



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Mylore Family Trust
RM reference:	RM140297
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) to subdivide Lot 4 DP 23249 into Lot 1, Lot 2 and Lot 3. Lots 1 and three will be amalgamated with Lot 5 DP 23249 (OT15B/148) and thereafter held within a single Computer Freehold Register.</p> <p>Consent is sought to create a 1000m² Residential Building Platform (RBP) on proposed Lot 2 and to undertake earthworks for access and landscaping.</p>
Location:	Jeffery Road, Crown Terrace
Legal Description:	Lot 4 DP 23249 held in Computer Freehold Register OT15B/147 and Lot 5 DP 23249 held in Computer Freehold Register OT15B/148
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:	17 October 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 220 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 2.0 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 28 May 2014.

No submitters have 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 16 October 2014.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 8.0 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 9.4 of the S42A report outlines Part 2 of the Act.

3.1 RELEVANT PLAN CONSIDERATIONS

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

- A **discretionary** activity pursuant to Rule 15.2.3.3(vi) for subdivision and location of residential building platforms in the Rural General Zone.
- A **restricted discretionary** activity pursuant to Rule 15.2.3(vi) where the total volume of earthworks being 4000m³, exceeds 1000m³ and breaches Site Standard 5.3.5.1 (viii) (1)(b). Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 15.2.3(vi) where the more than 20m³ of earthworks will be undertaken within 7m of a water body and breaches Site Standard 5.3.5.1 (viii) (1)(c). Council's discretion is restricted to this matter.

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

3.2 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.

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, section 42A report are:

- A revised landscape plan is required to identify additional planting between the southwestern boundary of the curtilage area and the southwest boundary of the site.
- Conditions of consent can adequately address all considerations associated with infrastructure and servicing.
- Consent Notice conditions are required to ensure that potential effects on Rural Character and amenity are mitigated. Conditions principally relate to defining curtilage activities, design controls and landscaping.

The findings relating to these principal issues of contention are outlined in Section 9.2 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 9 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 220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

- The proposal will not result in adverse effects on the character of the Visual Amenity Landscape.
- Subject to appropriate mitigation of effects associated with maintaining the character of the Visual Amenity Landscape, the proposal will not have more than minor effects on the environment.

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

As outlined in detail in Section 9.3.1 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the District Plan.

6.3 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 9.4 of the S42A report.

7. DECISION ON SUBDIVISION 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 220 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 application under the RMA for certification pursuant to section 224(c).

Please contact the Council if you require a Development Contribution Estimate.

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 Aaron Burt on phone (03) 441 0499 or email aaron.burt@qldc.govt.nz

Report prepared by

Decision made by



Aaron Burt
PLANNER



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:
 - Mylore Family Trust – Crown Terrace – Masterplan. Reference: 1651 – SK10. 30 July 2014
 - Mylore Family Trust – Crown Terrace – Site Plan. Reference: 1651 – SK11. 30 July 2014
 - Mylore Family Trust – Crown Terrace – Sections. Reference: 1651 – SK12. 30 July 2014
 - Lots 1 – 3 Being a Proposed Subdivision of Lot 4 DP 23249. Job No. 11563. Drawing No. 01. Revision A

stamped as approved on 16 October 2014

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

Landscape Conditions

3. The landscape plan '*Mylore Family Trust – Crown Terrace – Masterplan*' dated 30 July 2014, and '*Mylore Family Trust – Crown Terrace – Site Plan*' dated 30 July 2014 shall be amended and resubmitted for council for certification. The amendment shall achieve the following:
 - to define a 3m wide buffer planting of indigenous grey shrubland species at a density of no less than 1 plant per 1.5m between the southwestern boundary of the curtilage area and the southwest boundary of the site to supplement the visual buffer between the curtilage area and western escarpment face.

Engineering Conditions

General

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

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

5. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (4), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of a vehicle crossing to Lot 2 from Lot 5 DP23249 to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - c) The provision of an access way to within 50m the building platform for Lot 2 that complies with the guidelines provided for in Council's development standard NZS 4404:2004 with

amendments as adopted by the Council in October 2005. The access way shall meet the following requirements:

- i. The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - ii. Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - iii. The minimum standard for carriageway formation shall be a minimum compacted depth of 150mm AP40 metal and a formed metal carriageway width of no less than 3.5 metres.
 - iv. The culvert between the ponds shall be suitable depth and construction to 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.
 - v. Safety barriers shall be provided for vehicular safety where the internal accessways run parallel with land which drops away to a height of greater than 1m at an angle of greater than 45° within 2m of the edge of the accessway, in accordance with Clause 3.3.4 of QLDC's Development and Subdivision Engineering Standards (amendments to NZS 4404:2004 as adopted by Council on 5 October 2005).
6. Prior to commencing any earthworks 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 4404:2010 Section 2.3.7 and A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. This shall include all measures necessary to prevent earthworked materials from entering the existing ponds. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

To be monitored throughout earthworks

7. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

To be completed before Council approval of the Survey Plan

8. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement for telecommunications reticulation to Lot 2 irrespective of the reticulation being installed.
 - b) Lot 1 and Lot 3 hereon and Lot 5 Deposited Plan 23240 shall be held together in the same Computer Freehold Register (CSN Request).

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

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

- c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform on Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- e) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of the net area of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.

Ongoing Conditions/Consent Notices

10. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles (for Lot 2) by way of Consent Notice pursuant to s.221 of the Act.
 - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) Any dwelling within the consented building platform shall be of dark recessive external colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 20% and 5%, and the roof shall be between 15% and 5%.
 - c) Any ancillary structures or fixtures on the roof or upper portion of the building including satellite dishes and solar panels shall not extend beyond the buildings platform height control. Such structures or fixtures shall be of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 15% and 5% or are to be located so as not to be visible from beyond the subject property boundary. Chimney flues may protrude through the platform height control up to a maximum of 1.1m providing that the flue is of blackened steel or of colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 15% and 5%.
 - d) All external lighting shall be limited to the building platform area only and shall be down lighting so as not to create light spill beyond the property and shall not be used to highlight or accentuate built form or landscape features. External lighting shall not be located on the southwest side of the building or within the landscape to the southwest of the building to avoid external lights being visible from the Wakatipu Basin.
 - e) All planting as shown on the certified landscape plans shall be implemented within 6 months of completion of a dwelling and thereafter be maintained to ensure healthy growth. If any tree shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months.
 - f) All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, pergolas, amenity gardens and lawns shall be confined to the curtilage area as shown on the certified landscape plan. No structures or exotic trees shall reach a height of more than 2m west of the existing 602 contour as shown on the landscape plan.
 - g) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by "Southern Monitoring Services, dated November 2013". The proposed waste water system shall be installed prior to occupation of the dwelling.

- h) At the time that a dwelling is erected on Lot 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- i) At the time a dwelling/building is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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

Advice Note: The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

Advice Note:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The consent holder is advised to obtain any necessary consents from the Otago Regional Council for the water supply and future discharge of wastewater to land.

APPENDIX 2 – SECTION 42A REPORT

FILE REF: RM140297

TO Blair Devlin: Resource Consents Manager
FROM Aaron Burt
SUBJECT Report on a publicly notified subdivision consent application.

SUMMARY

Applicant: Mylore Family Trust

Location: Jeffery Road, Crown Terrace

Proposal: Consent is sought to subdivide Lot 4 DP 23249 into Lot 1, Lot 2 and Lot 3. Lots 1 and 3 will be amalgamated with Lot 5 DP 23249 (OT15B/148) and thereafter held within a single Computer Freehold Register.

Consent is sought to create a 1000m² Residential Building Platform (RBP) on proposed Lot 2 and to undertake earthworks for access and landscaping.

Legal Description: Lot 4 DP 23249 held in Computer Freehold Register OT15B/147 and Lot 5 DP 23249 held in Computer Freehold Register OT15B/148

Zoning: Rural General

Public Notification Date: 28 May 2014

Closing Date for Submissions: 26 June 2014

Submissions: Nil

Implications For:

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

RECOMMENDATION

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

1. The adverse effects of the activity can be adequately mitigated so that effects on the wider environment are less than minor.
2. The application is consistent with the Objectives and Policies of the District Plan.
3. The proposal is consistent with Part 2 of the Resource Management Act 1991 (the Act).

REPORT

1.0 INTRODUCTION

My name is Aaron Burt and I hold a Bachelor of Resource Studies from Lincoln University. I have approximately sixteen years' experience as a planner in roles within the Department of Conservation and various Councils in New Zealand and the United Kingdom. I have worked for Lakes Environmental/Queenstown Lakes District Council as a Resource Consents Planner since September 2007. I am a Full member of the New Zealand Planning Institute.

In my role I have processed a large number of resource consents, including notified rural subdivisions.

2.0 SITE & ENVIRONMENT

I refer to paragraph 6 of Mr Denney's report, which provides a description of the site and surrounding environment. Mr Denney states that he generally concurs with the landscape and site description provided by the applicant's consultant Landscape Architect in the report entitled '*Landscape Assessment Report, Mylore Family Trust Crown Terrace, Queenstown March 2014*'. Mr Denney notes that the Crown terrace face straddles the property boundary immediately adjacent to the site of the proposed building platform and that he considers the farm fence line at this location to be the line of ONL of the Crown terrace face.

I accept Mr Denney's advice as accurate and adopt that description for the purposes of this report.

Figure 1 below identifies the location of the subject site within the context of its surrounds:



Figure 1: Identification of Site and Surrounds

3.0 PROPOSAL

Consent is sought to subdivide Lot 4 DP 23249 into Lot 1, Lot 2 and Lot 3. Lots 1 and 3 will be amalgamated with Lot 5 DP 23249 (OT15B/148) and thereafter held within a single Computer Freehold Register. Proposed Lot 2 which contains the residential building platform measures 1.92 hectares.

Consent is sought to create a 1000m² Residential Building Platform (RBP) on proposed Lot 2 and undertake earthworks associated with the creation of an access and landscaping.

The applicant has provided a comprehensive description of the proposal under section 2.2 of the submitted application report, prepared by Bridget Allen of John Edmonds & Associates Limited, titled and referenced 'Mylore Family Trust – Proposed Building Platform', dated April 2014. This is accepted and is considered to be sufficient for the purposes of this report. Amended excerpts of that description are included below for ease of reference:

"Consent is sought to establish a residential building platform on the site and amend the boundaries to create a small parcel of land around the residential building platform being 1.876 [Note 1.92 hectares] hectares in area. The balance land will be held in the same title as the rest of the farm. Landscape Plans showing the proposed platform are attached in Appendix B. Access to the proposed residential building platform is proposed off the existing right of way near the farm shed. The driveway will meander through the site, across an existing culvert to the proposed 1000m² platform. An easement is shown across this access to provide for the movement of stock and a connection between the balance land for farming purposes. The last portion of the driveway is to be determined at the time of resource consent for a dwelling, should consent be granted, so that the exact location of this can incorporate the specific design of the future house and garage. The proposed residential building platform is irregular in shape to maximise views and solar gain and is approximately 'L' Shaped. The height of the proposed floor level and building platform has been carefully chosen to provide flexibility with the design whilst ensuring that any future dwelling would be screened from the valley floor below by the front of the Crown Terrace. The building height at the front of the platform is proposed at 4.5m above a finished floor level of 602 masl. This height then increases following the slope of the land to a maximum 7m at the rear of the platform."

Landscaping

A curtilage area of 0.275 hectares is proposed around the building platform predominantly to the north and west. Planting is proposed along the access way as shown on the Landscape Plans attached in Appendix B.

Earthworks

Some earthworks will be completed prior to title and this includes the mounding shown on the Landscape Plans attached in Appendix B that extend the topography of the existing knoll to the west. This mounding will assist in screening a future building from the south and a private view from the adjoining neighbour. The approximate volume of these works are 750m³. All of this will be derived from the surplus material from the construction of the driveway. Total volumes for the subdivision earthworks are in the vicinity of 3500m³ and consist of 500m³ of topsoil strip for the driveway of which 250m³ will be re-spread and a surplus of 250m³ for use on the mound. The formation of the carriageway consist of approximately 1500m³ of cut and 1000m³ of fill giving a cut to waste surplus of 500m³ which will be added to the 250m³ surplus above to provide a total of 750m³ construct the mound. Earthworks to create a flat curtilage area and building platform will be dependent on the design of a future dwelling and accordingly are not proposed as part of this application, however have been shown to indicate what might occur.”

Further to the above, consent is necessary to undertake 4000m³ of earthworks, including earthworks within 7 metres of a water body.

4.0 SUBMISSIONS

4.1 SUBMISSIONS

No submissions have been received.

5.0 CONSULTATION AND WRITTEN APPROVALS

The applicant has advised that prior to lodging the resource consent application, consultation was undertaken with the directly adjoining residential neighbours identified as follows:

- Martin Corbett, 57 Jeffery Road
- Bloomsbury Stud Limited, Jeffery Road.

Written Approval from the above was provided in support of the application. The image below identifies their sites (shaded red) in relation to the Lot 4 DP 23249 application site (shaded blue), with Bloomsbury Stud being to the north, and Corbett to the south of the application site. It is noted that the applicant also owns land to the north and east of the application site.



Figure 2: Location of Written Approvals (shaded red)

No other written approvals have been provided in support of the application.

6.0 DISTRICT PLAN PROVISIONS

6.1 THE DISTRICT PLAN

The site is zoned Rural General under the District Plan and the proposal requires the following resource consents:

Subdivision

- A **discretionary** activity pursuant to Rule 15.2.3.3(vi) for subdivision and location of residential building platforms in the Rural General Zone.
- A **restricted discretionary** activity pursuant to Rule 15.2.3(vi) where the total volume of earthworks being 4000m³, exceeds 1000m³ and breaches Site Standard 5.3.5.1 (viii) (1)(b). Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 15.2.3(vi) where the more than 20m³ of earthworks will be undertaken within 7m of a water body and breaches Site Standard 5.3.5.1 (viii) (1)(c). Council's discretion is restricted to this matter.

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

7.0 INTERNAL REPORTS

7.1 LANDSCAPE ARCHITECT'S REPORT

This report, prepared by Richard Denney, is attached as **Appendix 1** and concludes:

An application has been received by council for resource consent to undertake a two-lot subdivision [Note: lots are to be amalgamated] and to establish a residential building platform at 53 Jeffery Road, Crown Range, within the Rural General zone. The location of the proposed platform is within close proximity to the crest of the Crown terrace, and the boundary line between the visual amenity landscape (VAL) of the subject property and Crown terrace face within the outstanding natural landscape (ONL). The proposed platform is partially screened by a low knoll to the south and a rise to the north that largely contains the public and private viewing catchment to the Crown Range road and the southern end of the Morven Ferry road within the Wakatipu basin below. Viewing distance from public places is from about 1.5km or more away. Affected party approval has been obtained from the two neighbouring properties to the south and north, although the landscape plan presented slightly differs in the approvals.

The proposed building platform would enable a building to be partially visible from the Crown Range road within the context of a visual amenity landscape. Design controls to ensure a future building is off dark colours would ensure the building is not prominent in the landscape. Proposed landscaping of clumps of mixed species of trees and a section of lineal planting alongside the proposed access drive is more amenity in character than any association to traditional rural patterns. It introduces an increased presence of the domestication of the landscape but could be mitigated by reducing some of the planting to that required for visual mitigation of the dwelling only and avoiding amenity type trees such as birch which is also problematic species in terms of spreading into sensitive landscape areas.

From the Morven Ferry road the proposed platform would enable a small glimpse of a future dwelling on the crest of the terrace face. The glimpse would be small and relative to the naturalness of terrace face would be of a small adverse effect on the openness of that landscape. Setting the proposed curtilage area further from the crest so that no domestic activity, structures

and landscaping is visible from the Morven Ferry road and places design controls on a future dwelling would assist in mitigating adverse effects.

The proposed new lot 2 would be thin and narrow lot with cluster of rural amenity planting that would divide the open landscape and proportion to lot size introduce increased domestication. There is a sporadic pattern of smaller lots on the terrace and the proposed lot would be generally consistent with such a pattern although the threshold for the landscape to absorb such development is limited. Maintaining open fields and setting the curtilage area back from the crest would assist in ensuring such lot sizes and platform locations maintain the openness and character of the visual amenity landscape.

I rely on Mr Denney's assessment and refer to it within this report.

7.2 ENGINEER'S REPORT

This report was prepared by Michael Wardill, Council's Engineer, and is attached as **Appendix 2**. Mr Wardill recommends conditions with regard to servicing, access, and earthworks. It is noted that the report includes an Addendum that acknowledges subsequent discussions with the applicant.

I rely on Mr Wardill's assessment and refer to it within this report.

8.0 STATUTORY CONSIDERATIONS

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

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

- a) *Actual and potential effects on the environment of allowing the activity;*
- b) *Relevant objectives, policies, rules or other provisions of a plan or proposed plan; and*
- c) *Any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

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

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

- a) *may grant or refuse the application; and*
- b) *if it grants the application, may impose conditions under section 108.*

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

- (1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that -*
 - (a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
 - (b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
 - (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

- (2) Condition under subsection (1) must be –
- (a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and
 - (b) of a type that could be imposed under section 108.

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

9.0 ASSESSMENT

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

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

9.1 LANDSCAPE CLASSIFICATION

An analysis of the site and surrounding environment has been undertaken by Mr Denney.

Paragraph 6 of the Landscape Assessment outlines his finding that the site is part of a Visual Amenity Landscape (VAL). This assessment is adopted and relied upon.

9.2 EFFECTS ON THE ENVIRONMENT

9.2.1 The Permitted Baseline and Receiving Environment

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the District Plan permits an activity with that effect (the permitted baseline).

The permitted baseline for this application is set out below:

Permitted Activities

In the Rural General zone, all buildings and associated physical activities, such as such as roading and landscaping, require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. Likewise, all subdivision requires resource consent.

Farming activities, earthworks up to a volume of 300m³ moved over an area of less than 1000m², and planting are permitted.

Therefore, any adverse effects from the proposed activity have been taken into account when assessing actual and potential effects.

Receiving Environment

The applicant has provided a description of the receiving environment within the Assessment of Environmental Effects submitted with the application. That description is as follows:

In 2009 a resource consent (ref: RM090156) approved a three lot subdivision on the neighbouring land to the north-west of the site. As a result there is one building platform located to the north of the small plantation of trees on the site that can be anticipated to be built on in the future. To the south of the site is the Corbett's house and to the east of the site is the applicants existing

dwelling. No other platforms or houses are located in the vicinity of the site and land is deer fenced and operated as a deer farm. The Environment Court granted consent to Royalburn (ref: RM081447) for the creation of 11 lots to the east of the site. This is considered part of the receiving environment for the Crown Terrace.

9.2.2 Actual and Potential Effects on the Environment

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

- Effects on Natural and Pastoral Character
- Visibility of Development
- Form and Density of Development
- Cumulative Effects of Development on the Landscape
- Rural Amenity
- Infrastructure
- Natural Hazards
- Earthworks
- Traffic Generation and Vehicle Movements

I note that this assessment has been guided by the relevant assessment matters of the District Plan.

9.2.3 Effects on Natural and Pastoral Character

Mr Denney has conducted an assessment on the potential effects on the natural and pastoral character of the landscape in paragraphs 13-16 of his attached report.

He determined that the adverse effects of domestication of the landscape could be reduced by a simpler planting design response that does not highlight the presence and location of a dwelling and access drive. He recommended that the landscape plan is amended to remove the lineal planting of birch alongside the drive and the clumps of trees further down the drive are reduced to one or two species of traditional rural species such as the Alder.

The applicant subsequently responded to Mr Denney's assessment and provided a revised plan that amended the curtilage area and removed the lineal planting. It is accepted that the revised plan addresses effects on natural and pastoral character, and that consent notice conditions can ensure that areas on Lot 2 that are outside the curtilage will be maintained to preserve and enhance the amenity values of the landscape.

It is determined that conditions of consent can ensure that any adverse effects on natural and pastoral character can be appropriately mitigated.

9.2.4 Visibility of Development

Mr Denney has assessed the potential visibility of the proposal from different vantage points to ascertain the degree and extent of potential effects. This assessment is contained in paragraphs 17-24 of his report.

He finds that the proposed development would not be highly visible from public places, and that when viewed from the Crown Terrace road, the proposal would distract to only a small degree from public or private views otherwise characterised by natural or arcadian pastoral landscapes. He advises that from Morven Ferry Road, the presence of built form (albeit only small within the context of the wider ONL) would be prominent such that it would distract to a small degree to views otherwise characterised by natural landscapes.

Whilst Mr Denney identified concerns associated with linear plantings, the applicant has since amended the landscape plan to resolve this concern.

It is accepted that the development would not constitute a sprawl of built development because it is some distance from public road vantages. Design controls can also ensure that any dwelling will be appropriately recessive in the context of its surrounds.

Conditions of consent can ensure that effects in regard to visibility of development are able to be appropriately mitigated.

9.2.5 Form and Density of Development

Mr Denney has assessed the effects of the proposed activity in relation to the form and density of development in paragraphs 25-30 of his report.

He determines that the landscape can absorb the development subject to further mitigation to ensure that domestication of the landscape would not be visible from the Morven Ferry Road area.

This has since been achieved by the applicant providing a revised plan to identify a curtilage area set back from the terrace face. It is still necessary to provide for an area of landscape buffering, and conditions of consent can require that an amended landscape plan is submitted which identifies buffer planting between the southwestern boundary of the curtilage area and the southwest boundary of the site. This planting is identified as being necessary to supplement the visual buffer between the curtilage area and western escarpment face.

Mr Denney advises that the relative density of built form and domestication of the land in proportion to the size of the lot would be relatively high for this vicinity. Although in this instance he determines that the landscape can absorb such development subject to mitigation. He notes that if any similar development were to occur on the neighbouring lots (lots 1 and 3), adverse cumulative effects would become unacceptably large.

Conditions of consent can ensure that the proposal will not result in significant adverse effects associated with form and density.

9.2.6 Cumulative Effects of Development on the Landscape

Mr Denney provides an analysis of the cumulative effects of the development in paragraphs 31-35 of his report.

He finds that the proposed development would visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating the level of domestication of the landscape to a small degree.

Mr Denney raises concerns about the potential for subsequent development of the area, and suggests mechanisms to preclude further residential development of proposed lots 1, 2 and 3. Whilst it is accepted that any further development would require consent and could be assessed in context, it is accepted that consent notice controls specific to development on Lot 2 can ensure that effects specific to the proposed development will be appropriately mitigated.

I rely on Mr Denney's assessment and consider that any cumulative effects of the proposed development on the landscape will be less than minor.

9.2.7 Rural Amenities

Mr Denney provides an analysis on Rural Amenity in paragraphs 36-40 of his report.

He finds that subject to appropriate design controls, curtilage and revised landscaping, the development would not have a significant adverse effect on the rural amenity of the vicinity.

I rely on Mr Denney's assessment and accept that conditions of consent can ensure that the proposed development will not result in adverse effects in terms of rural amenity.

9.2.8 Infrastructure

Water Supply, Effluent Disposal, Stormwater and Fire Fighting Provision

Mr Wardill has provided a comprehensive assessment of all matters associated with infrastructure, in addition to providing a suite of proposed conditions that are deemed necessary to ensure the development is adequately serviced.

I accept Mr Wardill's assessment and advice and find that subject to conditions, the development can be appropriately serviced.

Overall, any effects in terms of infrastructure are able to be appropriately mitigated through conditions of consent.

9.2.9 Natural Hazards

Whilst the site is not identified as being subject to known Natural Hazards in the Queenstown Lakes District Council's Hazard Register Maps, 20m downhill of the proposed building platform is a 'Schist Debris Landslide' hazard with unknown activity. This is shown on Council mapping along the entire Crown Terraces length. The land slopes down to a maximum batter of 1V to 2.5H at the valley floor 500m away.

In this regard, the application includes a report from Geosolve Limited, titled; '*Landslide mapping and Assessment, Lot 4 DP23249, Crown Terrace, Wakatipu,*' and dated 23rd June 2014. The report determines:

'Based on the observations from the site inspection the proposed house platform is assessed to be present in an area of undisturbed glacial deposits and not on the landslide feature. The failure mechanism for the landslide is assessed to be movement along a weak foliation defect (foliation shear) and as such is expected to be confined to steeper areas of the Crown Terrace slope which have the correct geometry to enable movement to occur. Instability of the landslide is expected to be ongoing and is likely to comprise intermittent creep with movement rates being in the order of ≤10mm/year, however this should not impact on the proposed platform area.'

Mr Wardill accepts the expert findings above, and makes no recommendations in this regard.

Overall, although potential stability hazards are identified in the vicinity of the site, it is determined that there are no direct effects upon the proposed development and no mitigation is required.

9.2.10 Earthworks

Mr Wardill is satisfied that the proposed earthworks will not result in instability beyond the boundary of the site and any typical effects can be mitigated through specific consent conditions.

9.2.11 Traffic Generation and Vehicle Movements

Mr Wardill is satisfied that access and manoeuvring areas for Lot 2 can be constructed in accordance with the appropriate standards and that conditions of consent can ensure that any potential effects can be appropriately mitigated.

9.2.12 Consideration of Effects on Persons

In addition to being publically notified, the proposal was directly served upon surrounding properties and information was provided inviting those persons to make a submission if they so required. This was in response to Council's determination that those persons were affected within the meaning of section 95E in relation to the activity.

No submissions were subsequently received from any of those owners/occupiers.

9.2.13 Conclusion to Actual and Potential Effects on the Environment

Having considered the findings of the Landscape and Engineering Assessments, it is my opinion that recommended conditions of consent can ensure that any adverse effects of the proposed activity can be appropriately mitigated so that they are not significant.

9.3 OBJECTIVES AND POLICIES

The relevant objectives and policies of the District Plan discussed below relate to:

Part 4 District Wide Issues

Part 5 Rural Areas

Part 15 Subdivision, Development and Financial Contributions

Part 4 – District Wide Issues

4.2.5

Objective:

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

Policies:

1. Future Development

- (a) *To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*
- (b) *To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*
- (c) *To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

The adverse effects of the activity can be mitigated by ensuring that residential activities associated with Lot 2 are contained in a curtilage area, landscaping is revised to identify an area of buffer planting, and design controls ensure that any future dwelling is appropriately recessive.

The development will not degrade the visual amenity values of the landscape, and the area has the potential to absorb change without detracting from the landscape and visual amenity values of the area.

The proposed activity is consistent with the above objective and policies.

4. Visual Amenity Landscapes

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

Consent conditions can ensure that the Lot 2 RBP, landscaping and access will have a visual impact that is less than minor and will not detract from the surrounding landscape.

No linear plantings or inappropriate landscaping are proposed, therefore the proposal will not result in a loss of natural character.

On this basis I consider the application is consistent with the above policies.

8. Avoiding Cumulative Degradation

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

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

The proposal will not exceed the ability of the landscape to absorb development, and taken cumulatively with regard to nearby residential development, it will not diminish the values of the VAL. As noted by Mr Denney however, if any similar development were to occur on the neighbouring lots (lots 1 and 3), adverse cumulative effects would become unacceptably large.

I do not consider that the development will be unsympathetic to the rural area.

The proposal is consistent with the above policies.

9. Structures

To preserve the visual coherence of:

- (a) *outstanding natural landscapes and features and visual amenity landscapes by:*
 - *encouraging structures which are in harmony with the line and form of the landscape;*
 - *avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
 - *encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
 - *encouraging placement of structures in locations where they are in harmony with the landscape;*
 - *promoting the use of local, natural materials in construction.*

The siting of the RBP, defined curtilage area and landscaping proposed back from the ridgeline will ensure that the development will not be inharmonious to the line and form of the landscape. The visual coherence of the landscape will not be undermined, and future development within the platform will not break any ridgelines.

I consider the proposal to be consistent with the above policy.

17. Land Use

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

The proposed development will not result in significant adverse effects on the open character and visual coherence of the landscape, and any adverse effects in this regard can be appropriately mitigated by landscaping, containing residential activities to the defined curtilage area, and design controls.

I consider the proposal to be consistent with the above policy.

Part 5 – Rural Areas

Character and Landscape Value

Objective 1

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

Policies:

- 1.1 *Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.6 *Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*
- 1.7 *Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

The District Wide landscape objectives and policies have been discussed previously.

As discussed, subject to conditions to mitigate the effects associated domestication, the proposed development will not result in adverse effects to the character or landscape value of the area.

The proposal is consistent with the above objective and related policies.

Objective 3 – Rural Amenity

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

Policies:

- 3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.5 *Ensure residential dwellings are setback from boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

The nature and scale of residential activity proposed is such that rural amenity will be maintained and not significantly diminished. Adverse effects on neighbouring properties are able to be appropriately mitigated by landscaping and restricting residential activities to a curtilage area.

I consider that the proposal is consistent with the above objective and associated policies.

Part 15 – Subdivision, Development and Financial Contributions

The objectives and policies relating to subdivision are found in Part 15 of the District Plan and generally relate to the provision of services and costs being met by subdividers, ensuring each proposed lot will fulfil its intended use, and maintaining or enhancing the amenity and character of the surrounds.

Council's Engineer, Mr Mike Wardill, advises that subject to conditions of consent, the sites can be adequately serviced.

The subdivision will maintain the rural amenity values of the site and surrounds. Conditions of consent to require that Lot 2 curtilage activities are contained, will ensure that the development will not result in an over domestication of the landscape, or loss of natural and pastoral character in a visual amenity landscape.

Subject to recommended conditions of consent, the subdivision is consistent with the objectives and policies relating to the servicing and use of allotments. Consent conditions will ensure it is consistent with policies intended to maintain or enhance amenity and landscape values.

9.3.1 Summary of Objectives and Policies

Overall, where adverse effects are identified, the proposal can avoid, remedy or mitigate those effects, and the proposed development is overall consistent with the relevant objectives and policies of the District Plan.

9.4 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

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

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

The proposal sufficiently avoids, remedies or mitigates potential adverse effects on the environment and will not compromise the life-supporting capacity of air, water, soil or ecosystems.

The proposed subdivision and provision for residential development will provide for the future use of the land, thereby enabling the applicants and/or future purchasers of the lot to provide for their social and economic well-being.

I therefore consider the proposal promotes the sustainable management of natural and physical resources and as such is consistent with the purpose and principles of the Act.

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

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

It is my opinion that the proposal constitutes an efficient use of natural resources as the location of the RBP and proposed landscaping and development controls will not materially lessen those resources. In addition the domestication of the site will not materially degrade amenity values, nor will it diminish the quality of the environment.

Overall I consider the application meets the purpose and principles of sustainable management set out in Part 2 of the Act.

10.0 CONCLUSION

The Mylore Family Trust has applied for resource consent to subdivide Lot 4 DP 23249 into Lot 1, Lot 2 and Lot 3. Consent is also sought to create a Residential Building Platform (RBP) and to undertake earthworks.

Having regard to the matters set out in section 104 and foregoing assessment, it is my conclusion that the proposal is appropriate in this location. The reasons for this conclusion are as follows:

- The proposal will not result in adverse effects on the character of the Visual Amenity Landscape.
- Subject to appropriate mitigation of effects associated with maintaining the character of the Visual Amenity Landscape, the proposal will not have more than minor effects on the environment; and
- The proposal is consistent with the objectives and policies for the zone or subdivision and sufficient mitigation measures exist, such that the proposal can align with District Wide objectives and policies.

Therefore, in accordance with Section 104B of the Resource Management Act, in my opinion the proposed development can be granted resource consent subject to appropriate conditions.

In summary, for the reasons outlined above, the proposal is considered to be consistent with the relevant provisions of the District Plan and can meet the purpose of the Act.

Prepared by: Aaron Burt
Planner

Reviewed by: Blair Devlin
Resource Consents Manager



Attachments: Appendix 1 - Landscape Architect's Report
Appendix 2 - Engineering Report

Report Dated: 14 October 2014

APPENDIX 1 – LANDSCAPE ARCHITECT'S REPORT

LANDSCAPE REPORT**RM140297, Mylore Family Trust**

TO: Aaron Burt, Planner,
Queenstown Lakes District Council

FROM: Richard Denney, Landscape Architect,
Denney Landscape Architecture

DATE: May 30ⁿ 2014

INTRODUCTION

1. An application has been received by council for resource consent to undertake a two-lot subdivision and to establish a residential building platform at 53 Jeffery Road, Crown Range. The site is legally described as Lot 4 DP 23249 and is held in Computer Freehold Register ('CFR') OT15B/147 and is 19.4608 hectares in area. In terms of the Queenstown Lakes District Council - District Plan (the District Plan) the site is within the Rural General zone.
2. Following advice from council's planner I understand that the activity status of the application is discretionary.

PROPOSAL

3. It is proposed to establish an 'L' shaped building platform 1000m² in area and to amend the property boundaries to create a new lot around the proposed building platform of 1.876 hectares. Access to the platform would be off the existing right of way and across a paddock to the crest of the Crown terrace face to where the platform is proposed to be located. A height control is proposed of 4.5m above a proposed floor level at 602masl at the front of the dwelling and sloping to a 7m height limit at the rear of the platform. A curtilage area of 0.275 hectares is proposed around the building platform.
4. The application landscape plans, '*Mylore Family Trust – Crown Terrace – Masterplan reference: 1651*', and '*Mylore Family Trust – Crown Terrace – Site plan reference: 1651*', dated March 26, 2014 identify a proposed access drive running parallel to the right of way then meandering across open farm land to the proposed building platform. A proposed line of birch trees would line part of the drive. Clusters of trees comprising of ash, alder and cedar would be near the mid section of the drive and near the proposed platform. The landscape plans also shows an indicative flatten earth platform created through earthworks. These earthworks are not proposed as part of this application.
5. Earthworks are proposed for the formation of the access drive and western extension of the existing knoll to the south of the proposed building platform. Formation of the access drive would require 1500m³ of cut and 1000m³ of fill. An additional 500m³ of topsoil would be stripped for the access drive formation, 250m³ of the topsoil would be used on the proposed mound to the south of the platform and the other 250m³ would be re-spread for the access drive formation. Total volume of earthworks would be 3500m³. The proposed mound to the south of the platform would be of fill material to a depth of approximately 1m to 2m as measured from the landscape plan.

SITE AND LANDSCAPE DESCRIPTION

6. I have read the landscape and site description within the application (*Landscape Assessment Report, Mylore Family Trust Crown Terrace, Queenstown March 2014*). I in general concur with this description and the landscape classification of a Visual Amenity Landscape (VAL) as shown within the District Plan, *Appendix 8A – Map 2 Landscape Classification in the Wakatipu Basin*. I note that the Crown terrace face straddles the property boundary immediately adjacent to the site of the proposed building platform and I consider the farm fence line at this location to be the line of ONL of the Crown terrace face. On the southwestern side of the fence the land drops steeply away and the scrubby vegetation pattern is more natural in distribution across the landscape with prevalence of indigenous matagouri. It is the line where there is a distinct change in topography and landscape character.

(Site photos are attached as Appendix A to this report).

BACKGROUND

7. Resource Consent RM030500 enabled earthworks and the establishment of a building platform to the north of the right of way. Resource consent RM110154 enabled earthworks for the construction of an earth dam within the subject site for irrigation and amenity purposes.
8. Affected party approval has been obtained from the neighbouring Corbett property to the south, at 57 Jeffery Road, Lot 6 DP 23249. The approval dates from November 2013 for a proposal concept that differs slightly from that submitted in that the proposed platform and curtilage area is slightly different shape although in the same general location and the line of birch trees is not on this version. It is noted that while the concept presented to Mr Corbett differs slightly to that within the application these are small changes.
9. Affected party approval has also been gained from the property to the north, the Bloomsbury Stud (NZ) Ltd, Lot 2 DP 442986. Approval dates April 2014 for the proposal within the application.
10. Also noted that the subdivision plan differs slightly from the landscape plan and AEE in that the area of Lot 2 on the subdivision plan is 1.92 hectares and on the landscape plan and within the AEE is 1.876 hectares.

ASSESSMENT

11. The appropriate assessment matters are within the District Plan are within sections:
 - 5.4.2.2 Assessment Matters (3) Visual Amenity Landscape
 - 5.4.2.3 Assessment Matters General
 - 15.2.3.6 Assessment Matters for Resource Consents,
 - 15.2.6.4 Assessment Matters for Resource Consents
 - 15.2.7.3 Assessment Matters for Resource Consents
12. I have read the landscape assessment within the application. There is however a number of points I do not fully agree so I have attached my full report as follows.

5.4.2.2 Assessment Matters (3) Visual Amenity Landscape

Effects on natural and pastoral character

13. The proposed platform is immediately adjacent to the boundary of the VAL and ONL upon the crest of the Crown terrace. As viewed from along the Crown Range Road the subject site would be seen in context of the VAL of the Crown terrace and not the ONL of the terrace face.
14. From the southern portion of the Morven Ferry road, from about south of the Wakatipu Trails turn off, the upper portion of a future building would be potentially visible. It would be small glimpse in comparison to the breadth of the view along the terrace face. The roofline of the neighbouring dwelling on the Corbett property is also visible along this stretch of road, and is highlighted by smoke from the chimneys. The visual effect would compromise the open character of the ONL to a small to moderate degree, as it would introduce further built form to the context of the ONL.
15. The nature and scale of the development would introduce fragmentation and domestication of the open rolling pastoral landscape by introducing additional fence lines, access drive, rural amenity type planting and a dwelling. The Crown terrace landscape differs to that of the Wakatipu Basin in that is more of a traditional rural pastoral landscape, open and less domesticated. It has functional and traditional rural pastoral integrity that is less observed within the basin. The proposed dwelling location is however relatively discrete in this landscape context, set within the knoll to the fringe of the terrace landscape. It is the proposed planting of lineal planting of birch and collections of rural amenity trees along the drive that suggest a pattern of landscape that is more domestic in nature and indicates the presence of dwellings and domestic activity. I consider such planting compromises the arcadian pastoral character to a small to moderate degree and introduces a small to moderate level of domestication to this landscape.
16. I consider the adverse effects of domestication of the landscape could be reduced by a simpler planting design response that does not highlight the presence and location of a dwelling and access drive. I recommend that the landscape plan is altered to remove the lineal planting of birch alongside the drive and the clumps of trees further down the drive are reduce to one or two species of traditional rural species such as the Alder. I also suggest an open space covenant on the land between the right of way and the location of the knoll, excluding the pond, to be retained as an open pastoral landscape would be effective in retaining the open pastoral landscape.

Visibility of Development

17. The proposed development would not be highly visible from public places. It is situated in relatively discrete location and in a landscape context which has surprisingly limited viewing catchment given its elevated position. It would be visible intermittently from the Crown Range road for a stretch of about 2.3km from about 600m northeast of Eastburn road intersection and about 1.7km northwest of the same intersection. These viewpoints are looking down towards the site some 2km or more distant. From below the Crown terrace the proposed platform would enable a small portion of a building to be viewed from the Morven Ferry road along a stretch of road south of the Wakatipu Trails turn off and would be 1.5km or more distant.
18. From the Crown Terrace road I consider the proposal would be visually prominent such that it would distract to only a small degree from public or private views otherwise characterised by natural or arcadian pastoral landscapes due to the presence of amenity type tree planting and presence of a future dwelling. The proposal would be viewed as relatively small part of a broader VAL landscape that would include the terrace and the basin below. From the Morven Ferry road however I consider the presence of built form, albeit only small within the context of the ONL would be

prominent such that it would distract to a small degree to views otherwise characterised by natural landscapes.

19. I consider there is limited opportunity to screen or mitigate by other methods without further distracting views of the natural topography. I recommend it would be more appropriate to reduce proposed planting of rural amenity type trees to retain the open pastoral landscape and to include design controls on the dwelling to ensure it is off dark recessive colours so as not to draw attention towards it. I recommend that the curtilage area should be pulled back to the 602m contour within the curtilage area as shown on the landscape plan to ensure the domestication of the landscape and associated domestic activities do not start to become apparent on the crest of the terrace as seen from below.
20. The subject site is confined to some degree by the natural topography of the terrace landscape. There is some undulation of the terrace that provides partial containment to the site in that the knoll adjacent to the south and the rise to the north create a shallow depression to which the proposed platform would sit. Its close proximity to the crest of the terrace diminishes the screening effect of the terrace face, as a small portion of a future dwelling would peek above the face as seen from the Morven Ferry road.
21. A building within the proposed building platform would not break the skyline but would have a small breach of the Mt Scott / Crown Range face as viewed from the Morven Ferry road. From the Crown Range road the building would be partially tucked into the small knoll and proposed planting near the platform. The Crown Range road is elevated above the site and glimpses of the building would be seen against the backdrop of the terrace, terrace crest and the basin below. It would be a small component of a broad landscape vista and would be seen in context of the rural pastoral landscape of the terrace and basin and therefore relatively consistent with those visual amenity landscapes.
22. The proposed access road would wind its way through the undulation and around the small knoll to the platform and would generally conform to the natural contour of the land. The platform would be cut into the small knoll and earthworks would extend an earth mound to the south and southeast. The works for the road and mound would be shaped and would generally maintain the naturalness of the landscape.
23. Proposed new boundaries are convoluted and angular and appear to have little relevance to the natural form of the land. Currently there is a fence line in the vicinity of the proposed long boundaries for lot 2 that is straight with open paddocks either side that maintains a legibility of the terrace landform. The nature of the proposed lot boundaries for lot 2 being long and narrow would give potential for boundary planting 'thickening' the boundary between proposed lots 1 and 3 and breaking the existing wide open space. The proposed lineal planting of trees along side the access drive accentuates the narrowness of the lot and to a degree decreases the legibility of the depression to which the ponds are located that are part of a broader gully system that drops into the ONL of the Crown terrace face.
24. The development would not constitute sprawl of built development as it some distance from a public road.

Form and density of development

25. The location of the platform uses the natural topography of the small knoll and the rise to the north to be in a location where a future dwelling would not be highly visible from public places. I consider the curtilage location requires some minor adjustment to pull the curtilage away from the crest of the terrace face to ensure domestication of the landscape would not be visible from the Morven Ferry Road area.
26. The building platform would be stand-alone and be separated from other built form within this landscape. It would be located in a relatively discrete position within the side

of the knoll. The access drive would intersect with the existing small node of farm buildings coming off the right of way although proposed lineal planting would accentuate the location of the access drive towards the dwelling within this open landscape.

27. The proposed building platform is located generally in a location with higher potential to absorb development being tucked into the low knoll. It is however I consider too close to the crest of the terrace face which is highly sensitive location being on the boundary of the ONL of the Crown terrace and prominent ridgeline as seen from the Morven Ferry Road area. This could however be mitigated by design controls adjustment of the curtilage area. The location of the proposed boundaries for lot 2 and proposed planting would divide the open landscape of the current lot. The existing fence line is in a similar location but it is a much smaller and transparent dividing line.
28. The proposed development would not introduce densities that reflect those characteristics of urban areas.
29. There is a consented building platform within 500m of the proposed platform on the neighbouring lot to the north (Bloomsbury Stud Property) to which I understand a building has been consented for development. This property is not within the applicant's ownership. I am not aware of any owners within an 1100m radius seeking alternative locations for the proposal.
30. The relatively density of built form and domestication of the land in proportion to the size of the lot would be relatively high for this vicinity. Although in this instance I consider the landscape could absorb such development subject to further mitigation. If any similar development were to occur on the neighbouring lots (lots 1 and 3) I consider adverse cumulative effects would be come unacceptably large.

Cumulative effects of development on the landscape.

31. Development to date along the southern Crown terrace has created one instance where built form is visible from the basin below within the Morven Ferry visual catchment area. The proposed development would enable another such building to be visible albeit slightly which I consider would be very close to crossing a threshold with respect to the vicinity's ability to absorb further change.
32. The proposed development would visually compromise the existing natural and arcadian pastoral character of the landscape by exacerbating the level of domestication of the landscape to a small degree. Further development as that proposed, in that the land use of the lot is proportionally higher in domestic use and with platforms adjacent to the crest of the terrace has a high potential to increase domestication of the landscape.
33. The Crown terrace face is the primary topographical feature that provides a check to the spread of development although in this proposal it is compromised to a small degree by locating a building platform near its crest that is visible from below.
34. The development is not likely to require infrastructure consistent with urban landscapes in order to accommodate increased population and traffic volumes.
35. The potential for the development to cause cumulative adverse effects may be avoided by way of a covenant protecting areas of existing open pastoral space from amenity tree planting and by a consent notice on the proposed lots identifying a no build zone on proposed lots 1, 2 and 3 as shown on the application landscape plan that protects the crest of terrace from further development.

Rural Amenities

36. The proposal would in general maintain adequate visual access to open space and views across the arcadian pastoral landscapes from public roads as the proposal is some distance away and its effects would be relatively small within the broader landscape. I consider the potential visibility of built form from the Morven Ferry road, albeit only small, not to be appropriate in this instance but could be mitigated by design controls. The neighbouring property to the south has not provided affected party approval in regards to the row of trees along the proposed access drive as shown on the application landscape plan. This planting could be viewed as breaking up the openness of the landscape from that viewpoint and introducing scale of planting and species more domestic in nature.
37. The proposed development may compromise the ability to undertake agricultural activities on surrounding land through reverse sensitivities, given the closeness of the lot boundaries to the proposed platform. As the applicant owns the surrounding lots this is not considered an issue.
38. The proposed landscaping as discussed above I consider is not consistent with traditional rural patterns on the terrace in that the some of the species selected and the form of planting is more amenity in nature.
39. The proposed development is not of scale or nature to warrant infrastructure consistent with urban landscapes such as street lighting or curb and channelling.
40. The proposed building platform is relatively close to the boundaries but as proposed neighbouring lots area owned by the applicant this is not considered an issue.

5.4.2.3 Assessment Matters General

x Restricted Discretionary Activity - Tree Planting

41. The proposed tree planting is off a rural amenity type with collections of species within clumps along the access drive. The planting has little association to traditional farming activities and is more amenity in nature. The planting is some distance from the nearest road in terms of visibility, and the planting would have only a small effect on the broader landscape.
42. The proposed planting of birch although not a wilding species is a problematic species prone to spread. The location of the planting near the Crown terrace face I consider would be classed as a higher risk given the elevated nature of the site, exposure to winds and potential to spread into areas less frequently grazed by stock and into areas of the ONL. I recommend the birch should be removed from the plan.
43. The purpose and nature of the tree planting is not necessary for farming activities. It is more in an amenity function and I consider is beyond that required for visual mitigation. The planting however would have limited ability to block views from public roads being some 2km distant from such viewpoints.

xxvii Earthworks

44. Proposed earthworks for the earth mound and road would be relatively small in scale to the natural topography of the site. The works would be shaped to conform to the natural landform and once re-grassed would be integrated into the surrounding pastoral landscape.

Subdivision - Part 15

15.2.3.6 Assessment Matters for Resource Consents

(b) Subdivisions of Land in the Rural General, Rural Lifestyle, Gibbston Character, Bendemeer Zones the Rural Residential area at the north of Lake Hayes, and the Quail Rise Zone (Activity Area R2)

45. There are no areas of significant vegetation, heritage items or archaeological sites within the application site that I am aware of.
46. The proposed building platform would compromise landscape values and rural character to a small degree by placing a building platform in close proximity to the Crown terrace crest enabling a future building to be potentially in view from the Morven Ferry road area. Otherwise the general location of the platform is relatively discretely tucked into the natural landform.
47. Adjoining land uses are within the applicant's ownership so it is considered that the adjoining land-uses would not be adversely affected.

15.2.6.4 Assessment Matters for Resource Consents

Lot Size and Dimensions

48. The Rural General zone is described within section 5.3.11 *Rural General Zone* of the District Plan as, "*The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture.*" The proposed lot is such a size and shape that it is largely for the purpose of locating a residential dwelling and providing access to that dwelling. In that regards it has little relevance to farming activities. There are however similar small lots on the Crown terrace being small lots with dwellings generally surrounded by larger lots in pastoral farming use. Such pattern is sporadic, and the proposal appears to be one of the first in this immediate location.
49. The proposed access easement across the proposed lot 2 would maintain the function of the proposed adjoining lots 1 and 3 in terms of farming activities.

15.2.7.3 Assessment Matters for Resource Consents

50. The proposed lot and location of the building platform would be in generally open terrain. The proposed building platform would have a southwest to northwest aspect and generally good solar gain. The proposed lots are deep within the rural general zone and have no relationship to other rural zones in terms of interesting or attractive boundaries. The scale and nature of earthworks required for the subdivision has been discussed above.

CONCLUSION

51. An application has been received by council for resource consent to undertake a two-lot subdivision and to establish a residential building platform at 53 Jeffery Road, Crown Range, within the Rural General zone. The location of the proposed platform is within close proximity to the crest of the Crown terrace, and the boundary line between the visual amenity landscape (VAL) of the subject property and Crown terrace face within the outstanding natural landscape (ONL). The proposed platform is partially screened by a low knoll to the south and a rise to the north that largely contains the public and private viewing catchment to the Crown Range road and the southern end of the Morven Ferry road within the Wakatipu basin below. Viewing distance from public places is from about 1.5km or more away. Affected party approval has been obtained from the two neighbouring properties to the south and north, although the landscape

plan presented slightly differs in the approvals.

52. The proposed building platform would enable a building to be partially visible from the Crown Range road within the context of a visual amenity landscape. Design controls to ensure a future building is off dark colours would ensure the building is not prominent in the landscape. Proposed landscaping of clumps of mixed species of trees and a section of lineal planting alongside the proposed access drive is more amenity in character than any association to traditional rural patterns. It introduces an increased presence of the domestication of the landscape but could be mitigated by reducing some of the planting to that required for visual mitigation of the dwelling only and avoiding amenity type trees such as birch which is also problematic species in terms of spreading into sensitive landscape areas.
53. From the Morven Ferry road the proposed platform would enable a small glimpse of a future dwelling on the crest of the terrace face. The glimpse would be small and relative to the naturalness of terrace face would be of a small adverse effect on the openness of that landscape. Setting the proposed curtilage area further from the crest so that no domestic activity, structures and landscaping is visible from the Morven Ferry road and places design controls on a future dwelling would assist in mitigating adverse effects.
54. The proposed new lot 2 would be thin and narrow lot with cluster of rural amenity planting that would divide the open landscape and proportion to lot size introduce increased domestication. There is a sporadic pattern of smaller lots on the terrace and the proposed lot would be generally consistent with such a pattern although the threshold for the landscape to absorb such development is limited. Maintaining open fields and setting the curtilage area back from the crest would assist in ensuring such lot sizes and platform locations maintain the openness and character of the visual amenity landscape.

RECOMMENDATIONS

55. Should consent be granted I consider that the following conditions should be included:
 - i. The landscape plan '*Mylore Family Trust – Crown Terrace – Masterplan*' dated March 26 2014, and '*Mylore Family Trust – Crown Terrace – Site Plan*' dated March 26 2014 be amended and resubmitted for council for certification. The amendment shall achieve the following:
 - amend the down slope boundary of the curtilage area within the curtilage area as shown on the landscape plan to the 602m contour line to ensure that any domestic activity, structures and landscaping does encroach onto the terrace crest ridge and is not visible from the Morven Ferry road,
 - remove the lineal planting of birch alongside the access drive to avoid accentuating the driveway and to avoid the use of problematic tree species.

To be registered on a consent notice attached to the title of lot 2

- ii. Any dwelling within the consented building platform shall be of dark recessive external colours and materials in the natural hues of green, brown or grey with a light reflectivity value of between 20% and 5%, and the roof shall be between 15% and 5%.
- iii. All built elements upon the roof or upper portion of the building including but not limited to chimney flues, satellite dishes and solar panels shall not extend beyond the building platform height control and shall be of a colour to match the roof.

- iv. All external lighting shall be limited to the building platform area only and shall be down lighting so as not to create light spill beyond the property and shall not be used to highlight or accentuate built form or landscape features. External lighting shall not be located on the southwest side of the building or within the landscape to the southwest of the building to avoid external lights being visible from the Wakatipu Basin.
- v. All planting as shown on the certified landscape plans shall be implemented within 6 months of completion of a dwelling and thereafter be maintained to ensure healthy growth. If any tree shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months.
- vi. All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, pergolas, amenity gardens, and lawns shall be confined to the curtilage area as shown on the certified landscape plan.

Advice Note:

The no build zone as shown the landscape plan and referenced to RM030500 should be attached to the title of such lots to ensure mitigation of cumulative effects of built form and landscape domestication along the Crown terrace crest.

report prepared by



Richard Denney
LANDSCAPE ARCHITECT

DENNEY LANDSCAPE ARCHITECTURE

Richard Denney (B.L.A hons, B.Sc)
denneyLA@outlook.com
Mobile Phone 02102671164
Arrowtown, New Zealand.

APPENDIX A – SITE PHOTOS



Location of proposed building platform as viewed from Morven Ferry road. (50mm lens, 23rd May 2014)



APPENDIX 2 – ENGINEERING REPORT

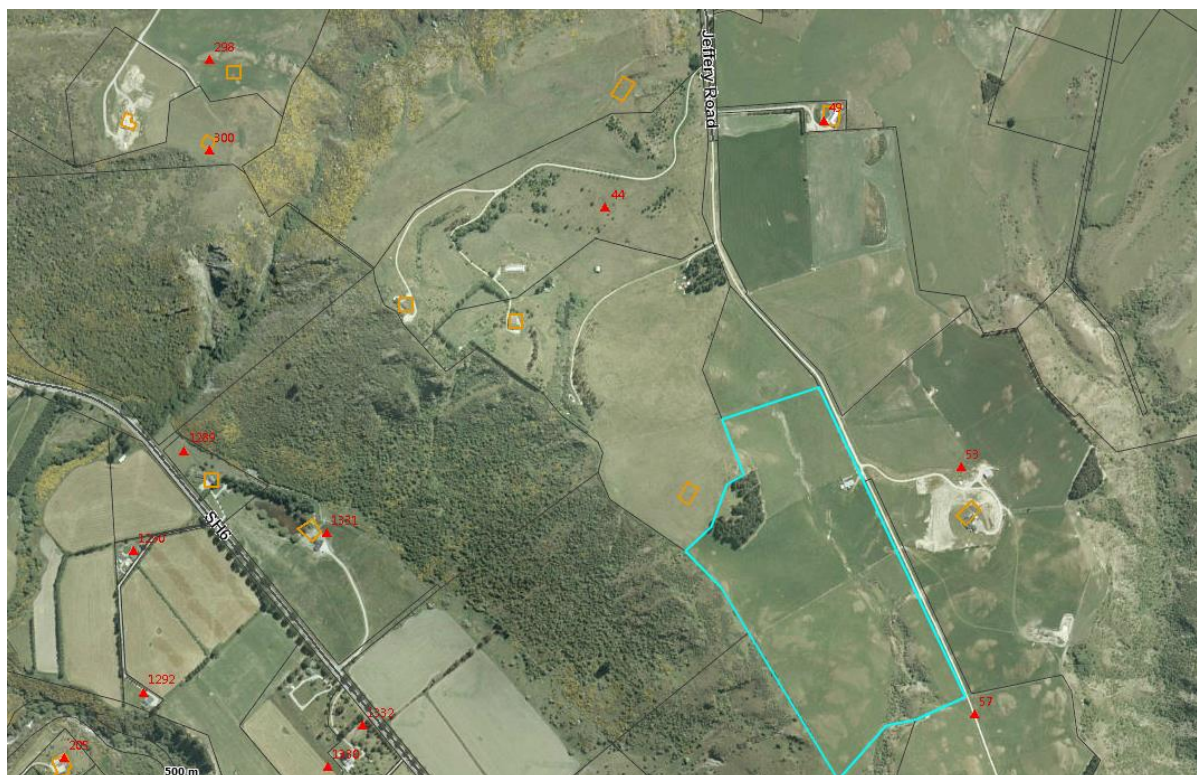


ENGINEERING REPORT

TO: Aaron Burt
FROM: Michael Wardill
DATE: 25/06/2014

APPLICATION DETAILS	
REFERENCE	RM140297
APPLICANT	Mylore Family Trust
APPLICATION TYPE & DESCRIPTION	TO UNDERTAKE A TWO LOT SUBDIVISION AND ESTABLISH A RESIDENTIAL BUILDING PLATFORM AT 53 JEFFERY ROAD, CROWN RANGE
ADDRESS	53 Jeffery Road
ZONING	Rural General and adjacent to ONL of Crown Terraces
LEGAL DESCRIPTION	Lot 4 DP 23249
SITE AREA	19.4608
ACTIVITY STATUS	Discretionary

Location Diagram



Date of site visit	15/05/2014
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Comments		
	Existing Use	The area is undulating farmland between the private portion of Jeffery Road and the top of the Crown Terrace. The new lot will largely be contained within a single existing farm with northeast frontage to the road and southeast exposure to the edge of the Crown Terraces.
	Neighbours	
	Topography/Aspect	
	Water Bodies	The proposed development includes a new access that bisects two existing ponds.

ENGINEERING			COMMENTS	Condition
		Means of Access	<p>Access</p> <p>Access to the site is from the top of the Crown Terrace along Jeffery Road. This is a sealed public road for the first 563m before continuing as an unsealed private right-of-way along the southern boundary of Lot 5 DP 23249. Proposed Lot 2 will have legal access from the public road to the subject lot from an existing ROW easement over Lot 5 DP23249.</p> <p>From Lot 5 DP23249 a new crossing point will be required along with an access circa 460m length to service the new building platform. The last 50m of access will be left until the dwelling is constructed to allow formation to match dwelling alignment and design.</p> <p>This subdivision will increase the number of building platforms using the private right-of-way to 5 platforms. In this rural setting I do not consider it necessary to upgrade the ROW (Jeffery Road private extension) to a sealed surface. Apart from being an unsealed road off a sealed road, the existing formation complies with Table 3.2(a) of the amendments to NZS4404:2004.</p> <p>I recommend that a new section of access be provided to within 50m of the building platform in accordance with Table 3.2(a) from the QLDC adopted amendments to NZS4404:2004. A suitable condition is recommended.</p>	X
	Access	Vehicle crossing	<p>Vehicle crossings</p> <p>A new crossing point is proposed off the existing ROW otherwise known as the private extension of Jeffery Road. This is located adjacent to an existing farm building/shed. The location is nearly opposite the driveway from Lot 5 and is located along a straight stretch of road with good sight distances.</p> <p>A condition is recommended for a new vehicle crossing to be formed to Council standards in accordance with Diagram 2, Appendix 7 of the District Plan.</p>	X

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks are proposed for the formation of an access and landscape mounding.	-
		Cut /Fill Volume (m³)	Access - 2,000m³ cut (including 500m³ topsoil cut) and 1,250m³ fill (including 250m³ topsoil to fill). Earthworks Mounds - 750m³ fill (including 250m³ topsoil to fill)	-
		Total Volume (m³)	4,000m³ total. Note this is marginally greater than the application quantities.	-
		Area Exposed (m²)	Estimated as 2,500m² for a circa 430m length access formation.	-
		Max Height Cut/Fill (m)	The application proposes the earthworks will involve “minimum earthworks forming the driveway”. Site inspection confirms the land is gently undulating and an access can be created without significant batters.	-
		Prox. to Boundary	The proposed access, in part, follows the fence line and a condition against breaching the boundary is recommended.	X
		Prox. to Water	The access earthworks will come between 2 ponds and over an existing culvert. Formation earthworks will be required within 7m of a water body and will exceed 20m³. I am satisfied that contamination by earthworks can be mitigated with standard site management practices in place, see below.	-
	Stability	Geotech assessment by	None provided or required.	-
		Report reference	NA	-
		Rock breaking	Not expected for the formation of the access.	-
		Preconstruction survey	NA	
		Retaining	A possible retaining wall is indicated on the future building platform development however this is not included in the current application and will occur at time of building. Curtilage and building platform earthworks are not proposed as part of the current application.	-
		Recommendations on cut/batter slopes	Not required with shallow earthworks.	
		Fill certification/specific foundation design required	As above	-
		Engineers supervision	Not required	-
		Uncertified fill covenant	Not required	-
		Schedule 2a Certificate	Not required	-
	Clean fill only	Not applicable	-	
	Site Management	Report reference	A Guide to Earthworks in the Queenstown Lakes District brochure	X
		Specific sedimentation management	No specific measures necessary.	-
Specific stormwater management				
Neighbours		Due to the isolated rural location earthworks affects to neighbours will be minimal. A condition is recommended regarding material becoming deposited on roads.	X	
Traffic management		Not required	-	
Construction crossing		A construction crossing is required to minimise the migration of materials onto the private ROW.	X	
Revegetation		Required for reduction of dust nuisance and batter stability.	X	

SERVICES	Existing Services		There are 3 lots created by the subdivision of Lot 4 DP 23249 however 2 of the lots have not been assessed for servicing as they are to be amalgamated with Lot 5 DP23240. There are no Council reticulated services available to service proposed Lot 2.	-
	Water	Potable	<p>An existing water bore is located on the subject site and will be extended to provide water to the site. Pumping test results have been provided by the applicant demonstrating a sustainable draw rate of 2,880 litres per hour. This is adequate capacity to service the proposed connection.</p> <p>A 'Citilab' test result for the existing water supply has been provided by the applicant, dated February 2014. The results indicate a "failed" test and recommend treatment to obtain compliant water quality in line with the NZ Drinking water standards.</p> <p>I recommend conditions that prior to 224C the applicant shall provide a water supply to the building platform. I also recommend a consent notice requiring treatment to be provided to meet NZ Drinking water standards, at the time a dwelling is constructed.</p>	X
		Fire-fighting	There is no existing fire fighting supply to the site and a consent notice is recommended to alert the Lot 2 owner of the minimum requirements.	X
	Effluent Disposal		<p>The applicant has provided an '<i>Onsite Wastewater Disposal Soils and Site Assessments</i>' by SMS. They excavated three test pits near the proposed building and identified the soil category as Type 2 free draining soils. There are no water bodies or bores within 150m of the platform and SMS concluded that the site was suitable for the disposal of onsite wastewater.</p> <p>Following site inspection I am satisfied there is nothing on site to prevent a system being installed in accordance with NZS1547:2012. I recommend a condition of consent that an onsite wastewater treatment system be designed and installed prior to occupation any future dwelling.</p>	X
	Stormwater		The site has been identified as suitable for onsite disposal of water. I am satisfied that this can be assessed further at the time of developing the building platform and/or dwelling and no condition is recommended.	-

	Power & Telecoms	<p>Written confirmation has been provided that power and telecommunication supplies can be made available for the proposed developments. The applicant proposes to utilise wireless telecommunication technology and not to establish the cabled telecommunication line.</p> <p>Conditions of consent are recommended ensuring that suitable easements and consent notices facilitate future installation for telecommunications. A further condition recommends the installation of a power supply to the Lot 2 platform.</p>	X
	Management Company	There is an existing management company on the 'covenant' agreement for the water supply. The agreement includes maintenance requirements by the supplier and I am satisfied that no further conditioning is required in this regard.	-

NATURAL HAZARDS	Hazards on or near the site	<p>There are no hazards identified on the Council mapping system however 20m downhill of the proposed building platform is a 'Schist Debris Landslide' hazard with unknown activity. This is shown on Council mapping along the entire Crown Terraces length. The land slopes down to a maximum batter of 1V to 2.5H at the valley floor 500m away.</p> <p>Geosolve Limited provide a report titled; '<i>Landslide mapping and Assessment, Lot 4 DP23249, Crown Terrace, Wakatipu,</i>' and dated 23rd June 2014.</p> <p>They conclude;</p> <p><i>'Based on the observations from the site inspection the proposed house platform is assessed to be present in an area of undisturbed glacial deposits and not on the landslide feature. The failure mechanism for the landslide is assessed to be movement along a weak foliation defect (foliation shear) and as such is expected to be confined to steeper areas of the Crown Terrace slope which have the correct geometry to enable movement to occur. Instability of the landslide is expected to be ongoing and is likely to comprise intermittent creep with movement rates being in the order of $\leq 10\text{mm/year}$, however this should not impact on the proposed platform area.'</i></p> <p>I accept the expert findings and make no recommendations in this regard.</p>	-
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TITLES	Consent Notices	None relevant.	-
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Building platforms	Digital location on survey plan required.	X

	<p>Amalgamation Condition</p>	<p>Lot 1 and 3 are proposed to be held with the existing Lot 5 DP23240 therefore there is no need to assess servicing to proposed Lot 1 and 3.</p> <p>The applicant proposes an amalgamation condition on the subdivision plan and this condition is accepted and recommended accordingly.</p>	<p>X</p>
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RECOMMENDED CONDITIONS

General

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

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

2. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition **(1)**, to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of a vehicle crossing to Lot 2 from Lot 5 DP23249 to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - g) The provision of an access way to within 50m the building platform for Lot 2 that complies with the guidelines provided for in Council's development standard NZS 4404:2004 with amendments as adopted by the Council in October 2005. The access way shall meet the following requirements:
 - (i) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - (ii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - (iii) The minimum standard for carriageway formation shall be a minimum compacted depth of 150mm AP40 metal and a formed metal carriageway width of no less than 3.5 metres.
 - (iv) The culvert between the ponds shall be suitable depth and construction to 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.
 - (v) Safety barriers shall be provided for vehicular safety where the internal accessways run parallel with land which drops away to a height of greater than 1m

at an angle of greater than 45° within 2m of the edge of the accessway, in accordance with Clause 3.3.4 of QLDC's Development and Subdivision Engineering Standards (amendments to NZS 4404:2004 as adopted by Council on 5 October 2005).

3. Prior to commencing any earthworks 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 4404:2010 Section 2.3.7 and A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. This shall include all measures necessary to prevent earthworked materials from entering the existing ponds. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

To be monitored throughout earthworks

4. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

To be completed before Council approval of the Survey Plan

5. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement for telecommunications reticulation to Lot 2 irrespective of the reticulation being installed.
 - b) Lot 1 and Lot 3 hereon and Lot 5 Deposited Plan 23240 shall be held together in the same Computer Freehold Register (CSN Request).

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

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - b) The completion and implementation of all certified works detailed in Condition (2) above.
 - c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform on Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
 - d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - e) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

Ongoing Conditions/Consent Notices

7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.

- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
- b) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by "Southern Monitoring Services, dated November 2013". The proposed waste water system shall be installed prior to occupation of the dwelling.
- c) At the time that a dwelling is erected on Lot 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- d) No cable telecommunications connection (wire or fibre optic) has been provided to the lot and any reticulation that is subsequently installed shall be at the cost of the lot owner for time being, shall be within the telecommunications easements defined on the survey plan and shall be underground and in accordance with the network provider's requirements.
- e) At the time a dwelling/building is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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

Advice Note: The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

Advice Note:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The consent holder is advised to obtain any necessary consents from the Otago Regional Council for the water supply and future discharge of wastewater to land.

Prepared by:



Michael Wardill
ENGINEER

Reviewed by:



Steve Hewland
CONSULTANT ENGINEER

ENGINEERING REPORT ADDENDUM

TO: Aaron Burt

FROM: Michael Wardill

DATE: 3/07/2014

RM140297 Addendum to Engineering Report of 25/06/2014

Since completion of the first Council engineering report for this development on 25/06/2014 a change is proposed to correct an engineering assessment error allowing the applicant a choice on whether to install hardwired telecommunication services or to utilise wireless technology. A letter has been provided from Chorus that confirms servicing can be extended to the building platform along the private section of Jeffery Road.

The District Plan rule 15.2.15.1 requires connection of telecommunications systems to the net area of the lot. Technology is being constantly improved and at some future time the Council may elect to amend the District Plan requirements for hard wired servicing connections, however until that time such provisions must be provided. At the very least the applicant should install telecommunications along Jeffery Road to the boundary of the lot. The applicant may choose not to extend telecommunications through to the building platform from the boundary and to utilise wireless technology.

RECOMMENDED CONDITIONS

Changes to RM140297 Engineering report, dated 25/06/2014, affect only Conditions **6(f)** and **7(d)**. 'Deleted' text shown struck-through with 'Added' text in bold underline.

General

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

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

2. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition **(1)**, to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of a vehicle crossing to Lot 2 from Lot 5 DP23249 to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - a) The provision of an access way to within 50m the building platform for Lot 2 that complies with the guidelines provided for in Council's development standard NZS 4404:2004 with

amendments as adopted by the Council in October 2005. The access way shall meet the following requirements:

- (i) The carriageway shall have a minimum cross-fall of 4% to prevent stormwater ponding on the carriageway surface.
 - (ii) Drainage swales shall be provided for stormwater disposal from the carriageway. The invert of the water channel shall be at least 200mm below the lowest portion of the sub-grade.
 - (iii) The minimum standard for carriageway formation shall be a minimum compacted depth of 150mm AP40 metal and a formed metal carriageway width of no less than 3.5 metres.
 - (iv) The culvert between the ponds shall be suitable depth and construction to 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.
 - (v) Safety barriers shall be provided for vehicular safety where the internal accessways run parallel with land which drops away to a height of greater than 1m at an angle of greater than 45° within 2m of the edge of the accessway, in accordance with Clause 3.3.4 of QLDC's Development and Subdivision Engineering Standards (amendments to NZS 4404:2004 as adopted by Council on 5 October 2005).
3. Prior to commencing any earthworks 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 4404:2010 Section 2.3.7 and A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. This shall include all measures necessary to prevent earthworked materials from entering the existing ponds. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

To be monitored throughout earthworks

4. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

To be completed before Council approval of the Survey Plan

5. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
- a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement for telecommunications reticulation to Lot 2 irrespective of the reticulation being installed.
 - b) Lot 1 and Lot 3 hereon and Lot 5 Deposited Plan 23240 shall be held together in the same Computer Freehold Register (CSN Request).

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

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at

Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.

- b) The completion and implementation of all certified works detailed in Condition (2) above.
- c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the building platform on Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.
- d) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- e) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- f) **Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of the net area of Lot 2 and that all the network supplier's requirements for making such means of supply available have been met.**

Ongoing Conditions/Consent Notices

- 7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) At the time a dwelling is erected on the lot, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by "Southern Monitoring Services, dated November 2013". The proposed waste water system shall be installed prior to occupation of the dwelling.
 - c) At the time that a dwelling is erected on Lot 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
 - d) ~~No cable telecommunications connection (wire or fibre optic) has been provided to the lot and any reticulation that is subsequently installed shall be at the cost of the lot owner for time being, shall be within the telecommunications easements defined on the survey plan and shall be underground and in accordance with the network provider's requirements.~~
 - e) At the time a dwelling/building is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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


Advice Note: The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 15km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

Advice Note:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The consent holder is advised to obtain any necessary consents from the Otago Regional Council for the water supply and future discharge of wastewater to land.

Prepared by:

Reviewed by:



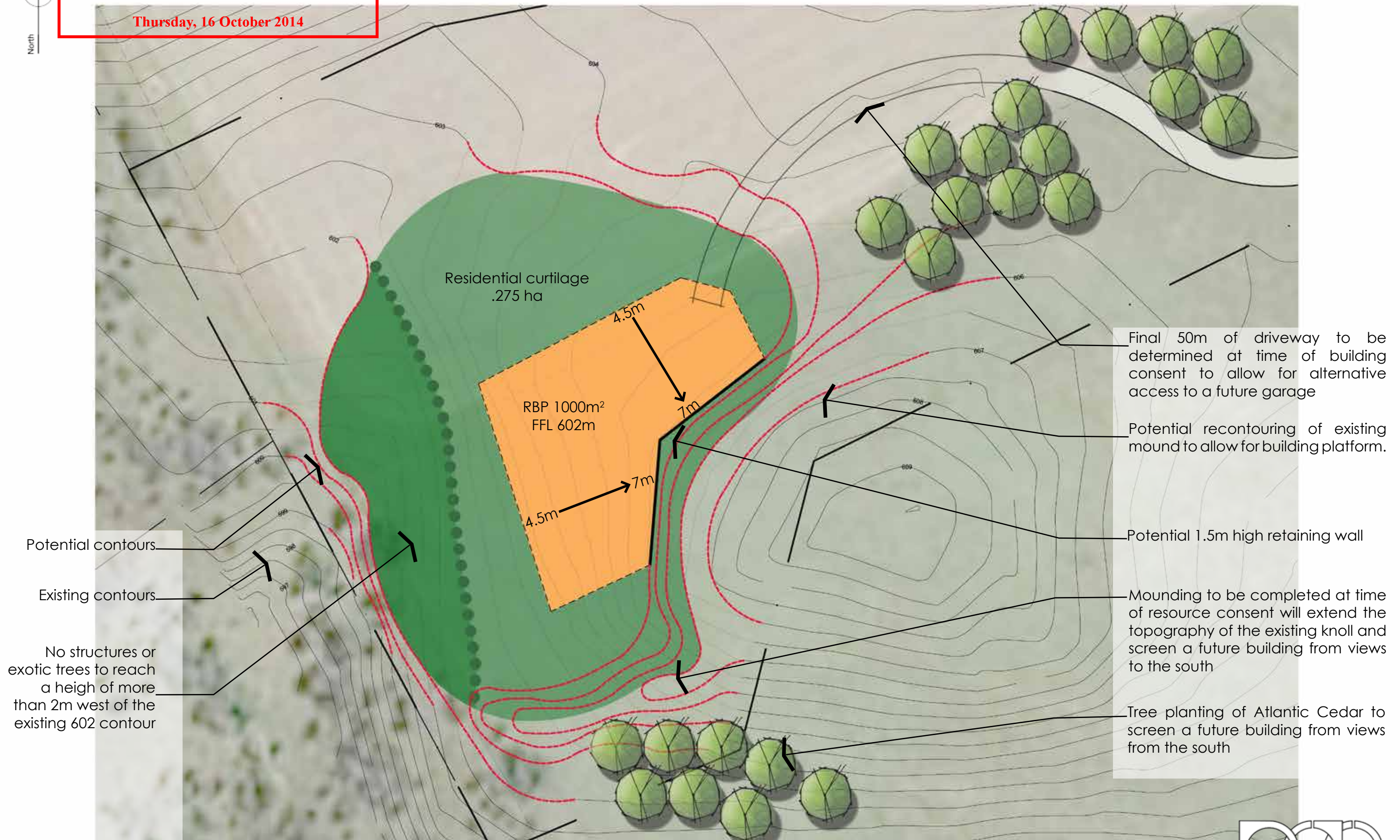
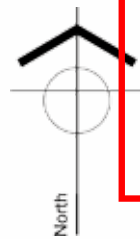
Michael Wardill
ENGINEER

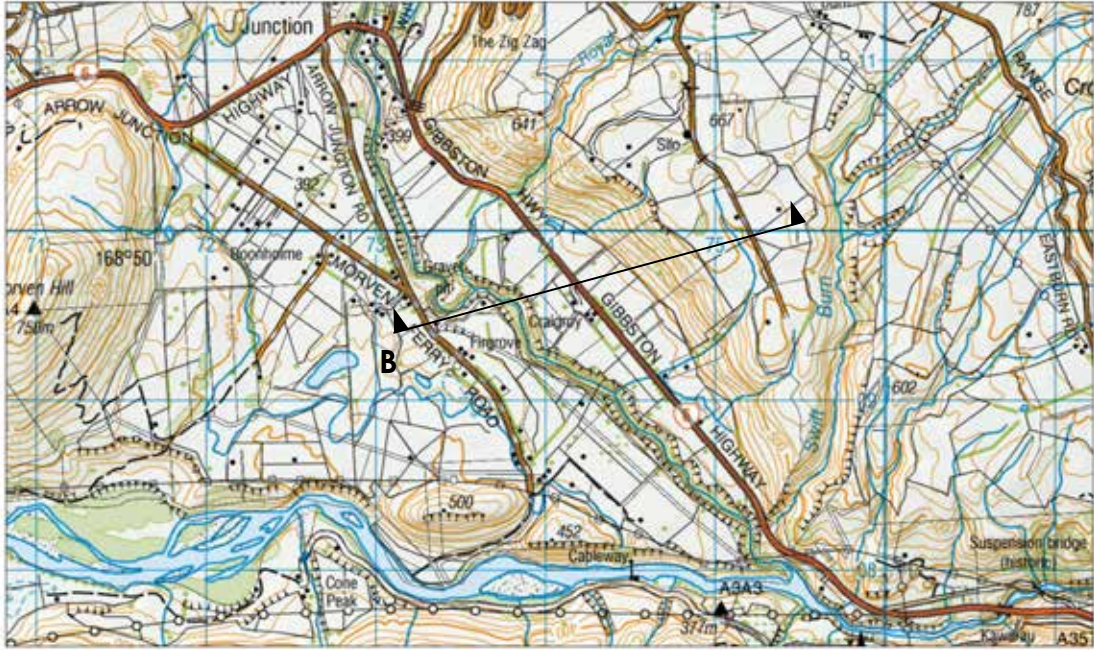
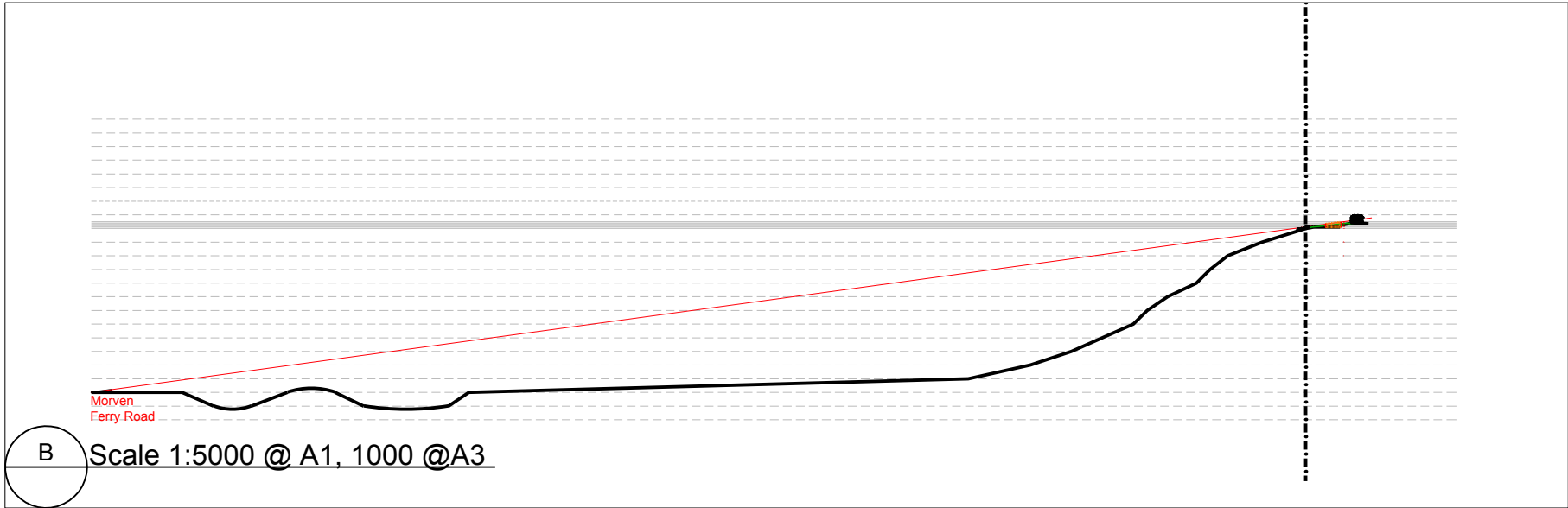
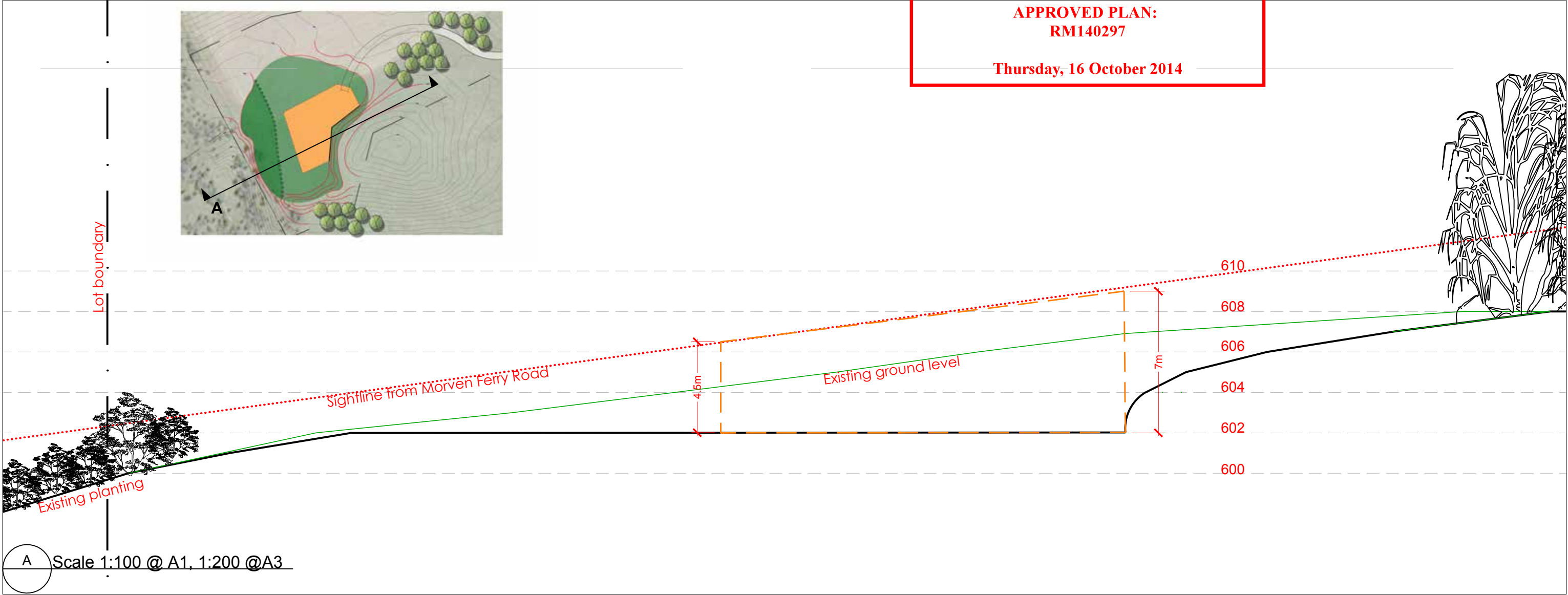


Steve Hewland
CONSULTANT ENGINEER



- Shared access off existing entry by farm building
- Plantings to screen views of driveway from Crown Range Road. Trees to include:
Black Alder (*Alnus glutinosa*)
Green Glow Ash (*Fraxinus excelsior*)
Atlas Cedar (*Cedrus atlantica*)
- 4m wide driveway over culvert
- Agricultural easement across Lot 2.
- Plantings to screen views of driveway from Crown Range Road. Trees to include:
Black Alder (*Alnus glutinosa*)
Green Glow Ash (*Fraxinus excelsior*)
Atlas Cedar (*Cedrus atlantica*)
- Post and wire fence
- Approximate building exclusion boundary, RM030500





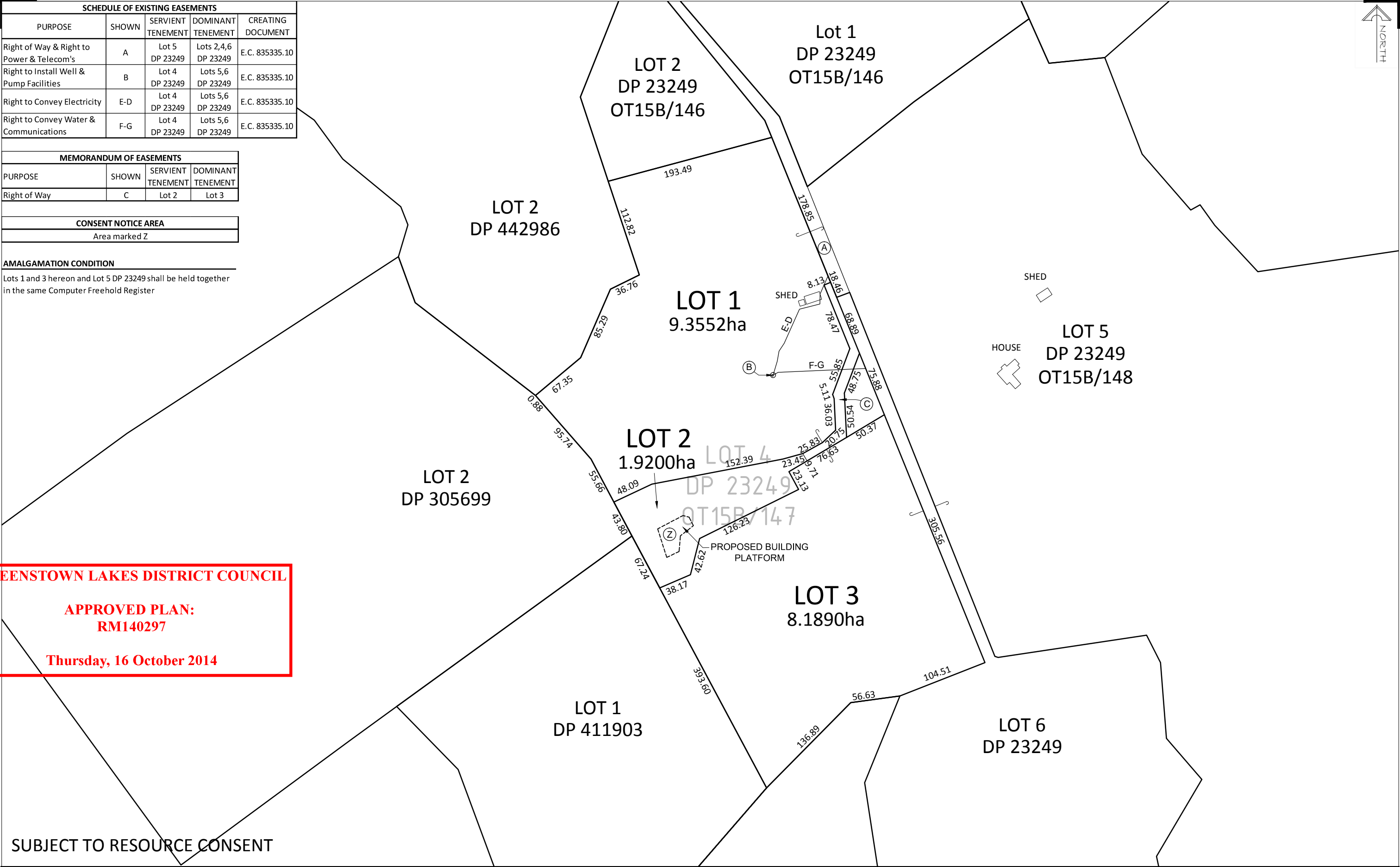
SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT	CREATING DOCUMENT
Right of Way & Right to Power & Telecom's	A	Lot 5 DP 23249	Lots 2,4,6 DP 23249	E.C. 835335.10
Right to Install Well & Pump Facilities	B	Lot 4 DP 23249	Lots 5,6 DP 23249	E.C. 835335.10
Right to Convey Electricity	E-D	Lot 4 DP 23249	Lots 5,6 DP 23249	E.C. 835335.10
Right to Convey Water & Communications	F-G	Lot 4 DP 23249	Lots 5,6 DP 23249	E.C. 835335.10

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way	C	Lot 2	Lot 3

CONSENT NOTICE AREA
Area marked Z

AMALGAMATION CONDITION

Lots 1 and 3 hereon and Lot 5 DP 23249 shall be held together in the same Computer Freehold Register



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140297

Thursday, 16 October 2014

SUBJECT TO RESOURCE CONSENT

 <div>Shotover Design Limited trading as Clark Fortune McDonald & Associates Licensed Cadastral Surveyors - Land Development - Planning Consultants 309 Lower Shotover Road, P.O.Box 553 Queenstown Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz Shop 2, Otago House, 475 Moray Place, P.O. Box 5960 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz</div>	Rev.	Date	Revision Details	By
	A	29.04.14	CHANGE LOT 3 ROW LOCATION	LR
LOTS 1 - 3 BEING A PROPOSED SUBDIVISION OF LOT 4 DP 23249				
Client		Surveyed	Signed	Date
MYLORE FAMILY TRUST				
		Job No.	Drawing No.	
		11563	01	
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		LR		16.04.14
		Designed	Signed	Date
		Scale	1:1500 @ A1 1:4000 @ A3	
		Datum & Level	Rev.	
		Mt Nic 2000 & MSL	A	