

DECISION OF THE QUEENSTOWN-LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	Quail Rise Estate Limited
RM reference:	RM120661
Location:	Ferry Hill Drive, Quail Rise
Proposal:	To construct a dwelling on Lot 5 approved under resource consent RM110730, and to undertake associated earthworks and landscaping. Consent is also sought to breach the maximum number of residential units permitted in the R2(D) Activity Area.
Type of Consent:	Land Use
Legal Description:	Lot 8 DP 457085 held in Computer Freehold Register 591853
Valuation Number:	2907147427
Zoning:	Quail Rise (R2(D) Activity Area)
Activity Status:	Non-Complying
Notification:	Publicly Notified
Commissioner:	Commissioner Sinclair
Date Issued:	13 March 2013
Decision:	Granted with conditions

This is an application for resource consent under Section 88 of the Resource Management Act 1991 to construct a dwelling on Lot 5 approved under resource consent RM110730, and to undertake associated earthworks and landscaping. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 12 March 2013. This decision was made and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

Notification, Assessment and Section 100 of the RMA

The application was publicly notified at the applicants request on 22 August 2012. No submissions were received. A Section 42A report has been prepared (Attachment 1), which outlines the assessment that has been undertaken of the proposal against the provisions of the District Plan and Resource Management Act 1991 (RMA).

The RMA allows for consideration of this application without a hearing under Section 100 which states:

100. Obligation to hold a hearing

A hearing need not be held in accordance with this Act in respect of an application for a resource consent [...] unless –

- (a) The consent authority considers that a hearing is necessary; or*
- (b) Either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.*

The applicant has advised they do not wish to be heard. No submissions were received in respect to this application during the notification period.

Given the conclusions contained in the s.42A report (Attachment 1), it is considered that a formal hearing of the application is not necessary for the substantive determination of the application.

In this particular case, and given the circumstances outlined above, the consent authority does not consider a hearing necessary.

The Independent Commissioner has reviewed the Section 42A recommendation prepared for this application, and has also undertaken a site visit (on 12 March 2013) with respect to the application, and has decided that it can proceed without the need for a formal hearing under Section 100 of the Act.

Decision

Consent is GRANTED pursuant to Section 104 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - a) Fat Hippo Design Group Limited:
 - 'Floor Plan' (D-10);
 - 'Elevations; (D-11);
 - b) Vivian + Espie Limited:
 - 'Stage 9, Lot 5's Structural Landscape Plan' (Ref: 0787LP1, Dated: 12.10.12);

c) Clarke Fortune McDonald & Associates:

- 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise' (Job No. 10727, 10_01);
- 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise, Sections A & B' (Job No. 10727, 10_01, Rev. A, revision date: 29.10.12)
- 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise' (Job No. 10727, 10_01, Rev. B, revision date: 31.10.12);
- 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise, Sections C, D, E, F' (Job No. 10727, 10_01, Rev. B, revision date: 31.10.12)

(stamped as approved on 13 March 2013) 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 \$100. This initial fee has been set under section 36(1) of the Act.

Lighting

3. Prior to construction, the consent holder shall submit a lighting plan to Lakes Environmental's Principal Landscape Architect for approval. The lighting plan shall ensure that:
 - a) All fixed lighting shall be directed away from adjacent roads and properties so that light spill beyond property boundaries does not occur.
 - b) No exterior lighting shall be visible from the State Highway.
 - c) Exterior lighting attached to the dwelling shall be no higher than 1 metre above ground level.

Acoustic Insulation

4. The consent holder shall ensure that the dwelling is constructed and finished in accordance with the provisions of the following table:

Table 1 – Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)

Building Element	Required Construction
External Walls	Exterior: 20 mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Two layers of 12.5mm gypsum plasterboard* (Or an equivalent combination of exterior and interior wall mass)
Windows	Up to 40% of wall area: Minimum thickness 6mm glazing** Up to 60% of wall area: Minimum thickness 8mm glazing** Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing** Aluminium framing with compression seals (or equivalent)
Pitched Roof	Cladding: 0.5mm profiled steel or tiles or 6mm corrugated fibre cement Frame: Timber truss with 100mm acoustic blanket (R 2.2 Batts or similar) Ceiling: 12.5mm gypsum plaster board*
Skillion Roof	Cladding: 0.5mm profiled steel or 6mm fibre cement Sarking : 20mm particle board or plywood Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 2 layers of 9.5mm gypsum plasterboard*
External Door	Solid core door (min. 24kg/m ²) with weather seals

* Where exterior walls are of brick veneer or stucco plaster the internal linings need be no thicker than 9.5mm gypsum plasterboard.

** Typical acoustic glazing usually involves thick single panes or laminated glass. Where two or more layers of glass are employed with an air gap between, total thickness of window glass may be calculated as the total of all glass layers (excluding air gap) provided that at least one glass layer shall be of a different thickness to the other layer(s).

5. Prior to lodgement of a building consent application, the consent holder shall provide evidence to Lakes Environmental Limited that compliance with the provisions of Condition (4) above has been achieved.

Landscaping

6. Planting shown on the approved landscape plan '*Stage 9, Lot 5's Structural Landscape Plan*' dated 12.10.12, shall be implemented within 6 months of completion or occupation of the dwelling, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die, become diseased or in the opinion of the Councils Principal; Landscape Architecture becomes defective it shall be replaced within 6 months.

Engineering

General

7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

8. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Engineer at Lakes Environmental 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".
9. 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 6m into the site.
10. Prior to commencing any work on the site, the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

To be monitored throughout earthworks

11. 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.
12. No earthworks, temporary or permanent, are to breach the boundaries of the site unless specific approval has been gained from the relevant landowner.

On completion of earthworks

13. On completion of earthworks and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - a) Provide certification, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site. A producer statement shall be submitted to the Principal Engineer at Lakes Environmental for the design of the dwelling foundations.
14. On completion of the earthworks, the consent holder shall complete the following:
 - a) All exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised within 3 months of completion of earthworks.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

To be completed when works finish and before occupation of dwelling

15. Prior to the occupation of the dwelling, the consent holder shall ensure that all infrastructure, roading, and hazard mitigation measures conditioned under subdivision RM110730 have been installed and 224c certification granted.
16. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The provision of a sealed vehicle crossing that shall be constructed from the southern right-of-way to the dwelling in accordance with Council's standards.
 - b) The construction and sealing of all vehicle manoeuvring areas to Council's standards.

Advice Note

1. Prior approval from Council's Three Waters Manager 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.

Other Matters

Local Government Act 2002: Development Contributions

In granting this resource consent reference was made to Part 8 Subpart 5 Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004).

Development contributions are deemed to have been paid for a single dwelling on this lot and therefore the proposal will not generate a demand for network infrastructure and reserves and community facilities.

For the forgoing reasons a Development Contribution is not required.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 no later than 15 working days from the date this decision is received.

You are responsible for ensuring compliance with the conditions of this resource consent. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

Please contact the Council when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact Adonica Giborees on phone (03) 450 0338 or email adonica.giborees@lakesenv.co.nz.

Prepared by
LAKES ENVIRONMENTAL LTD



Adonica Giborees
PLANNER

Reviewed by
LAKES ENVIRONMENTAL LTD



Jenny Carter
PRINCIPAL: PLANNING

FILE REF: RM120661

TO Independent Commissioner Sinclair
FROM Adonica Giborees
SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: Quail Rise Estate Limited
Location: Ferry Hill Drive, Quail Rise
Proposal: To construct a dwelling on Lot 5 approved under resource consent RM110730, and to undertake associated earthworks and landscaping. Consent is also sought to breach the maximum number of residential units permitted in the R2(D) Activity Area.
Legal Description: Lot 8 DP 457085 held in Computer Freehold Register 591853
Zoning: Quail Rise (R2(D) Activity Area)
Public Notification Date: 5 December 2012
Closing Date for Submissions: 24 January 2013
Submissions: None

Implications For:

i)	Policy	No
ii)	Annual Plan	No
iii)	Strategic Plan	No

RECOMMENDATION

That the application by Quail Rise Estate Limited for the construction of a dwelling on Lot 5 approved under resource consent RM110730, and to undertake associated earthworks and landscaping, be GRANTED pursuant to Section 104 of the Resource Management Act 1991 for the following reasons:

1. The adverse effects of the proposal can be adequately avoided, remedied or mitigated, and the proposed development is considered appropriate in the context of the surrounding area due to the external appearance of the dwelling being consistent with the surrounding residential dwellings in the area. The earthworks and landscaping will appear in keeping with the landscaping of the Quail Rise zone.
2. The proposal is overall consistent with the relevant objectives and policies of the District Plan which seek to avoid, remedy and mitigate the adverse effects of inappropriate land use within the District.
3. In terms of Part 2 of the Resource Management Act 1991, the proposal is considered to be consistent with Section 5, the overall purpose and principles of the Act. With regard to the matters outlined in Section 7 of the Act, the proposal maintains existing amenity values and the quality of the existing environment and of neighbouring properties in the vicinity.
4. Overall, the proposal will result in sustainable development in the Queenstown Lakes District and therefore is considered appropriate, subject to the recommended conditions of consent.

REPORT

1.0 INTRODUCTION

My name is Adonica Giborees. I am a planner with Lakes Environmental Limited, an organisation contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council. I have worked with Lakes Environmental Limited since 28 June 2010. Prior to this, I worked for McCormick Rankin Cagney (Transportation and Planning Consultants) in Auckland since July 2005. During this time I also worked for Meridian Planning Consultants Incorporated in Ontario, Canada (2007-2008).

Of particular relevance to this application, I have been the processing planner for a number of applications in the Quail Rise Zone for subdivision and land use consents.

I hold the qualification of a Bachelor of Planning from the University of Auckland. I am a Graduate Plus member of the New Zealand Planning Institute.

This report has been prepared to assist the Commission. It contains a recommendation that is in no way binding. It should not be assumed that the Commission will reach the same conclusion.

2.0 SITE & ENVIRONMENT

2.1 Site and Locality Description

I refer the Commission to Paragraph 8 Mr Richard Denney's (Lakes Environmental's Landscape Architect) report which provides a detailed description of the site and surrounding environment. I consider this description to be accurate and adopt it for the purpose of this report.

In addition to this description, it is noted that the subject site in its current title has a total area of 7,187 square metres. The subject site is Lot 5 created by previous subdivision resource consent RM110730, which will have a total of 1,403 square metres

Figure 1 below illustrates the location of the subject site and its surroundings.

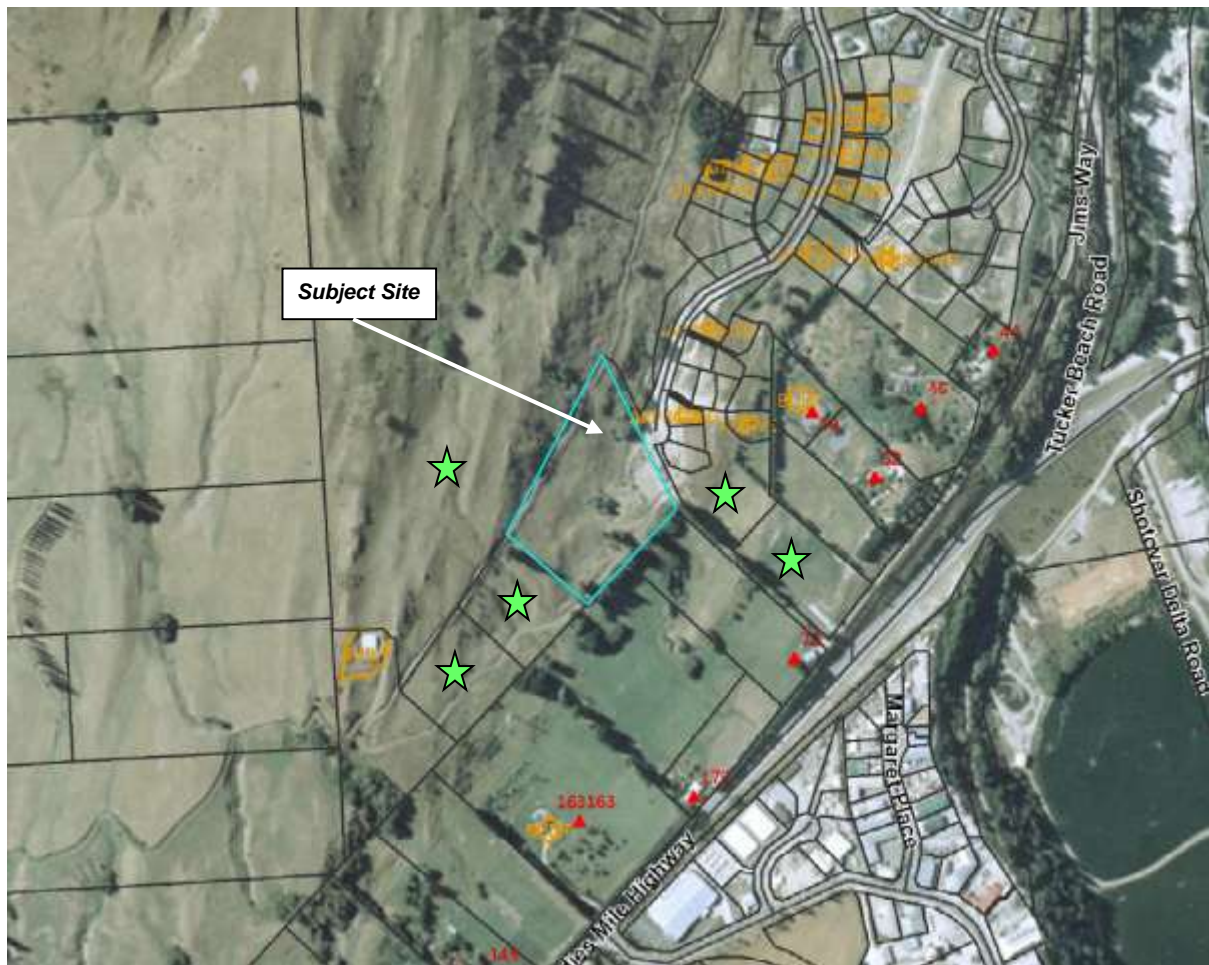


Figure 1: Map showing location of subject site

★ Land owned by Quail Rise Estate Limited

2.2 Consent History

Resource consent RM061154 was granted on 6 July 2007 for the subdivision to create 11 residential lots and identify a residential building platform on each. This application created the site subject to this application. The application also sought to exceed the maximum permitted number of residential units (44) prescribed in the District Plan by an additional eight residential lots within the Rural Residential Activity Area, to a total of 52 residential units.

Resource consent RM110730 was granted on 3 February 2012 for the subdivision of Lots 1 DP 27552 and Lot 8 DP 22166 to create six allotments. Lot 1 DP 27552 is presently held in a Title with Lot 2 DP 27552, Lot 8 DP 369657 and Lot 101 DP 357615. The proposal required the re-amalgamation of these lots within the same Title, which includes Lot 100 of resource consent RM110730.

Resource consent RM120300 was granted on 12 September 2012 to vary Condition 1 of resource consent RM110730 to update the plan reference to a revised plan to reflect an amended lot size and the addition of a Right of Way on Lots 4 and 5; and to vary Condition 3 of resource consent RM110730 which requires Lot 100 to be amalgamated with specified lots.

The subdivision plan approved under resource consent RM110730 as varied by resource consent RM120300 is attached as Appendix A to this report.

RM120247 was granted on 1 August 2012 (with an objection decision issued on 17 August 2012) for a subdivision between nine existing lots held in six Computer Freehold Registers to create a total of seven lots to be held in six titles, including one lot to be vested in Council as a Local Purpose Reserve (Utility purposes). This subdivision resulted in Lot 100 of resource consent RM110730 being wholly located within Lot 8 of resource consent RM120247.

The current configuration of Lot 8 DP 457085 as shown in Figure 1 above is the result of resource consents RM110730, RM120300 and RM120247 being implemented. These consents are currently in the process of being signed and sealed, however no new titles have yet been issued.

Plan Change 37 (PC 37) was a private plan change lodged by Quail Rise Estate Limited, and was made operative on 13 October 2011. Prior to PC 37 becoming operative, the subject site was identified as being within the G (Open Spaces Activity & Passive Recreation & landscaping) Activity Area. PC 37 enabled denser development within the Quail Rise zone, and changed the structure plan so that the subject site is now within in the R2(D) Activity Area, which anticipates residential activity.

3.0 PROPOSAL

A copy of the application and accompanying assessment of effects and supporting reports can be found in the "Application" section of the Agenda.

Consent is sought to construct a dwelling on Lot 5 approved under resource consent RM110730, and to undertake associated earthworks and landscaping. Consent is also sought to breach the maximum number of residential units permitted in the R2(D) Activity Area.

A total volume of 620m³ of earthworks are proposed over the majority of the site. A maximum cut depth of 2.0m is proposed, with a maximum fill height of 1.0m.

Access to the proposed dwelling is from Ferry Hill Drive via a Right of Way established at the time of the underlying subdivision (RM110730).

A landscape plan has been submitted with the application which details proposed landscaping.

All services (water supply, wastewater disposal, telecommunication and electricity) were established at the time of the underlying subdivision.

4.0 SUBMISSIONS

4.1 SUBMISSIONS

No submissions were received during the notification period.

5.0 CONSULTATION AND WRITTEN APPROVALS

No written approvals or evidence of consultation has been provided with the application.

6.0 DISTRICT PLAN PROVISIONS

6.1 THE DISTRICT PLAN

The site is zoned Quail Rise (R2(D) Activity Area) under the District Plan.

The purpose of the Quail Rise Zone (as described in 12.14 of the District Plan) is to provide for low density residential living in a sustainable manner that conserves and enhances amenity and rural character.

The resource management issues for the zone include the provision of essential services, traffic safety and access, visual amenity, and the recognition of the values of the zone, including that development must be carried out in a manner that conserves the scenic and natural values of the site and the surrounding environment.

The key Objectives and Policies relevant to the application are contained within Part 4 (District Wide Issues) and Part 12 (Special Zones) of the District Plan which require determination under Section 104(1) of the Resource Management Act 1991. These are discussed further in Section 9.2 of this report.

The proposal requires the following resource consents:

- A **controlled** activity consent pursuant to *Rule 12.15.3.2[ii]* for residential activities provided the maximum number of residential units that may be erected within the zone (excluding Activity Area R1 and Lots 1 and 3 DP 300264) shall not exceed 218, provided that no more than one residential unit is permitted per allotment.
- A **controlled** activity consent pursuant to *Rule 12.15.3.2[vi](b)* for the erection of any buildings within the R2(D) Activity Area in respect of:
 - (i) External appearance; and
 - (ii) Access and earthworks; and
 - (iii) Interior and exterior lighting; and
 - (iv) Landscaping, including the protection of any existing or proposed trees.
- A **controlled** activity consent pursuant to *Rule 12.15.3.2[v](c)* for the erection of any buildings within the R2(D) Activity Area in respect of natural hazard mitigation including the ongoing requirement to maintain the water race in the respective areas above each proposed development.
- A **controlled** activity consent pursuant to *Rule 12.15.3.2[vii]* for parking, loading and access in respect of earthworks and the impact of the safety and efficiency of the surrounding road network and the number of parking spaces to be provided in respect of visual impact of earthworks.
- A **restricted discretionary** activity consent as the proposal does not comply with *Site Standard 12.15.5.1[iii](1)(a)* which states that the total volume of earthworks shall not exceed 100m³ per site (within a 12 month period).

It is proposed to undertake a total of 620m³ of earthworks within a 12 month period.

- A **restricted discretionary** activity as the proposal does not comply with *Site Standard 12.15.5.1[iii](1)(b)* which states that the maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed 200m² per site (within a 12 month period).

The area of bare soil exposed from any earthworks is proposed to be 1,160m².

- A **restricted discretionary** activity as the proposal does not comply with *Site Standard 12.15.5.1[iii](2)(b)* which states that the maximum height of any cut shall not exceed 2.4 metres.

The maximum height of cut is proposed to be 2.5 metres.

- A **non-complying** activity pursuant to *Rule 12.15.3.4[viii]* as the proposal does not comply with *Rule 12.15.5.2[i]* which states that the number of residential units permitted within the zone is 218. The units are to be allocated on the basis of one unit per allotment and restricts the number of dwellings within each activity area as follows:

Activity Area R2(D): 4 residential units

The R2(D) Activity Area presently provides for 4 lots to be developed for residential purposes, and 1 lot to be developed for non-residential activity (Crèche / Childcare Facility), as approved under resource consent RM110730 and varied by resource consent RM120300. The proposal is for a residential unit to be constructed within the lot that was to be for non-residential activity, thereby providing for a total of 5 residential units in the R2(D) Activity Area.

It is noted that the applicant has identified that the proposal would require non-complying activity consent under *Rule 12.15.3.4[viii]* for the total number of residential units in the zone exceeding 218, as required under *Rule 12.15.5.2[i]*. The applicant notes in their application that it is *likely* that the total of 218 units for the zone may also be breached by this proposal.

Upon review of Lakes Environmental records, it has been found that a total of 203 residential allotments have been approved to date, and this includes the subdivision of the land to which the subject application relates.

An overview of the proposed and created residential lots is shown in the plan attached as Appendix B to this report. This plan shows a total of 204 residential lots either proposed or created. One additional allotment is proposed to be created under a presently active resource consent (Stage 8a) where no decision has yet been issued. Stage 9 is the land to which this application relates.

The District Plan stipulates that no more than one residential unit is permitted per allotment. As far as can be established, no more than one residential unit has been constructed or consented per allotment in the Quail Rise Zone. As such, it is not clear as to how the proposed development will result in the total number of residential units in the zone being exceeded. In my opinion, no resource consent is required for a breach of *Rule 12.15.5.2[i]* in relation to the total number of residential units permitted within the zone.

Overall, the proposal was considered as a **non-complying** activity.

7.0 INTERNAL REPORTS

A report has been provided from the Lakes Environmental Landscape Architect, Mr Richard Denney. Mr Denney's report is attached as Appendix C to this report. Mr Denney's report concludes that overall the proposed development would be in keeping with the scale and nature of the surrounding area. Specifically, that the proposed dwelling would be of recessive materials and colours within this landscape context, and the proposed landscaping would soften built form and integrate the dwelling into the residential landscape.

A report has also been provided from Lakes Environmental Engineer, Mr Alan Hopkins. The report relates to the provision of access, services, and earthworks and hazards. Mr Hopkins' report is attached as Appendix D to this report. Mr Hopkins has not raised any specific concerns with regard to engineering matters, however he has recommended a number of conditions in relation to access, servicing, earthworks and hazards.

The assessments and recommendations of the reports are addressed where appropriate in the assessment to follow.

8.0 STATUTORY CONSIDERATIONS

This application must be considered in terms of Section 104 of the Resource Management Act 1991.

Subject to Part 2 of the Act, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of:
 - (i) a national environmental standard;
 - (iii) a national policy statement
 - (v) a regional policy statement or proposed regional policy statement
 - (vi) a plan or proposed plan; and
- (c) any other matters the consent authority considers relevant and reasonably necessary to determine the application.

In addition, Section 104D (Particular Restrictions on non-complying activity) states that:

- (1) Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either –
 - (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
 - (b) the application is for an activity that will not be contrary to the objectives and policies of-
 - (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or
 - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or
 - (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

Following assessment under Section 104, the application must be considered under Section 104B of the Act. Section 104B states:

- After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –*
- a) may grant or refuse the application; and
 - b) if it grants the application, may impose conditions under section 108.

The application must also be assessed with respect to the purpose of the Act which is to promote the sustainable management of natural and physical resources. Section 9.4 of this report outlines Part 2 of the Act in more detail.

Section 108 empowers the Council to impose conditions on a resource consent.

9.0 ASSESSMENT

It is considered that the proposal requires assessment in terms of the following:

- (i) Effects on the Environment
- (ii) Objectives and Policies
- (iii) Part 2 of the Act

9.1 EFFECTS ON THE ENVIRONMENT

9.1.1 The Permitted Baseline/Existing Environment/Receiving Environment

When determining the actual and potential effects of an application for resource consent, the 'permitted baseline' may be considered. The permitted baseline test calls for a comparison of the potential adverse effects of the proposal against two classes of activity; first, what is lawfully being undertaken on the land; secondly, what is permitted as of right under the District Plan (provided it is not a fanciful use). Activities authorised by a current but unimplemented resource consent form part of the receiving environment.

All buildings or alterations to buildings in the Quail Rise Zone (as well as any physical activity associated with any building such as roading or landscaping) require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. The removal of existing trees is not a permitted activity in the R2(D) Activity Area of the Quail Rise Zone.

Permitted activities in the Quail Rise Zone (R2(D) Activity Area) are restricted to activities such as:

- Landscaping (that is not associated with any proposed dwelling);
- Earthworks which do not breach Site Standard 12.15.5.1[iii], including less than 100m³ of earth being moved, over an area of less than 200m² (within any one consecutive 12 month period), cuts of up to 2.4m in depth and fill of up to 2m in height.

As discussed above, the current configuration of Lot 8 DP 457085 as shown in Figure 1 above is the result of resource consents RM110730, RM120300 and RM120247 being implemented. However, RM110730 and RM120300 have not been implemented at the time of writing this report, and as such forms part of the receiving environment. RM120247 has been implemented at the time of writing this report, and as such is part of the existing environment.

9.1.2 Actual and Potential Effects on the Environment

The District Plan includes a comprehensive range of assessment matters that set out both the process for and matters to be considered for development and activities within the Quail Rise Zone.

The assessment matters relevant to the proposal are contained in Part 12 (Special Zones) of the Plan, and for ease of reference are appended to this report (Appendix 3). For the purposes of my assessment, these are broken down into these specific areas for consideration of the actual and potential effects on the environment. This assessment of actual and potential effects on the environment is guided by assessment matters provided in the District Plan where appropriate.

I consider the proposal raises the following actual and potential effects on the environment:

- (a) Land, Flora and Fauna
- (b) Landscape and Visual Amenity
- (c) Nature and Scale of Development
- (d) Access, Vehicle Movements, Traffic Generation and Traffic Safety
- (e) Infrastructure
- (f) Earthworks
- (g) Natural Hazards
- (h) Acoustic Insulation

(a) Land, Flora and Fauna

The earthworks proposed will alter the landform of the site. However there is no vegetation or landform of significance that will be affected. It is noted that some earthworks for the construction of a debris channel have been approved under previous subdivision consent RM110730. The earthworks proposed under the current application are for the creation of a level building platform for the proposed dwelling.

The proposed earthworks involve areas of cut to the rear of the proposed dwelling, and areas of fill are relatively minor along the street frontage. The proposed landscaping would soften the proposed modifications to the landform.

Mr Denney has reviewed the application and considers that *“The earthworks would not affect the natural landform of a ridge nor any visually prominent areas”* and that *“The earthworks would be shaped into the natural contour and I consider would provide adequate consideration to the sensitivity of the landscape”*.

Rehabilitation of the earthworked area is not defined within the application. In this respect, a condition of consent has been recommended requiring that those earthworked areas that are not planted with shrubs and trees be re-grassed and planted within 3 months following earthworks. This would mitigate the effects of any exposed areas of earth, and integrate the earthworked areas into the surrounding landscape.

A proposed landscape plan has been submitted which includes a structural planting of a formal evergreen hedge along the street boundaries that would be maintained at a maximum height of 1.5m. A cluster of trees near the street boundaries are to be specimen trees with a mature height of 5m, with 50% of the selected species to be evergreen. It is considered that the proposed landscaping would soften proposed modifications to the landform.

Once completed, the earthworks and landscaping will appear in keeping with the landscaping of the Quail Rise area. Overall the developed site will be entirely in keeping with that anticipated in this residential area.

Given the above, adverse effects on the environment in terms of land, flora and fauna are not likely to be more than minor.

(b) Landscape and Visual Amenity

The proposed development would not be readily visible from State Highway 6 (SH6), but would be visible from Ferry Hill Drive.

Mr Denney has reviewed the proposal and considers that *“The proposed building would be of materials and colours that are grey and earth tones, and would sit comfortably within the landscape without prominence. Proposed landscaping around the periphery of the site would provide softening of built form and hard surfacing of the drive and would contribute towards a pleasant street amenity consistent with the Quail Rise residential area”*. I accept Mr Denney’s assessment.

It is noted that no lighting has been proposed as part of the application, and the applicant has advised that all exterior lighting will be fixed and no higher than one metre above finished ground level in accordance with District Plan requirements. To ensure that lighting does not produce inappropriate glare or light spill, a condition of consent has been recommended requiring that a lighting plan be submitted to Council for approval prior to construction.

In terms of earthworks, as discussed above, the area of cut proposed would be to the rear of the proposed dwelling and would be largely screened by the dwelling itself from the view from Ferry Hill Drive. The areas of fill proposed are relatively minor along the street frontage and proposed landscaping would soften proposed modifications to the landform. Mr Denney considers that adverse effects to the visual quality and amenity of the landscape would be low. Mr Denney notes in his assessment that *“The earthworks would not affect the natural landform of a ridge nor any visually prominent areas. The two metre high cut face may be visible from some angles from surrounding sites but with the proposed landscaping would not affect the visual amenity values to any significant degree”*. In addition, all immediately adjoining sites are presently owned by the applicant (being the lots south of the subject site created by unimplemented resource consent RM110730 as varied by resource consent RM120300, and the bulk lot immediately adjoining the northern and western site boundary), therefore written approval is considered implicit, and effects on immediately adjoining neighbours are disregarded.

Built form is anticipated in this area, and the proposed development would not be conspicuous. The external appearance of the proposed dwelling is considered appropriate in the context of the surrounding area, and the nature and scale of the proposed development would be consistent with the surrounding residential dwellings in the area. Proposed landscaping will assist in settling the earthworks and dwelling into the local environment.

Given the above, adverse effects in terms of landscape and visual amenity are not likely to be more than minor.

(c) Nature and Scale of Development

The proposed dwelling will result in a total of five dwellings being located in the R2(D) Activity Area, whereas a total of four residential units is permitted under the District Plan. The underlying resource consent RM110730 (and varied by RM120300) identified the subject site (Lot 5) as a lot that would be developed for non-residential activity (Crèche / Childcare Facility), and as such, the density provisions of the District Plan were met at the time the underlying subdivision was approved.

The addition of one residential unit into this Activity Area (in place of a Crèche / Childcare facility) would breach the density within the R2(D) Activity Area, however as discussed previously in this report, would not result in the overall density of the Quail Rise Zone being breached.

The provisions of the District Plan provide for community facilities limited to crèches and other childcare facilities as a Controlled Activity. No specific Activity Area has been identified in terms of where community facilities are expected to be located. In addition, the Structure Plan for the Quail Rise Zone specifies the location of activities being restricted to (as set out in the District Plan):

- (a) Residential Activities Area R R1, R2, R2 (A)-(D) and R2 (Design Urban Edge) – the use of these areas is restricted to Residential Accommodation (and Visitor Accommodation as a discretionary activity).
- (b) Open Space G – the use of this area is restricted to outdoor recreation activities and open space.
- (c) Open Space G (Design Urban Edge) – The purpose of this area is to establish landscaping that will make buildings within the R2 (DUE) Activity Area not visible from State Highway 6.

In light of the above, there does not appear to be any specific areas within the Quail Rise Zone where community facilities are anticipated. As such, if a Crèche / Childcare Facility were to be established on the subject site, this would not be in accordance with the Structure Plan which restricts the use of the R2(D) Activity Area, within which the site is located, to residential and visitor accommodation. This is not dissimilar to a Crèche / Childcare Facility being located in any other Residential Activity Area, and as such the location of a community facility, as was identified for the subject site, is not limited to this location.

Overall, the nature and scale of the proposed activity, whilst breaching the residential unit density for the R2(D) Activity Area, will not breach the density for residential units in the Quail Rise Zone overall. The effects of having a residential unit instead of a Crèche / Childcare Facility would not have effects in terms of the nature and scale of the activity that are more than minor.

(d) Parking, Access, Traffic Generation and Vehicle Movements

Parking

Parking is provided on site in the form of a double garage, and it is considered that there is sufficient area for on-site manoeuvring. Lakes Environmental Engineer, Mr Alan Hopkins, has reviewed the proposal and is satisfied that sufficient vehicle manoeuvring area has been provided for on site, and has recommended a condition of consent to ensure that the manoeuvring areas are constructed to Council standards.

Access

Access to the subject site is from the head of Ferry Hill Drive via a new vehicle crossing to a Right of Way (ROW) over the southern boundary of the subject site. This ROW access and an associated extension to Ferry Hill Drive is to be constructed under resource consent RM110730 as varied by resource consent RM120300.

To ensure the proposed dwelling is accessed to Council standards, Mr Hopkins has recommended a consent condition that the dwelling shall not be occupied until the ROW access and Ferry Hill Drive extension approved under subdivision RM110730 has been constructed and 224c certification granted. At the time of writing this report, resource consents RM120730 and RM120300 are in the process of being signed and sealed, however no new titles have yet been issued.

Mr Hopkins has confirmed in his assessment that the proposed vehicle crossing to the ROW complies with Council standards. To ensure this access is correctly installed, Mr Hopkins has recommended a consent condition that a new vehicle crossing to the dwelling be constructed off the ROW to the south and in accordance with Council standards.

Traffic Generation and Vehicle Movements

The R2(D) Activity Area of the Quail Rise Zone specifies that a maximum of four residential units is permitted within the Activity Area. Resource consent RM110730 (and varied by resource consent RM120300) approved the subdivision of the R2(D) Activity Area into five allotments with development potential. Four of these lots were identified as residential allotments (Lots 1 – 4), and one lot for non-residential activity (Lot 5). The approved plan notes that Lot 5 was to be developed as a Crèche / Childcare Facility Site, subject to a controlled land-use activity consent. It is noted that the Structure Plan for the Quail Rise Zone sets out that the use of the Residential Activity Areas is restricted to Residential Accommodation (and Visitor Accommodation as a discretionary activity).

In respect of the above, the proposed residential unit is likely to generate effects in terms of traffic and parking that are less than that which would be expected if a Childcare / Crèche facility were to be established on this site. As such, it is considered that the existing roading network has the capacity to accommodate the proposed development in this area, and the addition of one dwelling into this Activity Area would have less than minor effects in terms of the level of traffic generated to and from the site.

Earthworks and construction will require the operation of heavy machinery and truck access to and from the site. It is expected that all unloading of the truck will be undertaken within the site, which will mitigate the safety effects to other road users. In addition, the noise effects will be typical to those experienced in most earthworks operations. The transport of excess excavated material off the site will place some additional pressure on the roading network. However, these effects will be temporary, will be kept to reasonable hours subject to a condition of consent, and will have a less than minor effect on traffic in general.

Overall, and subject to the recommendations set out above, adverse effects resulting from the proposal in terms of parking, access and traffic generation are able to be appropriately mitigated.

(e) Infrastructure

Telecommunication, electricity, water, wastewater and stormwater services to the site were previously assessed under resource consent RM110730. Mr Hopkins has reviewed the application and has not raised any concerns with respect to services. To ensure the proposed dwelling is fully serviced to Council standards, Mr Hopkins has recommended a consent condition requiring that the dwelling shall not be occupied until all infrastructure approved under subdivision RM110730 has been installed and 224c certification granted. I accept Mr Hopkins' assessment for the purpose of this report.

Overall, and subject to the recommendations set out above, any adverse effects in terms of infrastructure are likely to be less than minor.

(f) Earthworks and Nuisance Effects

The applicant proposes to undertake a total of 620m³ of earthwork to create a level building platform, consisting of 410m³ of cut and 210m³ of fill. Excess cut material will be disposed off-site to a consented fill area. The maximum cut depth is proposed to be 2.5m and the maximum fill height is proposed to be 1m. Mr Hopkins has assessed the proposed earthworks and is satisfied that they will stand permanently unsupported. To ensure long term stability, Mr Hopkins has a consent condition requiring that, on completion of earthworks, all exposed areas shall be top soiled and grassed/vegetated. In addition, a condition of consent has been recommended requiring that, prior to the commencement of works, suitable site management measure be installed to control silt and dust nuisance.

The earthworks plan submitted as part of the application shows that a portion of the proposed dwelling will be constructed on fill material. Mr Hopkins has therefore recommended a consent condition requiring that fill shall be certified or suitable foundations designed.

The proposed earthworks are likely to result in noise effects typical to those experienced in most earthworks operations. These effects are temporary and will be kept to reasonable hours, and a condition of consent is recommended to this effect. Vibration effects are unlikely as no rock breaking or blasting is proposed. Given the ground conditions, it is unlikely that solid rock will be hit during excavations.

Any other nuisance effects will be temporary in nature, and can be mitigated by employing standard site mitigation measures. As such, the overall adverse effects resulting from the earthworks are considered to be no more than minor.

Given the above, and subject to the recommendations set out above, adverse effects resulting from the proposal in terms of earthworks and nuisance effects can be appropriately mitigated.

(g) Natural Hazards

Geological hazard reports were undertaken by Hadley Consultants Ltd as part of the underlying plan change (Plan Change 37, entitled 'Quail Rise Estate Ltd, Proposed Plan Change 37, Geological Hazard Appraisal, dated August 2010), and the underlying RM110730 subdivision application (entitled 'Proposed Stage 9 Subdivision – Geotechnical Appraisal', dated September 2011). These reports identified an overland flow and debris hazard from the hill side behind.

Hadley Consultants recommended the construction of a bund and diversion channel in the vicinity of the subject site, and piping of a section of the Arrow Irrigation water race on the hillside above. The construction of the recommended hazard mitigation measures is conditioned and a design approved under the RM110730 subdivision. Mr Hopkins notes in his assessment that, as the proposed dwelling relies on these measures for hazard mitigation, a consent condition is recommended requiring that the dwelling shall not be occupied until such a time as the hazard mitigation measures approved under subdivision RM110730 have been constructed and 224c certification granted. I accept the advice of Mr Hopkins and recommended a condition of consent in relation to hazard mitigation accordingly.

Given the above, and subject to the recommendations set out above, adverse effects in terms of natural hazards are not likely to be more than minor.

(h) Acoustic Insulation

The District Plan requires that, within Activity Areas R2(B)-(D), all buildings or part of a building to be used for residential activities shall be acoustically insulated so as to achieve an indoor design sound level of 40 dBA Ldn., except for non-critical listening environments where no special sound insulation is required. This control is to be met either by providing a certificate from a person suitably qualified in acoustics stating that the proposed construction will achieve the internal design noise level, or the building shall be constructed and finished in accordance with Table 1 appended to this rule (*Zone Standard 12.15.5.2[x]*).

The applicant has not provided any specific information with respect to acoustic insulation of the proposed dwelling, but has advised (in correspondence dated 19 December 2012) that the dwelling has been designed to meet this standard. The applicant has agreed to volunteering a condition of consent (in correspondence dated 05 March 2013) which requires the construction of the dwelling to be in accordance with the provisions of Table 1, and that prior to lodgement of a building consent application, evidence is provided demonstrating that compliance with the provisions of Table 1 has been achieved.

In light of this condition being offered by the applicant, it is considered that any potential effects in terms of noise are able to be appropriately mitigated by way of a condition of consent, as discussed above.

Given the above, and subject to the recommendations set out above, adverse effects in terms of acoustic insulation are not likely to be more than minor.

9.1.3 Summary of Effects on the Environment

The proposed development is considered appropriate in the context of the surrounding area due to the external appearance of the dwelling being consistent with the surrounding residential dwellings in the area. The earthworks and landscaping will appear in keeping with the landscaping of the Quail Rise zone. Built form is anticipated in this area, and the nature and scale of the proposed activity, whilst breaching the residential unit density for the R2(D) Activity Area, will not breach the density for residential units in the Quail Rise Zone overall. The effects of having a residential unit instead of a Crèche / Childcare Facility as had been previously considered would not have effects in terms of the nature and scale of the activity that are more than minor.

Subject to the recommendations set out in this report, adverse effects resulting from the proposal in terms of infrastructure, parking, access and traffic generation, earthworks, nuisance and natural hazards are able to be appropriately mitigated to the extent that these effects are no more than minor.

9.2 OBJECTIVES AND POLICIES

9.2.1 General

Section 104(1)(b)(iv) of the Act requires the consent authority to have regard to any relevant provisions of a Plan or Proposed Plan. Therefore, the application is now considered in terms of the relevant provisions of the District Plan.

As discussed above, an assessment of effects against the relevant assessment matters of the District Plan has been undertaken, and the proposed development is able to avoid, remedy or mitigate the adverse effects on the environment.

The objectives and policies relevant to the proposal are contained in Part 4 (District Wide Issues) and Part 12 (Special Zones) of the Plan.

An assessment against the relevant objectives and policies is set out below.

9.2.2 Part 4 – District Wide Issues

4.2.5

Objective:

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

Policies:

1 Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*

The subject site is not located in an area that is particularly vulnerable to degradation. Notwithstanding this, the proposal mitigates any potential adverse effects in terms of landscape and visual amenity values of the Quail Rise Zone, such that these would not be degraded.

- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*

The location of the subject site has the ability to absorb development, and the proposed development will not detract from the landscape and visual amenity values of this area.

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

The proposed development is able to appropriately mitigate adverse effects on the open character and visual coherence of the landscape, particularly as the proposed dwelling is situated outside of the G (Open Space) Activity area. As such, the proposal is aligned with the above policy in relation to land use.

4.8 Natural Hazards

Objective 1

Avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards.

Policies:

- 1.1 *To increase community awareness of the potential risk of natural hazards, and the necessary emergency responses to natural hazard events.*
- 1.2 *To continually develop and refine a hazards register in conjunction with the Otago Regional Council, as a basis for Council decisions regarding subdivision and building development.*
- 1.3 *In conjunction with the Otago Regional Council to continually assess the need for additional protection measures either through the District Plan or as protection works.*
- 1.4 *To ensure buildings and developments are constructed and located so as to avoid or mitigate the potential risk of damage to human life, property or other aspects of the environment.*
- 1.5 *To ensure that within the consent process any proposed developments have an adequate assessment completed to identify any natural hazards and the methods used to avoid or mitigate a hazard risk.*
- 1.6 *To discourage subdivision in areas where there is a high probability that a natural hazard may destroy or damage human life, property or other aspects of the environment.*

The subject site has been identified as containing an overland flow and debris hazard from the hill side behind. As discussed above, the underlying subdivision consent RM110730 imposed conditions relating to hazard mitigation, including an approved design. A consent condition has been

recommended requiring that the dwelling shall not be occupied until such a time as the hazard mitigation measures approved under subdivision RM110730 have been constructed and 224c certification granted. Provided this hazard mitigation recommendation is adhered to, the proposal will be aligned with the objective and associated policies in relation to natural hazards.

4.10 Earthworks

Objectives

To avoid, remedy or mitigate the adverse effects from earthworks on:

- (b) The nature and form of existing landscapes and landforms, particularly in areas of Outstanding Natural Landscapes and Outstanding Natural Features.**
- (c) Land stability and flood potential of the site and neighbouring properties**
- (d) The amenity values of neighbourhoods**
- (f) The water quality of the aquifers.**

Policies:

- 1. To minimise sediment run-off into water bodies from earthworks activities through the adoption of sediment control techniques.*
- 2. To avoid the location of earthworks in close proximity to water bodies. Where this can not be avoided, to ensure that sediment control measures are put in place to minimise sediment run-off.*
- 3. To minimise the area of bare soil exposed and the length of time it remains exposed.*
- 4. To avoid or mitigate adverse visual effects of earthworks on outstanding natural landscapes and outstanding natural features.*
- 5. To avoid earthworks including tracking on steeply sloping sites and land prone to erosion or instability. Where this cannot be avoided, to ensure techniques are adopted that minimise the potential to decrease land stability.*
- 6. To protect the existing form and amenity values of residential areas by restricting the magnitude of filling and excavation.*
- 7. To ensure techniques are adopted to minimise dust and noise effects from earthworks activities.*
- 8. As far as practicable, to protect Waahi Tapu, Waahi Taoka, and other archaeological sites from potential disturbance resulting from earthworks.*
- 9. To notify Kai Tahu ki Otago where earthworks are proposed in areas identified in either the District Plan or the Natural Resource Management Plan as significant to iwi.*
- 10. To notify the NZ Historic Places Trust where proposed earthworks may affect archaeological sites.*

Conditions have been imposed to ensure that the relevant policies relating to land stability and site management are met. The proposed dwelling will be set into the excavation, and this, along with conditions relating to landscaping, will ensure that there are no on-going effects on the amenity and form of the surrounding residential area as a result of the earthworks. In addition, Lakes Environmental Engineer, Mr Alan Hopkins, is satisfied that all earthworks are able to be undertaken and fully stabilised (top-soiled and grassed) and as such no effects in terms of the stability of the

subject site or neighbouring sites will result. The proposed development is aligned with the above objectives and associated policies in relation to earthworks.

Summary of Part 4 (District Wide) Objectives and Policies

As demonstrated above, the proposed development is aligned with all of the relevant District Wide objectives and associated policies.

9.2.3 Part 12.14 – Quail Rise Zone

Objective 1

To enable the development of low density residential activities in conjunction with planned open space and recreational opportunities.

Policies

- 1.1 *To ensure development is carried out in a comprehensive manner in terms of an appropriate strategy and to ensure that activities are compatibly located.*
- 1.2 *To ensure that open space is maintained and enhanced through appropriate landscaping and the absence of buildings and other structures.*
- 1.4 *To avoid any deviation to the Structure Plan for the zone*

The zone and R2(D) Activity Area enables low density residential development. It is noted that the subject land contains an area in the north-western part of the site where open space use is anticipated, however the proposed development will not impact upon the planned open space and recreational opportunities anticipated for the Quail rise Zone. This is due to the proposed dwelling being located outside of the G (Open Space) Activity Area. As such, the proposed development is in accordance with the Structure Plan for the zone which provides for the R2(D) Activity Area being developed for residential purposes. Overall, the proposal is consistent with Objective 1 above.

Objective 2

To conserve and enhance the physical, landscape and visual amenity values of the Quail Rise zone, adjoining land, and the wider environment.

Policies

- 2.1 *To ensure the external appearance of buildings and other structures are characteristic of the Quail Rise Zone through design controls and standards relating to roof pitches.*
- 2.2 *To avoid activities that are incompatible with and/or compromise the amenity of the Quail Rise special zone, through appropriate rules.*
- 2.3 *To avoid activities and development that have the potential to adversely affect the openness and rural character of the zone, adjoining land, and the wider environment.*
- 2.4 *To avoid buildings in areas of high visibility*

The external materials of the proposed dwellings will ensure that the amenity of Quail Rise is not compromised. The proposed dwelling, associated access, landscaping and earthworks will not adversely affect the openness and rural character of the zone, adjoining land or the wider environment, as buildings of this nature were anticipated at the time the lot was created. Furthermore, the proposed dwelling will not be highly visible from public places, with the exception of Ferry Hill Drive where development of this nature is anticipated. It is noted that the proposed dwelling has a simple gable roof form which will assist in ensuring that the dwelling is not highly visible from SH6. As such, the physical, landscape and visual amenity values of the Quail Rise Zone, adjoining

land, and the wider environment, whilst not enhanced, will be conserved. Overall, the proposed development is aligned with Objective 2 above.

Objective 3

Servicing to avoid adverse effects on the landscape, lakes, rivers and ecological values.

Policies

- 3.1 *To ensure sewage disposal, water supply and refuse disposal services are provided in order to avoid adverse effects on the water or other environmental qualities, on and off the site.*

The infrastructure required to service the proposed development has been assessed as part of the underlying subdivision consent RM110730 (and varied by RM120300) as avoiding adverse effects on the landscape, lakes, rivers and ecological values. The proposed development is not contrary to Objective 3 above.

Summary of Part 12 (Special Zone) Objectives and Policies

As demonstrated above, the proposed development is aligned with all of the relevant objectives and associated policies of the Quail Rise Zone.

9.2.4 Summary of Objectives and Policies

Overall, the proposal is able to achieve the relevant objectives and policies discussed above, and it is considered that on balance, the proposed development accords with those objectives and policies of the District Plan.

9.3 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the Resource Management Act 1991 details the purpose of the Act in promoting the sustainable management of the natural and physical resources. Sustainable management is defined in Section 5(2) as:

managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

Each paragraph of Section 5(2) - (a), (b) and (c) - is to be afforded full significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose may be effectively achieved.

The proposal promotes development that enables land use in a way that will enable the applicant to provide for their social, economic and cultural wellbeing. The life supporting capacity of air, water, soil and ecosystems of the surrounding area is not significantly affected by the proposed activity.

Section 6 of the Act is not relevant to the proposal, being related to matters of national importance.

The relevant matters listed in section 7 of the Act must also be given consideration. These matters include:

- (b) Efficient use of natural and physical resources*
- (c) The maintenance and enhancement of amenity values.*
- (f) Maintenance and enhancement of the quality of the environment*

Amenity values are those natural and physical qualities and characteristics of an area, which contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

The definition of "Environment" is defined in the Act as follows:

- (a) *Ecosystems and their constituent parts including people and communities: and*
- (b) *All natural and physical resources: and*
- (c) *The social, economic, aesthetic, and cultural conditions which affect the matters stated paragraphs (a) to (c) of this definition or which are affected by those matters*

With regard to the matters raised in section 7 of the Act, it is considered that, as outlined within this report, the proposal, with appropriate conditions of consent, maintains and enhances existing amenity values or the quality of the existing environment.

Overall, I consider the proposal does promote the overall purpose of the Act.

10.0 CONCLUSION

Consent is sought to construct a dwelling on Lot 5 approved under resource consent RM110730, and to undertake associated earthworks and landscaping. Consent is also sought to breach the maximum number of residential units permitted in the R2(D) Activity Area.

In summary, it has been concluded that the proposed development is considered appropriate in the context of the surrounding area due the external appearance of the dwelling being consistent with the surrounding residential dwellings in the area. The earthworks and landscaping will appear in keeping with the landscaping of the Quail Rise zone. Built form is anticipated in this area, and the nature and scale of the proposed activity, whilst breaching the residential unit density for the R2(D) Activity Area, will not breach the density for residential units in the Quail Rise Zone overall. The effects of having a residential unit instead of a Crèche / Childcare Facility would not have effects in terms of the nature and scale of the activity that are more than minor.

Adverse effects resulting from the proposal in terms of infrastructure, parking, access and traffic generation, earthworks, nuisance and natural hazards are able to be appropriately mitigated by way of the conditions of consent recommended throughout this report, to the extent that these effects are no more than minor.

Considered as a whole, the proposal is able to achieve the relevant objectives and policies of the District Plan.

In terms of Part 2 of the Act, the proposal is considered sustainable and consistent with the primary purpose of the Act, and is therefore considered appropriate.

Having regard to Section 104B I recommend that resource consent is granted, subject to appropriate conditions as detailed in the attached Appendix E.

Prepared by
LAKES ENVIRONMENTAL LTD



Adonica Giborees
PLANNER

Reviewed by
LAKES ENVIRONMENTAL LTD



Jenny Carter
PRINCIPAL: PLANNING

Attachments:	Appendix A	Subdivision plan approved under resource consent RM110730 as varied by resource consent RM120300
	Appendix B	Overview of the Quail Rise Stages and the Proposed and Created Residential Lots (by Clark Fortune McDonald & Associates, Job No. 10476, Drawing No. 26_02, Rev. A)
	Appendix C	Landscape Architect's Report
	Appendix D	Engineering Report
	Appendix E	Recommended conditions of consent
Report Dated:	11 March 2013	

APPENDIX A:
SUBDIVISIONN PLAN APPROVED UNDER RM110730 AS VARIED BY RM 120300

EXISTING EASEMENTS IN GROSS			
PURPOSE	SERVIENT TENEMENT	SHOWN	GRANTEE
Right of Way, Right to convey water	Lot 1 hereon	A	QLDC
	Lot 3 hereon	B	

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way, Right to convey water, power & telecom	B	Lot 3 hereon	Lot 1 hereon
	C	Lot 4 hereon	Lot 2 hereon
Right of Way,	X	Lot 5 hereon	Lot 4 hereon
	Y	Lot 4 hereon	Lot 5 hereon



DRAFT

SUBJECT TO RESOURCE CONSENT

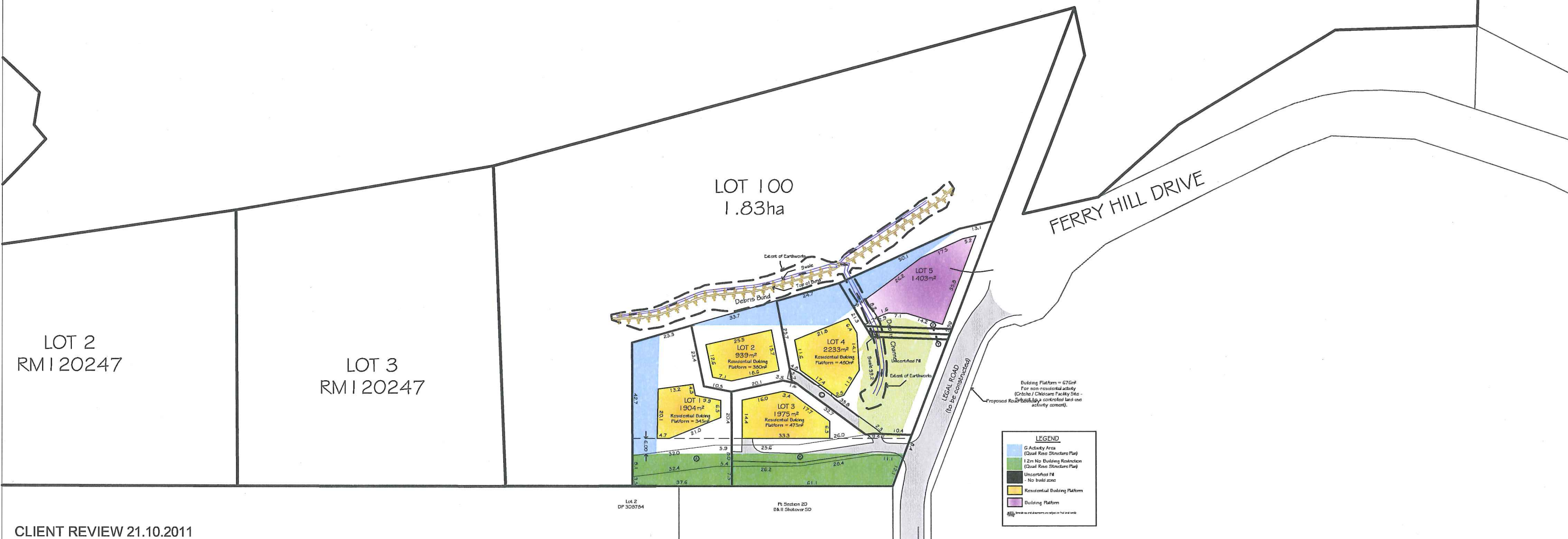
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLANS: RM 120300

11/09/2012
Date

Initials

LOT 1
RM120247



CLIENT REVIEW 21.10.2011

 Clark Fortune McDonald & Associates Licensed Cadastral Surveyors - Land Development - Planning Consultants 309 Lower Shotover Road, P.O.Box 553 Queenstown Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz 21 Reece Crescent, P.O.Box 550, Wanaka Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz Shop 2, Otago House, 475 Moray Place, P.O. Box 5960 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz	Rev.	Date	Revision Details	By
	E	14.3.12	Adjust Lot 4 & 5	CH
	F	28.05.12	Adjust extents of subdivision to Lot 8 RMxxxx	ED
	G	1.06.12	Add ROW X & Y	CH

LOTS 1-5 & 100 BEING A PROPOSED SUBDIVISION
OF LOT 8 RM120247

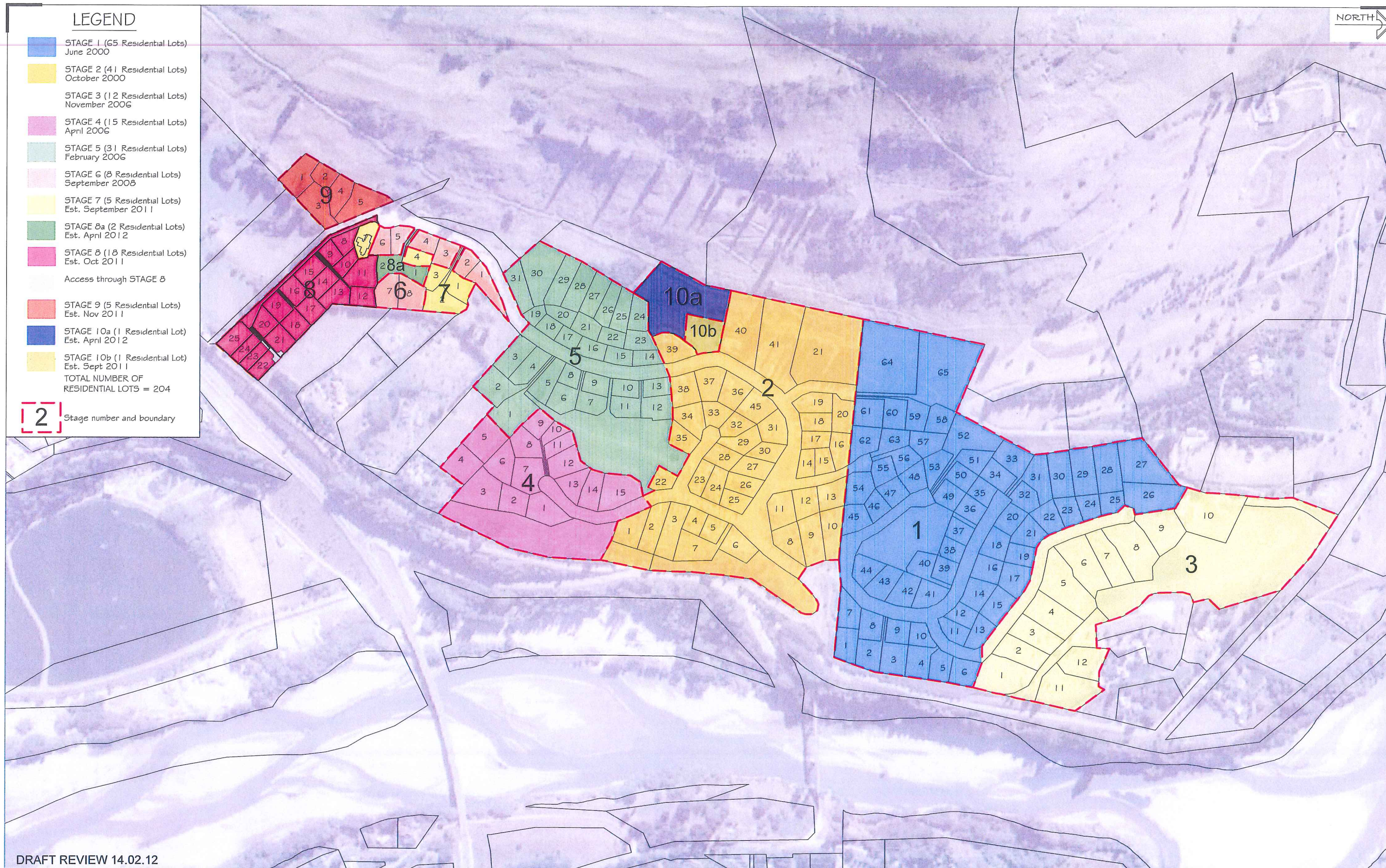
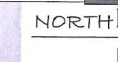
Client	Surveyed	Signed	Date	Job No.	Drawing No.
QUAIL RISE ESTATES LTD	--		--	10727	01-1
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	
	JWJ		25.07.11	1:750 @ A1 1:1500 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	CV		20.07.11	Mt Nic 2000	G

APPENDIX B:
OVERVIEW OF THE QUAIL RISE STAGES AND THE PROPOSED AND CREATED RESIDENTIAL
LOTS
(by Clark Fortune McDonald & Associates, Job No. 10476, Drawing No. 26_02, Rev. A)

LEGEND

- STAGE 1 (65 Residential Lots)
June 2000
- STAGE 2 (41 Residential Lots)
October 2000
- STAGE 3 (12 Residential Lots)
November 2006
- STAGE 4 (15 Residential Lots)
April 2006
- STAGE 5 (31 Residential Lots)
February 2006
- STAGE 6 (8 Residential Lots)
September 2008
- STAGE 7 (5 Residential Lots)
Est. September 2011
- STAGE 8a (2 Residential Lots)
Est. April 2012
- STAGE 8 (18 Residential Lots)
Est. Oct 2011
- Access through STAGE 8
- STAGE 9 (5 Residential Lots)
Est. Nov 2011
- STAGE 10a (1 Residential Lot)
Est. April 2012
- STAGE 10b (1 Residential Lot)
Est. Sept 2011
- TOTAL NUMBER OF
RESIDENTIAL LOTS = 204

2 Stage number and boundary



DRAFT REVIEW 14.02.12

Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors - Land Development - Planning Consultants
309 Lower Shotover Road, P.O. Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
21 Reece Crescent, P.O. Box 550, Wanaka
Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz
Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

OVERVIEW OF THE QUAIL RISE STAGES AND THE PROPOSED AND CREATED RESIDENTIAL LOTS

Client	Surveyed	Signed	Date	Job No.	Drawing No.
QUAIL RISE ESTATES LTD	--	--	--	10476	26_01
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	Rev.
	JWJ		19.07.11	1:2500 @ A1 1:5000 @ A3	
	Designed	Signed	Date	Datum & Level	
	CFMA		VARIES	Mt Nic 2000	A

S:\JOBS\10400\10476\acad\10476_26_RevA_Quail Rise Stages.dwg Plotted: 17.02.2012

LEGEND

- STAGE 1 (65 Residential Lots)
June 2000
- STAGE 2 (41 Residential Lots)
October 2000
- STAGE 3 (12 Residential Lots)
November 2006
- STAGE 4 (15 Residential Lots)
April 2006
- STAGE 5 (31 Residential Lots)
February 2006
- STAGE 6 (8 Residential Lots)
September 2008
- STAGE 7 (5 Residential Lots)
Est. September 2011
- STAGE 8a (2 Residential Lots)
Est. April 2012
- STAGE 8 (18 Residential Lots)
Est. Oct 2011
- Access through STAGE 8
- STAGE 9 (5 Residential Lots)
Est. Nov 2011
- STAGE 10a (1 Residential Lot)
Est. April 2012
- STAGE 10b (1 Residential Lot)
Est. Sept 2011
- TOTAL NUMBER OF
RESIDENTIAL LOTS = 204

2 Stage number and boundary

NORTH

DRAFT REVIEW 14.02.12

Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
 21 Rees Crescent, P.O. Box 550, Wanaka
 Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz
 Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	14.02.12	Update Stage 8 & 9 Boundaries	JK

OVERVIEW OF THE QUAIL RISE STAGES AND THE PROPOSED AND CREATED RESIDENTIAL LOTS

Client	Quail Rise Estates Ltd	Surveyed	Signed	Date	Job No.	Drawing No.
		--	--	--	10476	26_02
Notes:	All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.					
Drawn	JWJ	Signed		Date	Scale	1:1000 @ A1 1:2000 @ A3
Designed		Signed		Date	Datum & Level	Rev.
CFMA				VARIES	Mt Nic 2000	A

S:\JOBS\10400\10476\acad\10476_26_RevA_Quail Rise Stages.dwg Plotted: 17.02.2012

**APPENDIX C:
LANDSCAPE ASSESSMENT**

REPORT TO: Adonica Giborees, Planner

FROM: Richard Denney, Landscape Architect

REFERENCE: RM120661– Quail Rise Estate Ltd

SUBJECT: Landscape Assessment

DATE: 19th February 2013

INTRODUCTION

1. An application has been received for consent to construct a dwelling, with associated landscaping and earthworks, and to breach the maximum number of residential units permitted at the end of Ferry Hill Drive, Quail Rise, Queenstown. The site is at Lot 5 (consented under subdivision RM110730) and is legally described as Lot 8, Deposited Plan 22166.
2. In terms of the Queenstown Lakes District Council District Plan the site is zoned Quail Rise, within Activity Area R2(D) as per the Quail Rise Structure Plan. Following advice from the Lakes Environmental's planner I understand that the status of the activity is as follows:
 - Rule 12.15.5.1[iii]:
Restricted Discretionary Activity for Earthworks (exceeds max. volume, area Also possibly vertical cut height).
 - Rule 12.15.3.2[vi](b)
Controlled Activity for construction of dwellings.
 - Rule 12.15.5.2[i]:
Non Complying Activity for breach of permitted unit density in R2(C) Activity Area.
 - Consent Notice Variation
Discretionary Activity

PROPOSAL

The proposal entails the following:

3. Construction of a single level dwelling with a 276m² floor area. Colours and materials would be:
 - weatherboard cladding for walls painted Resene 'Arrowtown' a warm grey with a LRV 29%, or 'Stonewall' a warm grey/ brown with a LRV of 26%, or similar .
 - coloursteel roof painted either 'Greyfriars' a dark grey with a LRV of 8% or 'Ironsand' a dark grey with a LRV of 9%..
 - joinery to match roof colour
4. The dwelling would occupy less than 20% of the site, and would be under the 30% net site rule. The dwelling would be less than 5m in height above original ground level, and not encroach on the 4m boundary setbacks as required by the zone.
5. Proposed earthworks would have a total cut volume of 410m³ and fill volume of 210m³. Maximum cut height would be approximately 2.5m and fill depth to 1m. Earthworks would involve a cut into the slope to the western side of the site and deposition of earth to the east to

create a relatively level earth platform to site the building. The balance of excavated material is assumed would be removed from the site.

6. A proposed landscape plan has been submitted which includes a structural planting of a formal evergreen hedge along the street boundaries that would be maintained at a maximum height of 1.5m. A cluster of trees near the street boundaries are to be specimen trees with a mature height of 5m, with 50% of the selected species to be evergreen.

BACKGROUND

7. The submitted application includes a thorough explanation of the consent history to the site. There is nothing of particular relevance in regards to landscape matters.

SITE DESCRIPTION

8. The subject site is located on the lower south eastern slopes of Ferry Hill a prominent Roche Moutonee landform within the Wakatipu Basin. The site has a general south east aspect with views towards the Remarkables, Glenda Drive and the Shotover River down to the confluence with the Kawarau River. The site is part of the recently developed subdivided lots with formed access roads, kerb and channel and is generally of a developing residential character on the within close proximity to adjacent rural pastoral landscapes. Down the slope from the subject site on adjacent rural pastoral land are a number of mature trees including poplars, willows and pine which limit views towards the south east towards Frankton Flats and the more immediate landscape in the vicinity of SH6. Ferry Hill Drive leading up to the site has been planted with a formal avenue of Oaks. A legal road is under construction and partly completed leading from the terminus turning circle of Ferry Hill Drive and towards SH6. The formed road does not connect to SH6, although the unformed legal road does. Upslope the land is relatively steep with open grassland with scattered matagouri, a few lone poplars and a water race cutting across the slope but is overall open and pastoral in character.

ASSESSMENT

9. The appropriate assessment matters are as follows:
12.15.6
i) General, iii) Buildings, v) Earthworks

General

10. The proposed development would not be visible from SH6 or at least very difficult to see from that viewpoint. It would be visible from Ferry Hill Drive but built form is anticipated and the proposed development would not be conspicuous. The nature and scale of the proposed development would be consistent with the surrounding residential dwellings in the area.

Buildings

11. The proposed building would be of materials and colours that are grey and earth tones, and would sit comfortably within the landscape without prominence. Proposed landscaping around the periphery of the site would provide softening of built form and hard surfacing of the drive and would contribute towards a pleasant street amenity consistent with the Quail Rise residential area.

Earthworks

12. The area of cut would be to the rear of the proposed dwelling and would be largely screened by the dwelling itself from the view from the street. Areas of fill would be relatively minor along the street frontage and proposed landscaping would soften proposed modifications to the landform. Adverse effects to the visual quality and amenity of the landscape I consider would be low. The earthworks would not affect the natural landform of a ridge nor any visually prominent areas. The two metre high cut face may be visible from some angles from surrounding sites but with the proposed landscaping would not affect the visual amenity values to any significant degree.

13. The earthworks would be shaped into the natural contour and I consider would provide adequate consideration to the sensitivity of the landscape. Given the relative minor amount of earthworks I consider the potential for cumulative effects on the natural form of existing landscapes is relatively small and consistent with that anticipated within the residential area.
14. Rehabilitation of earth worked areas is not defined within the application. I recommend that those areas outside the built form areas that are not planted with shrubs and trees to be grass seeded within 3 months to integrate the earth worked areas into the surrounding landscape.

CONCLUSION

15. An application has been received for consent to construct a dwelling, with associated landscaping and earthworks. The proposed dwelling would be of recessive materials and colours within this landscape context. Proposed landscaping would soften built form and integrate the dwelling into the residential landscape. The proposed development would be in keeping with the scale and nature of the surrounding residential area.

RECOMMENDED CONDITIONS

16. Should consent be granted I consider that the following conditions should be included:
 - i. Planting shown on the approved landscape plan ' *Stage 9, Lot 5's Structural Landscape Plan*' dated 12/10/12, shall be implemented within 6 months of completion or occupation of the dwelling, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die, become diseased or in the opinion of the Councils Principal; Landscape Architecture becomes defective it shall be replaced within 6 months.
 - ii. All areas of exposed soil shall be re-grassed within 3 months following the completion of earthworks on the site.

Report prepared by

Report reviewed by



Richard Denney
SENIOR LANDSCAPE ARCHITECTURE

Marion Read
PRINCIPAL: LANDSCAPE ARCHITECTURE

**APPENDIX D:
ENGINEERING REPORT**

ENGINEERING MEMO



TO: Adonica Giborees
FROM: Alan Hopkins
DATE: 11/12/2012
SUBJECT: RM120661 Quail Rise Ltd

The applicant seeks land use to construct a dwelling and undertake associated earthworks. The subject site is located at the head of Ferry Hill Drive, Quail Rise and is legally described as Lot 5 RM110730 (being consented subdivision of Lot 8 DP22166).

Subdivision RM110730 has yet to be completed. Engineering plans for the subdivision have been approved and construction of infrastructure is currently occurring.

Services

All servicing (water, wastewater, stormwater) will be provided via infrastructure installed under subdivision RM110730. To ensure the proposed dwelling is fully serviced to Council standards I recommend a consent condition that the dwelling shall not be occupied until all infrastructure approved under subdivision RM110730 has been installed and 224c certification granted.

Access

The applicant proposes to access the dwelling via a new vehicle crossing to a right-of-way over the southern boundary of the site. This right-of-way access and an associated extension to Ferry Hill Drive is to be constructed under RM110730. To ensure the proposed dwelling is accessed to Council standards I recommend a consent condition that the dwelling shall not be occupied until the right-of-way access and Ferry Hill Drive extension approved under subdivision RM110730 has been constructed and 224c certification granted.

The proposed crossing to the right-of-way complies with Council standards. To ensure this access is correctly installed I recommend a consent condition that a new vehicle crossing to the dwelling shall be constructed off the right-of-way to the south and in accordance with Council standards.

I am satisfied that sufficient vehicle manoeuvring area has been provided for onsite and I recommend a consent condition that all vehicle manoeuvring areas shall be constructed and sealed to Council's standards.

Earthworks

The applicant proposes to undertake 620m³ of earthwork to create a level building platform. The total earthwork volume will consist of 410m³ of cut and 210m³ of fill. The maximum cut height will be 2.5m and the maximum fill depth 1m. Excess cut material will be disposed offsite to a consent fill area.

I have assessed the proposed cut/fill batters and am satisfied that they will stand permanently unsupported. To ensure long term stability I recommend a consent condition that on completion of earthworks all exposed areas shall be top soiled and grassed/vegetated.

To control silt and dust nuisance I recommend a consent condition that prior to the commencement of works suitable site management measure be installed.

A portion of the proposed dwelling will be constructed on fill material and therefore I recommend a consent condition that fill shall be certified or suitable foundations designed.

Hazards

Geological hazard reports were undertaken by Hadley Consultants Ltd as part of the underlying plan change (PC37) and the RM110730 subdivision application. These reports identified an overland flow and debris hazard from the hill side behind. Hadleys recommended the construction of a bund and diversion channel in the vicinity of the subject site, and piping of a section of the Arrow Irrigation water race on the hillside above. The construction of the recommended hazard mitigation measures is conditioned and a design approved under the RM110730 subdivision. As the proposed dwelling relies on these measures for hazard mitigation I recommend a consent condition that the dwelling shall not be occupied until such a time as the hazard mitigation measures approved under subdivision RM110730 have been constructed and 224c certification granted.

RECOMMENDED CONDITIONS

It is recommended that the following condition be included in the consent decision:

General

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

2. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Engineer at Lakes Environmental 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".
3. 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 6m into the site.
4. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

To be monitored throughout earthworks

5. 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.
6. No earthworks, temporary or permanent, are to breach the boundaries of the site unless specific approval has been gained from the relevant landowner.

On completion of earthworks

7. On completion of earthworks and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - a) Provide certification, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded; or

- b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site. A producer statement shall be submitted to the Principal Engineer at Lakes Environmental for the design of the dwelling foundations.
8. On completion of the earthworks, the consent holder shall complete the following:
- a) All exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

To be completed when works finish and before occupation of dwelling

9. The dwelling shall not be occupied until all infrastructure, roading, and hazard mitigation measures conditioned under subdivision RM110730 have been installed and 224c certification granted.
10. Prior to the occupation of the dwelling, the consent holder shall complete the following:
- a) The provision of a sealed vehicle crossing that shall be constructed from the southern right-of-way to the dwelling in accordance with Council's standards.
 - b) The construction and sealing of all vehicle manoeuvring areas to Council's standards.

Advice Note

1. Prior approval from Council's Three Waters Manager 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.

Prepared by:



Alan Hopkins
ENGINEER

Reviewed by:



Steve Hewland
PRINCIPAL: ENGINEERING

**APPENDIX E:
RECOMMENDED CONDITIONS OF CONSENT**

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - a) **Fat Hippo Design Group Limited:**
 - 'Floor Plan' (D-10);
 - 'Elevations; (D-11);
 - b) **Vivian + Espie Limited:**
 - 'Stage 9, Lot 5's Structural Landscape Plan' (Ref: 0787LP1, Dated: 12.10.12);
 - c) **Clarke Fortune McDonald & Associates:**
 - 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise' (Job No. 10727, 10_01);
 - 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise, Sections A & B' (Job No. 10727, 10_01, Rev. A, revision date: 29.10.12);
 - 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise' (Job No. 10727, 10_01, Rev. B, revision date:, 31.10.12);
 - 'Proposed Earthworks for Lot 5, Stage 9 – Quail Rise, Sections C, D, E, F' (Job No. 10727, 10_01, Rev. B, revision date: 31.10.12)
- (stamped as approved on 11 March 2013) 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 \$100. This initial fee has been set under section 36(1) of the Act.

Lighting

3. Prior to construction, the consent holder shall submit a lighting plan to Lakes Environmental's Principal Landscape Architect for approval. The lighting plan shall ensure that:
 - a) All fixed lighting shall be directed away from adjacent roads and properties so that light spill beyond property boundaries does not occur.
 - b) No exterior lighting shall be visible from the State Highway.
 - c) Exterior lighting attached to the dwelling shall be no higher than 1 metre above ground level.

Acoustic Insulation

4. The consent holder shall ensure that the dwelling is constructed and finished in accordance with the provisions of the following table:

Table 1 – Acoustic Insulation of Buildings Containing Noise Sensitive Uses (except non-critical listening areas)

Building Element	Required Construction
External Walls	Exterior: 20 mm timber or 6mm fibre cement Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Two layers of 12.5mm gypsum plasterboard* (Or an equivalent combination of exterior and interior wall mass)
Windows	Up to 40% of wall area: Minimum thickness 6mm glazing** Up to 60% of wall area: Minimum thickness 8mm glazing** Up to 80% of wall area: Minimum thickness 8mm laminated glass or minimum 10mm double glazing** Aluminium framing with compression seals (or equivalent)
Pitched Roof	Cladding: 0.5mm profiled steel or tiles or 6mm corrugated fibre cement Frame: Timber truss with 100mm acoustic blanket (R 2.2 Batts or similar) Ceiling: 12.5mm gypsum plaster board*
Skillion Roof	Cladding: 0.5mm profiled steel or 6mm fibre cement Sarking : 20mm particle board or plywood Frame: 100mm gap containing 100mm acoustic blanket (R2.2 Batts or similar) Ceiling: 2 layers of 9.5mm gypsum plasterboard*
External Door	Solid core door (min. 24kg/m ²) with weather seals

* Where exterior walls are of brick veneer or stucco plaster the internal linings need be no thicker than 9.5mm gypsum plasterboard.

** Typical acoustic glazing usually involves thick single panes or laminated glass. Where two or more layers of glass are employed with an air gap between, total thickness of window glass may be calculated as the total of all glass layers (excluding air gap) provided that at least one glass layer shall be of a different thickness to the other layer(s).

5. Prior to lodgement of a building consent application, the consent holder shall provide evidence to Lakes Environmental Limited that compliance with the provisions of Condition (4) above has been achieved.

Landscaping

6. Planting shown on the approved landscape plan '*Stage 9, Lot 5's Structural Landscape Plan*' dated 12.10.12, shall be implemented within 6 months of completion or occupation of the dwelling, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die, become diseased or in the opinion of the Councils Principal; Landscape Architecture becomes defective it shall be replaced within 6 months.

Engineering

General

7. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

8. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Engineer at Lakes Environmental 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".
9. 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 6m into the site.
10. Prior to commencing any work on the site, the consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

To be monitored throughout earthworks

11. 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.
12. No earthworks, temporary or permanent, are to breach the boundaries of the site unless specific approval has been gained from the relevant landowner.

On completion of earthworks

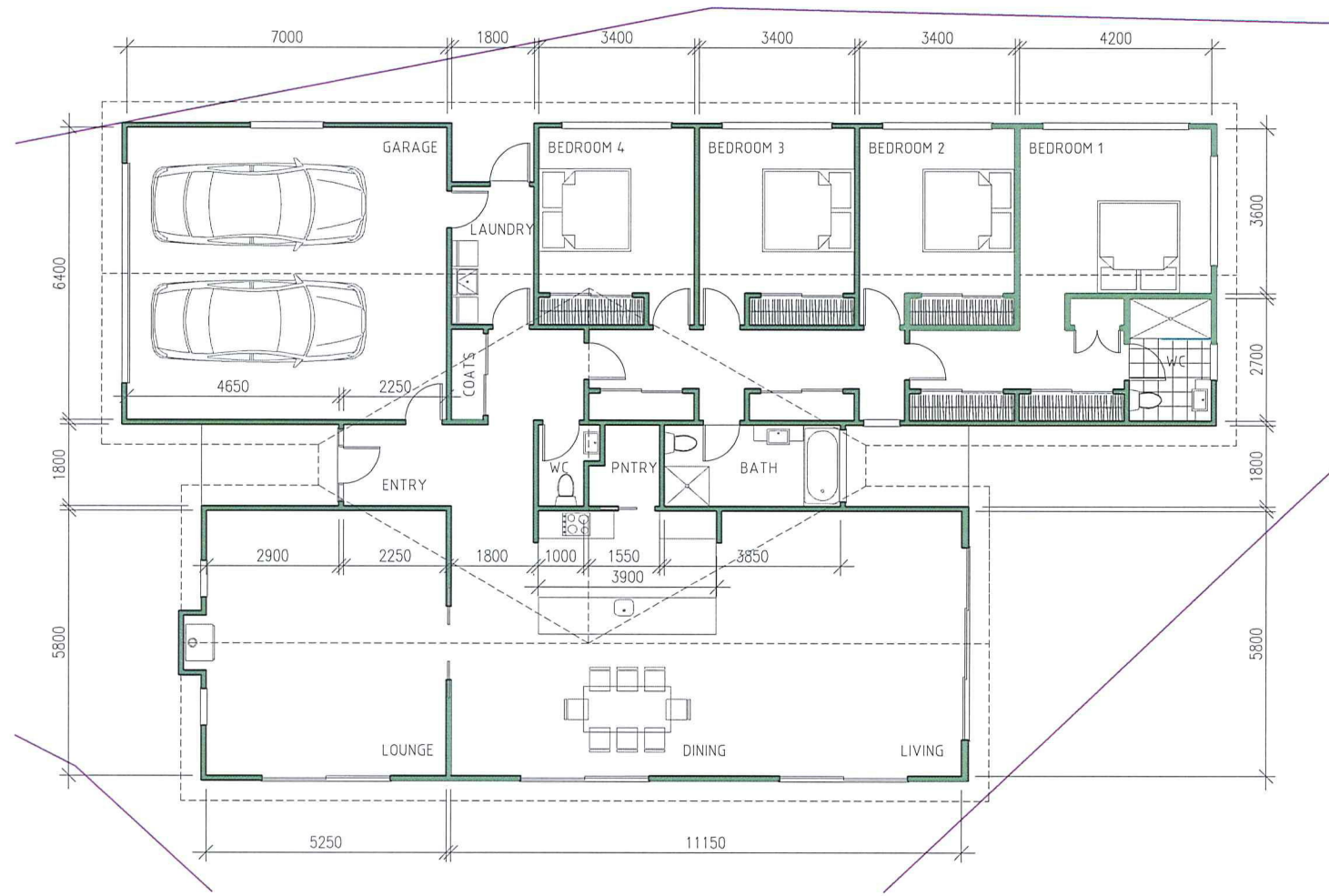
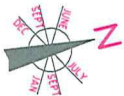
13. On completion of earthworks and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - a) Provide certification, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site. A producer statement shall be submitted to the Principal Engineer at Lakes Environmental for the design of the dwelling foundations.
14. On completion of the earthworks, the consent holder shall complete the following:
 - a) All exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised within 3 months of completion of earthworks.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

To be completed when works finish and before occupation of dwelling

15. Prior to the occupation of the dwelling, the consent holder shall ensure that all infrastructure, roading, and hazard mitigation measures conditioned under subdivision RM110730 have been installed and 224c certification granted.
16. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The provision of a sealed vehicle crossing that shall be constructed from the southern right-of-way to the dwelling in accordance with Council's standards.
 - b) The construction and sealing of all vehicle manoeuvring areas to Council's standards.

Advice Note

1. Prior approval from Council's Three Waters Manager 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.



AREA = 276.50 sq/m (INCLUDING GARAGE)

FLOOR PLAN

SCALE 1:100

ELEVATIONS

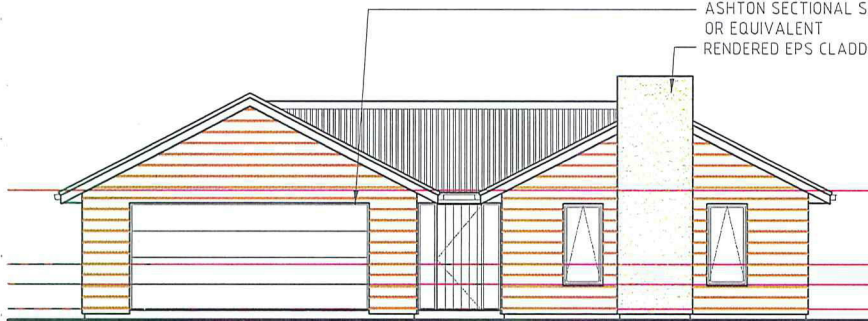
ALL WINDOWS ALLOY FRAMED
AND DOUBLE GLAZED



EAST ELEVATION

SCALE 1:100

ASHTON SECTIONAL SLIDER
OR EQUIVALENT
RENDERED EPS CLADDING

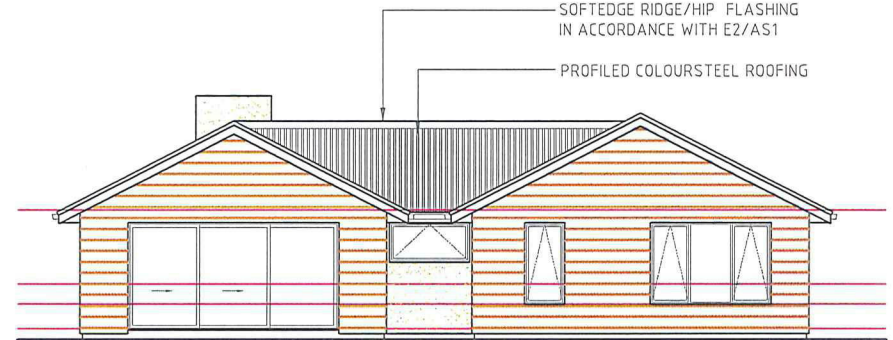


SOUTH ELEVATION

SCALE 1:100

SOFTEDGE RIDGE/HIP FLASHING
IN ACCORDANCE WITH E2/AS1

PROFILED COLOURSTEEL ROOFING



NORTH ELEVATION

SCALE 1:100

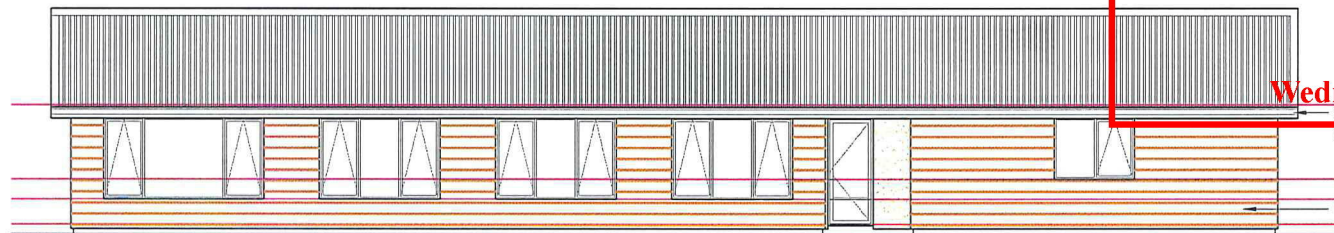
QUEENSTOWN-LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM120661**

Wednesday, 13 March 2013

SITE RUN COLOURSTEEL SPOUTING
ON COLOURSTEEL FASCIA

WEATHERBOARD CLADDING



WEST ELEVATION

SCALE 1:100

FAT HIPPO DESIGN GROUP LTD, LBP 100369
MARTIN GVARDJANCIC | NATHAN SHEARING
20 FRANCE RD, OTATARA, RD9, INVERCARGILL, NZ
WWW.FATHIPPO.ORG | NATHAN@FATHIPPO.ORG
MOB 027 2131158 | PH 03 2131158

DRAWING PROTECTED BY COPYRIGHT (DO NOT SCALE, IF IN DOUBT ASK (A3 SHEET))

WOODLOT PROPERTIES
GLENDA DRIVE
QUEENSTOWN

CLIENT

NEW HOMES
LOTS 1-5, STAGE 9, QUAIL RISE
LOT 5 ELEVATIONS

DRAWING TITLE



FAT HIPPO
DESIGN GROUP LTD





QUEENSTOWN-LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM120661**

Lot 1
DP 27552

Wednesday, 13 March 2013

Specimen trees are clumped along the boundary of the property mitigating the visibility of the proposed dwelling. All tree species must reach a minimum height of 5m when mature. 50% of all tree species must be evergreen.

Subject site building platform
(RM 110730).

Subject site property
boundary.

Proposed dwelling.

Portuguese Laurel hedge to be
maintained at 1.5m.

Existing swale.

Ferry Hill Drive

Lot 4 within Stage 9 of the
Quail Rise Structure Plan.

Legal Road
(to be constructed)

Private easments providing
access to Lot 4 and 5.

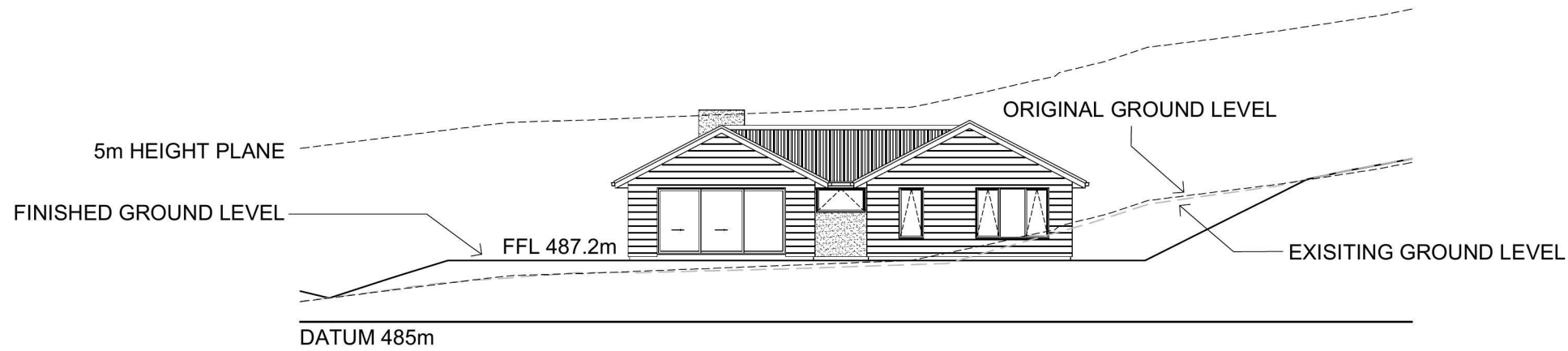
Building platform within Lot 4.

Lot 3
DP 435845

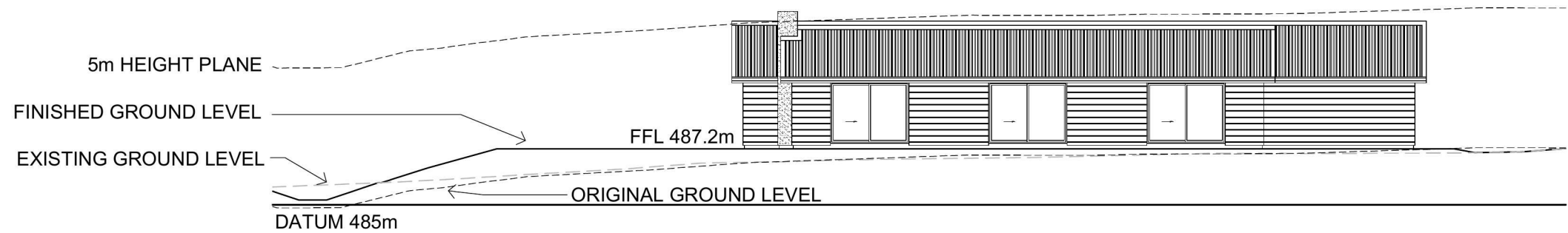
QUEENSTOWN-LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM120661

Wednesday, 13 March 2013




SECTION A



SECTION B

CLIENT REVIEW 25.10.12

 Clark Fortune McDonald & Associates Licensed Cadastral Surveyors - Land Development - Planning Consultants 309 Lower Shotover Road, P.O.Box 553 Queenstown Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz Shop 2, Otago House, 475 Moray Place, P.O. Box 5960 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz	Rev.	Date	Revision Details	By	Client	Surveyed	Signed	Date	Job No.	Drawing No.
	A	29.10.12	Amend Ground Level	JK	QUAIL RISE ESTATE LTD				10727	10_02
					Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn	Signed	Date	Scale	1:100 @ A1 1:200 @ A3
						JK		25.10.12		
						Designed	Signed	Date	Datum & Level	Rev.
						JK		25.10.12	Mt Nic 2000 & OMD	A

PROPOSED EARTHWORKS FOR LOT 5
STAGE 9 - QUAIL RISE
Sections A & B

LEGEND

Below ex. ground

Above ex. ground

-2.5m to -2.0m

-2.0m to -1.5m

-1.5m to -1.0m

-1.0m to -0.5m

-0.5m to 0.0m

0.0m to 0.5m

0.5m to 1.0m

Earthworks Volumes (solid):
Cut = 410m³
Fill = 210m³

QUEENSTOWN-LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM120661**

Wednesday, 13 March 2013



CLIENT REVIEW 31.10.12

Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors - Land Development - Planning Consultants
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

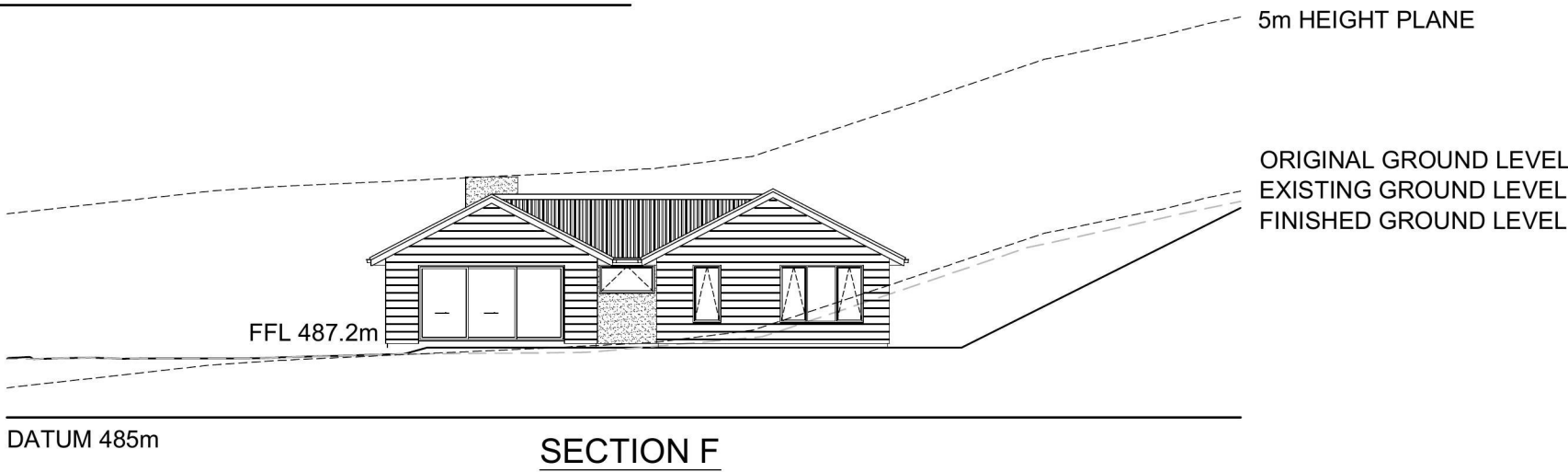
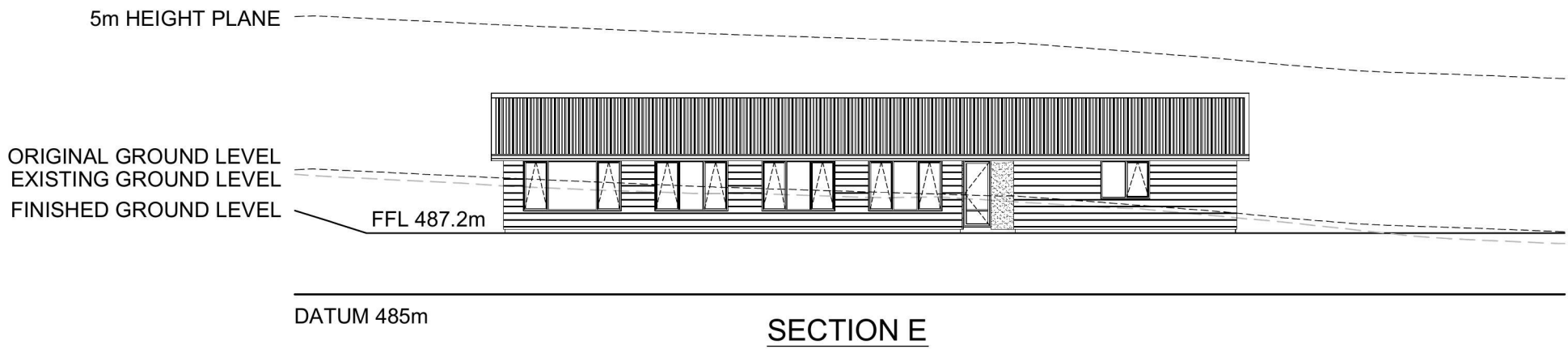
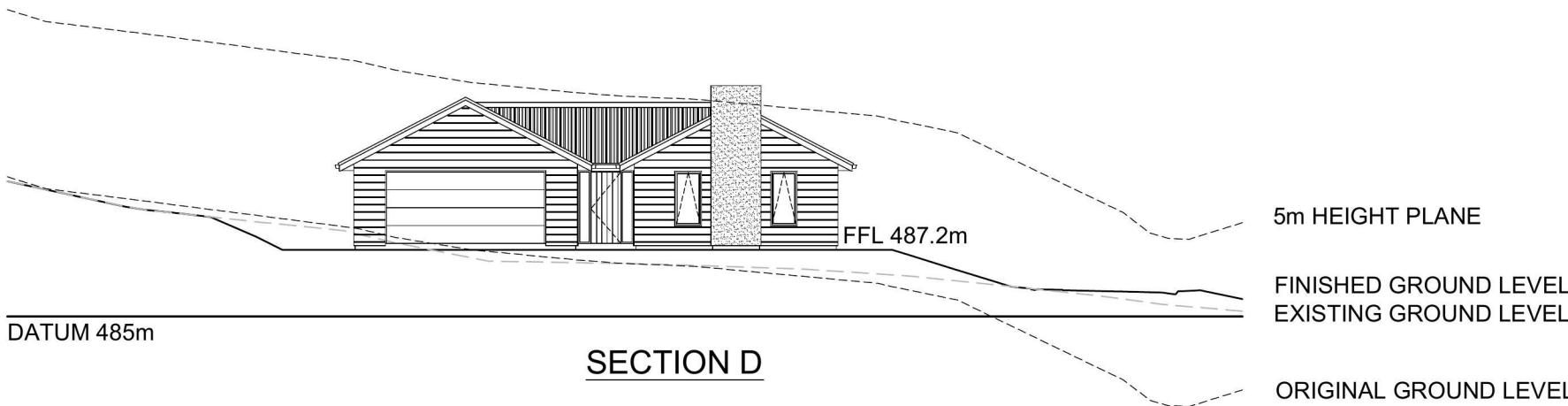
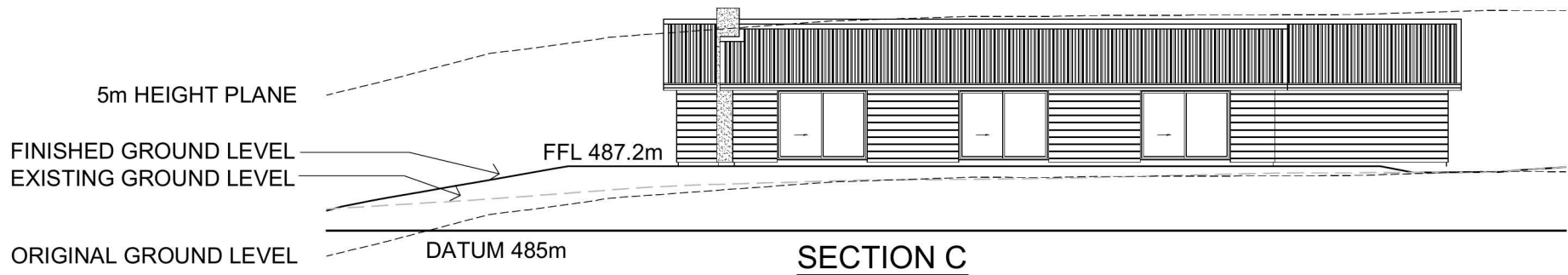
**PROPOSED EARTHWORKS FOR LOT 5
STAGE 9 - QUAIL RISE**

Client	Quail Rise Estate Ltd	Surveyed	Signed	Date	Job No.	Drawing No.
					10727	10_01
Notes:		Drawn	Signed	Date	Scale	
All dimensions shown are in meters unless shown otherwise.		JK		25.10.12	1:125 @ A1	
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:		Designed	Signed	Date	Datum & Level	Rev.
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.		JK		25.10.12	Mt Nic 2000 & OMD	-
- Ensuring the information is the most recent issue.						
- Copyright on this drawing is reserved.						


QUEENSTOWN-LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM120661

Wednesday, 13 March 2013



CLIENT REVIEW 31.10.12

 <div>Clark Fortune McDonald & Associates Licensed Cadastral Surveyors - Land Development - Planning Consultants 309 Lower Shotover Road, P.O.Box 553 Queenstown Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz Shop 2, Otago House, 475 Moray Place, P.O. Box 5960 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz</div>	Shofter Design Limited trading as				Rev.	Date	Revision Details	By	Client					Surveyed	Signed	Date	Job No.	Drawing No.
					A	29.10.12	Amend Ground Level	JK	QUAIL RISE ESTATE LTD					Drawn	Signed	Date	Scale	1:100 @ A1
					B	31.10.12	Amend Section Locations	JK						JK		25.10.12		1:200 @ A3
														Designed	Signed	Date	Datum & Level	Rev.
									PROPOSED EARTHWORKS FOR LOT 5 STAGE 9 - QUAIL RISE Sections C, D, E, F					JK		25.10.12	Mt Nic 2000 & OMD	B
				Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.														

S:\JOBS\10700\10727\acad\10727_10_RevB_Proposed Earthworks Lot 5.dwg Plotted: 31.10.2012