



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	M and E Gardiner and McCulloch Trustees
RM reference:	RM130750
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for Land Use Consent to erect a second dwelling
Location:	1633 Gibbston Highway / State Highway 6
Legal Description:	Lot 1 DP 24238 held in Computer Freehold Register OT16B/280
Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Blair Devlin – Manager, Resource Consenting
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	19 November 2014

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. 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.

1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (S42A) report prepared for Council (attached as Appendix 2) provides a full description of the proposal, the site and surrounds and the consenting history.

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 1 October 2014.

There were no submitters therefore no submitters indicated they wish to be heard if a hearing is held and the consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 19 November 2014.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6 of the S42A report outlines S104 of the Act in more detail.

The application must also be assessed with respect to Part 2 of the Act which is to promote the sustainable management of natural and physical resources. Section 9 of the S42A report outlines Part 2 of the Act.

3.1 RELEVANT PLAN CONSIDERATIONS

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

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i) & (ii) for the proposed construction of a second dwelling on the site and associated earthworks and landscaping.

4. SUMMARY OF EVIDENCE HEARD

This is not applicable in this case as there has not been a hearing.

5. PRINCIPAL ISSUES IN CONTENTION

The principal issues arising from the application and section 42A report are:

- Whether adverse effects of the proposal are appropriate;
- Whether the proposed development is in accordance with the relevant objectives and policies of the District Plan.
- Whether granting consent would serve the purpose of the Act.

The findings relating to these principal issues of contention are outlined in Section 10 of the attached S42A report.

6. ASSESSMENT

6.1 Actual and Potential Effects (s104(1)(a))

Actual and potential effects on the environment have been addressed in Section 8.2 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

Overall taking into consideration relevant assessment matters including the general assessment matters contained in Sections 5.4.2.2(1) and 5.4.2.3(xxvi) adverse effects on the environment from the proposed development will be minor and adverse effects of the proposed development on surrounding properties will be less than minor.

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the District Plan.

6.4 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 9 of the S42A report.

7. DECISION ON LAND USE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 1* of this decision imposed pursuant to Section 108 of the RMA.

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

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.

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.

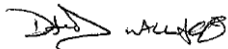
This resource consent is not a consent to build under the Building Act 2004. A consent under this Act must be obtained before construction can begin.

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 David Wallace on phone (03) 441 0499 or email david.wallace@qldc.govt.nz.

Report prepared by



David Wallace
SENIOR PLANNER

Decision made by



Blair Devlin
MANAGER, RESOURCE CONSENTING

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Section 42A Report

APPENDIX 1 - Consent Conditions

General Conditions

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

- 'Site Plan'
- 'Floor Plan'
- 'Elevations'
- 'Cross sections'
- 'Landscape Plan for M & E Gardiner'

stamped as approved on 18 August 2014

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.

Landscaping

3. The consent holder shall undertake landscape work in the form of evergreen vegetation and/or naturalistically graded earth mounding within the site to ensure that no part of the proposed dwelling will be visible from any part of the road reserve of the Gibbston Highway (State Highway 6). The landscape work shall be implemented within six months of the completion of the building of the dwelling or within 18 months of construction commencing, whichever is sooner, and shall thereafter be appropriately maintained and irrigated to serve its purpose as a visual screen. Successional re-planting shall be undertaken to ensure the screening effect is uninterrupted over time.
3. The mature stand of Eucalypts immediately to the west of the proposed dwelling location shall be maintained to a degree such that the trees shall act as a visual screen between the SH6 and the proposed dwelling site until such time that the landscaping required by condition 3 forms a fully established and effective visual screen.
4. The approved landscape plan shall be implemented within six months of the completion of construction. All plants except for flaxes shall be a minimum of 1m in height at the time of planting. All planting shall be maintained and irrigated as necessary and any tree or shrub that shall die or become diseased shall be replaced within the next available planting season. Should any of the mature trees show signs of senescence, or any trees require felling then replacement planting shall be implemented at least two years before the removal or felling of any tree.
5. Within six months of the granting of consent or prior to construction, whichever is the lesser, the colour palette for the exterior materials of the building are to be submitted to Council's Landscape Architect for certification. These colours are to be within the range of natural greens, browns or greys with a reflectivity of less than 26% to ensure that the dwelling appears recessive in its context.

Acoustic Insulation

6. New residential buildings located within 80m of the seal edge of the State Highway shall be designed and constructed to meet noise performance standards for noise from traffic on State

Highway 6 that will not exceed 35 dBA L_{eq} (24hr) in bedrooms and 40 dBA L_{eq} (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increase in noise from projected traffic growth during a period of not less than 10 years from the commencement of the construction of the development.

Engineering

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

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

8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and the "Site Management Plan, appendix D of the RM130750 consent application". These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

On completion of earthworks

9. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - a) Confirm the foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site; or
 - b) Provide certification to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer.
10. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

To be completed before occupation of the buildings/dwelling

11. Prior to occupation of the dwelling;
 - a) The consent holder shall submit to the Principal Engineer at Council, Chemical and bacterial tests of the water supply that clearly demonstrates compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
 - b) In the event that the test results required in Condition 11(a) above show the water supply does not conform with the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Principal Resource Management Engineer at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to occupation of the proposed dwelling.

- c) 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.
12. Power supply connections to the new dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider
 13. Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 14. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 15. Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

Advice Note:

1. The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in any new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire, the response times of the New Zealand Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.
2. Care is required when forming the landscaping mound to ensure the steep bank below is not destabilised and this may require retaining a suitable safe and clear space between the mounds and the bank. Material washed down into stormwater channels and culverts will need monitored to keep respective drainage system clear, at least until the landscaping mounds are revegetated and stabilised.

APPENDIX 2 - S42A Report

FILE REF: RM130750

TO Blair Devlin – Manager, Resource Consenting
FROM David Wallace
SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: M and E Gardiner and McCulloch Trustees
Location: 1633 Gibbston Highway / State Highway 6
Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) for Land Use Consent to erect a second dwelling
Legal Description: Lot 1 DP 24238 held in Computer Freehold Register OT16B/280
Zoning: Rural General
Public Notification Date: 1 October 2014
Closing Date for Submissions: 30 October 2014
Submissions: 0

RECOMMENDATION

That the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

1. It is considered that the adverse effects of the activity will be minor.
2. The proposal is consistent the relevant objectives and policies of the District Plan.
3. The proposal promotes the overall purpose of the RMA.

1. INTRODUCTION

My name is David Wallace. I am a Senior Planner at Queenstown Lakes District Council and have undertaken resource management and regulatory functions for the Council since February 2008. I worked as a planning consultant in a private consultancy in Dublin, Ireland from 2005 to 2007.

I hold the qualification of Bachelor of Civil and Environmental Engineering from University College Cork in Ireland and a Masters of Regional and Urban Planning from University College Dublin, Ireland. I am a Full Member of the New Zealand Planning Institute.

2. PROPOSAL AND SITE DESCRIPTION

Consent is sought under section 88 of the RMA to erect a second dwelling on the subject site. The dwelling is proposed to measure approximately 101m². It will be single storey with a maximum height of 5m. Proposed colours and materials include board and batten wall cladding with a cedar stain, plaster walls painted in medium grey (LRV < 36%), corrugated colorsteel roof coloured “Greyfriars” and joinery coloured “Greyfriars”. Landscaping is proposed in conjunction with the proposed building.

The proposed new dwelling will utilise the existing driveway access serving the existing dwelling on the application site. As a result of consultation undertaken with the New Zealand Transport Authority (NZTA), due to the proposed access point being a NZTA “limited access point”, the applicant volunteers a condition of consent at the request of the NZTA to ensure the proposed dwelling is designed to reduce potential noise arising from traffic on the State Highway.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section (a) of the report entitled Application Report, prepared by Charlene Kowalski of Vivian and Espie, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 1). This description is considered accurate and is adopted for the purpose of this report. Since the application was lodged the applicant has volunteered several conditions of consent arising from reports undertaken by Council appointed officers in relation to engineering and landscape matters. All conditions of consent recommended by the Council officers have been volunteered by the applicant.

Figure 1 below depicts the site and surrounds:

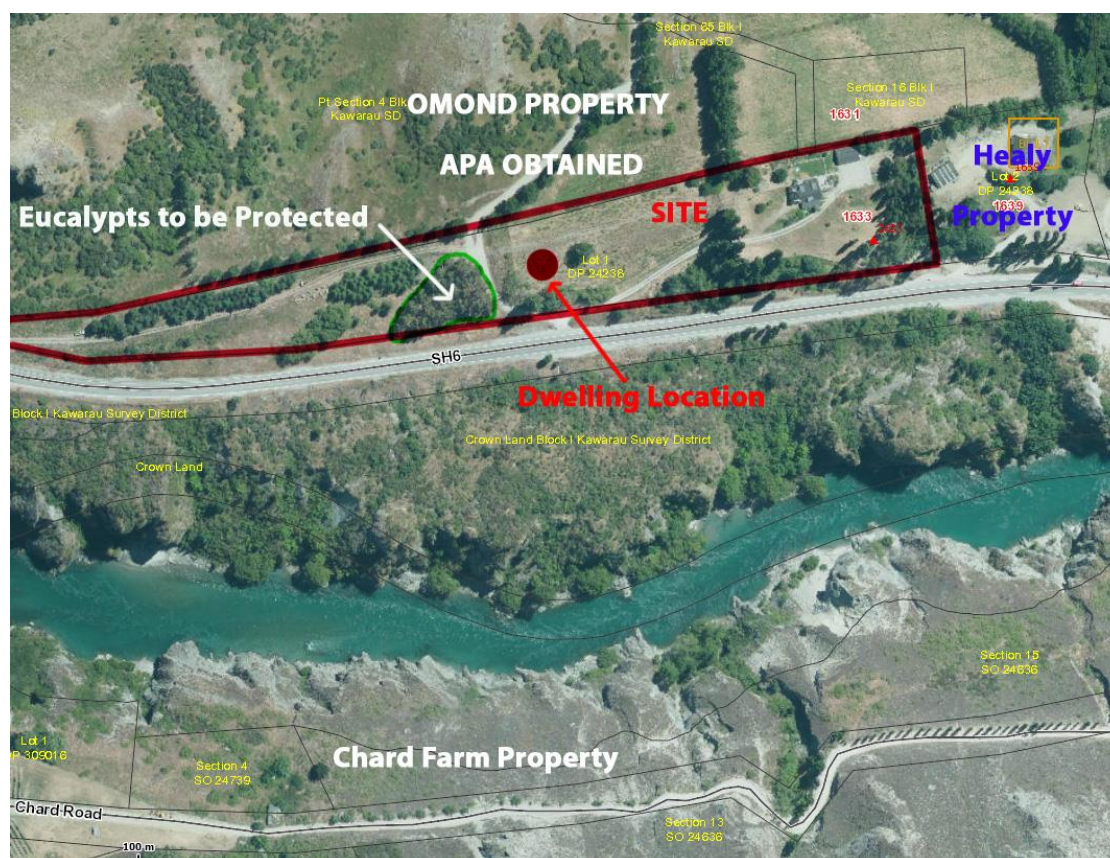


Figure 1: Site context

3. SUBMISSIONS

3.1 SUBMISSIONS

No submissions were received.

4. CONSULTATION AND WRITTEN APPROVALS

The following persons have provided their written approval and as such adverse effects on these parties have been disregarded.

Person (owner/occupier)	Address (location in respect of subject site)
B M Omond	1631 Gibbston Highway, Gibbston
The New Zealand Transport Authority (NZTA)	Administers adjoining State Highway 6

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

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

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i) & (ii) for the proposed construction of a second dwelling on the site and associated earthworks and landscaping.

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

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

6. STATUTORY FRAMEWORK

This application must be considered in terms of Section 104 of the RMA.

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

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

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 9 of this report outlines Part 2 of the RMA in more detail.

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

7. INTERNAL REPORTS

The following reports have been prepared on behalf of QLDC and are attached as appendices.

- A review of the landscape assessment provided by the applicant was provided by Councils consultant Landscape Architect, Dr Marion Read and is attached as Appendix 2 to this report.
- Councils Engineer, Mr Michael Wardill has assessed the proposed development from an engineering perspective and his report is attached as Appendix 3 to this report.

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

8. ASSESSMENT

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

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria (but not restricted by them)
- (iii) Objectives and Policies Assessment

8.1 LANDSCAPE CLASSIFICATION

Both landscape architects agree the landscape is classified as an Outstanding Natural Landscape (ONL) and this is accepted.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case all buildings and residential occupation of the zone requires resource consent and so the permitted baseline is not considered relevant to the primary component of the proposal being a residential dwelling. Both landscaping and earthworks up to 300m³ are permitted in the zone and potential adverse effects from these activities will be disregarded.

8.2.2 Actual and Potential Effects on the Environment

The Assessment of Effects provided at section (c) of the applicant's AEE is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report. The assessment of effects concludes that adverse effects on the environment would be minor.

A landscape and visual effects assessment report was provided by the applicant entitled *Landscape and Visual Effects Assessment Report*, prepared by Ben Espie of Vivian and Espie and attached at Appendix 4 to this assessment. This report has been reviewed by Councils Landscape Architect, Dr Marion Read.

Mr Espie has assessed the application against all the relevant landscape assessment criteria outlined in the District Plan (5.4.2.2(1)). Mr Espie recognises that the proposal will not achieve the assessment matter in terms of visibility of development from one public viewpoint on Chard Farm Road, however overall Mr Espie concludes that *"the inclusion of an additional dwelling on the subject property will accord well with the existing landscape character of the relevant vicinity. The activities will be inconspicuous, will be contained and will not affect the character or quality of the broader surrounding outstanding natural landscape"*. Dr Read generally agrees with Mr Espies assessment. Dr Read's assessment is accepted and as such Mr Espies report is adopted for the purposes of this report and the residual concerns outlined by Dr Read are discussed below.

In terms of Dr Read's residual concerns, following her report the applicant submitted a landscape plan outlining the proposed planting for the application site. Dr Read assessed the proposed plan and considered "*the fundamental problem is that it does not include all of the existing screening vegetation as required*" and that the purpose of the screening vegetation (stand of Eucalypts) to the west of the proposed dwelling is to screen the building from views from the west from the State Highway. The applicant has since volunteered a condition of consent to retain the aforementioned screening until such time that replacement screening closer to the proposed dwelling is established to the extent that the dwelling would not be visible from any part of the road reserve of the Gibbston Highway (SH6). This will ensure that any adverse effects arising from this concern raised by Dr Read will be appropriately mitigated.

Dr Read has reviewed the landscape plan submitted since her initial concerns were raised and considers that although the proposed planting would assist in increasing the screening from the cycle way and the Ormond's driveway it doesn't include any grades. Dr Read suggests that nothing under 1m at the time of planting (flaxes excepted) would be adequate. The applicant has confirmed they volunteer a condition of consent to ensure this requirement is met. It is considered that Dr Read's concerns have been adequately responded to and the resultant development with the conditions volunteered would result in a development that would have minor effects on the environment in landscape terms.

A Council Engineer, Mr Michael Wardill, has assessed the proposed development from an engineering perspective. Mr Wardill has recommended a suite of engineering conditions to ensure any engineering issues and resultant effects that could arise are appropriately mitigated. The applicant has volunteered all of these recommended conditions be imposed and as such it is considered no adverse effects will arise from the proposed development that are not appropriately mitigated. Overall adverse effects on the environment in engineering terms will be less than minor.

Although limited earthworks are proposed (320m³) it is considered reasonable to impose a condition requiring an accidental discovery protocol to be followed should any items of heritage or cultural value be discovered. This will ensure adverse effects on culture and heritage, should it exist on site, will be appropriately mitigated.

Overall taking into consideration relevant assessment matters including the general assessment matters contained in Sections 5.4.2.2(1) and 5.4.2.3(xxvi) adverse effects on the environment from the proposed development will be minor.

Affected party approval has been obtained from the Omonds who own the property to the north of the subject site therefore effects on this party will be disregarded. The New Zealand Transport Authority (NZTA) has provided written approval on the basis that the applicant volunteer a condition of consent to ensure any future dwelling is appropriately insulated. The applicant has volunteered this condition and adverse effects on the NZTA will be disregarded. The applicant owns the land immediately to the west of the proposed house. Potentially affected parties are considered to be the landowners to the east (the Healys) and the owners of land to the south on the opposite side of the Kawarau River. Directly across the river is land owned by the Department of Conservation (DoC), to the west of that is a site owned by Signature Investments Limited and to the west of that is land privately owned by Chard Farm (R and G Hay).

If the DoC land opposite the site was used, people would be able to view the proposed dwelling in the context of two other dwellings (one on the application site and the Healy dwelling). This portion of DoC land is not very accessible due to very steep cliff like topography and likely not to be frequented regularly by the public. The development would not be "reasonably difficult to see" from this land as the upper portion of the dwelling would be visible however it is considered by the applicant's and Council Landscape Architects that the proposed development with appropriate conditions relating to landscaping, colours and materials the proposal will not dominate or significantly detract from the qualities of the view. The landscape architects consider, and I accept, that the additional vegetation proposed on this site will appropriately accord with the existing character of the immediate area.

Similarly to the DoC land to the east, but to a slightly lesser degree, the proposed dwelling will be visible from two portions of the land owned by Signature Investments Limited and Chard Farm on the opposite side of the Kawarau River from the site. It is considered that, as with the visibility from Chard

Road and the adjoining DoC land, adverse effects from the portion of privately owned Chard Farm lands will be less than minor due to the proposed conditions controlling colours materials and the proposed landscaping ensuring the new building is appropriately absorbed into the landscape. Mr Espies and Dr Reads opinions are adopted in that regard.

In terms of the Healy residence to the east of the proposed house site, there is a dwelling and a significant level of existing mature landscaping screening views to the proposed dwelling. The proposed landscaping, modest scale, recessive colours and natural materials will ensure any adverse visual or amenity effects on the Healy residence would be less than minor.

It is also noted that the application was publicly notified to provide these parties with the opportunity to submit on this development within the ONL and no parties submitted on the application.

Overall adverse effects of the proposed development on surrounding properties will be less than minor.

8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES

The assessment of the proposal against relevant District Plan Objectives and Policies provided at section (d) of the applicant's AEE is comprehensive and is considered accurate. It is adopted for the purposes of this report. The assessment concludes that the proposal is consistent with the objectives and policies in Section 5 (Rural Areas) of the District Plan. It is clear from the assessment of the relevant provisions in Section 4 (District Wide) that the proposal is also in accordance with those objectives and policies.

9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

“Managing the use, development and protection of the 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 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) - are 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 by erecting a second dwelling on their property to cater for family members and therefore the proposal is, in this regard, consistent with purpose of the Act.

The proposed development also appropriately avoids, remedies or mitigates adverse effects arising from the proposed development. As such it is considered that granting the proposal would be in accordance with Section 5 of the Act and therefore the proposal is considered to be consistent with the primary purpose of the Act.

Matters of National Importance and Other Matters

Consideration must also be given to the relevant matters listed in section 6 and 7 of the Act.

With regard to section 6 these matters include:

- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.*

As outlined in this report and the appendices the proposed development will result in the appropriate protection of the Outstanding Natural Landscape of which the subject site is part as it will not significantly degrade that character and therefore it will be in accordance with the part of section 6 of the Act considered relevant to the proposed development.

With regard to section 7 the matters that require consideration include:

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

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

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

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

With regard to the matters raised in section 7 of the Act, it is considered that, as outlined within this report, the proposal does not significantly detract from existing amenity values or the quality of the existing environment. The proposal provides for a second dwelling on a site thereby efficiently using natural and physical resources. The proposed development is considered to be generally in accordance with section 7 of the Act.

Overall the proposed development is in accordance with the relevant sections of Part 2 of the Act.

10. CONCLUSION AND RECOMMENDATION

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

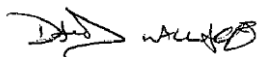
The proposed development is in accordance with the relevant objectives and policies of the District Plan.

Overall the proposed development promotes the purpose of the Act.

Provided recommended conditions are imposed (as per Appendix 5) in accordance with Section 108 of the RMA consent should be granted pursuant to Section 104 of the RMA.

Report prepared by

Reviewed by



David Wallace
SENIOR PLANNER



Blair Devlin
RESOURCE CONSENT MANAGER

Attachments:	Appendix 1	Applicant's AEE
	Appendix 2	Landscape Architect's Report
	Appendix 3	Engineering Report
	Appendix 4	Applicant's Landscape Assessment
	Appendix 5	Recommended Conditions

Report Dated:	6 November 2014
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APPLICATION FOR RESOURCE CONSENT

Section 88 of the Resource Management Act 1991

M. and E. Gardiner and McCulloch Trustees apply for the following:

Land use consent to establish a new dwelling with associated earthworks, landscaping and servicing.

The names and addresses of the owner and occupier (other than the applicant) of the land to which the application relates are as follows:

M. and E. Gardiner and McCulloch Trustees are the registered owners of the land.

The location of the proposed activity is as follows:

The application site is located at 1633 Gibbston Highway (State Highway 6), Gibbston. The legal description of this site is Lot 1, Deposited Plan 24238; held in Computer Freehold Register OT16B/280.

No additional resource consents are needed for the proposed activity (or: The following additional resource consents are needed for the proposed activity and have (or have not) been applied for:

No additional resource consents are required.

I have attached, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

Refer to Attachment [A].

I have attached any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act:

List of attachments:

- [A] ASSESSMENT OF EFFECTS ON THE ENVIRONMENT
- [B] COPY OF CERTIFICATES OF TITLE, CONSENT NOTICES, COVENANTS AND ENCUMBRANCES
- [C] SITE, FLOOR AND ELEVATION PLANS
- [D] EARTHWORKS PLAN AND SITE MANAGEMENT PLAN
- [E] LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT
- [F] ENGINEERING REPORT
- [G] CORRESPONDENCE WITH NZ TRANSPORT AGENCY
- [H] CONTAMINATED SITE AND NATURAL HAZARDS INFORMATION
- [I] POWER AND TELECOMMUNICATION CONFIRMATION



Signed by Charlene Kowalski on behalf of:

M. and E. Gardiner and McCulloch Trustees



Date:

Address for service:

M. and E. Gardiner and McCulloch Trustees

C/- Vivian & Espie Limited

Resource Management and Landscape Planning

P O Box 2514

Wakatipu

Queenstown 9349

Telephone:

(03) 441 4189

Email:

charlene@vivianespie.co.nz

[A] ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

M. and E. Gardiner and McCulloch Trustees

This Assessment of Effects on the Environment accompanies an application for resource consent under section 88 of the Resource Management Act 1991 to establish a new residential dwelling at 1633 Gibbston Highway. This assessment has been prepared in accordance with the Fourth Schedule of the Act in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

(a) A detailed description of the proposal

(i) Introduction

Land use consent is sought to establish a new residential dwelling with associated earthworks, site servicing and landscaping. There is no intention to subdivide the site or identify a residential building platform. An established family home is already located on the site and this application seeks to establish a second dwelling on the site for family members.

(ii) Site History

Council's records indicate that in 1996 resource consents RM940156 and RM950189 were approved to establish a dwelling on an area of land, which became the application site, by way of a boundary adjustment. In 2009 resource consent RM090141 was approved to extend a dwelling on the site. In 2011 the portion of the Queenstown Trail network passing through the Gibbston locality was approved with construction commencing shortly afterwards, via resource consents RM110215 and RM120171. A portion of this trail network runs east-west partly within the road reserve of the State Highway and the application site and the trail runs across the driveway access into the site.

A copy of the Computer Freehold Register and applicable legal encumbrances are contained in Attachment **[B]**. Easement instrument 9271663.5 was registered in February 2013 to provide for right of way access (pedestrian and cycleway) over a portion of the site to provide a link in the trail network. Two notices are also registered on the title, 5027701.1 and 5028208.5, that require the landowner of the site to advise the NZ Transport Agency if there is a change in the nature, scale of use of the crossing place into the site and specify where the crossing place should be located. In accordance with the requirements of these notices, the applicant has consulted with the NZ Transport Agency during the preparation of this application, as outlined below.

(iii) Site and Locality Description

The application site is approximately 2 hectares in size. It is located adjacent to State Highway 6, to the north-east of and above the Kawarau River Bridge, close to the Bungy Centre in Gibbston. The lot is roughly triangular in shape and slopes downwards to the south.



Location of the application site: Source: QLDC Website

The existing residential dwelling is situated on the north-eastern corner of the site. The property is generally covered in pasture grasses, with a small Eucalyptus plantation to the west and a few other established trees dotted around the site. The access into the site is situated at a centre point on the southern boundary. The proposed new dwelling will be accessed off the same driveway.



View of portion of the site intended for the new dwelling.

The application site is located within the Rural General zone. The area within which the site is located has been identified as an Outstanding Natural Landscape – District Wide on the District Planning Maps. The landscape feature of the Judge and Jury Rocks is located on the adjoining property to the north. This feature is listed as a protected landscape feature in the District Plan (Reference No. 9: with a QLDC Category 3 listing).

(iv) The Proposal

A copy of the plans for the proposed new dwelling is included in Attachment [C]. The new dwelling will be a three bedroom family home. It has a building footprint of 100.9m². It will be single storey with a pitched roof and will be just over 4 metres in height at the highest point. The building will comply with the District Plan 8 metre height limit.

The proposed exterior claddings and colours are board and batten walls with a cedar stain, with some walls also featuring a plaster finish that will be painted in a medium grey colour with a light reflectivity value less than 36 percent, such as 'Resene - Half Arrowtown' or 'Sandstone Grey'. The roof will be corrugated colorsteel, with the roof and joinery both painted in the colour 'Resene - Ironsand'.

The proposed building location complies with the 15 metre setback from internal boundaries and the 20 metre road setback that apply in the Rural General zone.

All fixed exterior lighting will be directed away from adjacent sites and roads in accordance with District Plan Rule 5.3.5.2(vi).

(v) Earthworks

Earthworks are required to create a level building platform and driveway access for the new dwelling. The fill from the cut for the platform will be used to create a small earth berm in front of the new dwelling for landscaping effect. The proposed earthworks are detailed on the Earthworks Plan included in Attachment [D]. The maximum volume of earthworks including both the building platform and driveway will be approximately 220m³. The total area of bare soil exposed will be 570m². The maximum depth of cut is 1.2 metres with the maximum depth of fill being 1.1 metres. These volumes are minor in scale and are a permitted activity under the District Plan. The earthworks are not located close to any of the site boundaries. No earthwork material will be removed from the site as it will be utilised for landscaping.

The earthworks will be carried out in accordance with the site management plan in Attachment [D] and standard erosion and sediment control measures to avoid soil erosion or any sediment entering any

water body, in accordance with NZS 4404:2004 and "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council. Appropriate dust control measures to avoid nuisance effects of dust beyond the site boundary will be implemented. The loading and stockpiling of earth and other materials will be confined to the application site.

(vi) Landscaping

An assessment of the proposal in terms of its effects on landscape and visual amenity values is included in the Landscape and Visual Effects Assessment report in Attachment [E]. With regard to the visibility of the proposal the report states that the visual effects will be restricted to users of Chard Road, some of the Chard Farm Winery land and some of the land owned by the adjoining neighbour to the north. The proposal will bring about a slight increase in the degree of domestication that the vicinity, however it is noted that there is already a domesticated appearance to the site as a result of the two existing dwellings close by – the existing dwelling on the application site and the dwelling located next door at 1639 SH6. In Paragraph 27 the report notes that the design and location of the proposed dwelling, in an inconspicuous position within a small pocket of treed flat land is such that the proposal will not significantly exacerbate the effects of the existing situation or degrade amenity and landscape appreciation. When seen from the areas described above, the parts of the proposed dwelling that are visible will not break the line and form of any ridges, hills or prominent slopes. The report also notes that the proposal will not have any adverse effects in relation to geomorphology, indigenous ecosystems or ecology.

In conclusion the findings of the Landscape report, as outlined in Paragraph 33, is that the proposal will be inconspicuous, will be contained and will not affect the character or quality of the broader surrounding outstanding natural landscape.

The existing Eucalyptus plantation and some willow trees partially screen the site proposed for the new dwelling from the State Highway. To ensure that the new dwelling is inconspicuous from the State Highway and the adjoining road reserve (which includes a portion of the Queenstown trail network), it is suggested in the Landscape report that a condition be placed on the consent to require additional planting between the new dwelling and the State Highway, as follows:

- *The consent holder shall undertake landscape work in the form of evergreen vegetation and/or and naturalistically graded earth mounding within the site to ensure that no part of the proposed dwelling will be visible from any part of the road reserve of the Gibbston Highway (State Highway 6). This landscape work shall be implemented within six months of the completion of the building of the dwelling and shall thereafter*

be appropriately maintained and irrigated. Successional re-planting shall be carried out to ensure the screening effect is uninterrupted over time.

The report notes that in practice, this screening will be relatively easy to achieve by an evergreen hedge, or similar, along the fence line that runs to the south of the proposed dwelling location.

(vii) Site Servicing

A report on the engineering issues associated with the site has been prepared by Hadley Consultants Limited, dated October 2013. This report is included in Attachment [F]. A summary of the main findings of this report is set out below:

Water Supply:

No Council reticulation exists in the vicinity. The water supply is proposed to be supplied from the existing spring source that serves the existing house on the site and the neighbouring properties. The spring source is located to the north-east of the existing house and it is intended that this be extended from where it services the existing house to the new dwelling. The report states that further gravity reticulation will be required and this is not anticipated to create any issues. The reticulation will deliver at least 2,100 litres per day supply to the new dwelling.

A fire fighting supply of 20,000 litres will be available in a 30,000 litre tank located within 90 metres of the building platform. The tank will be partially buried for aesthetic reasons.

Wastewater:

The existing and neighbouring dwellings on the site all have individual onsite wastewater disposal systems. The Engineering report advises that an effluent field area of approximately 74m² is required, based on up to 15mm per day for primary treated effluent. The proposed location of the effluent field is detailed in Appendix 2 of the report. The report contains recommendations to ensure that the effluent discharge to land does not have adverse environmental effects.

Stormwater:

The report states that stormwater runoff is anticipated to occur as overland sheet flow during intense rain events over parts of the site. This is expected to be minimal due to the site features including topography and vegetation.

Power and telecommunication servicing:

Confirmation that the site can be adequately serviced in terms of both power and telecommunications is contained in Attachment [I].

(viii) Liaison with the NZ Transport Agency

The proposed new dwelling will utilise the existing driveway access which is crossed by the Queenstown Trail. A short, flat extension to the driveway within the site will be required. The users of the trail are required to give right of way to people using the driveway access. No issues are anticipated relating to the use of the shared driveway given the low traffic volumes into the site and because the new dwelling will be used by family members that already reside on the site.

The NZ Transport Agency has been consulted during the preparation of this application (as per the correspondence included in Attachment [G]) and have asked for a consent notice to be registered on the legal title. Their concern is that when a new residential dwelling is built in close proximity to the State Highway, that the house is designed to reduce potential noise arising from traffic on the State Highway. The consent notice condition they have requested to address the potential reverse sensitivity effects arising from noise, is as follows:

- *New residential buildings located within 80m of the seal edge of the State Highway shall be designed and constructed to meet noise performance standards for noise from traffic on State Highway 6 that will not exceed 35dBA L_{eq} (24hr) in bedrooms and 40dBA L_{eq} (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increases in noise from projected traffic growth during a period of not less than 10 years from the commencement of the construction of the development.*

The applicant has volunteered that this condition be included on the resource consent and the NZ Transport Agency has provided their affected party approval on this basis.

(ix) Natural Hazards

Council's hazards information, refer to the attached plan in Attachment [H] indicates that the site is not subject to natural hazard issues. The report by Hadley Consultants states that there is no evidence of instability indicators within the part of the site where the building platform is proposed.

(x) Contaminated Site Issues

All applications for resource consents are required to be considered under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. Under these regulations, land is considered to be actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been undertaken on that land. The land use history is the trigger in determining whether land requires further assessment under the NES.

The Otago Regional Council Environmental Data Officer advised via email on 8 October 2013, included in Attachment [H], that an investigation of their records indicates that there are no contaminated sites located on, or in, the vicinity of the application site. A review of all the QLDC consents registered against the site, as attached, also does not identify any hazardous activities or buildings, such as sheep/cattle yards or woolsheds, which may have contained such activities.

In conclusion, based on the above research, there is no evidence to suggest that the land subject to this application included a use on the HAIL list. It is considered highly unlikely that there would be a risk to human health resultant from the development of the site as proposed.

(b) An assessment of the actual or potential effect on the environment of the proposed activity.

(i) Statutory Consideration

Section 88A of the Resource Management Act 1991 (herein referred to as 'the Act') requires an application received to be processed and completed as an application for the type of activity specified in the plan or proposed plan existing at the time the application was made.

The subject site is zoned Rural General under the District Plan. The purpose of the Rural General Zone is described in Part 5.2 of the District Plan 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 nature 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 viable within the zone."

For this application resource consent is required for the following:

- A **discretionary** activity consent is required pursuant to Rule 5.3.3.3(i)(a) for the addition, alteration or construction of any building; and any physical activity associated with any building such as roading, landscaping and earthworks.

(ii) The Resource Management Act 1991 (the RM Act)

This application must be considered in terms of Section 104 of the RM Act. Section 104 *Consideration of Activities* is subject to Part II of the RM Act (purpose and principles) and also lists the other considerations the consent authority shall have regard to. Considerations of relevance to this application are:

- "(a) Any actual and potential effects on the environment of allowing the activity, including the discretion to disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect;*
- (b) ...Any relevant provisions of a plan or proposed plan;*
- (c) Any other matter 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 which 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."*

(c) Assessment of Effects on the Environment

(i) Effects permitted by the District Plan

Section 104(2) of the Act states that when forming an opinion for the purposes of section 104(1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the District Plan permits an activity with that effect. Generally speaking, the District Plan only permits agricultural and horticultural uses in the Rural General zone – all residential occupation requires a resource consent.

(ii) Landscape and Visual Amenity Effects

The proposed dwelling is small in both bulk and height. The claddings and colours chosen for the new dwelling are recessive, in the natural range of browns, greens or greys, and will have a reflectivity value of less than 36 percent. The dwelling complies with the 8 metre height limit and the road and internal setback requirements.

All exterior lighting will be fixed and directed away from adjacent sites and roads, in accordance with District Plan Rule 5.3.5.2(vi). No adverse effects in terms of glare are anticipated.

Site landscaping is proposed to ensure that the new dwelling is appropriately screened from the State Highway and adjoining portion of the trail network. As already detailed above, the conclusion of the Landscape and Visual Effects Assessment Report is that an additional small dwelling on the subject property will accord well with the existing landscape character of the relevant vicinity. The proposed new dwelling will have less than minor adverse effects on the landscape and visual amenity of the area.

(iii) Effects on People and Built Form

The proposed new dwelling is located on the same site as the existing dwelling owned by the applicants. The proposed dwelling is situated a considerable distance away from any adjoining residential houses, the closest being at 1639 Gibbston Highway, the adjoining site to the east. No adjoining neighbours are considered to be adversely affected by the proposal.

(iv) Effects on land, flora and fauna

The earthworks for which consent is required are minor in scale and are situated well within the site boundaries. The intention is to undertake the earthworks within a short time period to reduce potential adverse effects and to ensure that areas are re-grassed as soon as the earthworks are completed. The earthworks will be carried out in accordance with an approved site management plan. No adverse effects on land, flora or fauna are anticipated as a result of the activity.

(v) Effects during the construction phase

During the construction of the dwelling trucks may require access to the site and this will be undertaken in accordance with any conditions placed on this consent, and in a manner which will mitigate the safety effects to users of the trail network and the adjoining State Highway. Noise during the construction of the dwelling will be temporary in nature and kept to reasonable hours of operation, as specified in the

site management plan. As such, it is anticipated that the proposal will have less than minor adverse effects in terms of the activity during the site earthworks and construction of the new dwelling.

(vi) Effects on traffic movements

Trucks will travel from the State Highway network to the site and will not need to travel through residential areas to reach the site. The existing access into the site complies with the District Plan requirements relating to sight distances – refer to Appendix 1 of the Engineering Report. The proposal will not generate any further traffic movements than already occurs on the site as the family members that will live in the new dwelling already reside on the site. There will be no discernable change to users of the trail network for the same reason. The dwelling when completed will have the normal traffic usage associated with residential development. For these reasons it is considered that the proposal will have less than minor adverse effects in terms of traffic movements.

(vii) Effects on heritage values

The area contains a significant amount of both heritage and archaeological features which contribute to the character of the area and provide an understanding of the past settlement in the district. Although heritage material is located nearby, there are no known historic or archaeological remnants in the location proposed for the new dwelling. If during the earthworks, any historic material was discovered, the Accidental Discovery Protocol would be followed. All activity on the site would immediately cease and the NZ Historic Places Trust would be contacted for advice. It is suggested that an advice note be included on the consent in this regard.

(viii) Conclusion

Overall it is concluded that the adverse effects of the proposal on the environment will be minor.

(d) Relevant District Plan Objectives and Policies

The relevant objectives and policies of the District Plan include:

- Part 4.2: District Wide - Landscape and Visual Amenity Values
- Part 5: Rural General

Each of these is discussed below:

(i) Part 4.2: District Wide - Landscape and Visual Amenity Values

Part 4.2 Landscape and Visual Amenity of the District Plan specifies the resource management issues, objectives, policies and methods of implementation for district wide landscape and visual amenity values. The principal landscape objective for the district is 4.2.5:

“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.” (Page 4-9 District Plan).

This objective is to be achieved by a number of policies, the most relevant to this proposal being Policy 2: *Outstanding Natural Landscapes (District-Wide / Greater Wakatipu)*:

- “(a) To maintain the openness of those outstanding natural landscapes and features which have an open character at present.
- (b) To avoid subdivision in those parts of the outstanding natural landscapes with little or no capacity to absorb change.
- (c) To allow limited subdivision and development in those areas with higher potential to absorb change.
- (d) To recognise and provide for the importance of protecting the naturalness and enhancing amenity values of views from public roads.” (Page 4-9 District Plan).

Policy 2(a) relates to maintaining open character amenity Policy 2(b) and (c) encourage that buildings be located within areas with greater potential to absorb change without detracting of landscape and visual amenity values. Policy (d) is concerned with protecting landscape amenity values from public roads.

As stated in the Landscape report, the proposed dwelling is located within a small flat area surrounded by vegetated gullies and rocky slopes. This immediate vicinity is relatively enclosed and currently contains elements of human modification including two existing dwellings, driveways, fencing, pasture and extensive exotic trees. The inclusion of an additional small dwelling on the subject property will accord well with the existing landscape character of the relevant vicinity. The proposed dwelling will not be readily visible from adjoining roads, subject to the landscape condition proposed in this report. As such, it is considered that the proposed development is consistent with this objective.

Policy 8 relates to *Avoiding Cumulative Degradation*. It states as follows:

“In applying the policies above the Council’s policy is:

- (a) To ensure the density of subdivision and development does not increase to a point where the benefits of future 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." (Page 4-11 District Plan).

Policy 8(a) is designed to ensure that the density of the proposed buildings does not increase to a point where the benefits of future planting and buildings are outweighed by adverse effects on landscape values by over-domestication of the landscape. In applying this part of the policy it is considered necessary to outline what constitutes over-domestication of the rural landscape. Generally speaking, over - domestication of rural landscapes is the point at which:

- The rural area requires infrastructure consistent with urban areas, such as curb and channelling, street lighting, etc.
- Landscaping, including fencing and entranceways, are no longer consistent with traditional rural elements (post and wire, etc);
- Non-rural activities compromise the ability to undertake agricultural or horticultural activities on adjoining sites.

The proposal does not require infrastructure consistent with urban areas. No fencing is required. The development has generally been well located and designed to fit in with the rural landscape. Overall it is considered that the proposed activity will be consistent with this policy.

Policy 8(b) encourages comprehensive and sympathetic development of rural areas. The proposed activity is small in scale and is located within an area of reduced visibility. The proposal is considered to be consistent with this policy.

Policy 9 addresses Structures. It states:

"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, prominent slopes and hilltops;
- Encouraging the colour of buildings and structures to complement the dominant colours in the landscape;
- Encouraging placement of structures in location where they are in harmony with the landscape;
- Promoting the use of local, natural materials in construction...

(c) all rural landscapes by:

- Limiting the size of signs, corporate images and logos,
- Providing for greater development setbacks from public roads to maintain and enhance amenity values associated with views from public roads.” (Pages 4-11,12 District Plan).

With respect to Policy 9(a), the proposed dwelling is small in scale and has been designed with colours and materials that complement, and are recessive, within the landscape. The dwelling will not be located close to any ridgeline and will not appear prominent on the skyline, ridges, or hilltops. With respect to policy 9(c) no signage is proposed as part of this development. The dwelling is set back from the State Highway and will not be readily visible from public roads. Overall it is considered that the proposed development will be consistent with this policy.

Policy 17 relates to Land Use. It states as follows:

“To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.” (Page 4-13 District Plan).

The small scale of the proposed dwelling and its location within the site in a position where it is not particularly visible ensures that the overall rural character of the locality is retained. The proposed development will be consistent with this policy.

(ii) Part 5: Rural General Objectives and Policies

Part 5.2 of the District Plan lists the objectives and policies for the Rural General zone. Objective 1 relates to character and landscape value:

“To protect the character and landscape value of the rural area by promoting the sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.” (Page 5-2 District Plan).

This objective is to be achieved through the following 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 based on 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 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." (Page 5-2, 3 District Plan).

Policies 1.1 and 1.6 have been met by the consideration of the district wide landscape policies as already discussed above. Policies 1.2 to 1.5 relate to rural productive activities. No change to the current use of the site is proposed as a result of this application, and therefore the proposed activity is considered to be consistent with these policies.

Policy 1.7 seeks to preserve the visual coherence of the landscape by locating development in areas with the potential to absorb change. These issues have already been discussed above. The proposed dwelling is small in scale and is located within a part of a site which has the potential to absorb change.

Policy 1.8 seeks to avoid, remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes. The proposed water tank will be partially buried and the proposed building located where it cannot be readily viewed on the skyline, a ridge, hill or prominent slope. Overall, it is concluded that the proposed activity is consistent with Part 5: Objective 1 and relevant policies.

Objective 3 relates to Rural Amenity. This policy states:

"Avoiding, remedying or mitigating adverse effects of activities on rural amenity." (Page 5-4 District Plan).

This objective is to be achieved by six policies, of which only the following is relevant to this application:

"3.3 To avoid, remedy or mitigate adverse effects of activities located in rural areas." (Page 5-4 District Plan).

The proposed development is small in scale and can be managed so that any potential adverse effects can be avoided, remedied or mitigated, as outlined in this application.

In conclusion it is considered that the proposed activity is consistent with the objectives and policies contained in Part 5: *Rural General Zone* of the Operative District Plan.

(e) Conclusion

In conclusion, the proposed development is compatible with the surrounding land uses. Proposed building and landscape design controls, and conditions of this consent, will ensure that any potential adverse effects of the proposal can be appropriately avoided, remedied or mitigated. The proposal is consistent with the objectives and policies of the District Plan.

(f) Where the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use.

Not applicable.

(g) A description of the mitigation measures (safety and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect.

Recommended conditions of consent have been suggested in this assessment, and in the accompanying reports.

(h) An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted.

The NZ Transport Agency, as the landowner of the adjoining State Highway has been consulted during the preparation of this application.

(i) Where the scale of significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom.

The only monitoring that will be required is with respect to consent conditions.

(j) Evidence to show whether it is more likely than not that the site is, or has previously been, used for an activity that may potentially contaminate the soil.

As noted under heading (a)(x) above, there is no evidence to indicate that the site is, or has previously been, used for an activity that may potentially contaminate the soil.

To: David Wallace, Planner, Queenstown Lakes District Council

From: Marion Read, Principal, Read Landscapes

Subject: RM130750 Gardiner – Landscape and Visual Assessment

Date: 26 November 2013

1.0 Introduction

- 1.1 An application has been made for land use consent to construct a second dwelling on a site located on State Highway 6 (SH 6) to the west of the Kawarau River at 1633 Gibbston Highway, legally described as Lot 1 DP 24238.
- 1.2 The site encompasses an area of approximately 2.2ha. It is long and narrow and roughly triangular in shape. An existing dwelling is located at its eastern end. This is reached by a driveway which enters from SH 6 slightly east of the centre of the site. This driveway divides just inside the entrance and a branch heads approximately north to give access to the Omond property. The Wakatipu Cycle Trail follows the site just below the southern boundary.
- 1.3 The site is zoned Rural General in the terms of the Queenstown Lakes District Plan (the District Plan) and is located in an area identified on the maps of Appendix 8 of that plan as being within an Outstanding Natural Landscape (Wakatipu Basin).
- 1.4 Included with the application is a landscape assessment report from Vivian + Espie.

2.0 Proposal

- 2.1 It is proposed to construct a second dwelling on the site, more or less due north of the entrance from SH 6. This dwelling is to have a footprint of 103m² and is to have a gabled roof. It is to be clad with the following materials:
 - Colorsteel roof coloured 'Ironsand';
 - cedar board and batten (stained) with plaster finished in a colour with an LRV of less than 36%.
- 2.2 Access is proposed to be taken off the existing driveway.
- 2.3 No landscape plan has been provided. Instead a condition undertaking that no part of the dwelling would be visible from SH 6 is proposed.

3.0 Assessment

- 3.1 I find myself generally in agreement with the landscape assessment report included in the application. My residual concerns relate solely to the absence of a landscape plan and the vague nature of the information regarding the colours of the plaster and timber finishes.
- 3.2 Mature vegetation exists along the southern margin of the site and this provides significant screening of the site of the proposed dwelling. In addition a small stand of eucalypts to the west of the site also contributes to this screening effect. In my opinion these stands of vegetation should be protected by conditions of consent, at least until such time as a similar or greater level of screening can be achieved by future planting.

- 3.3 The proposed dwelling would not be highly visible from SH 6 but would be readily visible from Chard Road on the southern side of the Kawarau River. This is illustrated in Appendix 2 of the Espie report.
- 3.3 I concur with the Espie landscape assessment that the site is located within the Outstanding Natural Landscape (Wakatipu Basin). This is the most sensitive and highly controlled of all the landscape classifications within QLDC. For this reason, and because of the potential visibility of the proposed dwelling from Chard Road, I consider that consent should not be granted until suitable exterior colours have been chosen and their use conditioned. These colours should be within the range of natural browns, greens and greys and should have a reflectivity of less than 26% as is usual practice within the ONL(WB) in order to ensure that the dwelling is recessive and could be described as 'reasonably difficult to see' from this location also.

4.0 Conclusion

- 4.1 It is proposed to construct a small second dwelling on a site adjacent to SH 6 at the mouth of the Gibbston Valley.
- 4.2 Were the existing trees along the southern margin of the site, and to the west of the proposed dwelling location be removed the proposed dwelling could become highly prominent. The retention of these trees, at least until a similar or better level of screening can be achieved, if necessary in order to ensure that it meets the criterion of 'reasonably difficult to see'.
- 4.3 The proposed colours for the exterior cladding of the dwelling should be in the range of natural browns, greens and greys and should have a reflectivity of less than 26% to ensure that the dwelling is suitably recessive within its landscape setting.

5.0 Proposed conditions

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


1. Within six months of the granting of consent a landscape plan shall be submitted to Council's Landscape Architect for certification. This landscape plan shall encompass, as a minimum, the central third of the subject site. It shall identify the following:
 - all existing trees to the south, east and west of the location of the second dwelling which provide a screening effect from the bicycle trail and from the State Highway
 - details of mounding and planting to provide visual screening of the dwelling from the bicycle trail and from the State Highway including the species and grade at planting.Once certified this plan shall be implemented within six months of the completion of construction. All planting shall be maintained and irrigated as necessary and any tree or shrub that shall die or become diseased shall be replaced within the next available planting season. Should any of the mature trees show signs of senescence, or any trees require felling then replacement planting shall be implemented at least two years before the removal or felling of any tree.
2. Within six months of the granting of consent or prior to construction, whichever is the lesser, the colour palette for the exterior materials of the building are to be submitted to Council's Landscape Architect for certification. These colours are to be within the range of natural greens, browns or greys with a reflectivity of less than 26% to ensure that the dwelling appears recessive in its context.

Read Landscapes



**Marion Read
Principal**

Reviewed by:



**Richard Denney
QLDC Landscape Architect**



ENGINEERING MEMO

TO: David Wallace
FROM: Michael Wardill
DATE: 18th July 2014
SUBJECT: RM130750 – M & E GARDINER & MCCULLOCH TRUSTEES

APPLICATION DETAILS	
REFERENCE	RM130750
APPLICANT	M & E GARDINER & MCCULLOCH TRUSTEES
APPLICATION TYPE & DESCRIPTION	Establish a second dwelling on site with no RBP and undertake landscaping
ADDRESS	1633 GIBBSTON HIGHWAY, GIBBSTON - Lot 1 DP 24238, approximately 200m west of the Kawarau River Bridge
ZONING	Rural General
SITE AREA	2.17Ha
ACTIVITY STATUS	Discretionary

Location



Access

An existing crossing point from State Highway 6 (SH6) provides access for both Lot 1 DP 24238 and for the Gibbston Valley Station located to the north and above the subject site. SH6 is directly managed by the New Zealand Transport Authority (NZTA) and the applicant has appropriately provided an affected party approval from NZTA for the development subject to noise design considerations with inclusion of a relevant consent notice. It is recommended the planner include the NZTA consent notice requirement with the decision.

The existing NZTA approved crossing point is approximately 355m from the western boundary and has an uphill sightline distance along SH6 of 210m and a downhill sight distance of 285m. This meets the minimum sight distance of 170m for residential development within the 100km/hr speed environment as required by District Plan rule 14.2.4.2 (iv) for arterial roads. No recommendations are proposed in this regard.

From the State Highway crossing point the access for Lot 1 DP 24238 branches away from the station access in a northeast direction. A farm gate approximately 50m uphill of the crossing provides access into a north south sloping paddock where the additional dwelling is proposed. The left turn into the gate is too sharp to allow a fire service appliance to access the paddock and requires additional width to facilitate the wider turning circle. An existing dwelling on the subject lot is located approximately 100m further west of the proposed dwelling.



The applicant proposes a 3m wide driveway access from the gate to a new parking and manoeuvring area near the dwelling. It is noted that the proposed access width is insufficient to meet Council standards. The applicant will need to provide an access with a minimum formed width of 3.5m to the new dwelling. I recommend conditions that the access be formed to at least meet the minimum Council standards and the requirements of SNZ PAS 4509:2008.

SERVICES

There is no reticulated water supply available at this location and the applicant intends to service the proposed dwelling from a spring source that currently services the existing dwelling and several neighbouring properties. A comprehensive report by '*Water Resources Otago Limited, Communal Water Supply, 30th December 2006*', provides details on the; rainfall data, catchments, supply lines and flow rates.

The 'Water Resources' report identified the 'Gardiner take' is licensed under ORC Water Permit 95931 for up to 1,800 litres per hour from the spring source, near Italians Creek. The 32mm water main is shared with separately licensed users, namely the Bungy operation and the Healey property.

Flow rates were tested on site by the report writer and then estimated within the supply mains. The estimated flow rate at the Gardiners was 1.58Litres per second or 136,500 litres/day. Whilst the data was provided in December I am satisfied the available volume is capable of providing the 2 dwellings with 2,100 litres per day each, throughout the year.

The 'Water Resources' report also recommended water testing and during this subject consenting process the applicant has provided preliminary water test results from Citilab. The testing indicates a large degree of compliance however a full report will follow. Based on the preliminary test results I am satisfied the water supply is feasible and the full notated report can be assessed prior to occupation of the dwelling. Conditions of consent are recommended in this regard.

The supply is proposed to be gravity fed from the spring intake to a new 30,000 litre potable water tank with 20,000 litres dedicated as static fire fighting supply. The partially buried tank will be located within 90m of the dwelling and located such that access can be either serviced from the lid or from a connection point sited within 6m of a suitable hard stand area. I am satisfied that the applicants' proposed fire fighting supply is in general accordance with SNZ PAS 4509:2008 and recommend a condition of consent that installation of the supply meet fire fighting requirements.

There is no reticulated wastewater disposal service at this location and the applicant proposes onsite disposal. The applicant has provided an onsite wastewater disposal site and soils assessment, from Hadley Consultants, that affirms the site suitability for disposal. There are no overland flow paths identified and ground conditions indicate suitable wastewater loading rates can be achieved provided the disposal field is located away from the access way batters. Following a review of the provided assessment against the requirements of AS/NZS1547:2012, I am satisfied there are no site constraints that would prevent installation of a compliant wastewater treatment and onsite disposal system. This can be fully addressed through the building consent process and no recommendations are necessary at this stage.

There is no Council reticulated stormwater disposal available at this location and the applicant proposes on-site disposal of stormwater through the use of soakpits. The existing dwellings and the submitted onsite wastewater disposal assessment of the site confirmed that disposal to ground was suitable. Inspection of the existing access cut batters by Hadley Consultants' determined that appropriate ground characteristics exist for onsite disposal below 400mm. To allow flexibility in providing a final design that meets the site requirements the final design and installation of stormwater can be addressed through the building consent process. No consent conditions are recommended in this regard.

Both power and telecommunication services exist within the subject lot to the existing dwelling and the applicant has provided confirmation of supply availability letters from both Chorus and Aurora. I am satisfied that the platform can be suitably serviced and recommend a consent condition that connections to the new dwelling shall be provide underground in accordance with the requirements/standards of the network operators.

HAZARDS

No hazards are identified on QLDC or ORC hazards maps. Likewise no site specific hazards were identified on-site. I am satisfied that the site is free from hazards and no specific consent conditions are recommended in this regard.

EARTHWORKS

The application proposes 320m³ of unbulked earthworks proposed over a 750m² total area for the following;

- Cut 80m³ to form new accessway with maximum cut height 0.8m
- Fill 100m³ to create and extend landscaping mounds with maximum fill height 1.5m
- Fill 70m³ for proposed new dwelling with maximum fill height 1.1m but 0.3m fill height on buildable area, plus cut 70m³ and maximum cut height 1.2m.

The total amount of cut matter is 150m³ and the total fill material is 170m³. It is expected this should result in a relatively neutral cut/fill need for the site with all materials being potentially either sourced or utilised on site with minimal effect on nearby access and roading. The heights of cut and fill areas are small and easily constructed with sufficiently shallow batters to be self-supporting and receive revegetation treatments. The fill material proposed for the landscaping mounds will be located near the top of a steep escarpment and care will be required to ensure the works do not destabilise the steep bank when placing the fill. Also some monitoring of stormwater culverts below the steep bank may be necessary, until the mounds are vegetated, to keep clear of any excess material washed over the bank by surface water. This will be recommended as an advice note.

The fill material for the proposed dwelling is shallow at 300mm however the foundations will either need to extend to suitable bearing below the fill depth or the fill will need certified. A condition of consent is recommended in this regard.

The applicant has provided 'Site Management Plan' with the application that proposes controls for the earthworks. These include;

- Hours of operation restrictions
- Dust preventions controls
- Sedimentation prevention controls
- Revegetation measures
- Noise control

I am satisfied these proposed measures are suitable for the control of earthworks and recommend that prior to the commencement of works the consent holder shall install site management measures in accordance with the 'Site Management Plan, appendix D of the RM130750 consent application'.

Recommended Conditions

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 earthworks on-site

2. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and the "'Site Management Plan, appendix D of the RM130750 consent application'. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

On completion of earthworks

3. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - a) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site; or
 - b) Provide certification to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer.
4. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

To be completed before occupation of the buildings/dwelling

5. Prior to occupation of the dwelling;

- a) The consent holder shall submit to the Principal Engineer at Council, Chemical and bacterial tests of the water supply that clearly demonstrates compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
 - b) In the event that the test results required in Condition 5(a) above show the water supply does not conform with the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Principal Resource Management Engineer at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
 - c) 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.
6. Power supply connections to the new dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 7. Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 8. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 9. Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

Advice Note:

1. The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in any new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire, the response times of the New Zealand Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.
2. Care is required when forming the landscaping mound to ensure the steep bank below is not destabilised and this may require retaining a suitable safe and clear space between the mounds and the bank. Material washed down into stormwater channels and culverts will need monitored to keep respective drainage system clear, at least until the landscaping mounds are revegetated and stabilised.

Prepared by:



Michael Wardill
ENGINEER

Reviewed by:



Steve Hewland
CONSULTING ENGINEER

M & E GARDINER & MCCULLOCH TRUSTEES

LAND USE PROPOSAL - RESIDENTIAL DWELLING - GIBBSTON HIGHWAY

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT

Ben Espie (Landscape Planner)

vivian+espie

6th November 2013

INTRODUCTION

- 1 This report identifies and evaluates the landscape and visual effects likely to arise from a proposal to erect a second dwelling on an allotment located at 1633 Gibbston Highway (State Highway 6).
- 2 The site takes the shape of a long, thin triangle parallel with the Highway and is approximately 2.2 hectares in area. An existing dwelling is situated near the eastern end of the site, with the road access point being in the center of the southern boundary. The proposed dwelling is to be accessed off the same driveway that runs from this road access point to the existing dwelling. No subdivision is proposed; both dwellings being used to accommodate members of the same family.
- 3 The details of the proposal are set out in the resource consent application and its various appendices. I will not repeat those details here other than to note the following points that are particularly relevant to the assessment of landscape issues:
 - The proposed dwelling will be roofed in Colorsteel "Iron sand". Exterior walls will be clad in cedar board and batten with a stained finish and plaster finished in a colour that has a light reflectivity value of less than 36%.
 - The proposed dwelling is of a single storey with a gable roof that is 5 metres high at its apex. The gable will run north-south, perpendicular to the highway.
 - The footprint of the proposed dwelling is 103m².
 - The proposed dwelling is accessed via an existing driveway, however a short extension is required.
 - Landscape treatment of the site will ensure that the proposed dwelling will not be visible the Gibbston Highway. It is proposed that the consent be subject to a condition regarding landscaping as follows: *"The consent holder shall undertake landscape work in the form of evergreen vegetation and/or naturalistically graded earth mounding within the site to ensure that no part of the proposed dwelling will be visible from any part of the road reserve of Gibbston Highway (State Highway 6). This landscape work shall be implemented within six months of the completion of the building of the dwelling and shall thereafter be appropriately maintained and irrigated to ensure the required visual screening in perpetuity. Successional re-planting shall be done to ensure the screening effect is*

uninterrupted over time." In practice, this screening will be relatively easy to achieve by an evergreen hedge or similar along the fence line that runs to the south of the proposed dwelling location.

- 4 In essence, the proposal will allow a small second dwelling in a central part of the subject site.

THE SITE AND ITS CONTEXT

- 5 The site runs east to west along the northern edge of the Gibbston Highway with the western end of the site being immediately south of the Judge and Jury Rocks and the eastern end being approximately 200 metres west of the Kawarau Bridge. Immediately north of the site is the southern edge of the Crown Terrace and the incised escarpment that leads up to it. South of the site, beyond the highway, is the Kawarau River with Chard Farm Winery and the Remarkables beyond.
- 6 The site is largely covered in pasture grass with a few established exotic trees and a small Eucalyptus plantation. A small part of the site is used (by way of easement) to accommodate part of Arrow River Bridge Ride which is part of the Queenstown Trails network. This trail runs east-west within the road reserve of the Gibbston Highway immediately south of the site.
- 7 Due to the steep bank along the southern boundary of the site, the existing dwelling is only readily visible from Chard Road, the neighbouring private land immediately to the north and east of the site, and private and public land on the northern toe of the Remarkables Range.
- 8 The Healy property (Lot 2 DP24238) and its associated dwelling are to the immediate east of the site and the Healy dwelling is partially visible through mature vegetation when viewed from the Kawarau Bungy Centre and the stretch of Gibbston Highway immediately adjacent to it. Both the site and the Healy Property are broadly visible when viewed from Chard Road.

LANDSCAPE CATEGORISATION

- 9 The site is located on The Queenstown Lakes District Planning Map 13 and is located within the Rural General Zone.
- 10 The Queenstown Lakes District Plan (the Plan) divides the rural landscapes of the district into a number of landscape categories. The C180/99 and the C203/2004 Environment Court

decisions¹ located boundaries demarcating the Visual Amenity Landscape and the Outstanding Natural Landscape in the relevant area. This boundary is reflected on the maps of Appendix 8A of the Plan. The site is located within the identified Outstanding Natural Landscape (Wakatipu Basin).

RELEVANT PROVISIONS OF THE DISTRICT PLAN

- 11 Part 4.2 of the Plan sets out the district-wide issues regarding landscape and amenity. The relevant Policy that relates to outstanding natural landscapes of the Wakatipu Basin is:

3. Outstanding Natural Landscapes (Wakatipu Basin)

- (a) *To avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects which will be more than minor on:*
- (i) *Landscape values and natural character; and*
 - (ii) *Visual amenity values*
- recognising and providing for:
- (iii) *The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor, which in the context of the landscapes of the Wakatipu basin means reasonably difficult to see;*
 - (iv) *The need to avoid further cumulative deterioration of the Wakatipu basin's outstanding natural landscapes;*
 - (v) *The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads.*
 - (vi) *The essential importance in this area of protecting and enhancing the naturalness of the landscape.*
- (b) *To maintain the openness of those outstanding natural landscapes and features which have an open character at present.*
- (c) *To remedy or mitigate the continuing effects of past inappropriate subdivision and/or development.*

- 12 The assessment matters that are found in Part 5.4.2.2 (1) of the Plan stem from the above Policies. These assessment matters are set out in full in Appendix 1 of this report.

- 13 The abovementioned Policy and assessment matters are the principal provisions of the Plan that give guidance in relation to the consideration of landscape and amenity matters. I have structured my assessment of landscape and amenity effects around these provisions.

¹Environment Court decisions C180/99 and C203/2004, Wakatipu Environmental Society Incorporated vs. Q.L.D.C.

ASSESSMENT OF EFFECTS ON THE LANDSCAPE

Effects on Openness of Landscape

- 14 The proposed dwelling is located at the base of the southern escarpment of the Crown Terrace. The relevant part of escarpment is comprised of convoluted topography including a number of deeply incised gullies, such as Swift Burn, and the Judge and Jury Rocks. The toe of this part of the escarpment, in the vicinity of the site and the Healy property, is visually enclosed by mature trees and other vegetation and takes the form of a small pocket of flat pasture land. This vegetation and topography mean that the relevant vicinity is not particularly open or broadly visible.
- 15 This vegetation and topography, coupled with the proposed consent condition requiring vegetative screening of potential views from Gibbston Highway, will contain and mitigate the effects of the proposal such that there will be no significant reduction of the current degree of landscape openness.

Visibility of Development

- 16 The location of the proposed dwelling is currently visible from a short stretch of the Gibbston Highway immediately adjacent to the existing road access point. I consider the proposed consent condition with regard to landscape treatment can be relied upon to ensure that the proposed dwelling will not be visible from the road reserve of the highway (which includes the public trail that is part of the Queenstown Trails Network). The wording of the proposed condition is comprehensive, the required screening will be easily achievable and is desirable from the landowner's perspective for privacy reasons.
- 17 The upper portions of the proposed dwelling will be visible from Chard Road and an area of conservation land immediately south of this road. The conservation land takes in a very steep escarpment and cliff area that does not contain any walking tracks. In practical terms, this area of conservation land appears very difficult to access. It will gain a similar outlook towards the subject site as Chard Road. For these reasons, in the discussion of public views below I will restrict my commentary to Chard Road.
- 18 Chard Road is at a similar elevation to the proposed dwelling location. This public road is currently solely used to access Chard Farm Winery and Cone Peak Station (and perhaps for

angler's access). A marked-up photograph from this road is included as Appendix 2 to this report. From this stretch of road the proposed consent condition regarding landscape treatment will screen the visibility of at least the lower parts of the proposed dwelling. In practice, it is likely that the upper half or two-thirds of the southern elevation of the proposed dwelling will be visible from Chard Road with vegetation behind and in front of it. The existing dwelling on the site and the Healy dwelling are also visible. For those that travel slowly on Chard Road or that stop to look at the scenery, the proposed dwelling will not be "reasonably difficult to see", to use the words of a relevant assessment matter. However, I consider that in its context, a dwelling of the proposed design will not dominate or significantly detract from the qualities of the current view. Also, given the exotic vegetative character of the vicinity, I consider that additional vegetation as required by the proposed consent conditions will appropriately accord with existing character.

- 19 Following on from the above discussion of Chard Road, similar visibility of the proposed dwelling will be gained from the eastern portion of the private land of Chard Farm Winery.
- 20 The driveway to the Omond Property, which lies to the north of the subject site, uses the same road access point onto the highway as the site itself. The Omond driveway loops around behind the subject site before turning north-east to ascend towards the Omond dwelling. From the lower part of this driveway and the surrounding area within the Omond Property, visibility of the proposed dwelling will be readily available. The proposed dwelling will not be visible from the Omond dwelling or associated structures. For those entering and exiting the Omond property, the proposed dwelling will appear as part of a small collection of built form on the flat terrace pasture land adjacent to the highway. Overall, I consider that the presence of one more dwelling within this vicinity will have minimal effects on the amenity of users and occupiers of the Ormond Property.
- 21 In an overall sense, the visibility of the proposed dwelling will be limited and well contained. Visual effects will be restricted to users of Chard Road, some of the Chard Farm Winery land and some of the Omond land including the driveway. The context and nature of the proposal are such that the proposed elements will not detract from the current visual character of the vicinity; they will fit into it.

Visual Coherence and Integrity of Landscape

- 22 When seen from the areas described above, the parts of the proposed dwelling that are visible will not break the line and form of any ridges, hills or prominent slopes.

- 23 No new boundaries or subdivision are proposed. A short, relatively flat extension to an existing driveway will be required. As discussed, the immediate vicinity of the proposed activities is pastureland with considerable exotic tree and shrub vegetation. It is envisaged that the proposed consent condition regarding landscape treatment will most usefully be met with an evergreen exotic hedge along the existing fence line or a mixed border of native shrubs. In any event, I see no significant risk that new vegetation that will follow from the proposed activities will adversely affect the existing natural character of the vicinity. Such new vegetation could occur in this area even in the absence of the current proposal.

Nature Conservation Values

- 24 The proposed development is located within a small area of the site that is currently used for grazing and a small forestry plantation. Parts of the site are somewhat unkempt and there is no significant remnant indigenous ecology. The proposal is likely to result in a somewhat more garden-esque and maintained treatment of the part of the site that surrounds the proposed dwelling location. Very minor modification to landform is proposed. I do not consider that the proposal will have any adverse effect in relation to geomorphology, indigenous ecosystems or ecology. The site is likely to become more maintained in relation to weeds and invasive plants than it currently is.

Cumulative Effects of Development on the Landscape

- 25 The site currently contains a dwelling and detached garage towards its eastern end. Approximately 50m east of this existing dwelling is another dwelling and detached garage within the neighbouring Healy Property. The Omond dwelling and accessory buildings are some 500 metres north-west of the subject site and are hidden by topography.
- 26 There is intermittent visibility through vegetation from Chard Road to the Healy dwelling and the existing dwelling within the subject site. The site's dwelling is not visible from the Gibbston Highway. The upper portion of the Healy dwelling is visible from the Kawareau Bungy Centre and the stretch of the Gibbston Highway immediately adjacent to it. When viewed from these public places the relevant existing development is seen in a small pocket of treed flat land at the base of the southern escarpment of the Crown Terrace. Within this pocket, I do not consider that the existing situation represents a threshold beyond which any further activity is unacceptable. I consider that well designed development can be absorbed into this vicinity without any significant change in landscape character.

- 27 The proposal will introduce one more instance of residential use into this vicinity, however, no subdivision will occur. As discussed, the proposed dwelling will be visible from Chard Road in conjunction with the Healy dwelling and the subject site's existing dwelling. This will bring about a slight increase in the degree of domestication that the vicinity exhibits. I consider the design and location of the proposed dwelling, in an inconspicuous position within this small pocket of treed flat land is such that the proposal will not significantly exacerbate the effects of the existing situation or degrade amenity and landscape appreciation.

Positive Effects

- 28 The positive effects of the proposal will generally not relate to landscape or amenity issues, rather they will relate to social and economic well-being. The proposed dwelling will enable more family members to reside within the site.

CONCLUSIONS

- 29 The proposal seeks to erect a second dwelling located within a site on the northern side of the Gibbston Highway, some 200 metres west of the Kwarau Bridge. The proposed dwelling is a single story structure which reaches a height of 5 metres above ground level and is clad in cedar weatherboards and plaster and a Colorsteel "Iron sand" roof.
- 30 A proposed consent condition will ensure that the proposed dwelling is not visible from the road reserve of Gibbston Highway (State Highway 6). In relation to public places, the proposed dwelling will only realistically be visible from Chard Road.
- 31 The proposed dwelling is located within a small flat area surrounded by vegetated gullies and rocky slopes. This immediate vicinity is relatively enclosed and currently contains elements of human modification including two existing dwellings, driveways, fencing, pasture and extensive exotic trees.
- 32 The proposed activities are located such that they will not significantly break the line and form of the landscape, will not affect or threaten any areas of significant geomorphology or indigenous ecology, and will accord with the existing character of the immediate vicinity (both vegetative and built).
- 33 Overall, I consider that the inclusion of an additional small dwelling on the subject property will accord well with the existing landscape character of the relevant vicinity. The activities will be

inconspicuous, will be contained and will not affect the character or quality of the broader surrounding outstanding natural landscape.

Ben Espie

vivian+espie

6th November 2013

APPENDIX 1: QUEENSTOWN LAKES DISTRICT PLAN OUTSTANDING NATURAL LANDSCAPE (WAKATIPU BASIN) ASSESSMENT MATTERS

5.4.2.2 Assessment Matters

(1) Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features – District wide.

These assessment matters should be read in the light of two further guiding principles. First that they are to be stringently applied to the effect that successful applications for resource consent will be exceptional cases. Secondly, existing vegetation which:

- (a) *was either*
 - *planted after; or*
 - *self seeded and less than 1 metre in height at 28 September 2002; and*
- (b) *obstructs or substantially interferes with views of the landscape (in which the proposed development is set) from roads or other public places*
- *shall not be considered:*
 - (1) *as beneficial under any of the following assessment matters unless the Council considers the vegetation (or some of it) is appropriate for the location in the context of the proposed development; and*
 - (2) *as part of the permitted baseline.*
- *nor shall removal of such vegetation be considered as a positive effect of any proposal.*

(a) Effects on openness of landscape

In considering whether the proposed development will maintain the openness of those outstanding natural landscapes and features which have an open character at present when viewed from public roads and other public places, the following matters shall be taken into account:

- (i) *whether the subject land is within a broadly visible expanse of open landscape when viewed from any public road or public place;*
- (ii) *whether, and the extent to which, the proposed development is likely to adversely affect open space values with respect to the site and surrounding landscape;*
- (iii) *whether the site is defined by natural elements such as topography and/or vegetation which may contain and mitigate any adverse effects associated with the development.*

(b) Visibility of development

In considering the potential visibility of the proposed development and whether the adverse visual effects are minor, the Council shall be satisfied that:

- (i) *the proposed development will not be visible or will be reasonably difficult to see when viewed from public roads and other public places and in the case of proposed development in the vicinity of unformed legal roads, the Council shall also consider present use and the practicalities and likelihood of potential use of unformed legal roads for vehicular and/or pedestrian, equestrian and other means of access; and*
- (ii) *the proposed development will not be visually prominent such that it dominates or detracts from public or private views otherwise characterised by natural landscapes; and*

- (iii) *the proposal can be appropriately screened or hidden from view by any proposed form of artificial screening, being limited to earthworks and/or new planting which is appropriate in the landscape, in accordance with Policy 4.2.5.11 (b).*
 - (iv) *any artificial screening or other mitigation will detract from those existing natural patterns and processes within the site and surrounding landscape or otherwise adversely affect the natural landscape character; and*
 - (v) *the proposed development is not likely to adversely affect the appreciation of landscape values of the wider landscape (not just the immediate landscape).*
 - (vi) *the proposal does not reduce neighbours' amenities significantly.*
- (c) **Visual coherence and integrity of landscape**
In considering whether the proposed development will adversely affect the visual coherence and integrity of the landscape and whether these effects are minor, the Council must be satisfied that:
- (i) *structures will not be located where they will break the line and form of any ridges, hills and any prominent slopes;*
 - (ii) *any proposed roads, earthworks and landscaping will not affect the naturalness of the landscape;*
 - (iii) *any proposed new boundaries will not give rise to artificial or unnatural lines or otherwise adversely (such as planting and fence lines) affect the natural form of the landscape.*
- (d) **Nature Conservation Values**
In considering whether the proposed development will adversely affect nature conservation values and whether these effects are minor with respect to any ecological systems and other nature conservation values, the Council must be satisfied that:
- (i) *the area affected by the development proposed in the application does not contain any indigenous ecosystems including indigenous vegetation, wildlife habitats and wetlands or geological or geomorphological feature of significant value;*
 - (ii) *the development proposed will have any adverse effects that are more than minor on these indigenous ecosystems and/or geological or geomorphological feature of significant value;*
 - (iii) *the development proposed will avoid the establishment of introduced vegetation that have a high potential to spread and naturalise (such as wilding pines or other noxious species).*
- (e) **Cumulative effects of development on the landscape**
In considering the potential adverse cumulative effects of the proposed development on the natural landscape with particular regard to any adverse effects on the wider values of the outstanding natural landscape or feature will be no more than minor, taking into account:
- (i) *whether and to what extent existing and potential development (ie. existing resource consent or zoning) may already have compromised the visual coherence and naturalness of the landscape;*
 - (ii) *where development has occurred, whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature such that the existing development and/or land use represents a threshold with respect to the site's ability to absorb further change;*

- (iii) *whether, and to what extent the proposed development will result in the introduction of elements which are inconsistent with the natural character of the site and surrounding landscape;*
- (iv) *whether these elements in (iii) above will further compromise the existing natural character of the landscape either visually or ecologically by exacerbating existing and potential adverse effects;*
- (v) *where development has occurred or there is potential for development to occur (ie. existing resource consent or zoning), whether further development is likely to lead to further degradation of natural values or domestication of the landscape or feature.*

(f) Positive Effects

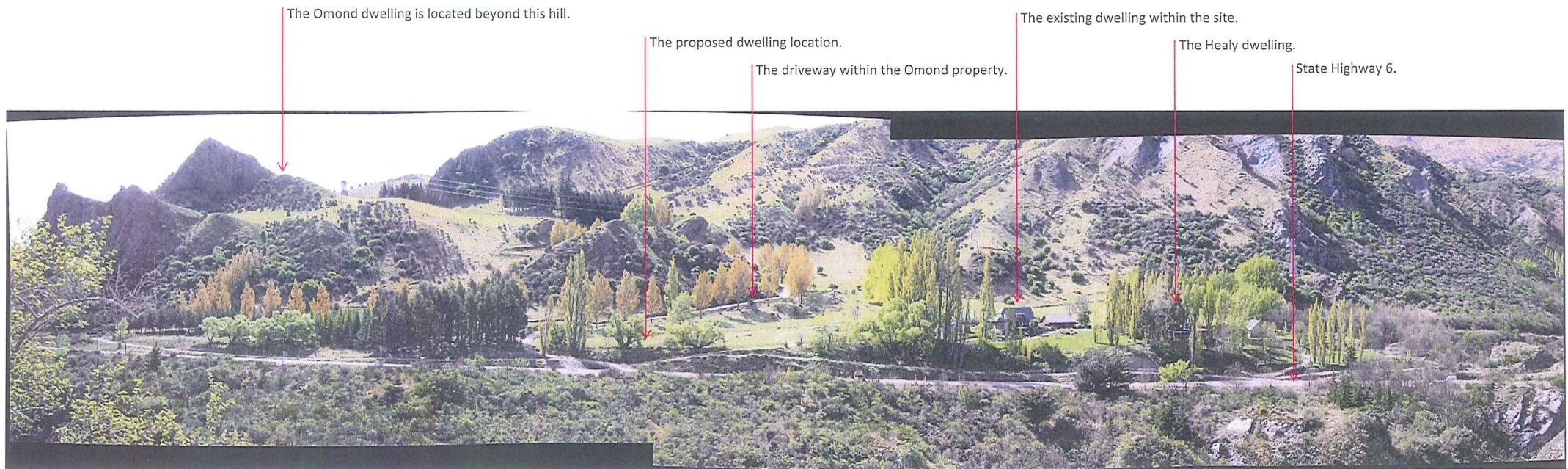
In considering whether there are any positive effects in relation to remedying or mitigating the continuing adverse effects of past inappropriate subdivision and/or development, the following matters shall be taken into account:

- (i) *whether the proposed activity will protect, maintain or enhance any of the ecosystems or features identified in (f) above which has been compromised by past subdivision and/or development;*
- (ii) *whether the proposed activity provides for the retention and/or re- establishment of native vegetation and their appropriate management, particularly where native revegetation has been cleared or otherwise compromised as a result of past subdivision and/or development;*
- (iii) *whether the proposed development provides an opportunity to protect open space from further development which is inconsistent with preserving a natural open landscape, particularly where open space has been compromised by past subdivision and/or development;*
- (iv) *whether the proposed development provides an opportunity to remedy or mitigate existing and potential adverse effects (ie. structures or development anticipated by existing resource consents) by modifying, including mitigation, or removing existing structures or developments; and/or surrendering any existing resource consents;*

(g) Other Matters

In addition to consideration of the positive effects (i) - (iv) in (f) above, the following matters shall be taken into account, but considered with respect to those matters listed in (a) to (e) above:

- (i) *the ability to take esplanade reserves to protect the natural character and nature conservation values around the margins of any lake, river, wetland or stream within the subject site;*
- (ii) *the use of restrictive covenants, easements, consent notices or other legal instruments otherwise necessary to realise those positive effects referred to in (f) (i) - (v) above and/or to ensure that the potential for future effects, particularly cumulative effects, are avoided.*



APPENDIX 2: PANORAMIC PHOTOGRAPH TAKEN FROM CHARD ROAD

This panoramic photograph represents the view from Chard Rd facing north towards the site. This photograph has been taken using a 50mm focal length.

General Conditions

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

- 'Site Plan'
- 'Floor Plan'
- 'Elevations'
- 'Cross sections'
- 'Landscape Plan for M & E Gardiner'

stamped as approved on 18 August 2014

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$100. This initial fee has been set under section 36(1) of the Act.

Landscaping

3. The consent holder shall undertake landscape work in the form of evergreen vegetation and/or naturalistically graded earth mounding within the site to ensure that no part of the proposed dwelling will be visible from any part of the road reserve of the Gibbston Highway (State Highway 6). The landscape work shall be implemented within six months of the completion of the building of the dwelling or within 18 months of construction commencing, whichever is sooner, and shall thereafter be appropriately maintained and irrigated to serve its purpose as a visual screen. Successional re-planting shall be undertaken to ensure the screening effect is uninterrupted over time.
3. The mature stand of Eucalypts immediately to the west of the proposed dwelling location shall be maintained to a degree such that the trees shall act as a visual screen between the SH6 and the proposed dwelling site until such time that the landscaping required by condition 3 forms a fully established and effective visual screen.
4. The approved landscape plan shall be implemented within six months of the completion of construction. All plants except for flaxes shall be a minimum of 1m in height at the time of planting. All planting shall be maintained and irrigated as necessary and any tree or shrub that shall die or become diseased shall be replaced within the next available planting season. Should any of the mature trees show signs of senescence, or any trees require felling then replacement planting shall be implemented at least two years before the removal or felling of any tree.
5. Within six months of the granting of consent or prior to construction, whichever is the lesser, the colour palette for the exterior materials of the building are to be submitted to Council's Landscape Architect for certification. These colours are to be within the range of natural greens, browns or greys with a reflectivity of less than 26% to ensure that the dwelling appears recessive in its context.

Acoustic Insulation

6. New residential buildings located within 80m of the seal edge of the State Highway shall be designed and constructed to meet noise performance standards for noise from traffic on State

Highway 6 that will not exceed 35 dBA L_{eq} (24hr) in bedrooms and 40 dBA L_{eq} (24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107 Acoustics – Recommended design sound levels and reverberation times for building interiors. This shall take account of any increase in noise from projected traffic growth during a period of not less than 10 years from the commencement of the construction of the development.

Engineering

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

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

8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and the "Site Management Plan, appendix D of the RM130750 consent application". These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

On completion of earthworks

9. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall either:
 - a) Confirm the foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site; or
 - b) Provide certification to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer.
10. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

To be completed before occupation of the buildings/dwelling

11. Prior to occupation of the dwelling;
 - a) The consent holder shall submit to the Principal Engineer at Council, Chemical and bacterial tests of the water supply that clearly demonstrates compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
 - b) In the event that the test results required in Condition 11(a) above show the water supply does not conform with the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Principal Resource Management Engineer at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to

review and certification by Council prior to installation and shall be implemented prior to occupation of the proposed dwelling.

- c) 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.
12. Power supply connections to the new dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider
13. Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
14. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
15. Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

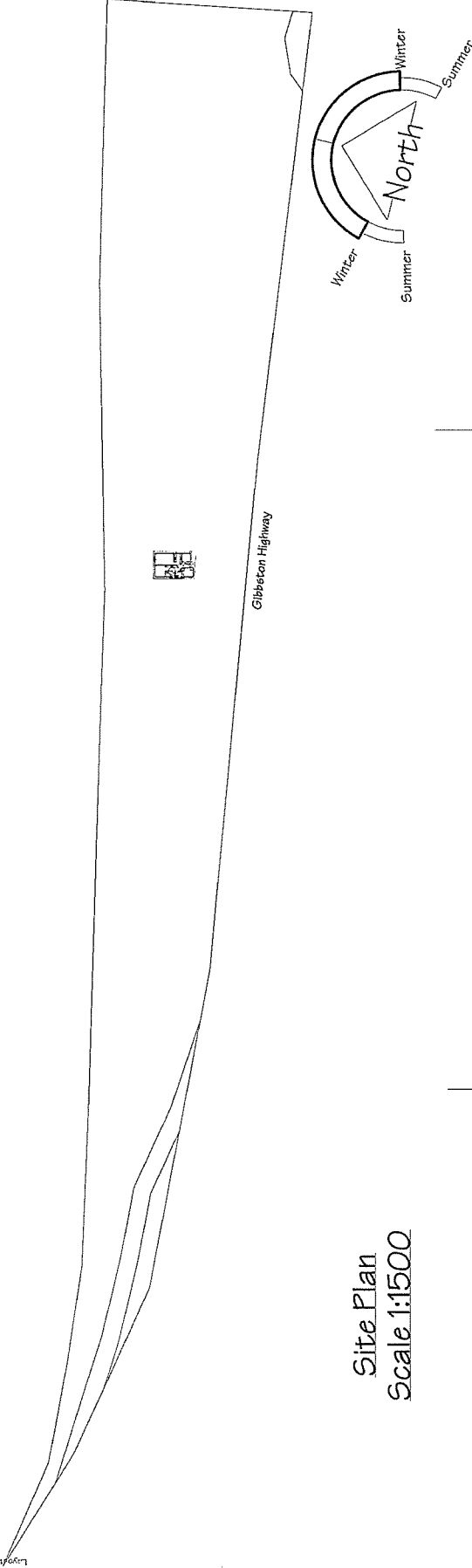
The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

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.

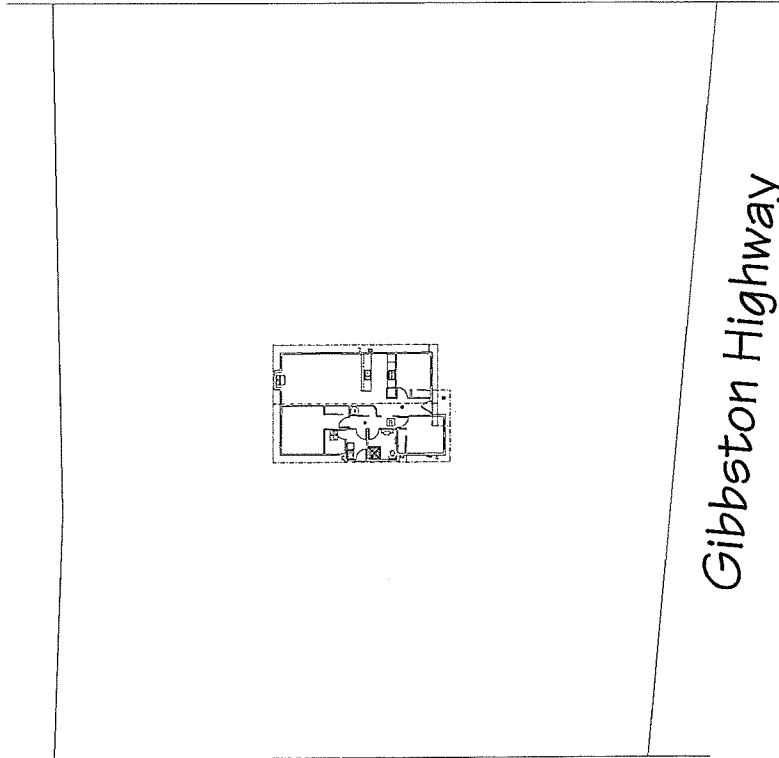
Advice Note:

1. The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in any new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire, the response times of the New Zealand Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.
2. Care is required when forming the landscaping mound to ensure the steep bank below is not destabilised and this may require retaining a suitable safe and clear space between the mounds and the bank. Material washed down into stormwater channels and culverts will need monitored to keep respective drainage system clear, at least until the landscaping mounds are revegetated and stabilised.

Site Plan
Scale 1:1500



Site Plan
Scale 1:400

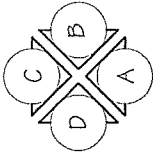


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RM130750
Monday, 18 August 2014

Net Site Area = 0.00m ²	
Building Area = 0.00m ² (Includes covered areas)	
Site Coverage = 0.00%	
LEGEND:	
Sewer Pipe	developed length x m
SAN Pipe	developed length x m
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV
Sewer & Stormwater to join to existing connections (Positioned upstream). Convey surface water from sealed drive areas to an appropriate approved outfall.	
Driveway - Stabilized entry pad only. (Finished Driveway & Sump by owner, Not part of this Building Consent)	
Refer to sediment control plan in specification and implement where required.	
Resource Consent Issues:	
1/ No RC Issues known	2/
	3/
	4/

STONEWOOD The home you deserve	
Stonewood Homes Queensdown Ltd 10 Clenda Drive, P.O. Box 2466 Queensdown, New Zealand Phone: +64 3 409 0924 Fax: +64 3 409 0923 Email: john.herbert@stonewood.co.nz Website: www.stonewood.co.nz	
This plan is developed for the purchaser and does not constitute an offer of a building consent or right to Stonewood Homes NZ Ltd.	
Client: Deek & Rupert Gardiner	
Address:	
Project Information	
Roof:	30° Corrugated Colorsteel
Wall:	Board & Batten in Cedar
Windows:	Storm (50mm)
Wind Zone:	TBC
Earthquake:	1/2/3/4
Site Area:	11' @ 30 m
Utility Zone:	B/C/D
Site Plan	
Section	03
Sheet	2
Scale:	1:400
Drawn:	1/8/13
Check:	1/8/13
Job Number:	137233

Concept Plans



Key To Elevations

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM130750

Monday, 18 August 2014

Smoke Alarms (as indicated on plan) Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

Notes:

- Dimensions shown are to the frame, Gipsy thickness not shown.
- Refer to Construction Schedule (Page 2 & 3) of Specification.
- Floor Finishes
- Energy through external doors
- Weatherstripping
- Air Seals to have PEF red & low expansion foam
- Gas Hob with Heat resistant splash back or Electric Hob

AREA: 100.79 m² OF (Perimeter: 43.59m)
AREA: 102.77 m² OF (Perimeter: 44.07m)
AREA: 104.23 m² (incl Covered Area 146 m²)
AREA: 124.75 m² Roof (Perimeter: 46.29m)

Refer to Electrical section of the specification for items relating to NZBC G2, G3, G8 & G9. Also refer to the 'NZBC: H/AS1 Schedule Method' for the 'R' values of the insulation (Attached to the Specification).

1.90m = Internal door

The home you deserve

StoneWood Homes Queenstown Ltd
161 Glenda Drive, P.O Box 2466
Queenstown, New Zealand
Phone: +64 3 409 0924
Fax: +64 3 409 0923
Email: john.herbert@stonewood.co.nz
Website: www.stonewood.co.nz

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Client:
Bex & Rupert Gardiner

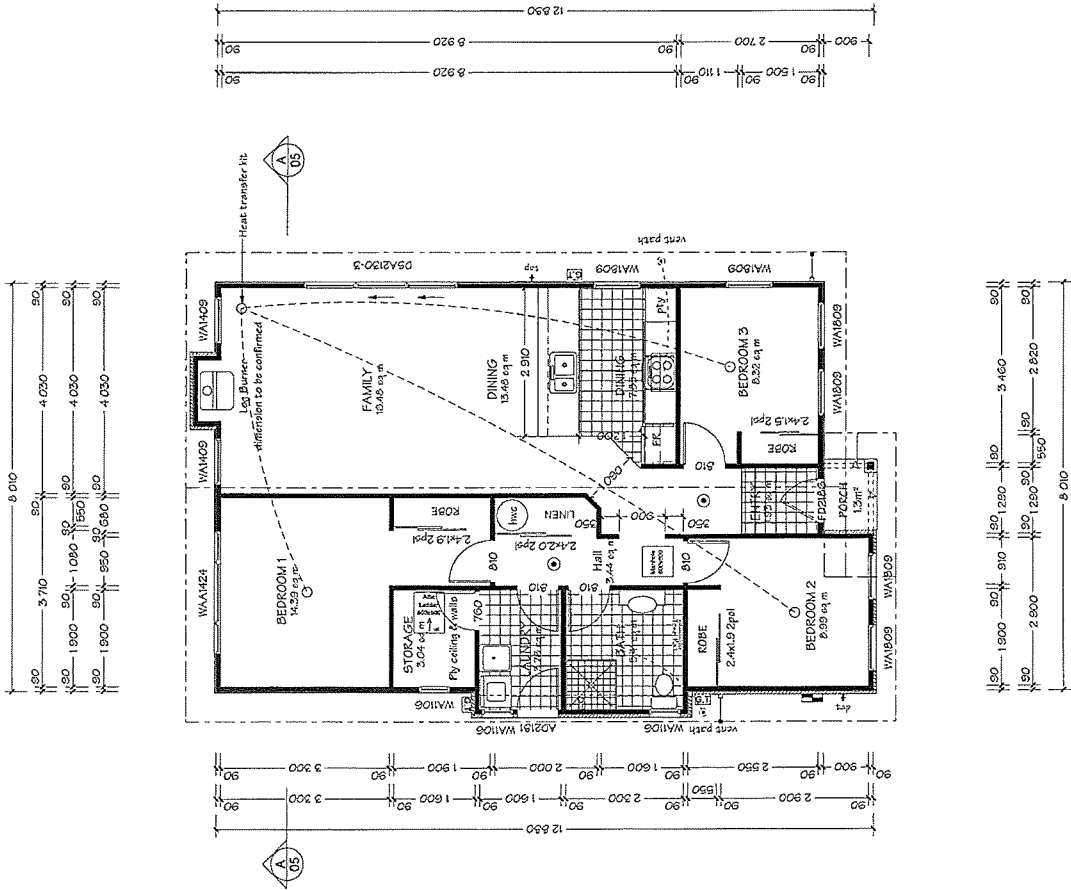
Address:

Project Information

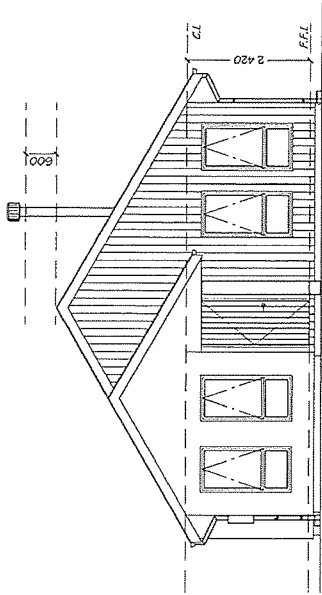
Roof: 30° Corrugated Colorsteel
Walls: Board & Batten in Cedar
Feature: Stofofen (50mm)
Wind Zone: TBC Earthquake: 1/23/4
Snow Region: N° 0°xx m
Durability Zone: B/C/D

Floor Plan			
Version	Sales	QS	Sheet
03	JS	GE	3
	Scale	Drawn	LQ
	1:100		
	Date:	5/08/2013	

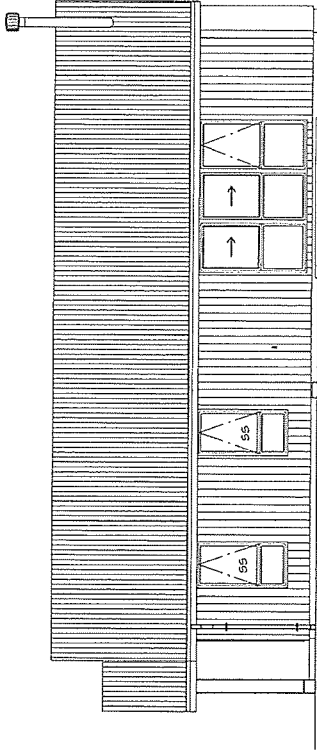
Job Number: 137233



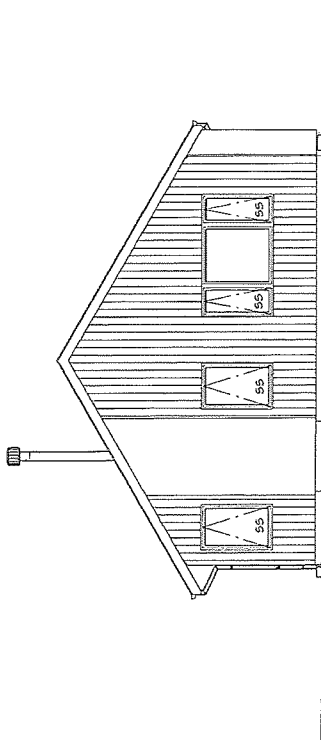
Concept Plans



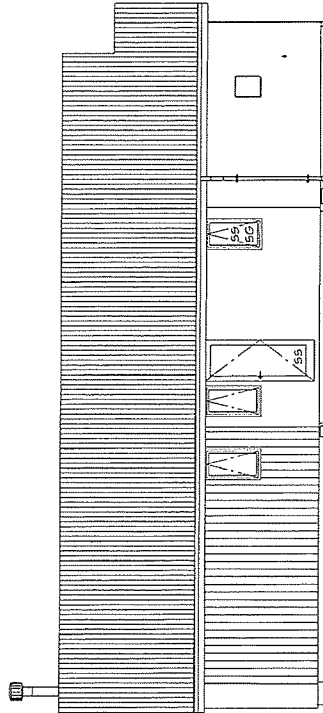
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for Type.
This sheet to be read in conjunction with the Risk Matrix in specification.
Driveway to fall from 20mm max below garage rebates (By Others).
Key
SS: Security Stay
SG: Safety Glass

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED

Monday 15 August 2016

STONEWOOD
The home of desires

StoneWood Homes Queenstown Ltd
16 Gladia Drive, PO Box 2466
Queenstown, New Zealand
Phone: +64 3 493 0924
Fax: +64 3 493 0935
Email: john.henry@stonewood.co.nz
Website: www.stonewood.co.nz

This plan developed for the purchase of a house in accordance to StoneWood Homes NZ Ltd

Client: Alex & Rupert Gardiner
Address:

Project Information				
Roof:	30° Corrugated Colorsteel			
Walls:	Board & Batten in Cedar			
Feature:	Storören (50mm)			
Wind Zone:	TBC			
Snow Region:	N @ xx m			
Durability Zone:	B/C/D			
Elevations				
Version 03	Sales	GS	Sheet	
	JS	GE		
	Scale	Drawn	4	
	1:100	LQ		
Date: 5/10/2013				
Job Number:			137233	

Concept Plans

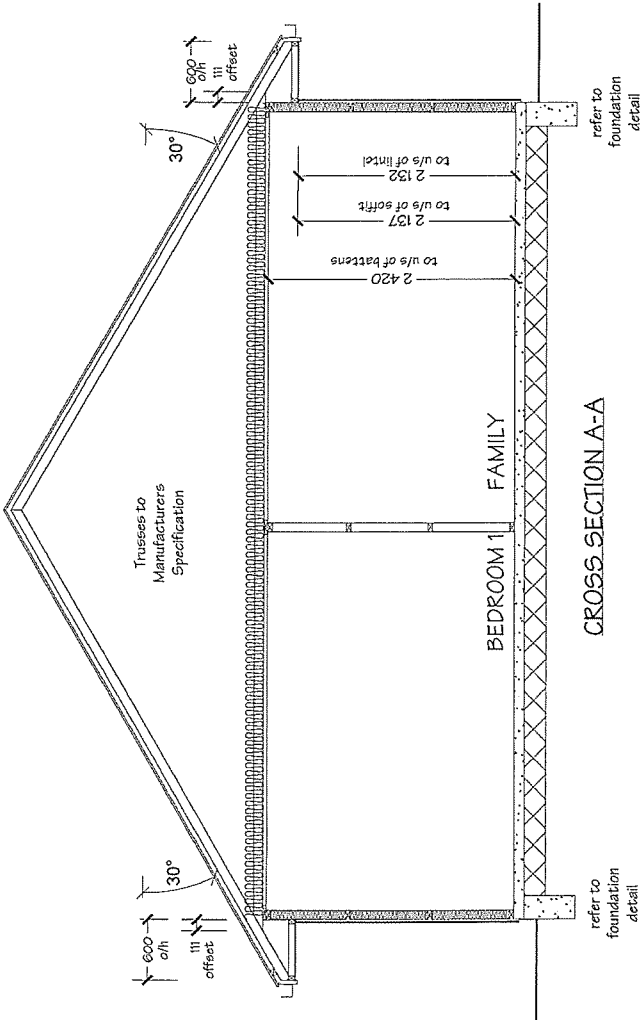
QUEENSTOWN LAKES DISTRICT COUNCIL

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RM130750

Monday, 18 August 2014

Refer to the Construction Schedule (Page 2 & 3) in the Specification for sizing of Building Elements.

Refer to the NZBC H1/AS1 Schedule Method for the "R" Values of the Insulation (Attached to the Specification).



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Client :
Bex & Rupert Gardiner

Address :

Project Information

Roof: 30° Corrugated Colorsteel
Walls: Board & Batten in Cedar
Feature: Stoperen (50mm)
Wind Zone: 10C Earthquake: 1/23/4
Snow Region: N @ x m
Durability Zone: B/C/D

Cross Section

Version	03	Sales	05	GE	Sheet
		Scale	1:50	Drawn	5
		Date	5/08/2013		

Job Number

137233

Concept Plans

Landscape Plan for M&A Landmark

- List of Plants to be planted
- 50 x Pittosporum Black Matipo
 - 10 x Flox Large Purple
 - 10 x Fragrant Ribbon wood
 - 20 x Coprosma Bronze King
 - 20 x Manuka
 - 10 x Purple Ake ake

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Monday, 18 August 2014

