



**DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

**NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104**

**RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	M & J Henry
<b>RM reference:</b>	RM130704
<b>Application:</b>	Application under Section 88 of the Resource Management Act 1991 (RMA) for Subdivision Consent to subdivide Lot 1 DP 359586 into two allotments, to identify a residential building platform, and to undertake associated earthworks and landscaping.
<b>Location:</b>	61 Slope Hill Road, Wakatipu Basin
<b>Legal Description:</b>	Lot 1 Deposited Plan 359586 held in Computer Freehold Register 242568
<b>Zoning:</b>	Rural General
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Publicly Notified
<b>Delegated Authority:</b>	Blair Devlin – Manager, Resource Consenting
<b>Final Decision:</b>	<b>GRANTED SUBJECT TO CONDITIONS</b>
<b>Date Decisions Issued:</b>	28 February 2014

**SUMMARY OF DECISIONS**

1. Consent is **granted** to subdivide Lot 1 Deposited Plan 359586 to create two allotments, and to identify a residential building platform on proposed Lot 2, and to undertake associated earthworks and landscaping pursuant to Section 104 of the Act, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the Act. The consent only applies if the conditions outlined are met.
2. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Blair Devlin, Manager, Resource Consenting, as delegate for the Council. This decision was made and its issue authorised under this delegated authority pursuant to Section 34A of the RMA on 27 February 2014.

## 1.0 PROPOSAL AND SITE DESCRIPTION

The section 42A report prepared for Council (attached as Appendix 2) provides a full description of the proposal and the site and surrounds.

## 2.0 ACTIVITY STATUS

### 2.1 THE DISTRICT PLAN

The subject site is zoned Rural General and the proposed activity requires resource consent for the following reasons:

#### Part 5 – Rural Areas

- A **restricted discretionary** activity resource consent pursuant to *Rule 5.3.3.3[xi]* as the proposal does not comply with *Site Standard 5.3.5.1[viii](1)(a)* which requires that earthworks shall not exceed a maximum area of bare soil exposed of 2,500m<sup>2</sup> per site within any one consecutive 12 month period.

The proposed earthworks will involve an area of approximately 13,200m<sup>2</sup> of bare soil being exposed.

- A **restricted discretionary** activity resource consent pursuant to *Rule 5.3.3.3[xi]* as the proposal does not comply with *Site Standard 5.3.5.1[viii](1)(b)* which requires that earthworks shall not exceed a maximum volume of earth moved greater than 1,000m<sup>3</sup> per site within any one consecutive 12 month period.

The proposal will involve a total volume of approximately 17,800m<sup>3</sup> of earthworks.

- A **restricted discretionary** activity resource consent pursuant to *Rule 5.3.3.3[xi]* as the proposal does not comply with *Site Standard 5.3.5.1[viii](2)(c)* which requires that the maximum height of any fill shall not exceed 2 metres.

The proposed earthworks involve a maximum fill height of 4.0 metres.

#### Part 15 – Subdivision

- A **discretionary** activity resource consent pursuant to *Rule 15.2.3.3[vi]* with respect to all subdivision and location of residential building platforms in the Rural General Zone.

It is proposed to subdivide the subject site into two allotments, and to identify a residential building platform on proposed Lot 2.

Overall, the proposal was considered as a **discretionary** activity.

### 2.2 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

The applicant has provided a report from Davis Consulting Group (dated 16 April 2013) which considers the requirements of the National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health (NES).

Davis Consulting Group (DCG) is of the view that “*the proposed subdivision consent application creates no additional risk to the existing property and activities that have been undertaken on the proposed new rural residential section do not need to be considered under the NES based on their understanding of the impact of the broad-acre application of fertilisers and pesticides in the Wakatipu Area.*”

Based on the above advice, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

### **3.0 NOTIFICATION**

The application was publicly notified on 6 November 2013. No submissions were received.

A decision under section 100 of the Act to not hold a hearing was decided by Mr Blair Devlin (Manager, Resource Consenting) on 27 February 2014, attached as Appendix 3.

### **4.0 ASSESSMENT: EFFECTS ON THE ENVIRONMENT**

The section 42A report prepared for Council (attached as Appendix 2) provides a full description of the proposal, site and surrounds, and assessment of the application. A summary of the assessment and subsequent conclusions of that report are outlined below:

- The actual and potential adverse effects on the environment have been appropriately avoided, remedied or mitigated. Specifically, overall, the proposed development will protect landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds. Additionally, the proposal would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.
- The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.
- Effects in terms of infrastructure, parking, access, natural hazards, earthworks and nuisance are able to be adequately mitigated.
- Any adverse effects on neighbouring properties as a result of the proposed development would be less than minor.

Overall, the proposed development will protect landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds. Overall, the proposed activity is not likely result in adverse effects on the environment.

### **5.0 S104 ASSESSMENT**

#### **5.1 EFFECTS (s104(1)(a))**

Actual and potential effects on the environment have been outlined in section 4 of this report. Conditions of consent can be imposed under s220 of the RMA as required to avoid, remedy or mitigate adverse effects.

#### **5.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))**

The proposed development is consistent with the relevant objectives and policies of the District Plan which seek to avoid, remedy and mitigate inappropriate land use within the District. The proposal will not detract from the nature conservation values, or landscape and visual amenity within the District, and aligns with Part 4 District Wide Issue, Part 5 Rural Areas and Part 15 Subdivision.

#### **5.3 PART 2 OF THE RMA**

In terms of Part 2 of the RMA, the proposal is considered to be consistent with section 5, the overall Purpose and Principles of the RMA. With regard to the matters raised in section 7 of the Act, it is considered that the proposal constitutes an efficient use of natural resources and will not have adverse effects on amenity values or the quality of the environment.

#### 5.4 **DECISION ON SUBDIVISION CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is **granted** to subdivide Lot 1 DP 359586 into two allotments, to identify a residential building platform, and to undertake associated earthworks and landscaping pursuant to Section 104 of the RMA, subject to the conditions outlined in **Appendix 1** of this decision imposed pursuant to Section 220 of the Act.

#### **6.0 OTHER MATTERS**

##### *Local Government Act 2002: Development Contributions*

This proposal will generate a demand for network infrastructure, transportation and reserves and community facilities.

In granting this resource consent, pursuant to Part 8 Subpart 5 and 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) the Council has identified that a Development Contribution is required.

An invoice will be generated by the Queenstown Lakes District Council. Payment will be due prior to application under the RMA for certification pursuant to section 224(c). Pursuant to Section 208 of the Local Government Act 2002 the Council may withhold a certificate under Section 224(c) of the RMA if the required Development Contribution has not been paid.

##### *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 RMA 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 found in Appendix 1. 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 RMA.

If you have any enquiries please contact Adonica Giborees on phone (03) 450 0338 or email [adonica.giborees@qldc.govt.nz](mailto:adonica.giborees@qldc.govt.nz).

Report prepared by

Decision made by



Adonica Giborees  
**SENIOR PLANNER**

Blair Devlin  
**MANAGER, RESOURCE CONSENTING**



**APPENDIX 1** – Consent Conditions  
**APPENDIX 2** – Section 42A Report  
**APPENDIX 3** – Decision under section 100 of the RMA

## **APPENDIX 1 – CONSENT CONDITIONS**

### **SUBDIVISION CONDITIONS**

#### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans by Aurum Survey Consultants Limited:
  - 'New Platform Detail – 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-2G, Revision Date 12 Feb 2014;
  - 'Lots 1 & 2 Being a Proposed Subdivision of Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-5G, Revision Date 5 Feb 2014;
  - 'Proposed Earthworks New Platform, - 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-1G, Revision Date 29 Jan 2014; and
  - 'Sections of New Platform – Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-3G, Revision Date 29 Jan 2014

**stamped as approved on 27 February 2014**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

#### Engineering Conditions

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

4. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition (5) below shall be demonstrated.
5. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

b) **EITHER**

The provision of a sealed vehicle crossing for Lot 2 from Slopehill Road in terms of Diagram 2, Appendix 7 of the District Plan.

**OR**

The provision of a 2-coat chip seal grade vehicle crossing on 150mm depth compacted AP40.

The vehicle crossing shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

c) The formation of an accessway to the building platform for Lot 2.

6. Prior to the commencement of works 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.

***To be monitored throughout earthworks***

7. 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.
8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

***On completion of earthworks***

9. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised immediately after shaping has been completed, and in a progressive manner as the earthworks are completed.

***To be completed before issue of the s224(c) certificate***

10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council.
  - b) A digital plan showing the location of all building platforms as shown on the survey plan /Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all certified works detailed in Condition (5) and (9) above.

- d) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- e) Lot 2 shall be provided with a minimum electricity supply of single phase 15kVA capacity. This supply shall be made available to the building platform and shall be underground from any existing reticulation.
- f) The consent holder shall provide a suitable and usable telecommunications connection to the Lot 2 building platform. This connection shall be underground from any existing reticulation and in accordance with any requirements/standards of Telecom.
- g) Upon completion of the earthworks the consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2003 is to be located within 90 metres of the existing building on Lot 1. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2003 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2003 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the dwelling provides for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

11. All necessary easements shall be granted or reserved.

#### Landscape Conditions

- 12. Planting shown on the approved Structural Landscape Plan shall be implemented within the first planting season from completion of construction, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
- 13. The boundary between Lot 1 and Lot 2 shall not be planted in order to prevent the creation of a visually arbitrary line.

### **Ongoing Conditions/Consent Notices**

14. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the proposed Lot 2 Title by way of Consent Notice pursuant to s.221 of the Act.
- a) All future Lot 2 buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) Planting shown on the approved Structural Landscape Plan shall be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
  - c) The area outside of the curtilage area within proposed Lot 2 shall be maintained either by stock or mowing.
  - d) The boundary between Lot 1 and Lot 2 shall not be planted in order to prevent the creation of a visually arbitrary line.
  - e) The maximum height for buildings located within the residential building platform on Lot 2 shall not exceed RL409.30m. Levels are in terms of mean sea level, local site datum is IT IV DP 22117, RL401.30m
  - f) The maximum building coverage within the Building Platform shall be 600m<sup>2</sup>.
  - g) All roof claddings shall be steel (corrugated or tray), slate or a 'green roof' system.
  - h) All steel roofing shall be painted or otherwise colour treated in a dark recessive hue in the natural range of browns, greens and greys. All finished roof materials shall comply with a reflectivity value of less than 36%.
  - i) Exterior wall materials for all structures shall consist of one or more of the following: local stone (schist); timber claddings which are left to weather or finished in clear stain, or painted; 'Linea' weatherboard cladding systems or similar; or smooth plaster finish.
  - j) Exterior colours for all structures shall be earthy and recessive; in the natural range of browns, greens and greys; (in materials stated above) and have a reflectivity value of less than 36%.
  - k) All fencing within proposed Lot 2 shall be traditional post and wire or post and netting only which may include rabbit netting. This shall not preclude the construction of timber fences or walls within the identified curtilage area.
  - l) Outdoor landscape lighting within proposed Lot 2 is only permitted within 10 metres of the residential unit.
  - m) Exterior lighting attached to any building within proposed Lot 2 shall be no higher than 3m above ground level. All other exterior lighting shall be no higher than 1m above ground level. Exterior lighting shall be directed downwards and away from the property boundary, and shall not be used as highlighting or accent lighting of any buildings or landscape elements including but not limited to trees, driveways, retaining walls or landform features. All lighting on the south side of a dwelling within the building platform shall have a sensor or timer mechanism to ensure that it is extinguished when not in use.

- n) At the time a dwelling is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by 'Grant Railton Drainlaying' dated 5th November 2013. The proposed waste water system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.
- o) At the time a dwelling/building is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

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

**Advice Note:**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.

**LAND USE CONDITIONS**General Conditions

1. That the development must be undertaken/carried out in accordance with the plans by Aurum Survey Consultants Limited:
  - 'New Platform Detail – 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-2G, Revision Date 12 Feb 2014;
  - 'Lots 1 & 2 Being a Proposed Subdivision of Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-5G, Revision Date 5 Feb 2014;
  - 'Proposed Earthworks New Platform, - 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-1G, Revision Date 29 Jan 2014; and
  - 'Sections of New Platform – Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-3G, Revision Date 29 Jan 2014

**stamped as approved on 27 February 2014**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

4. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works.
5. Prior to the commencement of works 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.

***To be monitored throughout earthworks***

6. 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.
7. No earthworks, temporary or permanent, are to breach the boundaries of the site.

***On completion of earthworks***

8. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised immediately after shaping has been completed, and in a progressive manner as the earthworks are completed.



## **APPENDIX 2 – SECTION 42A REPORT**

**FILE REF: RM130704**

**TO** Blair Devlin – Manager, Resource Consenting  
**FROM** Adonica Giborees, Senior Planner  
**SUBJECT** Report on a publicly notified consent application.

**SUMMARY**

**Applicant:** M & J Henry  
**Location:** 61 Slope Hill Road, Wakatipu Basin  
**Proposal:** To subdivide Lot 1 DP 359586 into two allotments, to identify a residential building platform, and to undertake associated earthworks and landscaping.  
**Legal Description:** Lot 1 Deposited Plan 359586 held in Computer Freehold Register 242568  
**Zoning:** Rural General  
**Public Notification Date:** 6 November 2013  
**Closing Date for Submissions:** 4 December 2013  
**Submissions:** None

**Implications For:**

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

## RECOMMENDATION

That the application by M & J Henry for the subdivision of Lot 1 DP 359856 into two allotments and to identify a residential building platform on Lot 2 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 as it will protect landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds.
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 promote sustainable management 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 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.

I am a planner with the Queenstown Lakes District Council. I have worked with the Council and previously Lakes Environmental Limited (an organisation contracted to undertake resource management and regulatory functions for the Queenstown Lakes District Council) 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).

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

I refer the Commission to paragraphs 5 – 12 of Ms Michelle Snodgrass' (consultant Landscape Architect for the Queenstown Lakes District Council) 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.

Figure 1 below depicts the location of the subject site and its surrounds.



Figure 1. Map showing location of subject site and surrounds.

### 3.0 PROPOSAL

Consent is sought to subdivide Lot 1 DP 359586 into two allotments, to identify a residential building platform, and to undertake associated earthworks and landscaping.

Proposed Lot 1 will contain an existing dwelling, and will comprise an area of 14.276 hectares. A residential building platform is proposed for Lot 2, with a total lot area of 3.455 hectares proposed.

A new vehicle access off Slope Hill Road is proposed for Lot 2, whilst the existing vehicle access to the site will remain for proposed Lot 1.

Water supply will be provided to the proposed lots either from a private water supply (operated by Slopehill Water Scheme) which connects into the Council's Lake Hayes Reticulated Water Scheme; or alternatively using the on-site bore that presently supplies the existing residential dwelling. Fire fighting water supply will be provided within on-site tanks. Wastewater will be disposed of by way of an individual on-site system, and stormwater will be disposed of to ground. The application includes confirmation that the site can be provided with power and telecommunication services by the relevant providers.

A number of building design controls have been proposed by the applicant, these being:

- The maximum building coverage within the Building Platform shall be 600m<sup>2</sup>.
- All roof claddings shall be steel (corrugated or tray), slate or a 'green roof' system.
- All steel roofing shall be painted or otherwise colour treated in a dark recessive hue in the natural range of browns, greens and greys. All finished roof materials shall comply with a reflectivity value of less than 36%.
- Exterior wall materials for all structures shall consist of one or more of the following: local stone (schist); timber claddings which are left to weather or finished in clear stain, or painted; 'Linea' weatherboard cladding systems or similar; or smooth plaster finish.
- Exterior colours for all structures shall be earthy and recessive; in the natural range of browns, greens and greys; (in materials stated above) and have a reflectivity value of less than 36%.
- All fencing within proposed Lot 2 shall be traditional post and wire or post and netting only which may include rabbit netting. This shall not preclude the construction of timber fences or walls within the identified curtilage area.
- Outdoor landscape lighting within proposed Lot 2 is only permitted within 10 metres of the residential unit.
- Exterior lighting attached to any building within proposed Lot 2 shall be no higher than 3m above ground level and all other exterior lighting shall be no higher than 1m above ground level. Exterior lighting shall be directed downwards and away from the property boundary, and shall not be used as highlighting or accent lighting of any buildings or landscape elements including but not limited to trees, retaining walls or landform features. All lighting on the south side of a dwelling within the building platform shall have a sensor or timer mechanism to ensure that it is extinguished when not in use.
- Landscaping shall be undertaken and/or restricted in accordance with the approved Structural Landscape Plan. The area outside of the curtilage area within proposed Lot 2 shall be maintained either by stock or mowing.

Since the application was notified, a number of amendments have been made to the application. These are summarised as follows:

### Summary of Amendments to the Proposal

- The building platform has remained the same size and orientation, has moved east by approximately 40m and turned slightly south so that it is now 51.0m from the Slope Hill Road boundary instead of 62.0m at its closest point.
- The building platform height is no longer split to allow a dwelling with a split height. The new building maximum height is 6.0m from the new building platform level of 403.3masl, which makes the maximum roof RL of the platform 409.3masl. This is an increase of 0.5m above the original maximum roof height.
- The western mound has increased in height by 0.5m, has been re-shaped, and has also moved east.
- A total volume of 17,800m<sup>3</sup> of earthworks (cut to fill) is proposed over an area of 13,200m<sup>2</sup>. This is an increase from the originally proposed 2,800m<sup>3</sup> over an area of 4,500m<sup>2</sup>. The maximum cut depth has also increased to 3.5m (from originally proposed 1m), and the maximum fill height has increased to 4.5m (from originally proposed 2m).
- Fill material has been proposed to be spread over the bank and down into the gully to the north of the building platform.
- A mound to the immediate east and south of the building platform has been proposed in order to partially screen a future dwelling from the south and south-east. Its maximum height is RL 406.8masl. This is the highest existing and proposed contour on proposed Lot 2.
- Structural tree planting has been proposed to the immediate south of the eastern/southern mound and driveway. Species are proposed to be complementary to the existing species on neighbouring properties and be 2.0m high at time of planting.
- The western edge of the curtilage area has been pulled back from the base of the western mound, and back from the northernmost edge of the top of the bank.
- The proposed driveway has been relocated to follow the base of the proposed eastern/southern mound.
- A revised landscape assessment has not been provided.

The changes to the application, in my opinion, do not introduce any materially different effects, or effects that are potentially greater than the application as notified, and I do not consider they would have elicited additional submissions from any parties. It is my view that the changes are within the scope of the original application and I do not consider that re-notification of the proposal is necessary.

## 4.0 SUBMISSIONS

### 4.1 NOTIFICATION DETAILS

The application was publicly notified on 6 November 2013 and submissions closed on 4 December 2013. The map (Figure 2) below identifies those properties directly notified.



Figure 2. Map showing location of properties directly notified

### 4.1 SUBMISSIONS

A total of three submissions were received during the notification period. Since this time, all three submissions have been withdrawn, and as such it is considered that there are no submissions for this publicly notified resource consent.

## 5.0 CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded (s95D(e)). The map in Figure 2 above shows the location of these properties in relation to the subject site.

	Name	Address
★	V & S Mare	Slope Hill Road, Wakatipu Basin Lot 2 DP 425385



## 6.0 DISTRICT PLAN PROVISIONS

### 6.1 THE DISTRICT PLAN

The site is zoned Rural General under the District Plan.

The purpose of the Rural General Zone as described on Page 5-9 of the District Plan is as follows:

*The purpose of the Rural General Zone is to manage activities so they can be carried out in a way that:*

- *protects and enhances natural conservation and landscape values;*
- *sustains the life supporting capacity of the soil and vegetation;*
- *maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and*
- *ensures a wide range of outdoor recreational opportunities remain viable within the Zone.*

The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture. The zone includes the majority of rural lands including alpine ski areas and national parks.

The key Objectives and Policies which are relevant to the application are contained within Part 4 (District Wide Issues), Part 5 (Rural Areas), and Part 15 (Subdivision, Development and Financial Contributions) which require determination under section 104(1) of the Resource Management Act 1991.

The proposal requires resource consent for the following reason:

#### 6.1.1 Part 5 – Rural Areas

- A **restricted discretionary** activity resource consent pursuant to *Rule 5.3.3.3[xi]* as the proposal does not comply with *Site Standard 5.3.5.1[viii](1)(a)* which requires that earthworks shall not exceed a maximum area of bare soil exposed of 2,500m<sup>2</sup> per site within any one consecutive 12 month period.

The proposed earthworks will involve an area of approximately 13,200m<sup>2</sup> of bare soil being exposed.

- A **restricted discretionary** activity resource consent pursuant to *Rule 5.3.3.3[xi]* as the proposal does not comply with *Site Standard 5.3.5.1[viii](1)(b)* which requires that earthworks shall not exceed a maximum volume of earth moved greater than 1,000m<sup>3</sup> per site within any one consecutive 12 month period.

The proposal will involve a total volume of approximately 17,800m<sup>3</sup> of earthworks.

- A **restricted discretionary** activity resource consent pursuant to *Rule 5.3.3.3[xi]* as the proposal does not comply with *Site Standard 5.3.5.1[viii](2)(c)* which requires that the maximum height of any fill shall not exceed 2 metres.

The proposed earthworks involve a maximum fill height of 4.0 metres.

#### 6.1.2 Part 15 – Subdivision

- A **discretionary** activity resource consent pursuant to *Rule 15.2.3.3[vi]* with respect to all subdivision and location of residential building platforms in the Rural General Zone.

It is proposed to subdivide the subject site into two allotments, and to identify a residential building platform on proposed Lot 2.

Overall, the proposal was considered as a **discretionary** activity.



## **7.0 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH**

The applicant has provided a report from Davis Consulting Group (dated 16 April 2013) which considers the requirements of the National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health (NES).

Davis Consulting Group (DCG) is of the view that *“the proposed subdivision consent application creates no additional risk to the existing property and activities that have been undertaken on the proposed new rural residential section do not need to be considered under the NES based on their understanding of the impact of the broad-acre application of fertilisers and pesticides in the Wakatipu Area.”*

Based on the above advice, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

## **8.0 INTERNAL REPORTS**

### Landscape Assessment Report

A landscape assessment report (dated 25 November 2013) has been provided from Queenstown Lakes District Council's consultant Landscape Architect, Ms Michelle Snodgrass. Ms Snodgrass' report is attached as Appendix A to this report. Ms Snodgrass has also provided a subsequent addendum to her landscape report (dated 10 February 2014, also attached as Appendix A) which addresses the amendments to the application since the application was publicly notified.

### Engineering Report

A report has also been provided from Queenstown Lakes District Council Engineer, Mr Michael Wardill (dated 7 November 2013 and attached as Appendix B to this report). Mr Wardill has also provided a subsequent addendum to his engineering report (dated 15 January 2014, also attached as Appendix B) which addresses amendments to the application since the application was publicly notified. It is noted that, since the time the addendum report was provided, further amendments to the applications have been made; these amendments relate to earthworks volumes.

Mr Wardill's report relates to the provision of access, services, and earthworks and hazards. Mr Wardill 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.

## **9.0 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 policy statement*
  - (ii) *a New Zealand coastal policy statement*
  - (iii) *a regional policy statement or proposed regional policy statement*
  - (iv) *a plan or proposed plan; and*

- (c) *any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

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.*

Section 106 of the Act is also relevant to the subdivision proposal and states:

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that –*
- (a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- (b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- (2) *Condition under subsection (1) must be –*
- (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
- (b) *of a type that could be imposed 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 10.4 of this report outlines Part 2 of the Act in more detail.

Section 220 empowers the Council to impose conditions on a resource consent.

## **10.0 ASSESSMENT**

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

- (i) Landscape Classification
- (ii) Effects on the Environment
- (iii) Objectives and Policies
- (iv) Other Matters
- (v) Part 2 of the Act

### **10.1 LANDSCAPE CLASSIFICATION**

The District Plan sets out a mandatory process for landscape analysis and categorisation within the Rural General Zone.

The application includes a landscape assessment report from Dr Marion Read (dated 18 October 2013). Dr Read has assessed the site as being a part of the Visual Amenity Landscape (VAL). Ms Snodgrass concurs with this assessment

I accept the advice of Dr Read and Ms Snodgrass, and continue with an assessment of the proposal accordingly.

## **10.2 EFFECTS ON THE ENVIRONMENT**

### **10.2.1 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). A consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect. Activities authorised by a current but unimplemented resource consent form part of the receiving environment.

All buildings or alterations to buildings in the Rural General 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. Likewise, all subdivision requires resource consent.

Permitted activities in the Rural General zone are restricted to activities such as:

- Farming activities;
- A fence slightly less than 2 metres high anywhere within the site; and
- Earthworks which do not breach Site Standard 5.3.5.1(vii), including less than 300m<sup>3</sup> of earth being moved, over an area of less than 1000m<sup>2</sup> (within any one consecutive 12 month period) cuts of 65° and fill of up to 2m in height.

There are no current but unimplemented resource consents for the subject site.

### **10.2.2 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 Rural General Zone.

The assessment matters relevant to the proposal are contained in Part 5 (Rural Areas) and Part 15 (Subdivision Development and Financial Contributions) of the Plan. For the purposes of my assessment, these are broken down into specific areas for consideration of the actual and potential effects on the environment.

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

- (a) Visibility of Development
- (b) Effects on Natural and Pastoral Character
- (c) Form and Density of Development
- (d) Cumulative Effects of Development on the Landscape
- (e) Rural Amenities
- (f) Positive Effects
- (g) Infrastructure
- (h) Parking, Access and Traffic Generation
- (i) Natural Hazards, Earthworks & Nuisance Effects
- (j) Subdivision Layout and Design

#### **(a) Visibility of Development**

Ms Snodgrass' memo dated 10 February 2014 provides a comprehensive assessment of effects in terms of visibility of the proposed development. I accept this assessment and adopt it for the purposes of this report. For conciseness, this assessment is not repeated here, however Ms Snodgrass' memo is attached as Appendix A to this report.

In summary, a future dwelling on the revised building platform will be visible from Slope Hill Road, however it is only from a short distance as the viewer is passing the site. A future dwelling would also be visible from Dalefield Road approximately 1.6km from the intersection with Malaghans Road at a distance of approximately 2.9km. These are the only public roads the site is visible from.

Whilst changing the natural landform and being potentially recognisable within the overall scene, the proposed mounding will be supplemented with proposed tree planting which will aid in softening this effect by breaking up views of the mound face.

Overall, the potential adverse effects of visibility of the proposed development are able to be appropriately mitigated.

#### **(b) Effects on Natural and Pastoral Character**

Ms Snodgrass also provides (in her memo dated 10 February 2014) a comprehensive assessment of effects on natural and pastoral character. I accept this assessment and adopt it for the purposes of this report. For conciseness, this assessment is not repeated here, however Ms Snodgrass' memo is attached as Appendix A to this report.

In summary, it is considered that the site and general landscape of Slope Hill Road is more Arcadian than pastoral with a lifestyle character of houses, stands and lines of mature trees which are visible from the road. Paddocks are smaller and broken up by the treed planting, and lifestyle block sizes. Outbuildings and facilities usually associated with pastoral use of the land are somewhat absent. The neighbouring site to the west and the existing residential lot are both heavily treed around the existing dwellings.

Whilst the proposed new lot, mounding and associated tree planting will compromise the pastoral character of the site and surrounds, awareness of the proposed development would not have a marked effect on the overall quality of the scene. The proposed use of a curtilage area, restricted building height, and proposed design controls will assist in containing the domestic effects of a future dwelling to a specified area.

Overall, the potential adverse effects on the natural and pastoral character of this area are able to be appropriately mitigated.

#### **(c) Form and Density of Development**

Ms Snodgrass assesses effects in terms of form and density of development in her landscape assessment report dated 25 November 2013. I accept this assessment and adopt it for the purposes of this report. For conciseness, this assessment is not repeated here, however Ms Snodgrass' memo is attached as Appendix A to this report.

In summary, Ms Snodgrass considers that the location of the proposed new lot and building platform is moderately sensitive being open pasture, and that the open area to the north of the 'y' shaped gully would be more sensitive to development due to its openness and separation from the existing pattern of built development. The proposed development will not introduce densities characteristic of urban areas.

Overall, any potential adverse effects in relation to form and density of development will be appropriately avoided or mitigated.

#### **(d) Cumulative Effects of Development on the Landscape**

Ms Snodgrass also assesses cumulative effects of the proposed development on the landscape in her landscape assessment report dated 25 November 2013 and 10 February 2014. I accept this assessment and adopt it for the purposes of this report. For conciseness, this assessment is not repeated here, however Ms Snodgrass' memo is attached as Appendix A to this report.

In summary, Ms Snodgrass considers that the proposed development will increase the domestication of the landscape in the vicinity, however that effect will be small and will not bring the landscape to a threshold with respect to the vicinity's ability to absorb development. Ms Snodgrass also considers that the effect of the proposed development will reduce the pastoral character of the site because it will partially screen views across this section of Slope Hill Road where pastoral views are afforded. The shape of the western mound will allow partial views across the site to the gully and beyond, thereby maintaining a degree of open, pastoral views.

Given the above, it is not considered that the proposal will result in significant cumulative effects on the landscape.

**(e) Rural Amenities**

Ms Snodgrass assesses effects in terms of rural amenities in her landscape assessment report dated 10 February 2014. I accept this assessment and adopt it for the purposes of this report. For conciseness, this assessment is not repeated here, however Ms Snodgrass' memo is attached as Appendix A to this report.

In summary, whilst the proposed development will reduce visual access to pastoral land on Slope Hill, this is for a short distance and will be partial when viewed from Slope Hill Road. The proposed development will not affect the ability to undertake agricultural activities on surrounding land, nor will it require urban infrastructure.

Overall, it is considered that the location of the proposed residential building platform will avoid adverse effects on the viewer's amenity when viewed from Slope Hill Road.

**(f) Positive Effects**

The proposed development will enable land use in a way that will enable the applicant to provide for their social, economic and cultural wellbeing.

**(g) Infrastructure**

Potable Water Supply

The applicant intends to supply water to proposed Lot 2 from an existing bore located on the subject site which presently services the existing dwelling on the property. Mr Michael Wardill has provided an assessment with respect to the provision of a potable water supply to the subject site and proposed Lot 2 (in a report dated 7 November 2013). For conciseness, this assessment is not repeated here, however Mr Wardill's reports are attached as Appendix B to this report.

In summary, Mr Wardill is satisfied that proposed Lot 2 can be adequately serviced with a potable water supply from an existing bore which presently services the existing dwelling on proposed Lot 1. A condition of consent is recommended requiring that, prior to subdivision completion a potable water connection is made underground from the supply point to the building platform in accordance with Council standards.

Mr Wardill's assessment and recommendations are accepted and adopted for the purpose of this report. Conditions of consent have been recommended accordingly.

Fire Fighting Water Supply

No fire service connection is available to the subject site, and as such the lot owners will need to provide a suitable fire fighting water supply at the time a dwelling is constructed on proposed Lot 2. Proposed Lot 1 contains existing water tanks which provide ample water for fire fighting capacity.

It is proposed, for Lot 2, to install a 30,000 litre fire fighting tank with a hard standing area located next to the tank and fitted with an appropriate fire fighting connection when a dwelling is developed. Water supply to the storage tank will be from the water bore as previously described.

Mr Wardill is satisfied that the volume and location of the tank as indicated in the application report is in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. An appropriate fire fighting condition is recommended to be registered on the title of proposed Lot 2 by way of consent notice.

#### Waste Water Disposal

Mr Wardill has provided an assessment with respect to wastewater disposal (in a report dated 7 November 2013 and addendum report dated 15 January 2014). For conciseness, this assessment is not repeated here, however Mr Wardill's reports are attached as Appendix B to this report.

In summary, Mr Wardill is satisfied that no conditions of consent are necessary for proposed Lot 1 in this regard as the existing dwelling on that lot is currently serviced with an onsite wastewater disposal system. Based on the assessments provided by the applicant, Mr Wardill is satisfied that onsite disposal for proposed Lot 2 is feasible and that further assessment of a system design can be completed at the time of dwelling development. Mr Wardill has recommended an ongoing consent notice condition that prior to development of a dwelling on Lot 2 a wastewater system design is designed and forwarded for review and certification by the Council.

Mr Wardill's assessment and recommendations are accepted and adopted for the purpose of this report. Conditions of consent have been recommended accordingly.

#### Stormwater

Mr Wardill has provided an assessment with respect to stormwater disposal (in a report dated 7 November 2013). For conciseness, this assessment is not repeated here, however Mr Wardill's report is attached as Appendix B to this report.

In summary, Mr Wardill is satisfied that stormwater disposal to ground is feasible and can be dealt with through the building consent process. No consent conditions are recommended.

#### Power and Telecommunications

Both power and telecommunication services currently exist to Lot 1 and no specific consent conditions are required in this regard.

For proposed Lot 2 the applicant has provided letters from both power and telecommunication providers confirming that networks can be extended to service the building platform. Mr Wardill is satisfied that the platform is able to be suitably serviced and recommends a consent condition that power and telecommunications services shall be underground from existing reticulation to Lot 2 building platform in accordance with any requirements/standards of the network operators.

Mr Wardill's assessment and recommendations are accepted and adopted for the purpose of this report. Conditions of consent have been recommended accordingly.

#### Summary of Effects: Infrastructure

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

### **(h) Parking, Access and Traffic Generation**

#### Parking

The proposed new lots are sufficiently large to provide for on-site parking and manoeuvring areas. Mr Wardill has not raised any concerns with regard to on-site parking and manoeuvring for the individual lots.

### Access

Proposed Lot 1 is currently serviced with an existing access way that Mr Wardill considers meets Council standards.

An access way is proposed for Lot 2 directly from Slopehill Road. Within Lot 2 the access runs through gently undulating country to the building platform and is shown as 'proposed driveway 4m wide' on the proposed plan of subdivision. The Lot 2 crossing point is located approximately 40m east of the existing Lot 1 driveway entrance.

Mr Wardill has confirmed from a site inspection that the proposed vehicle crossing is located on a straight section of road and provides for sight distances in excess of the requirements of the transport rules in the District Plan. Mr Wardill is therefore satisfied that the addition of this new crossing point will have no adverse effect to either the subject site or other road users.

Mr Wardill also notes in his report (dated 7 November 2013) that "*Slope Hill Road is sealed adjacent to the subdivision and it is appropriate to recommend the new crossing point servicing Lot 2 to be sealed from the edge of the road to the property boundary according to the preference provided by the District plan. Sealing will also prevent the migration of gravel onto the carriageway.*" Mr Wardill has recommended a crossing point be designed and provided in accordance with the District Plan standards, and the accessway extended through to the building platform as indicated by the applicant.

Mr Wardill's assessment and recommendations are accepted and adopted for the purpose of this report. Conditions of consent have been recommended accordingly

### Traffic Generation

The proposal involves the creation of one additional allotment from that which currently exists, and a residential building platform on proposed Lot 2, and it is considered that this will subsequently result in an increase in vehicle movements to and from the site. Mr Wardill has not raised any specific concerns with regard to additional vehicle movements resulting from one additional allotment. It is considered that the effects in terms of traffic generation from one additional allotment will not be significant, and whilst noise generated by vehicle movements could give rise to cumulative effects in terms of the rural character and amenity of the site, these effects are likely to be less than minor.

Further to the above, the proposed earthworks will require the operation of heavy machinery and truck access to and from the site. No excavated material is to be transported off the site, with all material being retained on site for landscape mounding purposes. Therefore any additional traffic movements on the surrounding road network will be minimised, thereby mitigating safety effects in terms of traffic. Effects in terms of construction traffic 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.

### Summary of Effects: Parking, Access and Traffic Generation

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.

### **(i) Natural Hazards, Earthworks & Nuisance Effects**

#### Natural Hazards

No hazards are identified on Queenstown Lakes District Council (QLDC) or the Otago Regional Council (ORC) hazards maps for the subject site however there are several hazards nearby.

Mr Wardill has provided an assessment in relation into the hazards in the surrounding area, noting an alluvial fan hazard west of the proposed Lot 2 building platform on an adjacent site, as well as a liquefaction hazard (possibly susceptible) in the wider area. For conciseness, this assessment is not repeated here, however Mr Wardill's reports are attached as Appendix B to this report. In summary, Mr Wardill is satisfied that any risk from alluvial fans is negligible to this subdivision and possible

development, and additionally that the site is free from liquefaction hazard. No specific consent conditions are recommended in this regard.

Mr Wardill's assessment and recommendations are accepted and adopted for the purpose of this report.

### Earthworks and Nuisance Effects

Earthworks will be required for the formation of the driveway, the residential building platform, and for mounding. Mr Wardill is satisfied that the bunds will be formed to self-supporting angles to allow vegetation of exposed areas. Mr Wardill notes that all earthworked material remains within the site, however the applicant will need greater awareness of the controls as the exposed areas have increased. To this effect, the applicant proposes erosion and sediment control measures to manage the earthworks. Mr Wardill has recommended conditions of consent to ensure that all earthworks are undertaken in accordance with Council's standards. Additionally, a condition of consent is recommended to ensure that all exposed areas are re-grassed as soon as practicable and in a progressive manner.

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.

### Summary of Effects: Natural Hazards, Earthworks and Nuisance Effects

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

## **(j) Subdivision Layout and Design**

### Lot Sizes and Dimensions

Proposed Lot 2 has an area of suitable slope to locate a dwelling, and both lots are of sufficient area and dimensions to sustain the life supporting capacity of the soil and vegetation. The proposed development would maintain acceptable living and working conditions for residents of and visitors to the Zone, as well as protect landscape values. The proposed lots are also of sufficient areas and dimensions for on-site disposal of sewage and stormwater. The site does not appear to contain any indigenous ecosystems of significant value, and as such the proposal is neutral in regard to nature conservation and recreational opportunities.

The Rural General zone does not have a minimum lot size. The on-going management of Lot 2 to maintain a pastoral appearance outside of the curtilage area via grazing is suggested, but not explicitly conditioned. While it may be intended to be used in the future for baleage, as it has been done, the presence of a curtilage area and possible fence line may make Lot 2 somewhat inconvenient to manage by this method. Ms Snodgrass considers that the management of the pastoral cover should be conditioned to be by either mowing or grazing. This is accepted and a condition is recommended to this effect.

The proposed development is consistent with the existing pattern of development on the northern side of Slope Hill Road both in terms of size and setback from the road. The proposed development is also consistent in terms of land use, being rural lifestyle in nature with a balance of small open paddocks and areas of tree planting.



### Subdivision Design

A future dwelling on the proposed building platform faces north and will have a very minimal effect from the mound to the west. It will therefore have high solar gain. The proposed development will not affect the existing solar gain of the neighbour to the immediate west or the existing residential dwelling on the site.

The pastoral views across the site from neighbouring properties will be affected by a future dwelling, the proposed tree planting and the proposed western mound. Given the existing dwellings on the southern side of Slope Hill Road who are affected, are generally located further up the slope, the reduction in their pastoral views will not be significant. A future dwelling on Lot 2 will not dominate surrounding properties

### Property Access

The proposed development has been assessed in terms of access in previous sections of this report. It is considered that the proposed property access is appropriate.

### Servicing

Mr Wardill addresses servicing of the development in the attached engineering report, and has been discussed in previous sections of this report. I accept that, with appropriate conditions of consent, should consent be granted, the proposed development is appropriate when considered in the context of the assessment matters relating to water supply, telecommunications and electricity supply and stormwater and sewage disposal.

### Summary of Effects: Subdivision Layout and Design

The proposed lots are of sufficient sizes and dimensions to provide for living and working accommodation, and are of sufficient areas to provide for on-site wastewater and stormwater disposal. Overall, the proposed subdivision of the subject site is considered appropriate for the reasons outlined above.

#### **9.2.3 Effects on Persons**

As noted in Section 5.0 above V & S Mare as owner and occupier of Lot 2 DP 425385 have provided written approval to the application. Effects on this party are therefore disregarded.

Neighbouring properties on to the south, east and west of the subject site will have views of the proposed development. It is considered that a future dwelling and earthworks on proposed Lot 2 will form a visible and recognisable new element within the overall scene and may be readily observed by the observer or receptor. The pastoral views across the site from neighbouring properties will be affected by a future dwelling, the proposed landscaping and the proposed mounding.

The existing dwellings on the southern side of Slope Hill Road who are potentially affected are generally located further up the slope, and as such the reduction in their pastoral views will not be significant.

Views from properties to the west of the subject site beyond the Mare property would first be interrupted by existing development on the Mare property. To the north-west of the subject site, those properties which adjoin the western site boundary (Lot 1 DP 23375, and Lots 1, 2, and 3 DP 364425) are likely to have a view of a future dwelling on proposed Lot 2. However the gully in the northern part of the subject site is such that the proposed development will not be readily visible from these locations.

Properties to the north of the subject site are not likely to have views of the proposed development due to the topography of the subject site.

Properties to the east of the subject site are not likely to have a view of the proposed development due to the existing topography, the proposed residential building platform being set into the natural

topography, and existing development on the subject site, including the existing dwelling and planting on proposed Lot 1.

Overall, whilst neighbouring properties will have views of the proposed development, pastoral views across the site will only be affected to a small degree. A future dwelling on proposed Lot 2 will not dominate surrounding properties. Further, the proposed development will be in keeping with the existing landscape character and pattern of development as experienced along Slope Hill Road.

#### Summary of Effects on Persons

As outlined above, the proposed development is able to mitigate any potential adverse effects on those persons who have not provided their written approval.

Given the proposed development utilises the topography of the land, and the proposed landscaping, mounding, and design controls proposed, and any effects on persons will be less than minor, and limited to those properties identified above. No other persons would be affected by the proposal.

#### **9.2.4 Summary of Effects on the Environment and Persons**

The proposed subdivision and development would have no significant adverse effects on the natural and pastoral character of the landscape in the vicinity, and additionally would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.

A dwelling on proposed Lot 2 would be visible from Slope Hill Road and Dalefield Road at a relatively distant viewpoint. The proposed landscaping, mounding and design controls together with recommended conditions of consent will ensure that the proposed development will be appropriately set into the landscape within which it is located and will mitigate any visibility effects from Slope Hill Road and Dalefield Road.

The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small. A proposed curtilage area will ensure that any structures and associated domestic activities are contained within the site.

Effects in terms of infrastructure, parking, access, natural hazards, earthworks and nuisance are able to be adequately mitigated.

Any adverse effects on neighbouring properties as a result of the proposed development would not be significant.

Overall, the proposed development will protect landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds.

### **10.3 OBJECTIVES AND POLICIES**

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 proposal will avoid, remedy or mitigate the adverse effects on the environment. The assessment above has determined that the proposed development, together with appropriate recommended conditions of consent, is appropriate in the form proposed.

The objectives and policies relevant to the proposal are contained in Part 4 (District Wide Issues), Part 5 (Rural Areas) and Part 15 (Subdivision, Development and Financial Contributions) of the Plan.

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

## 10.3.2 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 in an area that could be seen to be vulnerable to degradation. However, in this case, the proposed development will not lead to degradation of the landscape and visual amenity values of this area.

- (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 proposed subdivision is likely to result in the further domestication of the landscape, however it would not exceed the ability of the site to absorb development without detracting from landscape and visual amenity values of the site and surrounding area.

- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

The proposal utilises the natural topography of the site to reduce visibility from public places effectively, and as such it is considered that the proposed development would not adversely affect the naturalness of the landscape to a significant degree. The proposed development can be seen to harmonise with the local topography.

##### 4. ***Visual Amenity Landscapes***

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

The proposed development will not be highly visible from public places or any other places which are frequented by members of the public generally. As discussed previously, the proposed development will be visible from Slope Hill Road for the length of the site, as well as a portion of Dalefield Road at a distance of approximately 2.9km. The proposed landscaping and mounding, together with recommended conditions of consent will ensure that effects of the proposed development will be appropriately mitigated. The proposed planting will not result in the loss of natural character.

## **8. Avoiding Cumulative Degradation**

*In applying the policies above the Council's policy is:*

- (a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.*
- (b) to encourage comprehensive and sympathetic development of rural areas.*

The proposed development will not breach the threshold with respect to the vicinity's ability to absorb development, though it may bring it close to the threshold. The density of development will not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape. Specifically, it is considered that the proposed development will further domesticate the landscape, but not to a significant extent.

As discussed above, the proposal utilises the natural topography of the site, and as such is seen to be sympathetic to the rural area.

## **9. Structures**

*To preserve the visual coherence of:*

- (a) outstanding natural landscapes and features and visual amenity landscapes by:*
  - encouraging structures which are in harmony with the line and form of the landscape;*
  - avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
  - encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
  - encouraging placement of structures in locations where they are in harmony with the landscape;*
  - promoting the use of local, natural materials in construction.*
- (b) visual amenity landscapes*
  - by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment*
- (c) All rural landscapes by*
  - providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

A future dwelling on proposed Lot 2 would not break the line and form of any prominent slopes or hilltops. Design controls are proposed which would assist in mitigating effects of the proposed development, such that building colours would complement the dominant colours in the landscape. Structures would be in locations that are in harmony with the landscape, and the screening of future development within the proposed residential building platform from public places is able to be undertaken in a manner that would maintain and enhance the naturalness of the environment. The proposal would preserve the visual coherence of the visual amenity landscape within which the subject site is located.

The proposed RBP on Lot 2 will provide for a sufficient setback from Slope Hill Road, and this will assist in maintaining and enhancing amenity values associated with the views from this public road.

## **17. Land Use**

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

As discussed throughout this report, the proposed development is able to appropriately mitigate adverse effects on the open character and visual coherence of the landscape.

### **4.8 Natural Hazards**

#### **4.8.3 Objective and Policies**

##### **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.*

As discussed above, it is considered that any risk from alluvial fans is negligible to this subdivision and possible development, and additionally that the site is free from liquefaction hazard. No specific consent conditions are recommended in regard to hazards. The proposed development is seen to avoid or mitigate any potential adverse effects in terms of natural hazards.

### **4.10 Earthworks**

#### **Objectives**

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

- (a) ***Water bodies***
- (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***
- (e) ***Cultural heritage sites, including waahi tapu and waahi taoka and archaeological sites***

**(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 can not 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.*

Mr Michael Wardill has recommended specific conditions of consent to avoid remedy or mitigate the potential nuisance effects associated with any earthworks required for the establishment of the proposed residential building platform.

Local Tangata Whenua and the New Zealand Historic Places Trust were served a copy of the notified application, however, neither party submitted. No items of cultural significance are noted on Council's records, nor are there any archaeological sites noted on the New Zealand Archaeological Association database. No earthworks, aside from minor earthworks associated with servicing and access, are proposed as part of the subdivision application. No conditions are therefore deemed necessary.

It is not anticipated that the amenity of neighbours will be affected by the earthworks proposed. Conditions can be imposed to ensure that any areas of exposed earth are topsoiled and re-grassed appropriately on completion of earthworks.

Summary of Part 4 (District Wide) Objectives and Policies

Overall, the proposed development is consistent with the relevant Part 4 objectives and policies.

**10.3.3 Part 5 – Rural Areas**

**Objective 1 - Character and Landscape Value**

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

**Policies:**

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 *Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 *Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 *Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 *Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*
- 1.8 *Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.*

The District Wide objectives and policies have been considered as required by policy 1.1 above. The provisions of those policies and objectives overlap somewhat with Policy 1.2 to 1.8 above and have therefore been considered previously.

The proposed development provides for rural living within an area already characterised by this type of development. The proposed development does not preclude the use of proposed Lot 2 for smaller scale production consistent with rural lifestyle type uses. Proposed Lot 1 will remain a sufficient size (14.276 hectares) to enable small scale rural farming activities. The proposal would therefore enable a range of activities to utilise the soil resource. The proposal is consistent with policy 1.2.

Policy 1.3 is also concerned with reverse sensitivity effects arising from the potential value for rural productive activities being compromised by the inappropriate location of other developments and buildings. In this respect, the proposed development will ensure surrounding land with potential value for rural productive activities is not compromised by inappropriate location of development. The proposed development is aligned with Policy 1.3.

As previously discussed in this report, the proposal will not significantly detract from the character of the rural area, and as such is able to meet Policy 1.4.

The proposal does not provide for farm buildings allied to rural production associated with the agricultural cropping area on the subject site, and is therefore not consistent with Policy 1.5.

As discussed previously, adverse effects in terms of landscape values of the District are able to be appropriately mitigated by the application as submitted. Policy 1.6 is therefore met.

The subject site and surrounding area has the ability to absorb change, and the application is seen to have ensured that structures will be located in areas with the potential to absorb change, and therefore preserves the visual coherence of the landscape. Policy 1.7 is therefore met.

As above, a future dwelling on proposed Lot 2 would not be located where they would break the line and form of any prominent slope or hilltop. Policy 1.8 is therefore met.

Overall, the proposal will protect the character and landscape value of the rural area. Whilst the proposed development is inconsistent with some of the relevant policies in relation to character and landscape values, the proposal overall is consistent with the intent of the above objective and policies.

### **Objective 2 - Life Supporting Capacity of Soils**

***Retention of the life supporting capacity of soils and/or vegetation in the rural area so that they are safeguarded to meet the reasonably foreseeable needs of future generations.***

#### **Policies:**

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.*
- 2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*
- 2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*

The proposed development will avoid any adverse effects on the life-supporting capacity of soils on adjoining land. The proposal will enable a range of activities on the site, and both lots will be of a suitable size for smaller scale production consistent with rural lifestyle type uses. The proposal is not entirely consistent with the above objective and policies, nor is it inconsistent with them. It is considered that the soil resource in the surrounding area will still be able to meet the reasonably foreseeable needs of future generations.

### **Objective 3 - Rural Amenity**

***Avoiding, remedying or mitigating adverse effects of activities on rural amenity.***

#### **Policies:**

- 3.1 *Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
- 3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

As outlined above, the District Wide provisions somewhat overlap with the objective and policies above and have been considered and discussed previously throughout this report.

The proposal will result in two residential units in this area, and therefore increased domestic activities in the vicinity are likely to result in effects such as noise and traffic generation. However the addition of one residential unit in the context of the vicinity will not be especially noticeable to residents in the surrounding rural area. The proposal is not inconsistent with Policy 3.1 above.

The proposed development will not result in a significant loss of rural amenity values, and as such is not inconsistent with Policy 3.2.

The adverse effects of the proposed development are appropriately mitigated, and accordingly the proposal is consistent with Policy 3.3.

The residential building platform proposed is such that District Plan's building setback distances requirements from boundaries are met. It is considered that the proposed Lot 2 platform is set back a



sufficient distance as required by policy 3.5, and effects on neighbouring properties have been appropriately mitigated. The proposed development is consistent with Policy 3.5 above.

Overall the proposal is not inconsistent with the relevant objectives and policies in relation to rural amenity.

#### Summary of Part 5 (Rural Areas) Objectives and Policies

Whilst the proposal is not wholly consistent with the relevant Part 5 objectives and policies set out above, it is not inconsistent with them.

#### **10.3.4 Part 15 – Subdivision**

##### **Objective 1 – Servicing**

***The provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments.***

##### **Policies:**

- 1.1 *To integrate subdivision roading with the existing road network in an efficient manner, which reflects expected traffic levels and the safe and convenient management of vehicles, cyclists and pedestrians.*
- 1.2 *To ensure safe and efficient vehicular access is provided to all lots created by subdivision and to all developments.*

The proposed subdivision will obtain access via an existing road (Slope Hill Road), and this is appropriate for safe and efficient access to the proposed allotments. The proposal is considered to be aligned with policies 1.1 and 1.2 above.

- 1.5 *To ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.*
- 1.6 *To ensure that the provision of any necessary additional infrastructure for water supply, stormwater disposal and/or sewage treatment and disposal and the upgrading of existing infrastructure is undertaken and paid for by subdividers and developers in accordance with Council's Long Term Community Plan Development Contributions Policy.*
- 1.7 *To ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity, with Council being responsible for meeting any additional capacity of infrastructure above that required for the subdivision then being consented to in accordance with Council's Long Term Community Plan Development Contributions Policy.*
- 1.9 *To ensure, upon subdivision or development, that anticipated land uses are provided with means of treating and disposing of sewage in a manner which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment.*
- 1.10 *To ensure, upon subdivision or development, that all new lots or buildings are provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available.*
- 1.11 *To ensure adequate provision is made for the supply of reticulated energy, including street lighting, and communication facilities for the anticipated land uses, and the method of reticulation is appropriate to the visual amenity values of the area.*

As discussed previously in this report, the provision of water can be appropriately achieved, as can the provision of adequate wastewater and stormwater disposal. In addition, telecommunications and

power can be provided, thereby ensuring the development is in accordance with the objectives and policies above.

## **Objective 2 - Cost of Services to be Met by Subdividers**

***The costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development to be met by subdividers.***

### **Policies:**

2.1 *To require subdividers and developers to meet the costs of the provision of new services or the extension or upgrading of existing services (including head works), whether provided before or after the subdivision and/or development, and which are attributable to the effects of the subdivision or development, including where applicable:*

- *roading and access;*
- *water supply;*
- *sewage collection, treatment and disposal;*
- *stormwater collection, treatment and disposal;*
- *trade waste disposal;*
- *provision of energy;*
- *provision of telecommunications.*

2.2 *Contributions will be in accordance with Council's Long Term Community Plan Development Contributions Policy.*

Conditions of consent are able to be imposed, should consent be granted, that will ensure that the cost of services will be met by the applicant / subdivider. Development contributions will also be applicable, should consent be granted. The proposal is able to be aligned with Objective 2 and its associated policies as set out above.

## **Objective 5 - Amenity Protection**

***The maintenance or enhancement of the amenities of the built environment through the subdivision and development process.***

### **Policies:**

5.1 *To ensure lot sizes and dimensions to provide for the efficient and pleasant functioning of their anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area.*

5.2 *To ensure subdivision patterns and the location, size and dimensions of lots in rural areas will not lead to a pattern of land uses, which will adversely affect landscape, visual, cultural and other amenity values.*

The pattern of subdivision proposed will provide for acceptable living and working conditions for residents of and visitors to the Zone, as well as protect landscape values. The proposed development will not lead to a pattern of land uses which will adversely affect landscape, visual, cultural and other amenity values. The proposal is aligned with Policies 5.1 and 5.2 above.

5.5 *To minimise the effects of subdivision and development on the safe and efficient functioning of services and roads.*

Subject to conditions of consent, safe and efficient functioning of the access point with the anticipated increase in traffic associated with the proposal will be maintained. Therefore, the proposal is consistent with Policy 5.5 above.

## Summary of Part 15 (Subdivision, Development and Financial Contributions) Objectives and Policies

Overall, the proposed subdivision aligns with the relevant objectives and policies relating to subdivision, development and financial contributions.

### **10.3.5 Summary of Objectives and Policies**

The proposal is inconsistent with some of the relevant objectives and policies of the District Plan. However, overall, the proposal is consistent with key objectives and policies relating to avoiding cumulative degradation, and encouraging land use and the location of structures in a manner which minimises adverse effects on the open character and visual coherence of the landscape. In addition, the proposed development protects the character and landscape value of the rural area and avoids, remedies or mitigates effects on rural amenity values.

On balance, I consider the proposal assists in achieving the objectives and policies of the District Plan.

## **10.4 OTHER MATTERS**

### **10.4.1 Precedent Effects**

Case law has established that, while previous decisions are not presumed to be binding on a consent authority, what can be said is that the granting of one consent may well have an influence on how another application should be dealt with.

It is accepted that there is the potential for development on the subject site to set a precedent for further development in this locality. However it is also acknowledged that the subject site is located within the vicinity of a number of properties which have been developed in a similar manner, creating an area with characteristics more akin to a rural residential area.

As discussed previously, Ms Snodgrass considers that the proposed development would not bring the landscape to a threshold with respect to the vicinity's ability to absorb development. This indicates that other sites in the vicinity that may have similar characteristics to this site could be developed in a similar manner. As such, the proposal is seen to represent the potential to have a precedent effect. However given the nature of the proposal and the site is somewhat unique in that a future dwelling on proposed Lot 2 will not be highly visible from many public places, this effect is seen to be low.

It is my opinion that for these reasons, that the proposed subdivision does have the potential to cause a precedent effect, however the effect is low and the proposed development would not impact on the integrity of the District Plan.

## **10.5 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 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. It also contributes to safeguarding the life supporting capacity of soils due to the lot sizes proposed being sufficient to support productive use of some form. The adverse effects of the proposed development are able to be appropriately avoided, remedied or mitigated.

There are no matters of national importance listed in Section 6 of the Act of relevance to the proposal.

Under Part 2 of the Act, regard must be had to the relevant matters of Section 7 – Other Matters, including:

- (b) the efficient use and development of natural and physical resources:*
- (c) the maintenance and enhancement of amenity values:*
- (f) the maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*

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 is able to maintain and enhance existing amenity values and the quality of the existing environment and of surrounding properties in the vicinity.

The proposed development is able to appropriately avoid, remedy or mitigate significant adverse effects arising from the proposed development. As such it is considered that granting the proposal would be in accordance with Part 2 of the Act. Overall, I consider the proposal promotes the overall purpose of the Act.

## **11.0 CONCLUSION**

An application has been received to subdivide Lot 1 DP 359586 into two allotments, and to identify a residential building platform on proposed Lot 2. Design controls and landscaping have been proposed as part of the consent application.

In making a decision on a resource consent application for a discretionary activity, the judgement made under section 104B of the Act must not be contrary to the purpose of the Act. In addition, when making the judgement, regard must be given to the various matters stated in Section 104 of the Act, as has been done in this report.

Section 9 of this report considers the proposal in relation to:

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

As discussed within the Assessment of Effects on the Environment, the actual and potential adverse effects on the environment have been appropriately avoided, remedied or mitigated. Specifically, overall, the proposed development will protect landscape values, is of an appropriate form and density of development, and will not degrade the natural and arcadian pastoral character of the site or its surrounds. Additionally, the proposal would have a very small adverse effect on rural amenity reducing views across the pastoral landscape.

The proposed lot and building platform would be absorbed into the natural topography and into the pattern of development in its immediate vicinity. The proposed development would have an adverse cumulative effect on the landscape of the vicinity but the extent of this effect is very small.

Effects in terms of infrastructure, parking, access, natural hazards, earthworks and nuisance are able to be adequately mitigated.

Any adverse effects on neighbouring properties as a result of the proposed development would be less than minor.

Considered as a whole, the proposal is overall consistent with key objectives and policies relating to avoiding cumulative degradation, and encouraging land use and the location of structures in a manner which minimises adverse effects on the open character and visual coherence of the landscape. In addition, the proposed development protects the character and landscape value of the rural area and avoids, remedies or mitigates effects on rural amenity values.

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 C.

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Prepared by:



Adonica Giborees  
**SENIOR PLANNER**

Reviewed by:



Blair Devlin  
**MANAGER, RESOURCE CONSENTING**

<b>Attachments:</b>	<b>Appendix A</b>	Landscape Architect's Report & Addendum
	<b>Appendix B</b>	Engineering Report
	<b>Appendix C</b>	Recommended Conditions of Consent

Report Dated: 27 February 2014

**APPENDIX A - LANDSCAPE ARCHITECT'S REPORT & ADDENDUM**

**REPORT TO:** Adonica Gibborees  
**FROM:** Michelle Snodgrass  
**REFERENCE:** RM130704 – M & J Henry – Slope Hill Road  
**SUBJECT:** Landscape Assessment  
**DATE:** Monday, 25 November 2013

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## **INTRODUCTION**

1. An application has been received for resource consent to subdivide an existing lot to create two rural lifestyle allotments on Slope Hill Road. The site is legally described as Lot 1 Deposited Plan 359586, comprises an area of 17.7328 ha and in terms of the Queenstown Lakes District Council - District Plan (the District Plan) is zoned Rural General. Following advice from Council's planner I understand that the application is a discretionary activity for the subdivision of an existing lot to create two rural lifestyle allotments including a new residential building platform.

## **PROPOSAL**

2. The proposal is to subdivide Lot 1 Deposited Plan 359586 to create two rural lifestyle allotments. One allotment will contain an existing residential dwelling, while the other allotment contains a new residential building platform. The allotment containing the existing residential dwelling will contain the majority of the site (14.276 ha).
3. Design controls are proposed for the residential building platform relating to height, coverage, claddings, colours, fencing and exterior lighting. A curtilage area is also proposed, as are earthworks to cut the building platform into an existing slope on the eastern side and augment a mound on the west side.
4. Structural landscaping is proposed in the form of exotic tree planting between the proposed building platform and the Slope Hill Road boundary.

## **SITE DESCRIPTION**

5. The site is located on the northern side of Slope Hill Road, accessed from Lower Shotover Road. The site is approximately 430m from this intersection. It is approximately rectangular in shape with the north-south axis being the longest dimension.
6. The site is located on the more gently grading glacial till and landslip formations of Slope Hill. The site, and adjacent landscape on the northern side of Slope Hill, as a whole, generally slopes down to the north and west. It has a lifestyle character with many mature stands of trees, houses and small paddocks. Houses are generally visible from Slope Hill Road and vary in distance from the road.
7. The site itself contains two gullies running from the north-east to the south-west through the site. The first gully is in the north-west corner of the site, while the second is approximately

midway through the site and forms a distinctive 'y' as seen in plan. Both of the gullies continue into the neighbouring properties on either side of the site.

8. The existing residential dwelling is located immediately to the south-east of the 'y' shaped gully at approximately the location where the 3 legs of the 'y' meet. The dwelling sits on an elevated and natural mound at approximately 416.8masl (RL86.0)
9. The proposed building platform is located on a small terrace above the 'y' shaped gully in the south west corner of the site. To the east the slope rises above the building platform, while to the west it slopes down towards the neighbouring property and to the north slopes down to the leg of the 'Y' shaped gully. The building platform and proposed curtilage area are well contained by the natural topography.
10. The existing vegetation on the site is predominantly pastoral grasses. Mixed species of exotic deciduous and evergreen trees occur on the natural mound around the existing residential dwelling, effectively screening it from Slope Hill Road.
11. An existing immature Lawson's cypress hedge runs long the Slope Hill Road boundary and partially on the western boundary of the site. The trees are approximately 1.2-1.5m in height and at this stage do not screen views into the site. Exotic trees also occur in the north western corner of the site above the gully. Small numbers of remnant matagouri and Coprosma occur in the gullies.
12. The proposed subdivision divides the site along the western side of the existing driveway, as far as the mound, and then travels approximately along the lower face of the mound and the base of the gully to the west, resulting in the existing residential dwelling containing the majority of the site.

## **BACKGROUND**

Resource consent history of the subject property includes the following:

13. RM060163, RM050653 and RM990200 which relate to approvals to authorise the construction of accessory buildings and a boundary adjustment. The accessory buildings appear to be located adjacent to the existing dwelling.

## **LANDSCAPE CLASSIFICATION**

14. I agree with the applicants' landscape architect that the site is within the VAL as determined by Appendix 8A of the District Plan.

## **ASSESSMENT**

15. The appropriate assessment matters to apply to this proposal are those located at S5.4.2.1, S5.4.2.2 (3), and within S15 of the District Plan.
16. **S5.4.2.2(3)(a) Effects on natural and pastoral character**
17. The site is not adjacent to an Outstanding Natural Landscape or Feature.
18. The site and general landscape of Slope Hill Road is more Arcadian than pastoral with a lifestyle character of houses, stands and lines of mature trees which are visible from the road. Paddocks are smaller and broken up by the treed planting, and lifestyle block sizes. Outbuildings and facilities usually associated with pastoral use of the land are somewhat absent. The neighbouring site to the west and the existing residential lot are both heavily treed around the existing dwellings.
19. I agree with the applicants' landscape architect that the proposed lot and its associated tree planting will compromise the pastoral character of the site and surrounds by introducing a



dwelling and more trees. Given the site and surrounds lean more towards the Arcadian than pastoral, the effect on the existing character will be moderate in that a future dwelling may form a visible and recognisable new element within the overall scene and may be readily noticed by the observer or receptor. Awareness of the proposed development would not have a marked effect on the overall quality of the scene.

20. The proposed use of a curtilage area, restricted building height, and proposed design controls will assist in containing the domestic effects of a future dwelling to a specified area.

#### **S5.4.2.2 (3) (b) Visibility of development**

21. A future dwelling will be visible from Slope Hill Road for the length of the site frontage only when travelling in either direction. This is due to the topography of the land and road along Slope Hill Road, and because of existing trees in neighbouring properties. It is a distance of approximately 190m. A future dwelling will not appear prominent from Slope Hill Road due to its location below the road elevation and the view shaft limited to the width of the site. Proposed tree planting to the immediate south of the proposed building platform will provide additional screening of a future dwelling.
22. The site and the upper part of a future dwelling will be visible from Dalefield Road at approximately the location of the 25km sign, which is approximately 1.6km from the intersection with Malaghans Road. At this distance, approximately 2.9km from the site, the future dwelling will appear clustered into and with the existing neighbouring dwelling to the immediate west, and the trees that surround that dwelling. The upper slopes of the site, as perceived from this viewpoint, will remain open and pastoral, providing a visual break of green between a future dwelling and the existing residential dwelling and its surrounding trees on the natural mound. Because of this, a future dwelling will not appear prominent from this viewpoint.
23. I have visited the neighbouring property to the west. The outdoor entertainment area of the property is located on the north side of the dwelling adjacent to the lounge, and is approximately 4-5m below the level of the proposed building platform. The eastern boundary of the Mare property in this area is planted out with a mixture of exotic shrubs including a line of topped elm trees along the fence line. The proposed building platform is approximately 43 metres at its closest point from the boundary it shares with this neighbour.
24. From the outdoor entertainment area a future dwelling, if built to the full proposed height, and along the western side of the building platform, will be visible in the gaps between the existing vegetation, and above that vegetation on the eastern boundary of the Mare property. The proposed extension of the existing natural mounds/slopes to the west of the proposed building platform will provide screening of approximately the bottom half of a future dwelling when viewed from the lower level of the Mare property.
25. A future dwelling as viewed from the outdoor entertainment area will also break the existing skyline which is partially pastoral land and partially mature trees.
26. The visual impact from the Mare property, in my opinion, will be substantial in that it will form a significant and immediately apparent part of the scene that will affect and change its overall character. It will also be prominent as viewed from this site.
27. The proposed building platform will not give rise to any structure being located where it would break the line and form of any skyline, ridge, hill or prominent slope when viewed from Slope Hill Road.
28. The proposed earthworks will diminish the naturalness of the landforms within the site; however the modification is minimal and once completed and grassed will not be noticeable as a change to the uninformed viewer.
29. I agree with the applicants' landscape architect that the proposed boundary more or less follows existing boundaries, fences and planting until the north western portion where it travels

- down the side of the gully towards the western border. While this is an arbitrary line, it will not be noticeable unless this line is planted, or the land management changes on either side.
30. I agree with the applicants' landscape architect that the proposed development will not 'sprawl' as it is surrounded by existing development and does not extend a development edge along the road.

**S5.4.2.2 (3) (c) Form and density of development.**

31. The location of the proposed building platform is located on a small terrace contained by sloping land to the west, rising land to the east, and a gully to the north. The proposed augmentation of the slope to the west will further contain the building platform. It is not highly visible from public places.
32. I agree with the applicants landscape architect that the location of the proposed new lot and building platform is moderately sensitive being open pasture, and I agree that the open area to the north of the 'y' shaped gully would more sensitive to development due to its openness and separation from the existing pattern of built development.
33. The proposed development will not introduce densities characteristic of urban areas.
34. The proposed building platform is not located inside existing development.

**S5.4.2.2 (3) (d) Cumulative effects of development on the landscape**

35. I agree with the applicants landscape architect that the nature of the existing development within the vicinity of the site is rural residential with a mixture of developed and undeveloped allotments. While the developed lots tend to be treed to various degrees, the undeveloped lots provide areas of open pastoral character.
36. I agree that the proposed development will increase the domestication of the landscape in the vicinity, and that the effect will be small and will not bring the landscape to a threshold with respect to the vicinity's ability to absorb development.
37. The affect of the proposed development will reduce the pastoral character of the site because it will partially screen views across this section of Slope Hill road where pastoral views are afforded. I agree this will have a moderate effect on the character.
38. The existing topography of the site contains the proposed building platform and curtilage area preventing development from spreading across the site.
39. The proposed development does not require urban like infrastructure.

**S5.4.2.2 (3) (e) Rural amenities**

40. I agree with the applicants' landscape architect that the proposed development will reduce visual access to pastoral land on Slope Hill. I also agree that this is for a short distance and will be partial when viewed from Slope Hill Road.
41. The proposed development will have no effect on the ability to undertake agricultural activities on surrounding land.
42. The proposed development does not require urban infrastructure.
43. The proposed tree planting while not necessarily traditional is consistent in terms of eventual size and the mix of deciduous and evergreen appearance, with other tree planting on Slope Hill Road. The proposed fencing is to be post and wire or post and netting which is also consistent with the existing rural character of Slope Hill Road.
44. I agree that the location of the proposed building platform from Slope Hill Road will avoid adverse effects on the viewer's amenity from Slope Hill Road. In my opinion the location of the

proposed building platform will have a negative effect on the western neighbours (Mare property) amenity because it will be prominent in their eastern view.

**S15.2.6.4 (i)**

**(a) Whether the lot is of sufficient area to effectively fulfil the intended purpose or land use, having regard to the relevant standards for land uses in the zone.**

45. The Rural General zone does not have a minimum lot size. The on-going management of Lot 2 to maintain a pastoral appearance outside of the curtilage area via grazing is suggested, but not explicitly conditioned. While it may be intended to be used in the future for baleage, as it has been done, the presence of a curtilage area and possible fence line may make Lot 2 somewhat inconvenient to manage by this method. I agree with the applicants' landscape architect that the management of the pastoral cover shall be conditioned to be by either mowing or grazing.

**(d) The relationship of the proposed lots and their compatibility with the pattern of the adjoining subdivision and land use activities, and access.**

46. I agree with the applicants' landscape applicant that the proposed development is consistent with the existing pattern of development on the northern side of Slope Hill Road both in terms of size and setback from the road. The proposed development is also consistent in terms of land use, being rural lifestyle in nature with a balance of small open paddocks and areas of tree planting.

**S15.2.7.3**

**(i) The relationship and size of the lots in terms of their solar advantage including the alignment and layout of the lot, the location of building platform, relationship to adjoining lots.**

47. A future dwelling on the proposed building platform faces north and will have a very minimal effect from the mound to the west. It will therefore have high solar gain. The proposed development will not affect the existing solar gain of the neighbour to the immediate west or the existing residential dwelling on the site.

**(v) The degree to which any likely development of the lots, taking into account the earthworks proposed for the subdivisions, will adversely affect the opportunities for views from properties in the vicinity, or will result in domination of surrounding properties by buildings on the lot(s).**

48. The pastoral views across the site from neighbouring properties will be affected by a future dwelling, the proposed tree planting and the proposed western mound. Given the existing dwellings on the southern side of Slope Hill Road who are affected, are generally located further up the slope, the reduction in their pastoral views will not be significant. I agree with the applicants' landscape architect that a future dwelling on Lot 2 will not dominate surrounding properties with the exception of the neighbour to the immediate west. The proximity of the building platform to the western neighbour, and the difference in relative level between the two properties will combine to dominate the outdoor area of the Mare property.

**(vi) The effects of the scale and nature of the earthworks proposed for the subdivision, the methods proposed for the disposal of excess soil or vegetation, and the need for any conditions to avoid or mitigate any adverse effects, including effects at the disposal site.**

49. The proposed earthworks to create the driveway, building platform and add to the existing natural western mound is a cut to fill exercise where no material is required to be removed off site, or deposited within the site without a purpose. The augmentation of the western mound is by approximately 1m in height over the existing level. If this is sensitively done and shaped with care it will not create any adverse visual effects.

**S15.2.17.2**

**(ii) Whether the subdivision design will detract from or enhance the significant landscape and visual values of the District including loss, retention or enhancement of native vegetative cover.**

50. The site currently only has native vegetation within the gullies, and my understanding is that it will not be affected by the proposed development. With regards to the Arcadian landscape values of the site, these will be changed to a minor degree by the introduction of more exotic tree planting.

**CONCLUSION**

51. In conclusion, the landscape effect of the proposed subdivision and new building platform will be moderate as viewed from public places and neighbouring properties to the south and east. A future dwelling, earthworks and accompanying tree planting will form a visible and recognisable new element within the overall scene and may be readily observed by the observer or receptor. The proposed development will be in keeping with the existing landscape character and pattern of development as experienced along Slope Hill Road.
52. A future dwelling and proposed tree planting will be visible, however it is only from a short distance as the viewer is passing the site, and only partially viewed from Dalefield Road, the only other public road the site is visible from.
53. The landscape effect on the neighbour to the immediate west (Mare property) will be substantial and prominent. A future dwelling, if built to full height and against the western edge of the building platform, will form a significant and immediately apparent part of the scene, and will affect and change the landscapes overall character as viewed from their outdoor entertainment area.

**SUGGESTED CONDITIONS**

Should consent be granted I consider the following conditions be included:

54. All trees shown on the approved Structural Landscape Plan (ref 13006/1 0 13-9-2013) shall be a minimum of 2.0m high at the time of planting with a calliper of at least 30mm.
55. Planting shown on the approved Structural Landscape Plan (ref 13006/1 0 13-9-2013) shall be implemented within the first planting season from completion of construction, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
56. The proposed boundary between Lot 1 and Lot 2 shall not be planted in order to prevent the creation of a visually arbitrary line.
-

Memo prepared by  
**QUEENSTOWN LAKES DISTRICT COUNCIL**

Reviewed by



Michelle Snodgrass  
**CONSULTANT LANDSCAPE ARCHITECT**



Richard Denney  
**LANDSCAPE ARCHITECT**

## OFFICE MEMO

**FILE REF:** RM130704 M & J Henry

**TO:** **Adonica Giborees, Planner**

**FROM:** Michelle Snodgrass, Consultant Landscape Architect

**DATE:** 12th February 2014

**SUBJECT:** **Landscape Report**

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I have reviewed the amendments made to RM130704 dated 5<sup>th</sup> February 2014 by Southern Planning Group as a result of neighbour's consultation by the applicant. My understandings of the amendments as they relate to the original application are as follows:

- The building platform has remained the same size and orientation, has moved east by approximately 40m and turned slightly south so that it is now 51.0m from the Slope Hill Road boundary instead of 62.0m at its closest point.
- The building platform height is no longer split to allow a dwelling with a split height. The new building maximum height is 6.0m from the new building platform level of 403.3masl, which makes the maximum roof RL of the platform 409.3masl. This is an increase of 0.5m above the original maximum roof height.
- The western mound has increased in height by 0.5m, has been re-shaped, and has also moved east.
- Fill material has been proposed to be spread over the bank and down into the gully to the north of the building platform. I assume this is to prevent the need to remove it off site or add it to the proposed mounds.
- A mound to the immediate east and south of the building platform has been proposed in order to partially screen a future dwelling from the south and south-east. Its maximum height is RL 406.8masl. This is the highest existing and proposed contour on proposed Lot 2. A dwelling built to the maximum proposed building height will be visible 2.5m above the highest point of this mound.
- Structural tree planting has been proposed to the immediate south of the eastern/southern mound and driveway. Species are proposed to be complementary to the existing species on neighbouring properties and be 2.0m high at time of planting.
- The western edge of the curtilage area has been pulled back from the base of the western mound, and back from the northernmost edge of the top of the bank.

- The proposed driveway has been relocated to follow the base of the proposed eastern/southern mound.
- A revised landscape assessment has not been provided.

Given the number of changes to the application I will re-assess the landscape effects. For the sake of brevity I will not repeat the proposal description, site description, background or landscape classification as these aspects have not changed. I will also not repeat the assessment where, in my opinion, the effects of the revision on the proposed development have not changed.

## **ASSESSMENT**

The appropriate assessment matters to apply to this proposal are those located at S5.4.2.1, S5.4.2.1 (3), and within S15 of the District Plan.

### **S5.4.2.2 (3)(a) Effects on natural and pastoral character**

The proposed lot, the mounding and its associated tree planting will compromise the pastoral character of the site and surrounds by introducing a dwelling, earthworks and more trees. Given the site and surrounds lean more towards the Arcadian than pastoral, the effect on the existing character will be moderate in that a future dwelling may form a visible and recognisable new element within the overall scene, and may be readily noticed by the observer or receptor. Awareness of the proposed development would not have a marked effect on the overall quality of the scene.

The proposed use of a curtilage area, restricted building height, and proposed design controls will assist in containing the domestic effects of a future dwelling to a specified area.

### **S5.4.2.2 (3) (b) Visibility of development**

A future dwelling will be partially visible from Slope Hill Road for the length of the site frontage when travelling in either direction. This is due to the topography of the land and road along Slope Hill Road, and because of existing trees in neighbouring properties. It is a distance of approximately 190m.

The site and the upper part of a future dwelling will be visible from Dalefield Road at approximately the location of the 25km sign, which is approximately 1.6km from the intersection with Malaghans Road. At this distance, approximately 2.9km from the site, the future dwelling will appear central on the upper part of the site. The proposed tree planting will assist in 'marrying' the site with the neighbouring properties to the west and east due to the extensive tree planting on those properties. Tree planting is a key component in the landscape character of Slope Hill Road. Part of the upper, western slope of the site, as perceived from this viewpoint, will remain open and pastoral, providing a visual break of green between a future dwelling and the existing residential dwelling and its surrounding trees to the west. Because of this, a future dwelling will not appear prominent from this viewpoint.

I have visited the neighbouring property to the west (Mare property). The outdoor entertainment area of the property is located on the north side of the dwelling adjacent to the lounge, and is approximately 4-5m below the level of the proposed building platform. The eastern boundary of the Mare property in this area is planted out with a mixture of exotic shrubs including a line of topped elm trees along the fence line. The revised building platform is approximately 82 metres at its closest point from the boundary it shares with this neighbour. This is an increase from the original distance of 41.7m.

From the western neighbours outdoor entertainment area a future dwelling, if built to the full proposed height, and along the western side of the building platform, will be partially visible in the gaps between the existing vegetation, or above the vegetation on the eastern boundary of the Mare property above the proposed western mound. The part of a future dwelling that will be visible is the south western corner. It is likely that the visible part will be a roof and will be approximately 0.5m above the level of the proposed western mound.

The visual effect of elements within the curtilage area on the Mare outdoor area have been mitigated by moving the western edge of the curtilage area further towards the revised building platform and pulling it back from the northernmost edge of the mound. This, along with the mound, will assist in maintaining the pastoral view from the Mare property in its current form.

A future dwelling as viewed from the outdoor entertainment area will not break the existing skyline which is partially pastoral land and partially mature trees, as it far enough to the east as to not be highly visible from this viewing point.

The visual impact from the Mare property, in my opinion, will be slight as a small part of a future dwelling will be visible, while no domestic elements will be visible within the revised curtilage area.

The revised earthworks will diminish the naturalness of the landforms within the site as they are somewhat greater in area. The western mound has been re-shaped somewhat and softened to appear more natural and less man-made. The proposed eastern/southern mound does change the shape of the natural landform by extending it in one part and cutting it back in another. The revision maintains the maximum contour of the site and does not build on it which is appropriate to the site in that regard. The effect of the eastern/southern mound in particular is moderate in that it will form a visible and recognisable new element within the overall scene and may be readily noticed by the observer. The proposed tree planting will aid in softening this effect by breaking up views of the mound face. It appears from the x-sections provided by the applicant that the southern face of the mound has a grade of approximately 1 in 4 which can be mown, thereby also assisting in achieving a more natural appearance.

The excess fill to be spread over the bank to the north of the building platform will have little if any visual effect as it will be spread to an even depth. Feathering into the surrounding slope, and grassing immediately after will assist in blending it with the natural landform.

#### **S5.4.2.2 (3) (d) Cumulative effects of development on the landscape**

The affect of the revised development will reduce the pastoral character of the site because it will partially screen views across this section of Slope Hill road where pastoral views are afforded. The western mound has been reshaped and will allow partial views across the site to the gully and beyond, thereby maintaining a degree of open, pastoral views. This will have a moderate effect on the character.

#### **S5.4.2.2 (3) (e) Rural amenities**

The location of the proposed building platform from Slope Hill Road will avoid adverse effects on the viewer's amenity from Slope Hill Road. In my opinion the revised location of the proposed building platform will have a neutral effect on the western neighbours (Mare property) amenity because only a small part of the south-western corner will be visible from their outdoor entertainment area, and that part is likely to be a roof.

The proposed tree planting, of species appropriate to the area, to the south of the eastern/southern mound, will assist in softening the effect of the mound itself, and add to the amenity of the site as viewed from Slope Hill Road.

#### **S15.2.7.3**

*(v) The degree to which any likely development of the lots, taking into account the earthworks proposed for the subdivisions, will adversely affect the opportunities for views from properties in the vicinity, or will result in domination of surrounding properties by buildings on the lot(s).*

The pastoral views across the site from neighbouring properties will be affected by a future dwelling, and the proposed western and eastern/southern mounds. Given the existing dwellings on the southern side of Slope Hill Road who are affected, are generally located further up the slope, the reduction in their pastoral views will not be significant. A future dwelling, on Lot 2 in its revised location, will not dominate surrounding properties.

*(vi) The effects of the scale and nature of the earthworks proposed for the subdivision, the methods proposed for the disposal of excess soil or vegetation, and the need for any conditions to avoid or mitigate any adverse effects, including effects at the disposal site.*

The proposed earthworks to create the driveway, building platform and proposed western and eastern/southern mounds is a cut to fill exercise where no material is required to be removed off site. The augmentation of the western mound is by approximately 2.5m in height over the existing level. It



has been proposed to screen a future dwelling from the western neighbour. Mitigation of the curtilage area has been achieved by moving the western edge of the curtilage area east.

## **CONCLUSION**

In conclusion, the landscape effect of the proposed subdivision and revised building platform will be moderate as viewed from public places and neighbouring properties to the south, west and east. A future dwelling and earthworks will form a visible and recognisable new element within the overall scene and may be readily observed by the observer or receptor. The proposed development will be in keeping with the existing landscape character and pattern of development as experienced along Slope Hill Road.

A future dwelling on the revised building platform will be visible, however it is only from a short distance as the viewer is passing the site, and only partially viewed from Dalefield Road, the only other public road the site is visible from.

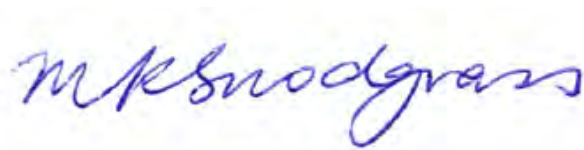
The landscape effect on the neighbour to the immediate west (Mare property) will be neutral as only a small part of the south western corner at the highest point will be visible in the revised location. The proposed western mound will screen views of domestic elements.

## **SUGGESTED CONDITIONS**

Should consent be granted I consider the following conditions be included:

1. Planting shown on the approved Structural Landscape Plan (shall be implemented within the first planting season from completion of construction, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
2. The proposed boundary between Lot 1 and Lot 2 shall not be planted in order to prevent the creation of a visually arbitrary line.
3. All earthworks shall be top-soiled and grassed immediately after shaping has been completed.

Memo prepared by  
**QUEENSTOWN LAKES DISTRICT COUNCIL**



Michelle Snodgrass  
**CONSULTANT LANDSCAPE ARCHITECT**

## **APPENDIX B - ENGINEER'S REPORT & ADDENDUM**



## ENGINEERING MEMO

**TO:** Adonica Giborees  
**FROM:** Michael Wardill  
**DATE:** 7<sup>th</sup> November 2013  
**SUBJECT:** RM130704 for M&J HENRY

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Application details	
Planner	Adonica Giborees
Applicant	M&J Henry
Physical Address	Slope Hill Road, Queenstown
Type of Consent	Subdivision
Zoning	Rural General
Date	Application dated 23 <sup>rd</sup> October 2013

### Proposal

The applicant seeks consent to subdivide to create two lots, establish a residential building platform and undertake associated earthworks and landscaping.

The subject site is located at 61 Slopehill Road and is legally described as Lot 1 DP359586 with an area of 17.7328 hectares and is located within the Rural General zone. The proposal is to subdivide Lot 1 DP359586 into 2 lots each with their own servicing and access.

Existing Lots	Approx. Area	Proposed Lots	Approx. Area
Lot 1 DP 359586	17.7328 hectares	Lot 1	14.276 hectares
		Lot 2	3.455 hectares

Engineering assessment has been requested on services, access, traffic safety, and earthworks.

### Services

#### **Water**

There is no current Council reticulated water supply system available at this location.

Proposed Lot 1 is currently serviced with potable water from an existing bore located in the western end of the gully to the west of the existing dwelling. Details of the 1992 installed bore have been provided by the applicant demonstrating a test pump rate of 60 litres per minute. In addition water testing by Southern Monitoring Services (SMS) at household taps in the existing dwelling demonstrates the bore provides water compliant with current NZ drinking water standards.

It is proposed by the applicant that Lot 2 also connect to the existing bore supply and the building platform will be located approximately 60m southeast of the bore. On Otago Regional Council mapping there are no other known bores within 100m that could otherwise reduce the capacity of the bore supply.

The current supply has been shown by McNeill drilling logs to have capacity to provide 2100 litres per day to both building platforms and still remain within the upper supply limit set by Otago Regional

Council water rules. Based on the provided 1992 bore capacity test and recent SMS quality test I am satisfied the proposed Lot 2 can be additionally serviced by the bore.

The applicant confirms an alternative supply point could be the connection to the Slopehill water scheme that currently services existing properties to the east of this development. This development is currently outside of that scheme boundaries and the applicant indicates ongoing negotiation with the scheme owners. If this does prove possible this would also provide an adequate source of water.

I recommend consent condition that prior to subdivision completion a potable water connection is made underground from the supply point to the building platform in accordance with Council standards.



### Fire Fighting

Behind the existing dwelling on proposed Lot 1 there are three potable water tanks located in a wooded area, some 30m behind the property and away from any hard standing area. The tanks provide in excess of 60,000 litres of water supply and I am satisfied this provides for ample drinking water and fire fighting capacity. The location of Lot 1 tanks will require a fire fighting connection point installed adjacent to the driveway or alternatively the hard standing area will require extending to the tanks. I recommend that Lot 1 provide a fire fighting connection adjacent to a hard standing area in accordance with ZS4509:2008 that meets the requirements of the NZ fire service.

As indicated by the Southern Planning Group report it is proposed, for Lot 2, to install a 30,000 litre fire fighting tank with a hard standing area located next to the tank and fitted with an appropriate fire

fighting connection when a dwelling is developed. Water supply to the storage tank will be from the water bore as previously described.

I am satisfied that the volume and location of the tank as indicated shown within the Southern Planning Group report is in accordance with NZS4509:2008 and will provide a suitable fire fighting supply for Lot 2. I recommend a consent notice that prior to development of a dwelling on Lot 2 a fire fighting tank is installed in accordance with NZS4509:2008.

### **Wastewater**

There is no Council reticulated wastewater system available at this location.

Lot 1 existing dwelling is currently serviced with an onsite wastewater disposal system. The disposal fields are understood to be within the boundaries of the lot and I am satisfied that no conditions of consent are necessary for Lot 1 in this regard.

For Lot 2 the applicant also proposes on-site disposal of wastewater and has provided both an 'onsite wastewater disposal soils and a site assessment' and an 'onsite wastewater disposal application'. Two test pits completed south of the proposed building platform are in the proximity of the proposed onsite disposal fields. The ground was identified as 'category 3 loams' with good drainage characteristics.

Based on the assessments provided by the applicant in accordance the requirements of AS/NZS1547:2012 I am satisfied that onsite disposal is feasible and that further assessment of a system design can be completed at the time of dwelling development.

I recommend an ongoing consent notice condition that prior to development of a dwelling on Lot 2 a wastewater system design is designed and forwarded for review and certification by the Council.

### **Stormwater**

There is no Council reticulated stormwater disposal available at this location.

The applicant proposes on-site disposal of stormwater through the use of soakpits to be designed and located during the building consent process for the future dwelling but prior to construction. The two test pits, completed for the purpose of identifying soil suitability for onsite wastewater disposal, confirm that ground conditions make disposal to land feasible. The applicant further confirms in the site and soils assessment that there are no overland flow paths identified near the development areas. Following site inspection I am satisfied the terraced area for Lot 2 contains no existing overland flow paths that could affect this development.

Based on the Grant Railton site and soil assessment I am satisfied that stormwater disposal to ground is feasible and can be dealt with during the building consent. No consent conditions are recommended in this regard.

### **Power and Telecommunications**

Both power and telecommunication services currently exist to Lot 1 and I am satisfied that no specific consent conditions are required in this regard.

For proposed Lot 2 the applicant has provided letters from both power and telecommunication providers confirming that networks can be extended to service the building platform. I am therefore satisfied that the platform is able to be suitably serviced and recommend a consent condition that power and telecommunications services shall be underground from existing reticulation to Lot 2 building platform in accordance with any requirements/standards of the network operators.

### **Access**

Proposed Lot 1 is currently serviced with an existing access way that meets Council standards.

An access way is proposed for Lot 2 directly from Slopehill Road. Within Lot 2 the access runs through gently undulating country to the building platform and is shown as 'proposed driveway 4m wide' on Aurum drawing '2038-8R-2G' and also indicated on the Read Landscape drawing 13006/1. The Lot 2 crossing point is located approximately 40m east of the existing Lot 1 driveway entrance.

I have inspected the onsite location of the crossing point and confirm it is located on a straight section of road and provides for sight distances in excess of the requirements of Table 3, transport rules in the District Plan. I am therefore satisfied the addition of this new crossing point will have no adverse effect to either the subject site or other road users.

Slopehill Road is sealed adjacent to the subdivision and it is appropriate to recommend the new crossing point servicing Lot 2 to be sealed from the edge of the road to the property boundary according to the preference provided by the District plan. Sealing will also prevent the migration of gravel onto the carriageway. I recommend a crossing point be designed and provided in accordance with Diagram 2, Appendix 7 of the District Plan and the accessway extended through to the building platform as indicated by the applicant.

For the existing Lot 1 access, deemed conforming at the time of the underlying development, I have no concerns that would merit recommending an upgrade.

### **Earthworks**

It is proposed by the applicant to undertake a total of 2800m<sup>3</sup> of earthwork over an area of 4500m<sup>2</sup> to complete landscaping. This involves the lowering of an existing embankment to the northeast and depositing in new mounding to the west to act as screening. Also proposed are minor earthworks in relation to the formation of the new access off Slopehill Road. The applicant confirms that cut and fill are balanced within the site and therefore it is not anticipated that local roading will be affected by earthmoving traffic.

There are no fill areas indicated within the proposed building platform and the maximum cut height of 1m and fill height of 2m are proposed and will be left to natural batters. I am satisfied that the proposed areas of cut/fill can be retained at a suitable self-supporting gradient and make no recommendations in this regard.

The applicant proposes erosion and sediment control measures to manage the earthworks. I recommend a consent condition that prior to the commencement of works the consent holder shall install suitable site management measures in accordance with those measures and with NZS4404 and "A Guide to Earthworks in the Queenstown Lakes District" brochure. These conditions are in general accordance with that offered by the applicant.

### **Hazards**

No hazards are identified on QLDC or ORC hazards maps for the subject site however there are several hazards nearby. In the local geography an alluvial fan hazard is mapped as ending approximately 30m to the west at a lower elevation to the proposed Lot 2 building platform. From development of that adjacent site a Royden Thompson geologist report from RM080559 reported the risk to buildings as minimal. Based on the Lot 2 building platform elevation I am satisfied that any risk from alluvial fans is negligible to this subdivision and possible development.

Approximately 120m to the west at lower elevations there is a liquefaction hazard identified as possibly susceptible which is sufficient distance away not to require any further reporting or investigation requirements. Further, bore logs provided by the applicant for the subject site show ground water at 23m below the bore extraction point. I am satisfied that the site is free from liquefaction hazard and no specific consent conditions are recommended in this regard.

## **Recommended Conditions**

### **General**

The following conditions are recommended to be included in the Resource Consent:

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 the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The provision of a sealed vehicle crossing for Lot 2 from Slopehill Road in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
  - c) The formation of an accessway to the building platform for Lot 2.
3. 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

***To be monitored throughout earthworks***

4. 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.
5. No earthworks, temporary or permanent, are to breach the boundaries of the site.

***To be completed before issue of the s224(c) certificate***

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council.
  - b) A digital plan showing the location of all building platforms as shown on the survey plan /Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all certified works detailed in Condition (2) above.
  - d) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.
  - e) Lot 2 shall be provided with a minimum electricity supply of single phase 15kVA capacity. This supply shall be made available to the building platform and shall be underground from any existing reticulation.

- f) The consent holder shall provide a suitable and usable telecommunications connection to the Lot 2 building platform. This connection shall be underground from any existing reticulation and in accordance with any requirements/standards of Telecom.
- g) At the completion of the earthworks all exposed areas shall be top-soiled and grassed or otherwise permanently stabilised within 4 weeks.
- h) Upon completion of the earthworks the consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- i) A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2003 is to be located within 90 metres of the existing building on Lot 1. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2003 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2003 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the dwelling provides for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

- 7. All necessary easements shall be granted or reserved.

### ***Ongoing Conditions/Consent Notices***

- 8. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the proposed Lot 2 Title by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future Lot 2 buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) At the time a dwelling is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by 'Grant Railton Drainlaying' dated 5<sup>th</sup> November 2013. The proposed waste water system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.
  - c) At the time a dwelling/building is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than



100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

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

**Advice Note:**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.

---

Prepared by:



Michael Wardill  
**ENGINEER**

Reviewed by:



Steve Hewland  
**PRINCIPAL ENGINEER**



## Amended Building Platform - ENGINEERING MEMO

**TO:** Adonica Giborees  
**FROM:** Michael Wardill  
**DATE:** 15<sup>th</sup> January 2014  
**SUBJECT:** RM130704 for M&J HENRY

Application details	
Planner	Adonica Giborees
Applicant	M&J Henry
Physical Address	Slope Hill Road, Queenstown
Type of Consent	Subdivision
Zoning	Rural General
Date	Application dated 23 <sup>rd</sup> October 2013

### Proposal

The applicant has amended the position of the building platform within the subject site from that previously notified in late 2013. Effectively the platform has since moved eastwards and the resultant engineering effects are;

1. Amended distances for services including the wastewater.
2. An amendment in the alignment of the accessway with the site.
3. An increase in earthworks volumes.

The wastewater treatment disposal fields may need to be repositioned to avoid excessive overburden from the newly proposed bunds and there is enough space in the southwest corner of the site to achieve placement without amending the proposed conditions. The test pits will remain valid for any repositioning as the terrain is reasonably consistent. There is no discernible change as current conditioning refers to the installation meeting AS/NZ 1547:2012.

I am satisfied that the changes to item 1 and 2 are negligible from that already assessed in terms of servicing and access for the proposed dwelling.

The earthworks have increased markedly with volumes now 11,400m<sup>3</sup> over an area of 11,600m<sup>2</sup> and consisting equal parts cut to fill. Original volumes were 2,800m<sup>3</sup> of earthwork over an area of 4,500m<sup>2</sup>. The maximum cut height has increased from 1m to 3.5m, whilst the maximum fill height has increased from 2m to 4.5m. The new bunds will still be formed to self-supporting angles to allow vegetation of exposed areas. All earthworked material remains within the site however the applicant will need greater awareness of the controls as the exposed areas have increased.

I am satisfied that the changes to item 3 are minor considering the controls that have previously been recommended.

Prepared by:



Michael Wardill- **ENGINEER**

## **APPENDIX C - RECOMMENDED CONDITIONS OF CONSENT**

### **SUBDIVISION CONDITIONS**

#### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans by Aurum Survey Consultants Limited:
  - 'New Platform Detail – 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-2G, Revision Date 12 Feb 2014;
  - 'Lots 1 & 2 Being a Proposed Subdivision of Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-5G, Revision Date 5 Feb 2014;
  - 'Proposed Earthworks New Platform, - 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-1G, Revision Date 29 Jan 2014; and
  - 'Sections of New Platform – Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-3G, Revision Date 29 Jan 2014

**stamped as approved on 27 February 2014**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

#### Engineering Conditions

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

4. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Condition (5) below shall be demonstrated.
5. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) **EITHER**

The provision of a sealed vehicle crossing for Lot 2 from Slopehill Road in terms of Diagram 2, Appendix 7 of the District Plan.

**OR**

The provision of a 2-coat chip seal grade vehicle crossing on 150mm depth compacted AP40.

The vehicle crossing shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

- c) The formation of an accessway to the building platform for Lot 2.
- 6. Prior to the commencement of works 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.

***To be monitored throughout earthworks***

- 7. 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.
- 8. No earthworks, temporary or permanent, are to breach the boundaries of the site.

***On completion of earthworks***

- 9. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised immediately after shaping has been completed, and in a progressive manner as the earthworks are completed.

***To be completed before issue of the s224(c) certificate***

- 10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council.
  - b) A digital plan showing the location of all building platforms as shown on the survey plan /Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) The completion and implementation of all certified works detailed in Condition (5) and (9) above.
  - d) The consent holder shall provide evidence to the satisfaction of the Principal Resource Management Engineer at Council as to how the water supply will be monitored and maintained on an ongoing basis.
  - e) Lot 2 shall be provided with a minimum electricity supply of single phase 15kVA capacity. This supply shall be made available to the building platform and shall be underground from any existing reticulation.

- f) The consent holder shall provide a suitable and usable telecommunications connection to the Lot 2 building platform. This connection shall be underground from any existing reticulation and in accordance with any requirements/standards of Telecom.
- g) Upon completion of the earthworks the consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2003 is to be located within 90 metres of the existing building on Lot 1. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2003 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2003 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the dwelling provides for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding a laden weight of up to 25 tonnes with an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

- 11. All necessary easements shall be granted or reserved.

#### Landscape Conditions

- 12. Planting shown on the approved Structural Landscape Plan shall be implemented within the first planting season from completion of construction, and thereafter be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.
- 13. The boundary between Lot 1 and Lot 2 shall not be planted in order to prevent the creation of a visually arbitrary line.

#### ***Ongoing Conditions/Consent Notices***

- 14. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the proposed Lot 2 Title by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future Lot 2 buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) Planting shown on the approved Structural Landscape Plan shall be maintained and irrigated if required in accordance with the plan. If any tree or plant shall die or become diseased it shall be replaced in the next available planting season.

- c) The area outside of the curtilage area within proposed Lot 2 shall be maintained either by stock or mowing.
- d) The boundary between Lot 1 and Lot 2 shall not be planted in order to prevent the creation of a visually arbitrary line.
- e) The maximum height for buildings located within the residential building platform on Lot 2 shall not exceed RL409.30m. Levels are in terms of mean sea level, local site datum is IT IV DP 22117, RL401.30m
- f) The maximum building coverage within the Building Platform shall be 600m<sup>2</sup>.
- g) All roof claddings shall be steel (corrugated or tray), slate or a 'green roof' system.
- h) All steel roofing shall be painted or otherwise colour treated in a dark recessive hue in the natural range of browns, greens and greys. All finished roof materials shall comply with a reflectivity value of less than 36%.
- i) Exterior wall materials for all structures shall consist of one or more of the following: local stone (schist); timber claddings which are left to weather or finished in clear stain, or painted; 'Linea' weatherboard cladding systems or similar; or smooth plaster finish.
- j) Exterior colours for all structures shall be earthy and recessive; in the natural range of browns, greens and greys; (in materials stated above) and have a reflectivity value of less than 36%.
- k) All fencing within proposed Lot 2 shall be traditional post and wire or post and netting only which may include rabbit netting. This shall not preclude the construction of timber fences or walls within the identified curtilage area.
- l) Outdoor landscape lighting within proposed Lot 2 is only permitted within 10 metres of the residential unit.
- m) Exterior lighting attached to any building within proposed Lot 2 shall be no higher than 3m above ground level. All other exterior lighting shall be no higher than 1m above ground level. Exterior lighting shall be directed downwards and away from the property boundary, and shall not be used as highlighting or accent lighting of any buildings or landscape elements including but not limited to trees, driveways, retaining walls or landform features. All lighting on the south side of a dwelling within the building platform shall have a sensor or timer mechanism to ensure that it is extinguished when not in use.
- n) At the time a dwelling is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by 'Grant Railton Drainlaying' dated 5th November 2013. The proposed waste water system shall be subject to the review of the Principal Resource Management Engineer at Council prior to implementation and shall be installed prior to occupation of the dwelling.
- o) At the time a dwelling/building is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female)

complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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

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

**Advice Note:**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.

## **LAND USE CONDITIONS**

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans by Aurum Survey Consultants Limited:
  - 'New Platform Detail – 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-2G, Revision Date 12 Feb 2014;
  - 'Lots 1 & 2 Being a Proposed Subdivision of Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-5G, Revision Date 5 Feb 2014;
  - 'Proposed Earthworks New Platform, - 61 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-1G, Revision Date 29 Jan 2014; and
  - 'Sections of New Platform – Lot 1 DP 359586 Slope Hill Road for M & J Henry' – Drawing & Issue No. 2038-16R-3G, Revision Date 29 Jan 2014

**stamped as approved on 27 February 2014**

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

### Engineering Conditions

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

4. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works.
5. Prior to the commencement of works 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.

#### ***To be monitored throughout earthworks***

6. 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.
7. No earthworks, temporary or permanent, are to breach the boundaries of the site.



***On completion of earthworks***

8. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised immediately after shaping has been completed, and in a progressive manner as the earthworks are completed.

**APPENDIX 3 – DECISION UNDER SECTION 100 OF THE RMA**

**FILE REF:** Name (RM130704)

**TO:** Blair Devlin – Manager, Resource Consenting

**FROM:** Adonica Giborees, Senior Planner

**DATE:** 27 February 2014

**SUBJECT:** **Requirement to hold a hearing pursuant to Section 100 of the Resource Management Act 1991.**

---

M & J Henry have applied for consent to subdivide Lot 1 DP 359586 into two allotments, to identify a residential building platform, and to undertake associated earthworks and landscaping.

The application was publically notified on 6 November 2013. The submission period closed on 4 December 2013 during which time a total of three (3) submissions were received. Since this time, all three submissions have been withdrawn, and as such it is considered that there are no submissions for this publicly notified resource consent.

A section 42A report has been prepared (attached as Appendix 1 to this memo) for this application 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 Resource Management Act 1991 allows for consideration of this application without a hearing under section 100 of the Act 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 at a hearing. In addition, and as noted above, no submissions were received in respect to this application.

Given the conclusions contained in the s42A report it is considered that a formal hearing of the application is not necessary for the substantive determination of this application.

Prepared by

Approved by

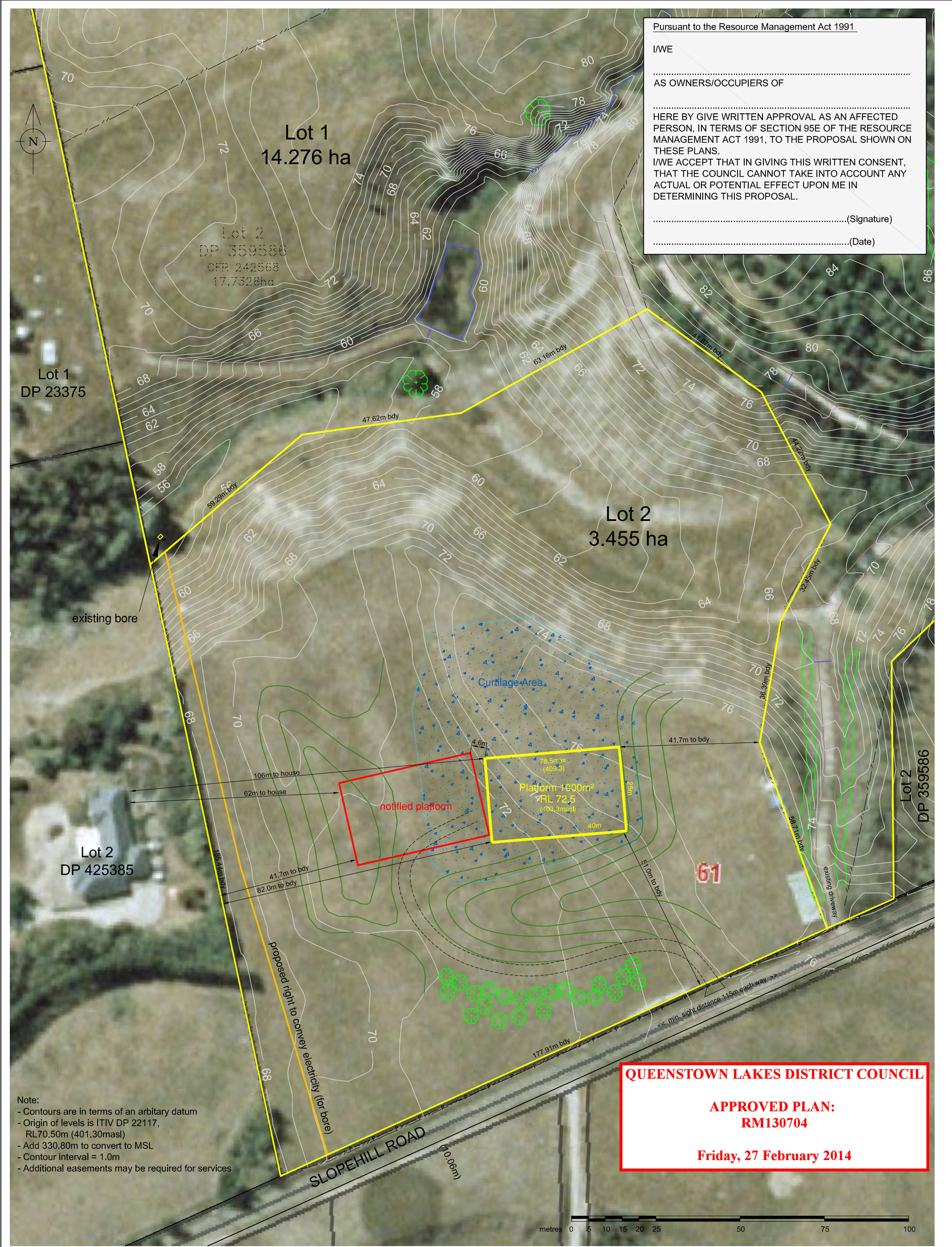


Adonica Giborees  
**SENIOR PLANNER**



Blair Devlin  
**MANAGER, RESOURCE CONSENTING**





Pursuant to the Resource Management Act 1991

I/WE

AS OWNERS/OCCUPIERS OF

HERE BY GIVE WRITTEN APPROVAL AS AN AFFECTED PERSON, IN TERMS OF SECTION 95E OF THE RESOURCE MANAGEMENT ACT 1991, TO THE PROPOSAL SHOWN ON THESE PLANS.  
I/WE ACCEPT THAT IN GIVING THIS WRITTEN CONSENT, THAT THE COUNCIL CANNOT TAKE INTO ACCOUNT ANY ACTUAL OR POTENTIAL EFFECT UPON ME IN DETERMINING THIS PROPOSAL.

.....(Signature)

.....(Date)

Note:  
- Contours are in terms of an arbitrary datum  
- Origin of levels is ITIV DP 22117, RL70.50m (401.30masl)  
- Add 330.80m to convert to MSL  
- Contour interval = 1.0m  
- Additional easements may be required for services

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM130704

Friday, 27 February 2014

ISSUE DATE:	ISSUE:	PREPARED BY:
16 Dec 2013	Original issue	B McLeod
16 Dec 2013	notified plat added	
17 Dec 2013	height review	
12 Feb 2014	level revision	
		Scale 1:1000 @ A3
		DRAWING & ISSUE No.
		2038-16R-2G
If this plan is used as the basis for any sale and purchase agreement, then it is done so on the basis that the areas and dimensions are preliminary, and may vary upon completion of the final survey.		

NEW PLATFORM DETAIL  
61 SLOPEHILL ROAD  
for M & J HENRY



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

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ISSUE DATE:	ISSUE:	PREPARED BY:
5 Feb 2014	G- revised platform	SL & BM
		Scale 1:2000 @ A3
		DRAWING & ISSUE No.
		2038-16R-5G
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LOTS 1 & 2 BEING A PROPOSED  
SUBDIVISION OF  
LOT 1 DP 359586 SLOPEHILL ROAD  
for M & J HENRY

**AURUM**  
  
**SURVEY**

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Lot 1  
14.276 ha

Lot 2  
DP 359586  
OFR 242568  
17.7328ha

Lot 1  
DP 23375

Lot 2  
3.455 ha

existing bore

Earthworks  
Approx cut 7800m<sup>3</sup>  
Fill to mounds 7800m<sup>3</sup>  
Area approx 11000m<sup>2</sup>

surplus material fill area  
up to 1m fill depth

Max cut 3.5m

Curtilage Area

Section A

proposed contour

proposed mound

Platform 1000m<sup>2</sup>  
RL 72.5  
(409.3masl)

40m

25m

78.5max  
(409.3)

40m

40m

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Driveway Earthworks  
Approx area 600m<sup>2</sup>  
Approx volume cut 400m<sup>3</sup> (to be filled to mounds)  
proposed driveway 4m wide

Proposed Planting  
deciduous trees  
up to 5m at maturity

#### Earthworks Summary

Areas	Areas
Platform and mounds	12600m <sup>2</sup>
Driveway	600m <sup>2</sup>
Total area	13200m <sup>2</sup>
Volumes	Volumes
Cut from platform	8500m <sup>3</sup>
Cut from driveway	400m <sup>3</sup>
Total Cut	8900m <sup>3</sup>
Total Fill (mounds etc)	8900m <sup>3</sup>
Total volume	17800m <sup>3</sup>

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ISSUE DATE:	ISSUE:	PREPARED BY:
16 Dec 2013	Original issue	B McLeod
17 Dec 2013	height review	
19 Dec 2013	ethwx summary	
16 Jan 2014	height limit adjust	
27 Jan 2014	ethwx adjust	
29 Jan 2014	ethwx adjust	

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## PROPOSED EARTHWORKS NEW PLATFORM 61 SLOPEHILL ROAD for M & J HENRY



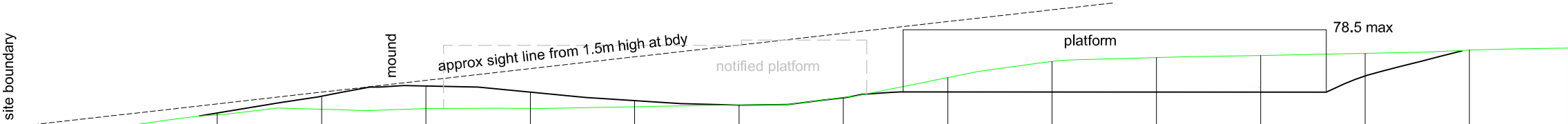
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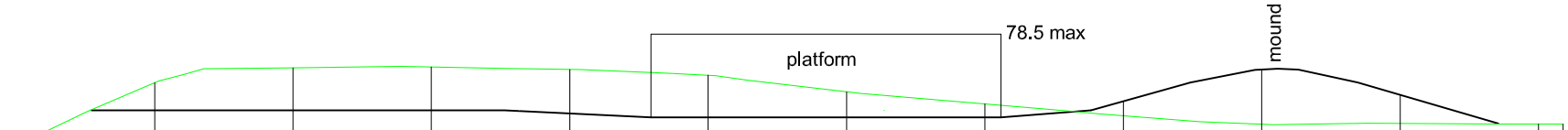
SECTION A  
Datum 62

Ground (orig.)	67.630	69.063	70.329	70.863	70.926	70.950	71.103	71.264	71.988	73.898	75.455	75.824	76.012	76.237	76.540	76.740
Excavation			70.510	72.124	73.100	72.510	71.686			72.500	72.500	72.500	72.500	74.037		
Depth			0.181	1.261	2.174	1.560	0.583			-1.398	-2.955	-3.324	-3.512	-2.200		
Chainages	0.045	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	149.475



SECTION B  
Datum 65

Ground (orig.)	70.466	74.997	76.073	76.127	75.950	75.532	74.339	73.460	72.612	72.001	72.052	72.006	71.999
Excavation		73.000	73.000	73.000	72.770	72.500	72.500	72.500	73.652	75.937	74.114		
Depth		-1.997	-3.073	-3.127	-3.180	-3.032	-1.839	-0.960	1.040	3.936	2.062		
Chainages	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	111.774



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SECTIONS OF NEW PLATFORM  
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