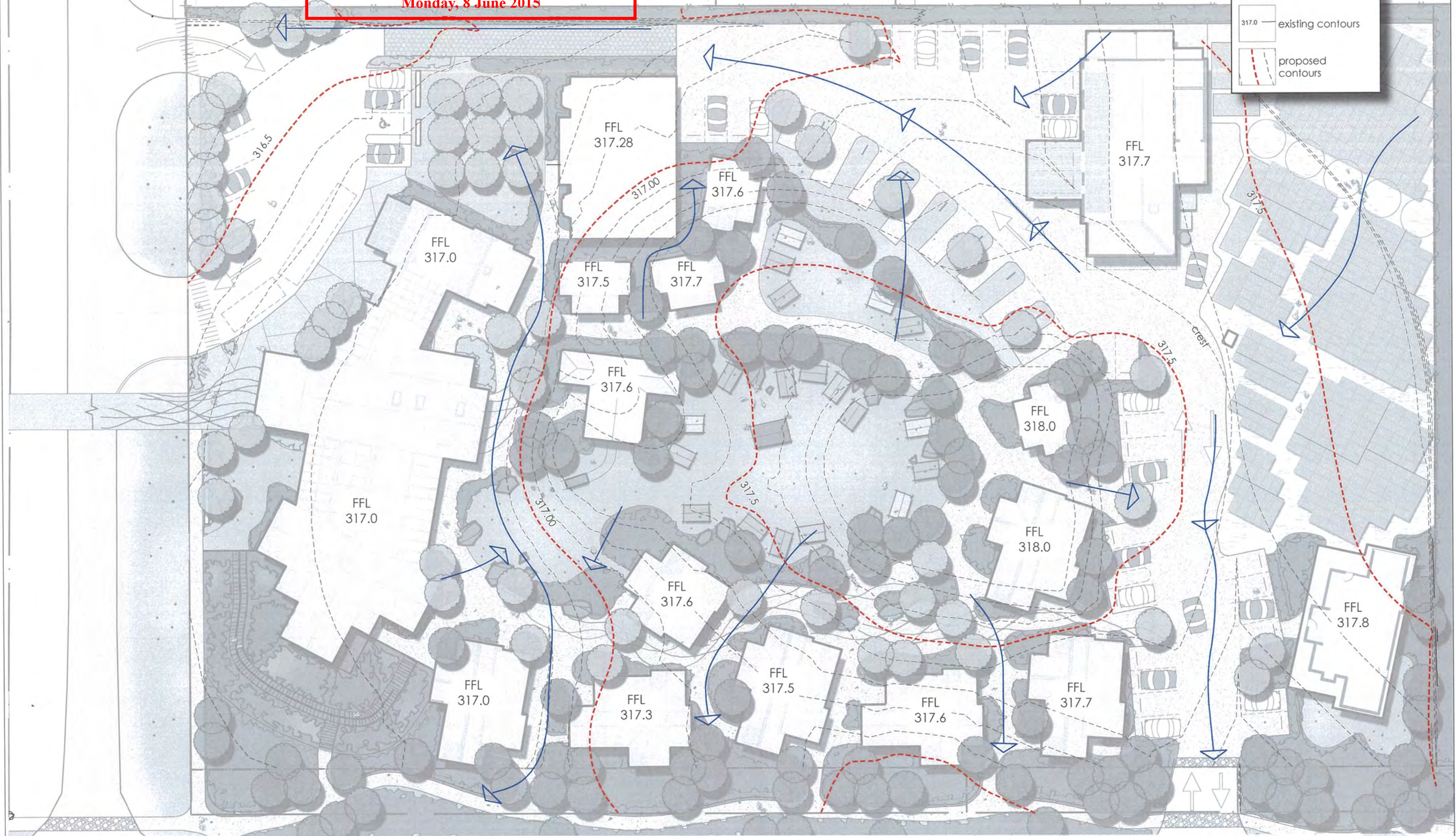
APPROVED PLAN:
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Monday, 8 June 2015

KEY

-  proposed overland flow paths
-  317.0 existing contours
-  proposed contours

G





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Monday, 8 June 2015

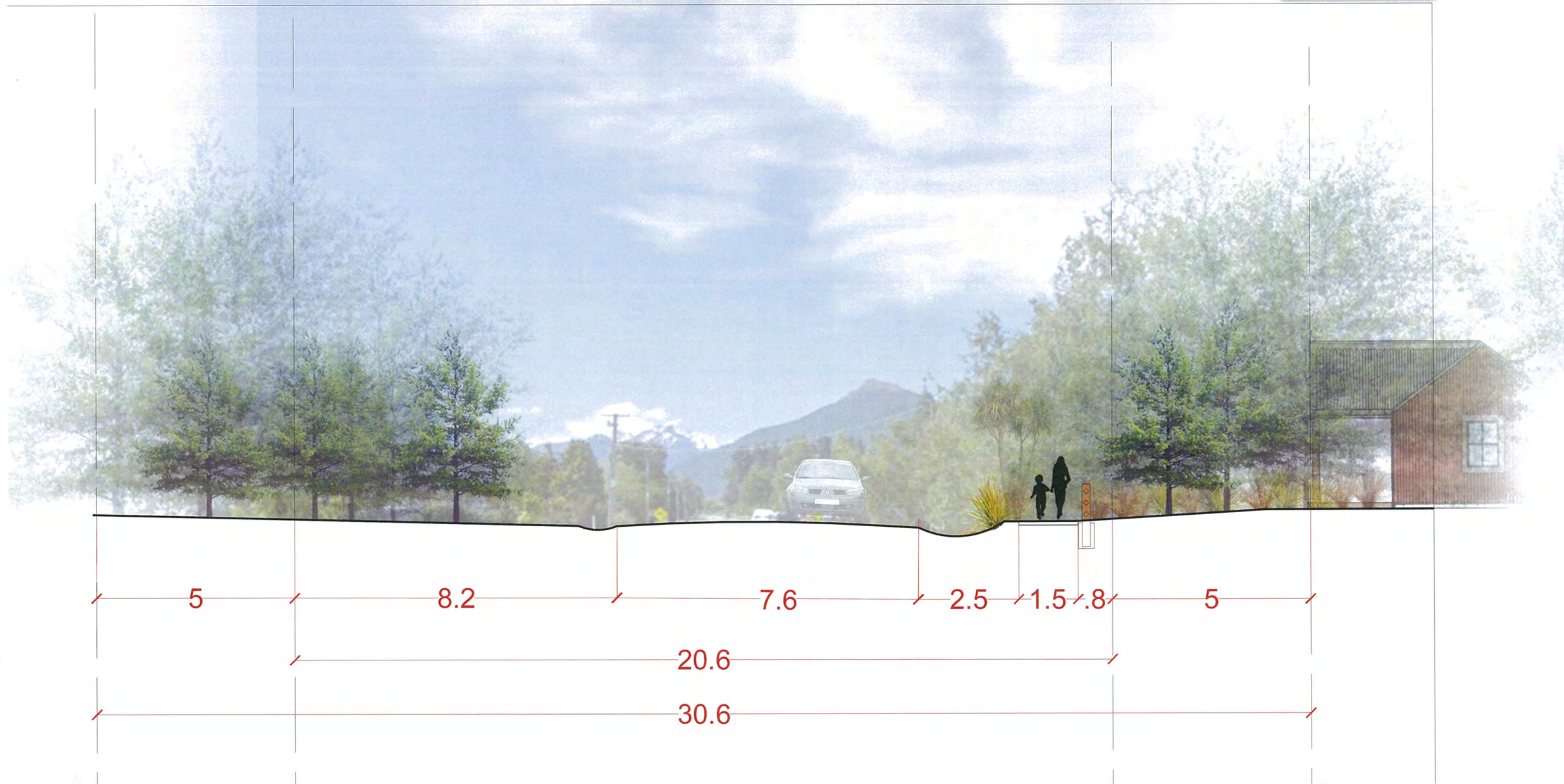


0 2 4 6 8 10m Indicative elevation of the proposed Camp Glenorchy Oban Streetscape. Scale 1:400 @ A3

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Monday, 8 June 2015



+ CAMP GLENORCHY - OBAN STREET SECTION
REFERENCE : 2460 SK73, 1:100 @ A3, 4 MAY 2015



D1 paving detail for internal paths driveways and parking areas. washed glenorchy schist gravels as surface material. constructed to suppliers specifications.

Permeable Paving Section

SurePave plastic cellular paving grid

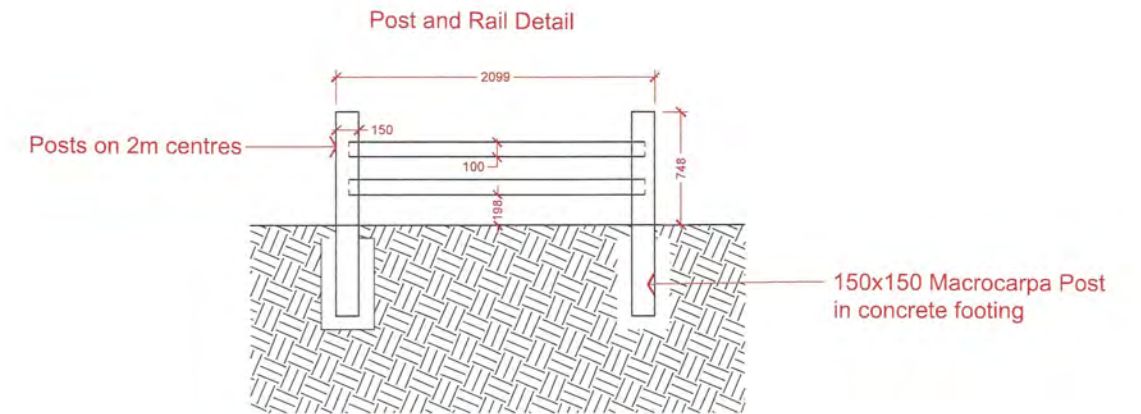
Geotextile membrane

50mm Layer of Glenorchy schist crushed gravel

200mm compacted sub base: M4 Ap40



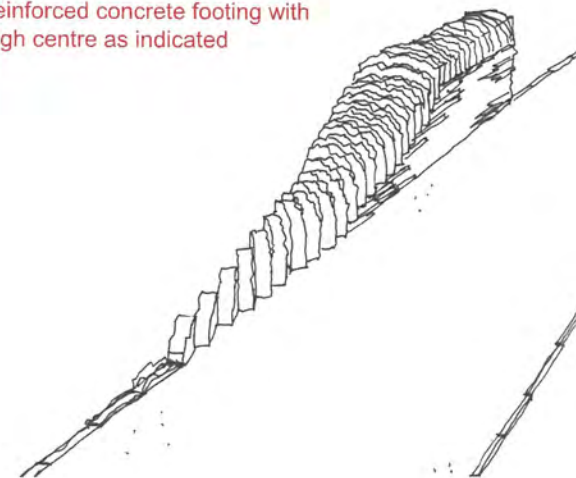
detail of typical post and rail fence **D2**



D3 detail of soldier stacked schist stone walls

1200 high free standing schist stone wall with vertical stone caps

Stone wall to be constructed on 650mm wide reinforced concrete footing with D12 bars through centre as indicated



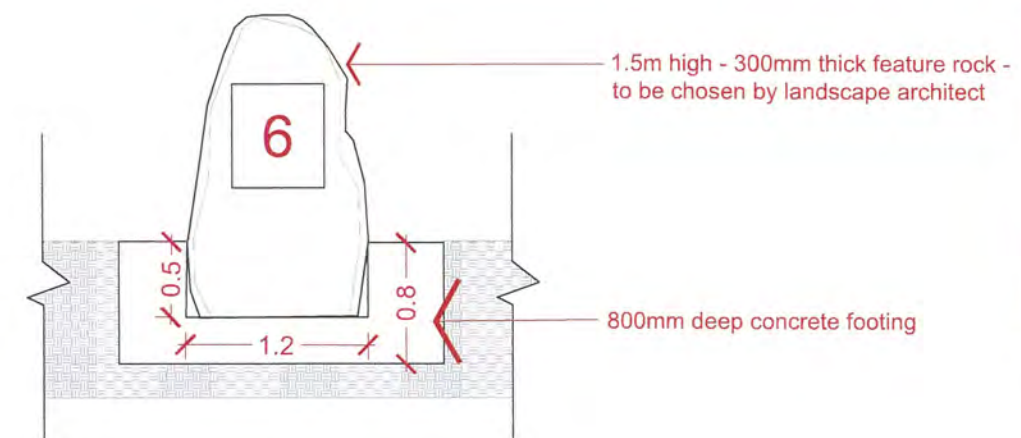
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RM150093**

Monday, 8 June 2015

detail of schist stone campervan bay sign **D4**

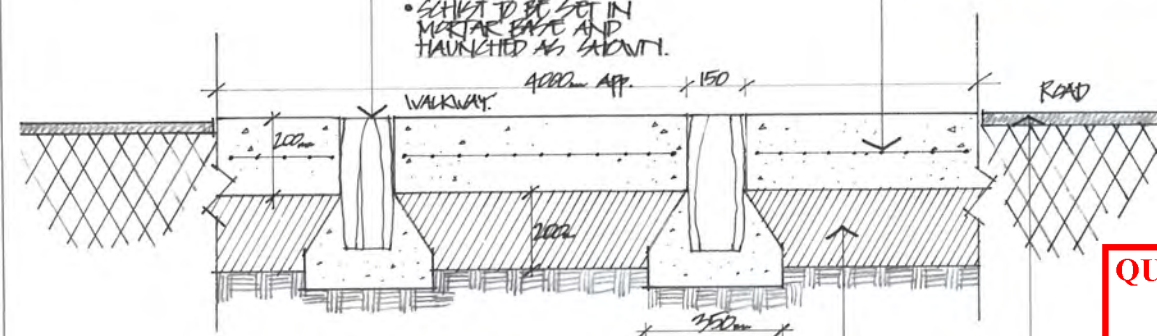
Campervan Parking Markers



D5 detail of schist stone on edge paving feature

a detail of how schist stone can be used in the paving feature crossing Coll Street so as to not impede traffic or allow water ingress.
SCALE 1:20 @A3

- 200mm THICK 25mm EXPOSED AGGREGATE CONK SLAB - TO BE REINFORCED W/ #405 MESH THROUGH CENTRE OF SLAB
- 150 x 200mm SCHIST SLAB - CUT SMOOTH ON TOP EDGE & SEALED W/ APPROPRIATE CONCRETE SEALER
- SCHIST TO BE SET IN MORTAR BED AND HAUNCHED AS SHOWN.



- 200mm THICK COMPACTED MA AP 40 SUB-BASE
- 30-40mm ASPHALT ON COMPACTED SUB-BASE AS PER NZTA SPECS.

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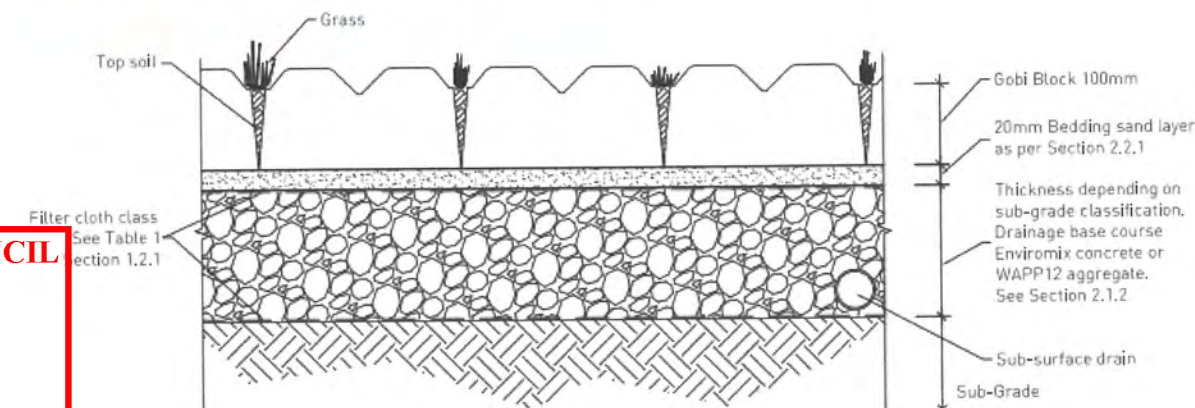


detail of Gobi Block

D6 K



1.2.6 Installation Cross section drawing Gobi Block

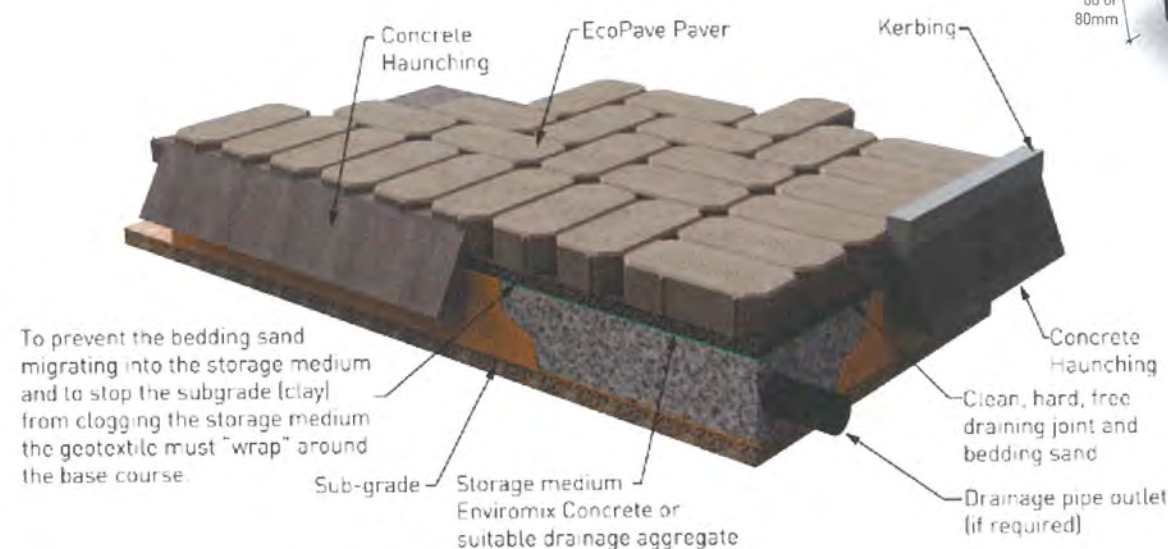
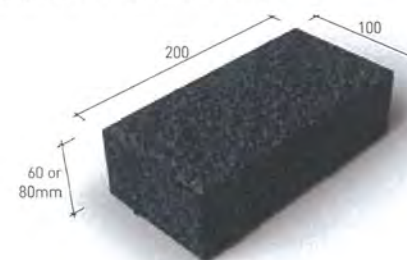


Note: Weak Sub-Grade requires specific design

Gobi Block 100mm

D7 detail of porous pavers.

Firth PorousPave
Number per m²: 50
Manufactured in 60mm and 80mm



Refer to Firth's EcoPave System Installation Guide for help on the terminology

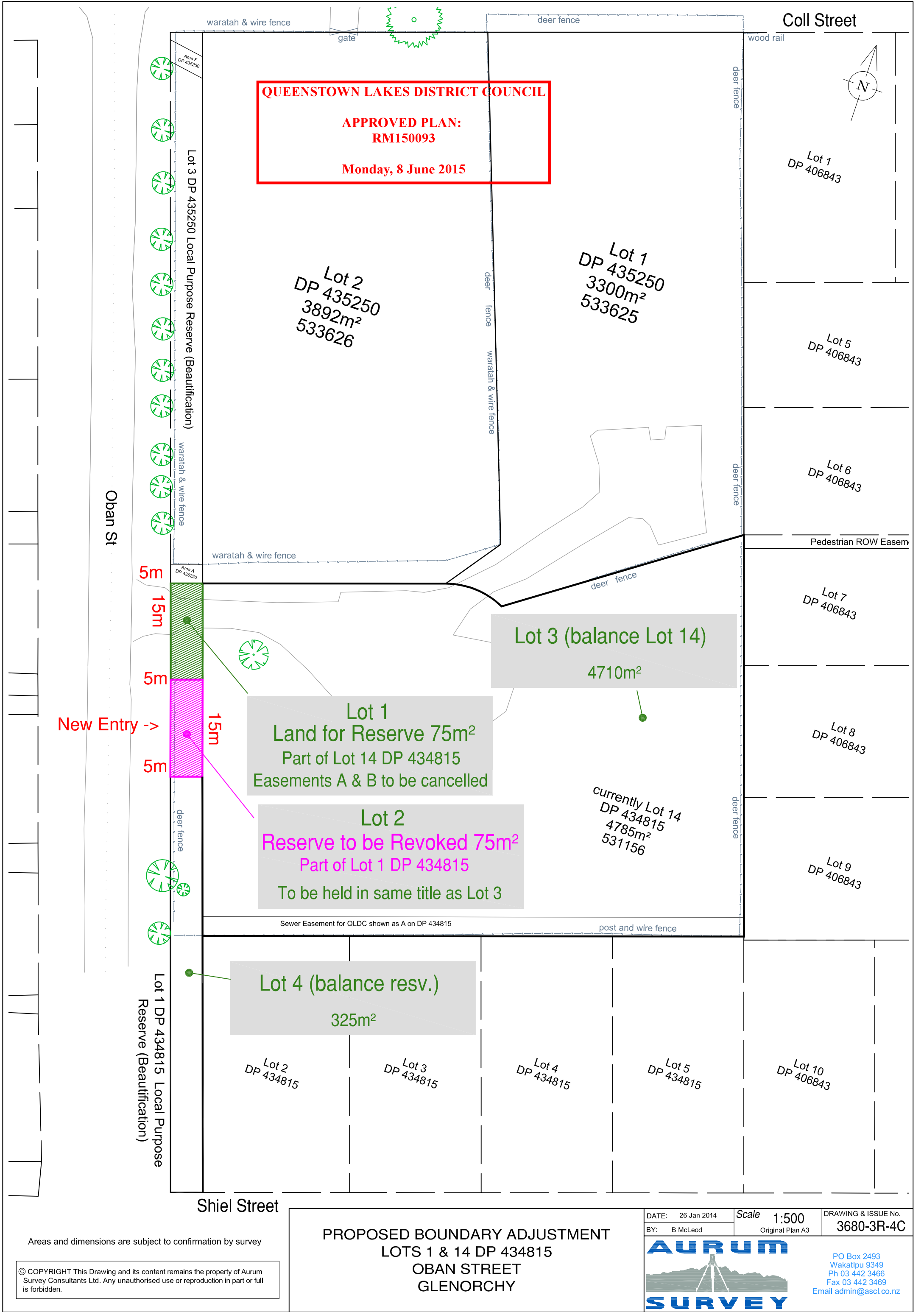
+ CAMP GLENORCHY - DETAILS 2
REFERENCE : 2460 SK75 - 4 MAY 2015

D8



paling fence to be erected across most of the eastern boundary and a portion of the southern boundary. Paling fence to be a solid timber fence to 1.8m high.





Areas and dimensions are subject to confirmation by survey

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PROPOSED BOUNDARY ADJUSTMENT
LOTS 1 & 14 DP 434815
OBAN STREET
GLENORCHY

DATE: 26 Jan 2014	Scale 1:500	DRAWING & ISSUE No.
BY: B McLeod	Original Plan A3	3680-3R-4C

AURUM

SURVEY

PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz