



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	A, N and C Baker
RM reference:	RM140388
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a land use consent to construct a tennis court, swimming pool, pool house, cottage and undertake associated earthworks.
Location:	191 Dublin Bay Road, Wanaka
Legal Description:	Lot 1 and 2 Deposited Plan 300328 as contained in Computer Freehold Register 2168-2169
Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Hearing:	No hearing held in accordance with Section 100 of the RMA
Delegated Authority:	Blair Devlin – Manager, Resource Consenting
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	27 July 2015

SUMMARY OF DECISIONS

1. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix A** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Blair Devlin, Manager, Resource Consenting, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Section 2 of the Section 42A (s42A) report prepared for Council (attached as *Appendix B*) provides a full description of the proposal, the site and surrounds, and the consenting history of the site.

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

On 9 October 2014 the application was publicly notified and notice was served on nearby property owners, the Otago Regional Council, Kai Tahu Ki Otago, Te Ao Marama Inc, Ngai Tahu Group Management, Delta Utility Services Limited, NZ Fire Service, Public Health South, and the Upper Clutha Environmental Society.

The submission period closed on 7 November 2014. One submission was received in opposition to the application, however was withdrawn in full on 2 April 2015. No submissions remain on the application.

The applicant has advised they do not wish to be heard in relation to the application. The consent authority does not consider a hearing to be necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Blair Devlin (Manager, Resource Consenting) on 7 April 2015.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991 (RMA). Section 6.0 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 10 of the s42A report outlines Part 2 of the Act.

3.1 RELEVANT PLAN CONSIDERATIONS

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

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

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

Resource consent is required for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(viii)1(b) in regard to the volume of earthworks proposed. It is proposed to undertake 1362m³ of earthworks which is in excess of the permitted allowance of 300m³. The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(vi)(a) in regards to internal setbacks. The tennis court is proposed to be constructed over the boundary between Lot 1 and 2. The Council's discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i) and (ii) for the proposed construction of the pool, pool house, cottage, tennis court and associated infrastructure not contained within an approved building platform.

Overall the application is considered to be 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 no hearing has been held in accordance with section 100 of the RMA.

5. PRINCIPAL ISSUES IN CONTENTION

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

- Effects on the Landscape
- Access and Servicing
- Earthworks
- Natural Hazards
- Effects on Persons

The findings relating to these principal issues of contention are outlined in Section 8.2.3 of the s42A report. It is overall concluded that the proposed development has been comprehensively-designed to sufficiently avoid and mitigate adverse effects on the environment and persons that are more than minor. Should consent be granted, conditions can be imposed under s108 of the Act to ensure adverse effects are appropriately avoided and mitigated.

6. ASSESSMENT

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

Actual and potential effects on the environment have been addressed in Section 8.2.3 of the s42A report. Where relevant, conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

A comprehensive assessment of effects on the environment and persons has been undertaken throughout this resource consent process. Despite the overall extent of adverse effects being determined to be minor, several parties were identified to be adversely affected and were served notice of the application. There are no submissions on the application remaining.

It is overall concluded that the proposal will result in moderate adverse effects on the Dublin Bay Outstanding Natural Landscape (ONL). However these adverse effects will be mitigated to a satisfactory degree by the recessive nature of the buildings and proposed native revegetation. The presence of wilding trees on the site represents a serious threat to the wider ONL and the proposed removal of these trees is considered to enhance the proposed revegetation plan as mitigation to the adverse effects of the proposal.

An assessment of effects on all neighbouring/nearby property owners and owners has also been undertaken. Subject to the recommended conditions of consent it has been determined that adverse effects on these parties will be no more than minor.

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

As outlined in detail in Section 8.3 of the s42A report, overall the proposed development is not contrary to 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 10 of the s42A report.

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

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

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

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

Administrative Matters

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

You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

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

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

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

If you have any enquiries please contact Richard Kemp on phone (03) 441 0499 or email richard.kemp@qldc.govt.nz

Report prepared by

Decision made by



Richard Kemp
PLANNER

Blair Devlin
MANAGER, RESOURCE CONSENTING

APPENDIX A – Consent Conditions

APPENDIX B – s42A Report

APPENDIX A - CONSENT CONDITIONS

General Conditions

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

- *Overall location Plan RC00'*
- *'Site Plan RC01'*
- *Proposed Earthworks RC06'*
- *'Tennis Court & Pool information RC07'*
- *'Cabin Plan and Elevation RC03'*
- *'Pool house Proposal - Plan and Elevations RC02'*
- Landscape Management Plan entitled *'Landscape Plan 2'* RC.08 - RC.12

stamped as approved on 14 July 2015

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

Earthworks and Construction

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

4. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
5. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

6. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
7. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the installation of the vehicle crossing.

8. Hours of operation for earthworks shall be limited to: Monday - Saturday: 8am - 6pm, Sunday and Public Holidays: No Activity.

On completion of earthworks and prior to construction of the building(s)

9. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed when works finish and before occupation of the new buildings

10. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The provision of a **sealed** vehicle crossing that shall be constructed to the site in terms of Council's '*Rural Road Vehicle Crossing – Figure 3 dated September 2003*', attached as part of *Appendix 3* (engineering report) of this resource consent.
 - b) Connection of the new building(s) to the existing effluent disposal system in accordance with the report prepared by Petherick Consultancy Ref JN 2100 date 5-8-14
 - c) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - d) All earth worked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - e) Any power supply connections to the buildings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - f) Any wired telecommunications connections to the dwelling/building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - g) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank, or alternatively within the swimming pool approved by this resource consent.

Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

Advice Note: 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 10km 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.

Colours and Materials

11. The colours and materials approved for use on the buildings by this resource consent are as follows:

Pool House and Cottage: The buildings are to be clad with vertical (or horizontal) cedar and the roof is to be Colorsteel coloured *Lichen, Kauri, Lignite, Ironsand or Karaka*. The joinery is to be aluminium (or timber) and coloured in either *Natural Wood, Lichen, Kauri, Lignite, Ironsand or Karaka*.

Any amendment to this schedule of colours/materials shall firstly be certified by the Council's Manager, Resource Consenting as being in the natural range of greens, browns, or greys with an LRV of 36% or less, prior to being used on the building.

Implementation of Landscape Management Plan

12. The approved landscape management plan stamped as an 'approved plan' under Condition 1 shall begin to be implemented from the date of the decision. This shall involve at minimum:
- a) The planting of new Kanuka and retention of existing Kanuka (minimum of 100 plants), and the planting of a minimum 25 other new indigenous plants and Ribbonwood, both in the locations as depicted on the approved landscape management plan. This landscaping shall be implemented within 6 months from the date of the decision and thereafter maintained in a healthy state. Landscaping shall also be protected from pests (i.e. rabbit guards) in order to ensure successful implementation.

Should any plant die or otherwise become defective, it shall be replaced within 6 months.

- b) The progressive removal of Douglas Fir from the property as Kanuka becomes established. A minimum of 75% of the Douglas Fir trees shall be removed from the property within 5 years of the date of the decision, with the remainder to be removed within 10 years of the date of the decision. When removing Douglas Fir, priority shall be given to larger trees that have begun to cone in order to mitigate the spread of seed.

Use of Pool House and Cottage

13. This resource consent has approved a pool house and cottage as accessory buildings to the principal residential activity undertaken on the sites. The pool house shall not be used as a separate residential unit and the cottage shall not contain any kitchen or laundry facilities.

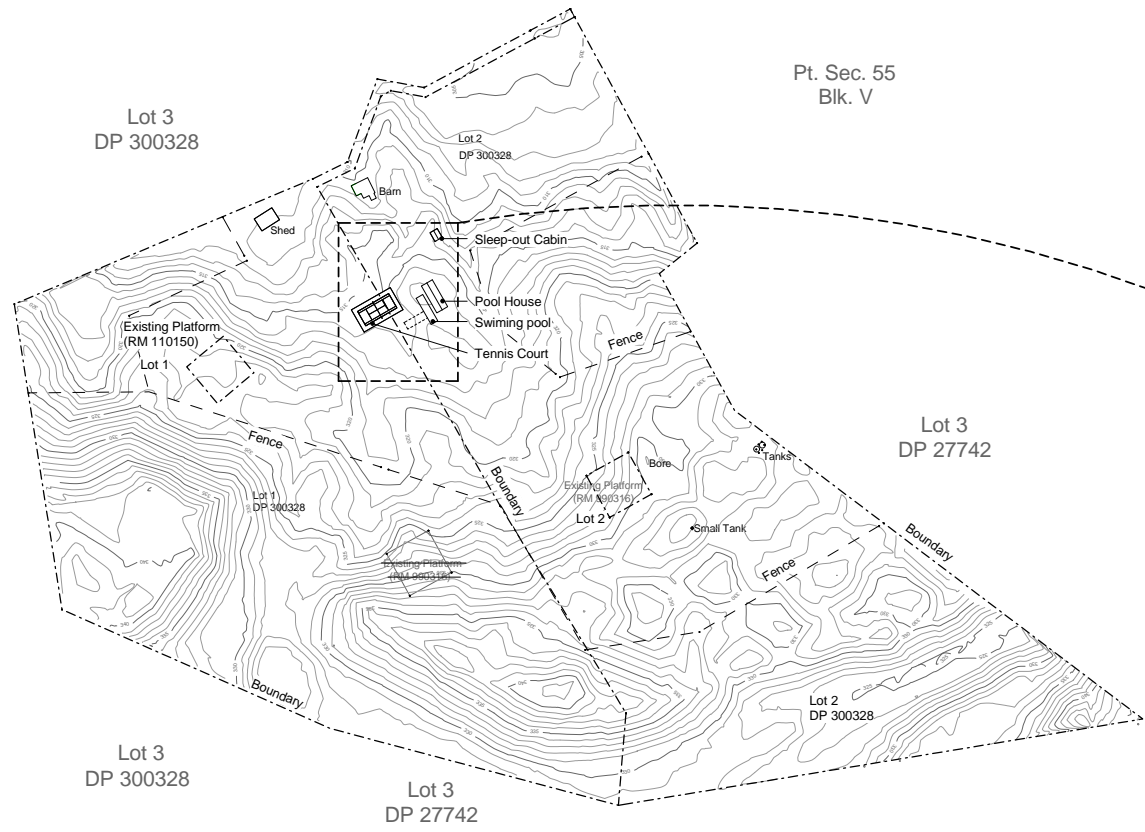
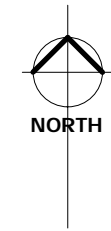
Advice Note

1. The consent holder is advised that the upgraded vehicle crossing into this site requires approval by the Council's Engineers under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwellings.
2. The inactive fault(s) near this site may represent area of weaker rock and hence may be of use for consideration during land development.
3. For the avoidance of doubt it is clarified that this resource consent has approved the orientation of the swimming pool in either one of the two specified layouts.

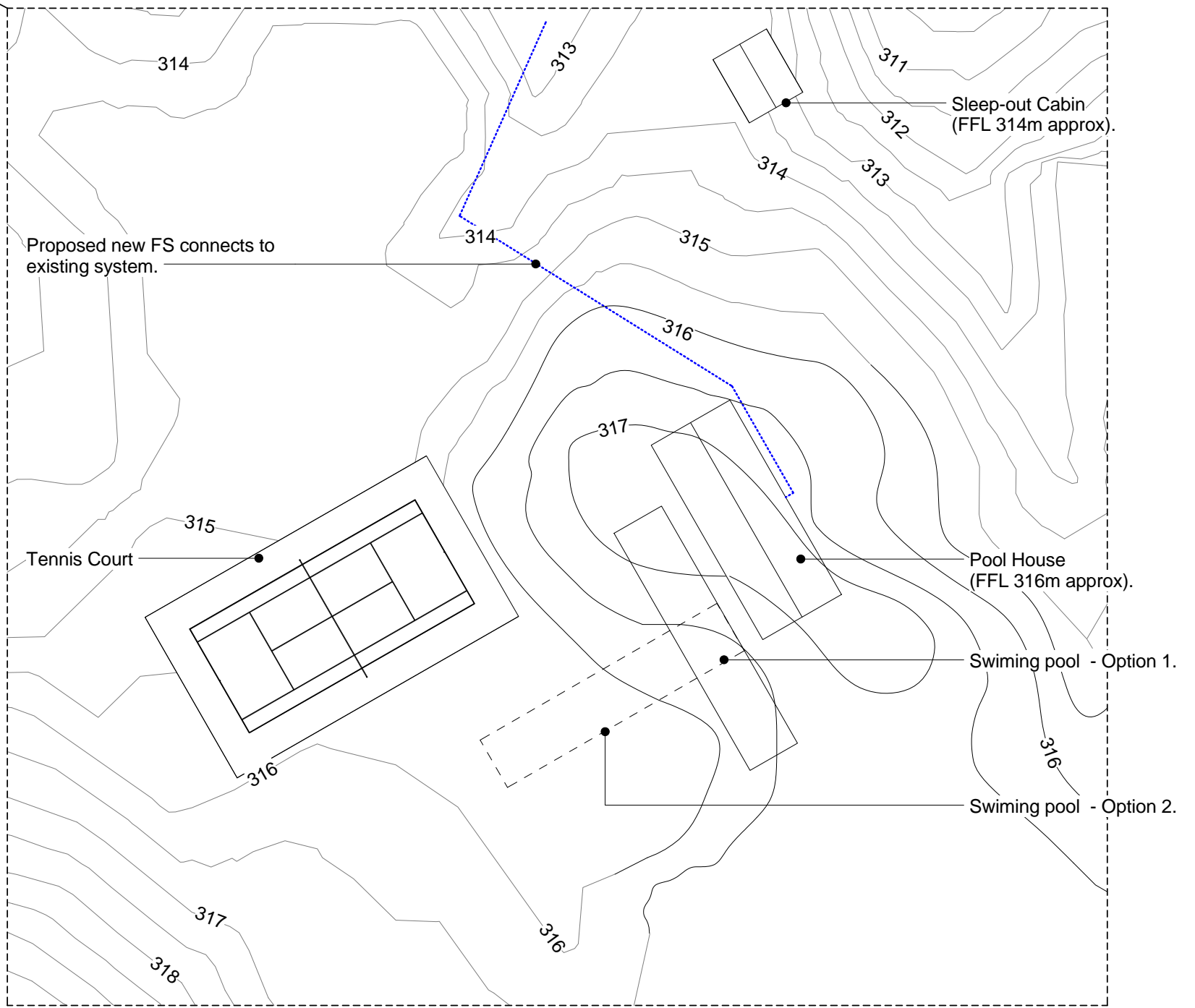
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM140388**

Tuesday, 14 July 2015



1 Location Plan
1 : 5000



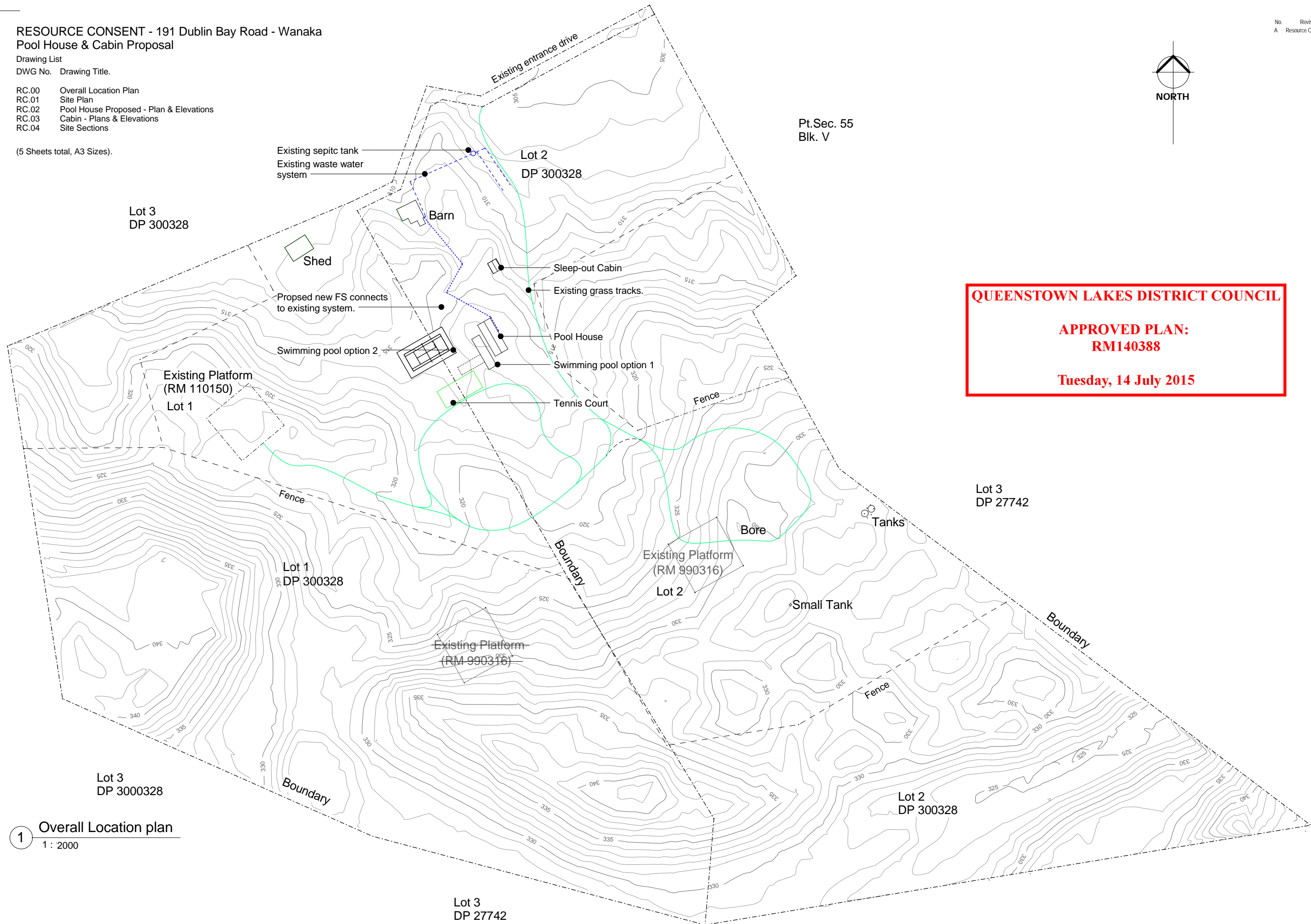
2 Site plan
1 : 500

RESOURCE CONSENT - 191 Dublin Bay Road - Wanaka
Pool House & Cabin Proposal

Drawing List
 DWG No. Drawing Title.

- RC.00 Overall Location Plan
- RC.01 Site Plan
- RC.02 Pool House Proposed - Plan & Elevations
- RC.03 Cabin - Plans & Elevations
- RC.04 Site Sections

(5 Sheets total, A3 Sizes).

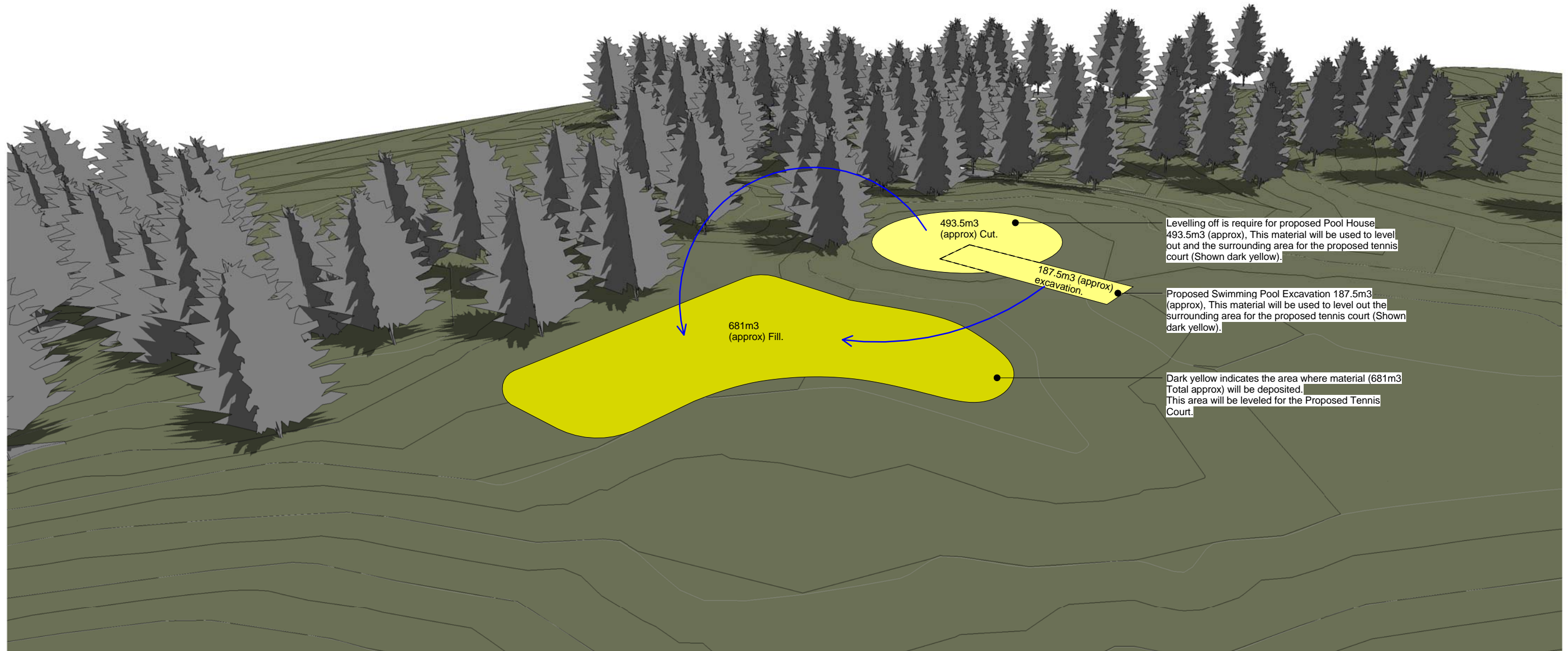


1 Overall Location plan
 1 : 2000

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Tuesday, 14 July 2015

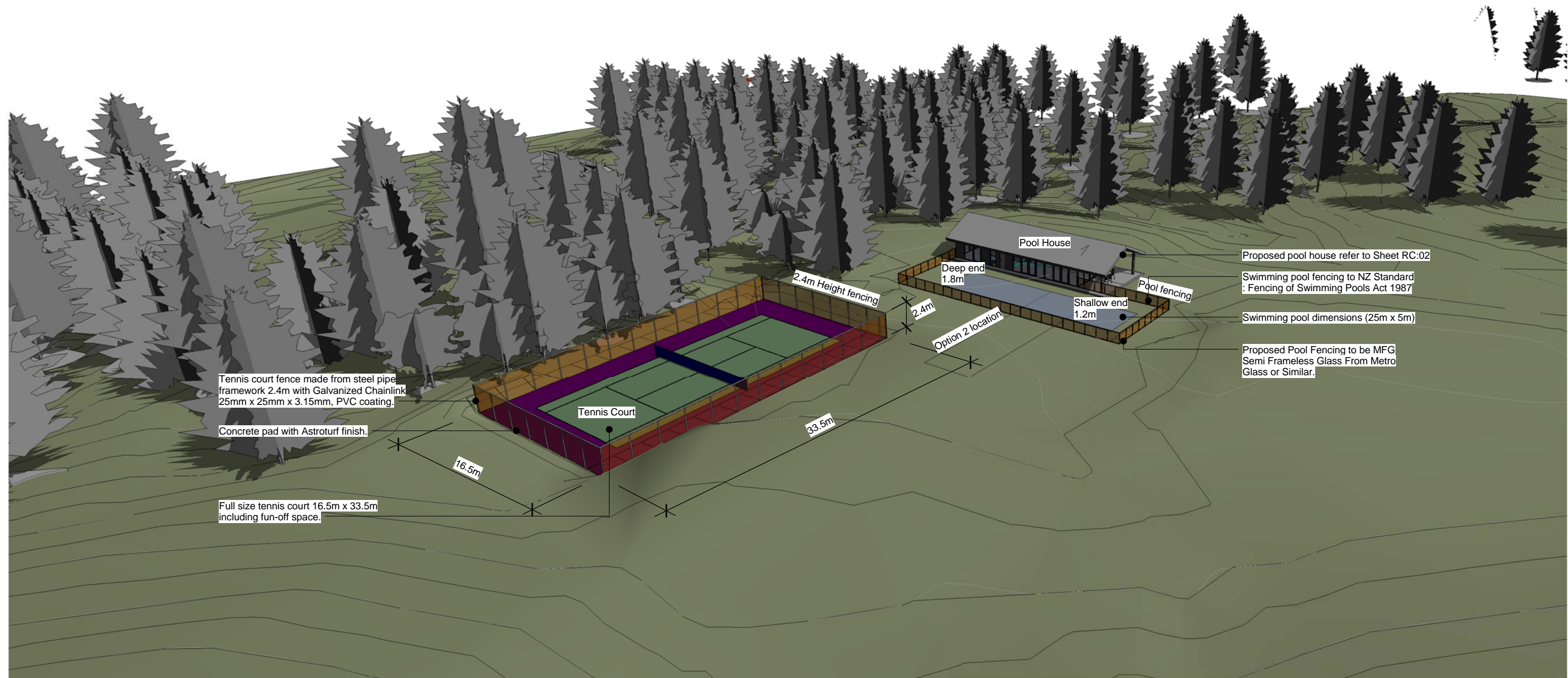


1 Earthworks

QUEENSTOWN LAKES DISTRICT COUNCIL

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Tuesday, 14 July 2015



Tennis court fence made from steel pipe framework 2.4m with Galvanized Chainlink 25mm x 25mm x 3.15mm, PVC coating.

Concrete pad with Astroturf finish.

Full size tennis court 16.5m x 33.5m including fun-off space.

Proposed pool house refer to Sheet RC:02

Swimming pool fencing to NZ Standard : Fencing of Swimming Pools Act 1987

Swimming pool dimensions (25m x 5m)

Proposed Pool Fencing to be MFG Semi Frameless Glass From Metro Glass or Similar.

1 Tennis Court & Pool

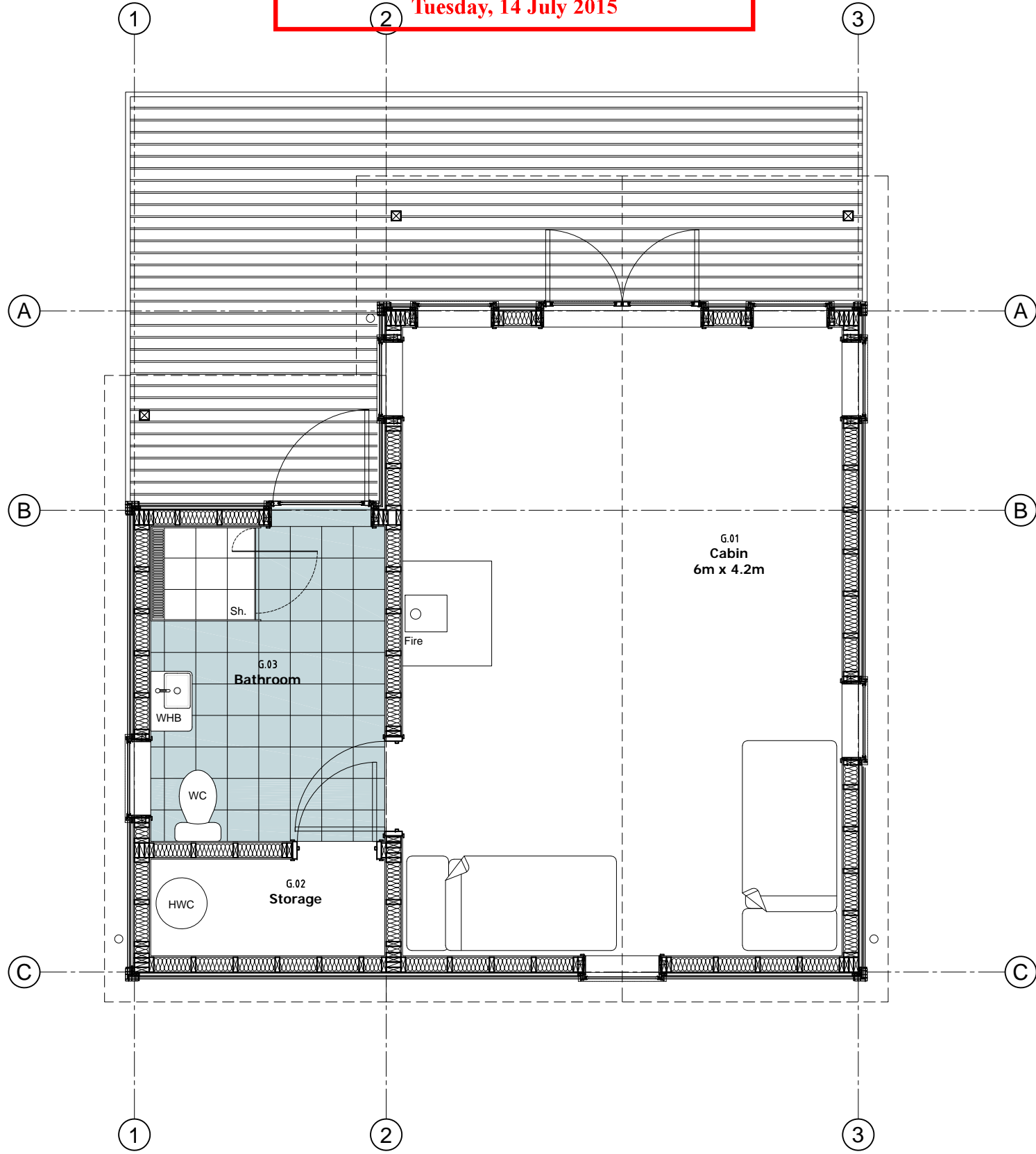
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140388

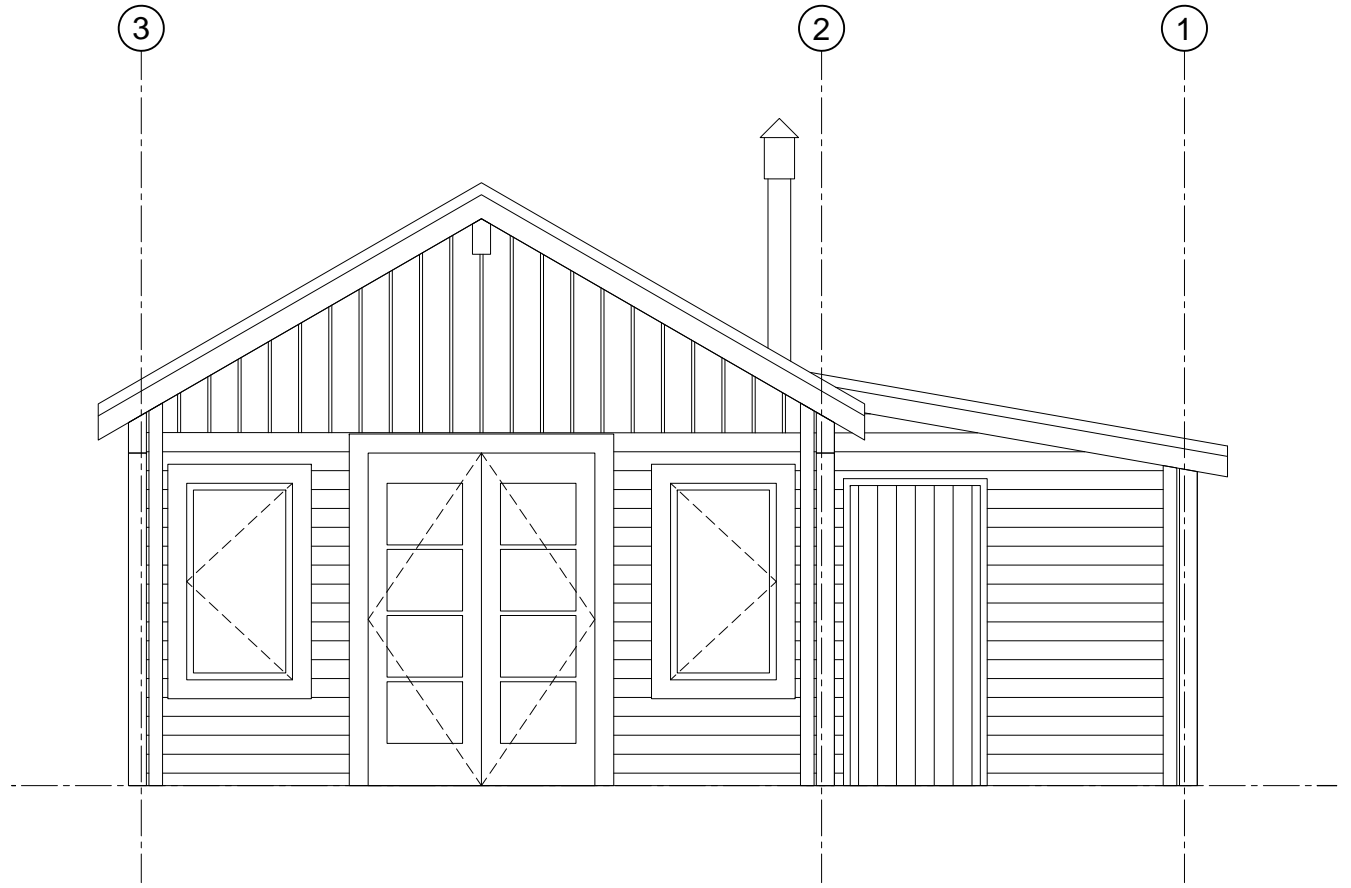
Tuesday, 14 July 2015



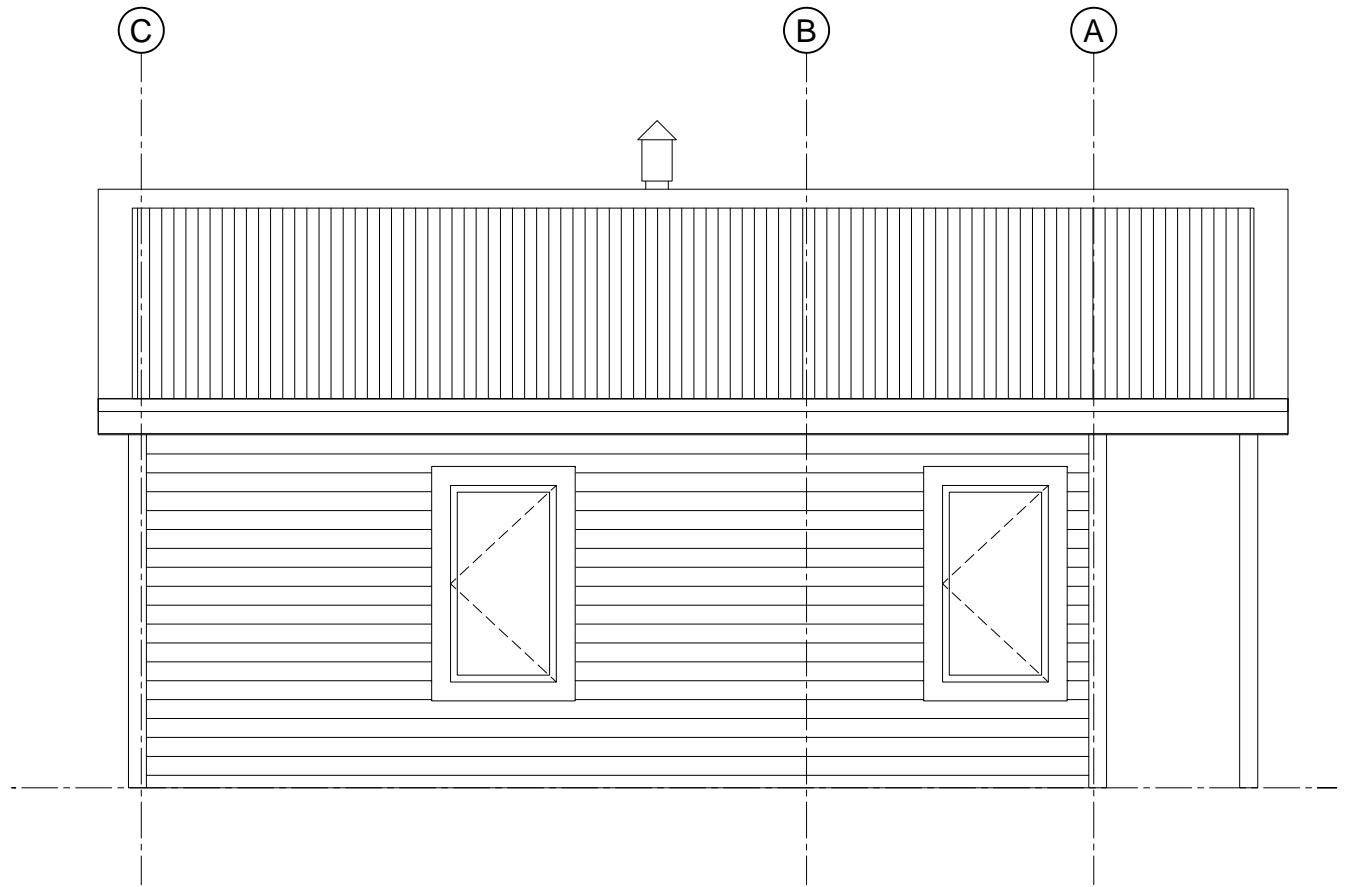
No.	Revision Notes	Date
A	Resource Consent	23-05-2014
B	Resource Consent	07-08-2014



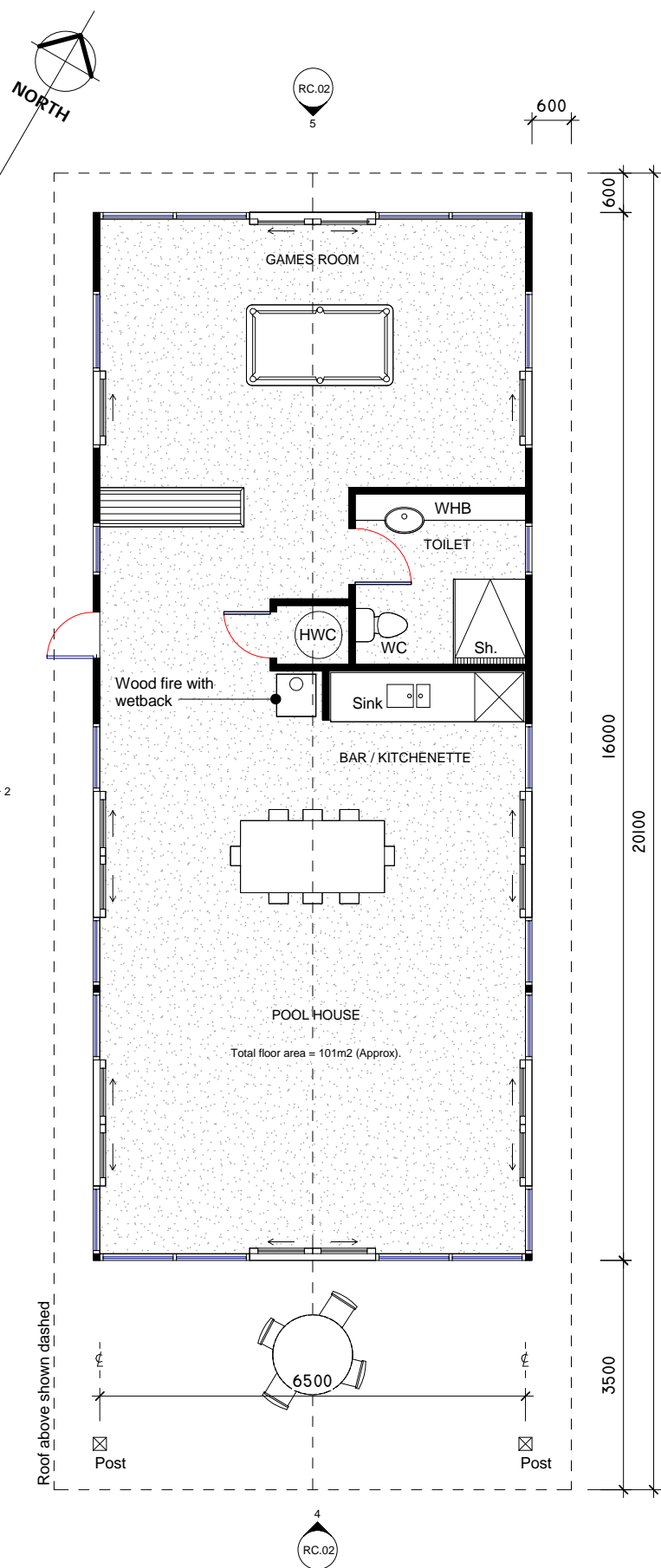
1 Proposed floor plan
 Scale 1:50 (A3)



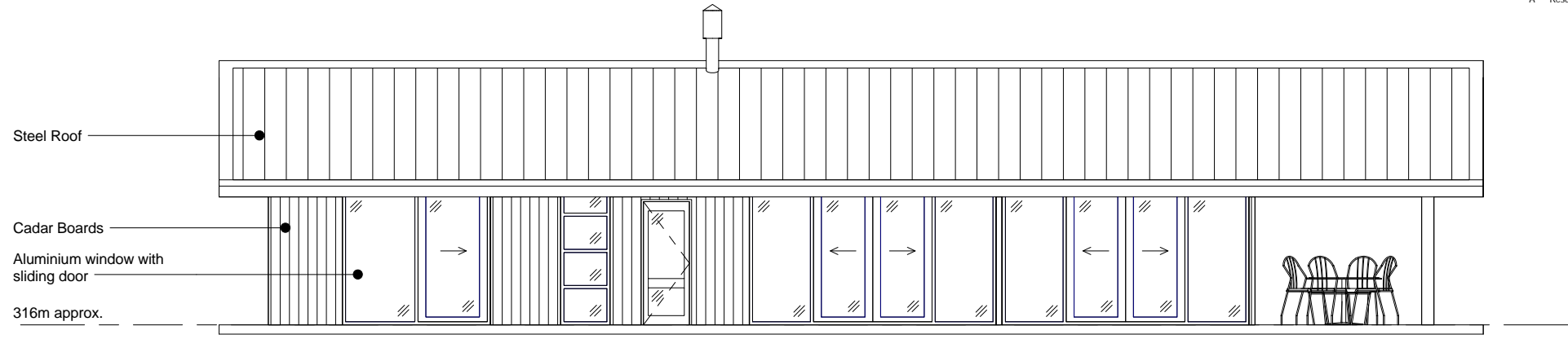
2 Proposed North Elevation
 Scale 1:50 (A3)



3 Proposed East Elevation
 Scale 1:50 (A3)



1 Plan-Pool House
 1 : 100



2 West-Pool House
 1 : 100

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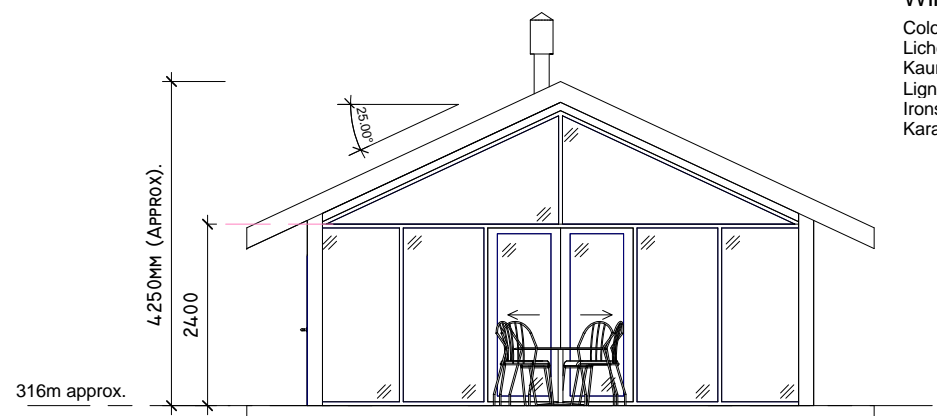
Tuesday, 14 July 2015



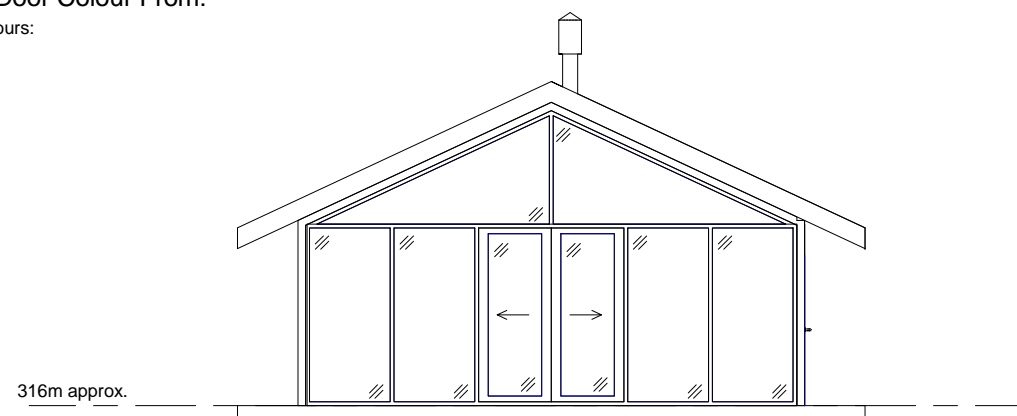
3 East Pool House
 1 : 100

Colorsteel Roof Colour From:
 Lichen.
 Kauri.
 Lignite.
 Ironsand.
 Karaka.

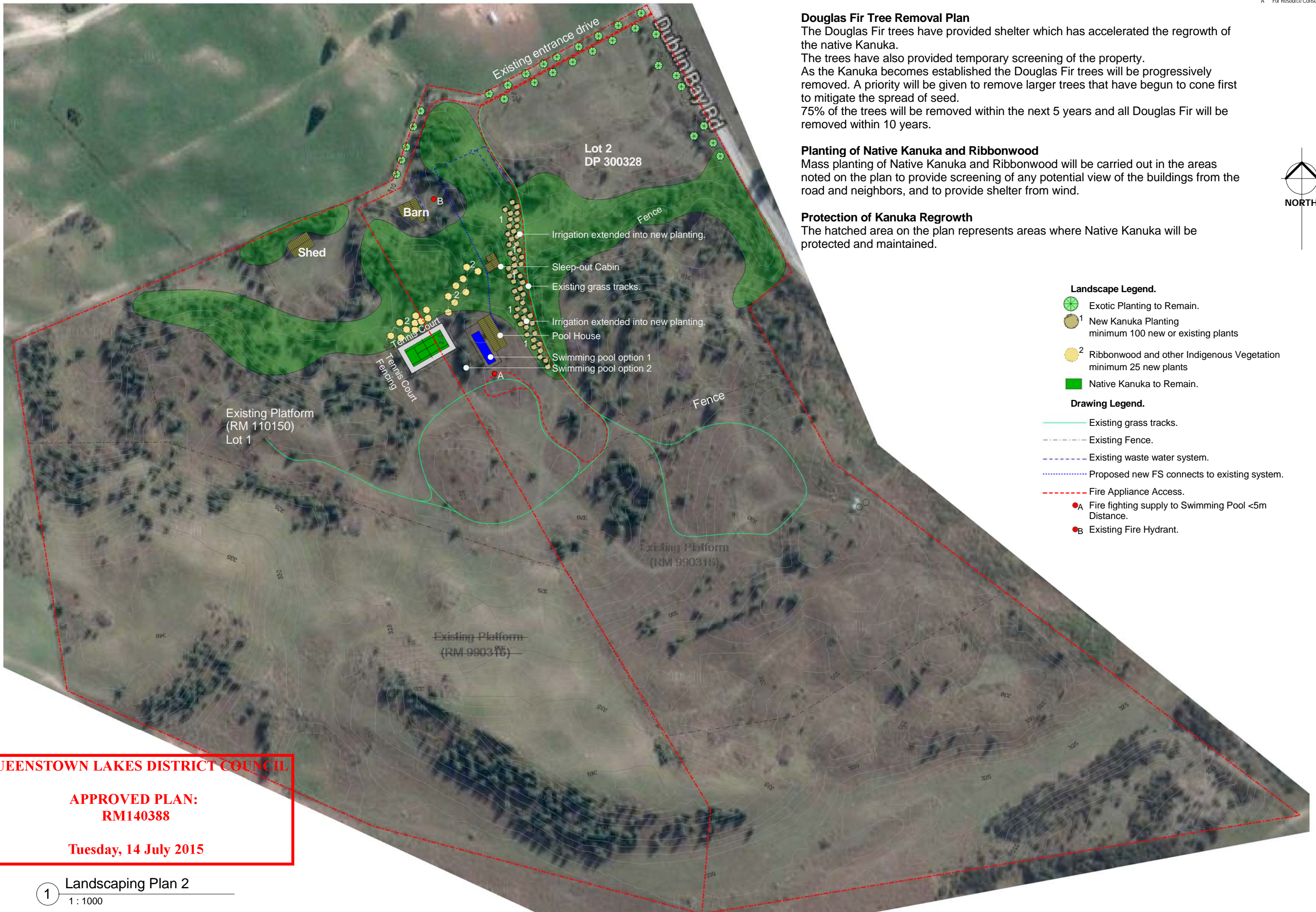
Window & Door Colour From:
 Coloursteel Colours:
 Lichen.
 Kauri.
 Lignite.
 Ironsand.
 Karaka.



4 South Pool House
 1 : 100



5 North-Pool House
 1 : 100



Douglas Fir Tree Removal Plan

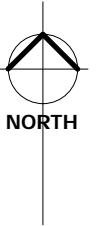
The Douglas Fir trees have provided shelter which has accelerated the regrowth of the native Kanuka.
 The trees have also provided temporary screening of the property.
 As the Kanuka becomes established the Douglas Fir trees will be progressively removed. A priority will be given to remove larger trees that have begun to cone first to mitigate the spread of seed.
 75% of the trees will be removed within the next 5 years and all Douglas Fir will be removed within 10 years.

Planting of Native Kanuka and Ribbonwood

Mass planting of Native Kanuka and Ribbonwood will be carried out in the areas noted on the plan to provide screening of any potential view of the buildings from the road and neighbors, and to provide shelter from wind.

Protection of Kanuka Regrowth

The hatched area on the plan represents areas where Native Kanuka will be protected and maintained.



Landscape Legend.

- Exotic Planting to Remain.
- 1 New Kanuka Planting minimum 100 new or existing plants
- 2 Ribbonwood and other Indigenous Vegetation minimum 25 new plants
- Native Kanuka to Remain.

Drawing Legend.

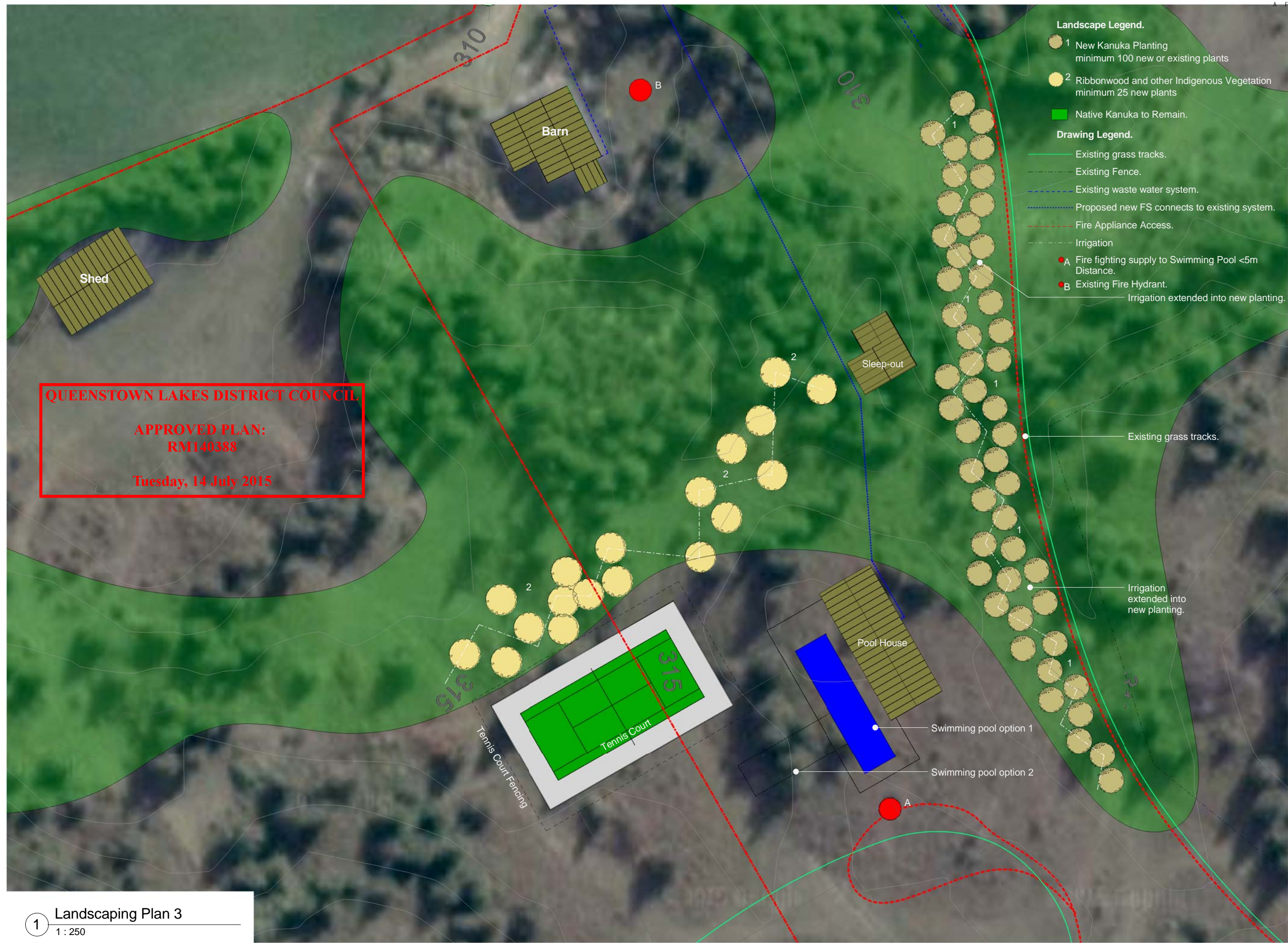
- Existing grass tracks.
- Existing Fence.
- Existing waste water system.
- Proposed new FS connects to existing system.
- Fire Appliance Access.
- Fire fighting supply to Swimming Pool <5m Distance.
- Existing Fire Hydrant.

QUEENSTOWN LAKES DISTRICT COUNCIL

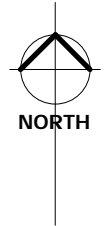
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Tuesday, 14 July 2015

1 Landscaping Plan 2
 1 : 1000

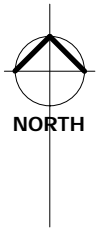


- Landscape Legend.**
- 1 New Kanuka Planting minimum 100 new or existing plants
 - 2 Ribbonwood and other Indigenous Vegetation minimum 25 new plants
 - Native Kanuka to Remain.
- Drawing Legend.**
- Existing grass tracks.
 - Existing Fence.
 - Existing waste water system.
 - Proposed new FS connects to existing system.
 - Fire Appliance Access.
 - Irrigation
 - Fire fighting supply to Swimming Pool <5m Distance.
 - Existing Fire Hydrant.
 - Irrigation extended into new planting.



QUEENSTOWN LAKES DISTRICT COUNCIL
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1 Landscaping Plan 3
 1 : 250



- Landscape Legend.**
- Exotic Planting to Remain.
 - 1 New Kanuka Planting minimum 100 new or existing plants
 - 2 Ribbonwood and other Indigenous Vegetation minimum 25 new plants
 - Native Kanuka to Remain.
- Drawing Legend.**
- Existing grass tracks.
 - Existing Fence.
 - Existing waste water system.
 - Proposed new FS connects to existing system.
 - Fire Appliance Access.
 - Irrigation
 - A Fire fighting supply to Swimming Pool <5m Distance.
 - B Existing Fire Hydrant.

1 Landscaping Plan 4
 1 : 2000

JOB TITLE:
 191 DUBLIN BAY ROAD - WANAKA

RESOURCE CONSENT

DRAWING TITLE:
 Landscaping Plan 4
 DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND PROFILES ON SITE BEFORE COMMENCING ANY WORK.

DRAWING STATUS:
 INFORMATION
 CONSENT
 TENDER
 CONSTRUCTION

ISSUE STATUS:
 06-07-2015
 DESIGN: N.Baker
 DRAWN: RBR
 JOB NO: 2528
 SCALE: As indicated

5th Floor Consultancy House
 7 Bond Street Dunedin
 P.O. Box 203 Dunedin
 Phone: (03) 477-5214
 Fax: (03) 477-5212
 arch@bakergarden.co.nz

BAKER GARDEN ARCHITECTS

DRAWING NO:
RC.10
 REVISION:
 (A)



Site Photo 1 (Lamp Post 16294)



Site Photo 2a



Site Photo 2b



Site Photo 3

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
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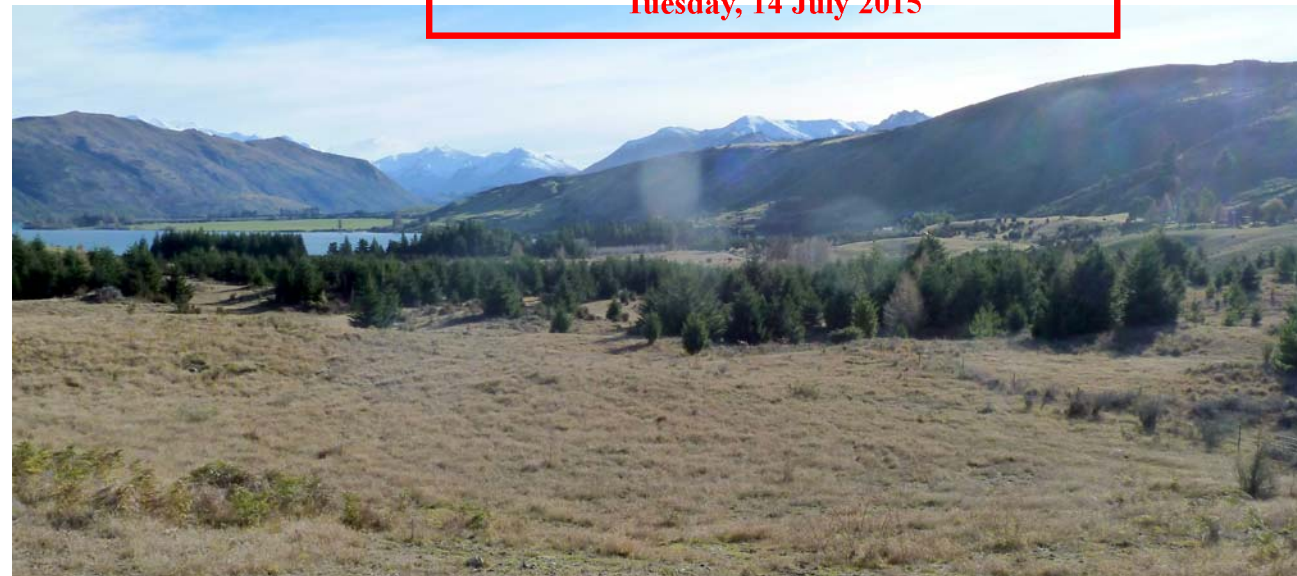


Site Photo 4

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM140388
Tuesday, 14 July 2015



Site Photo 5



Site Photo 6

APPENDIX B - S42A REPORT

FILE REF: RM140388

TO Blair Devlin, Resource Consent Manager
FROM Richard Kemp, Planner
SUBJECT Report on a publicly notified resource consent application.

SUMMARY

Applicant: A, N, and C Baker
Location: 191 Dublin Bay Road, Wanaka
Proposal: Land use consent to construct a tennis court, swimming pool, pool house, cottage and undertake associated earthworks.
Legal Description: 191 Dublin Bay Road, Wanaka
Zoning: Rural General
Public Notification Date: 9 October 2014
Closing Date for Submissions: 7 November 2014
Submissions: Nil*

- *One submission was received from Crosshill Farms Limited. However this submission was withdrawn in full on 2 April 2015.

RECOMMENDATION

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

1. It is considered that the adverse effects of the activity will be minor, or adequately avoided or mitigated. The development is considered to be of an appropriate nature and scale in the context of the site and surrounds. Proposed recessive colours and materials, earthworks, access, and landscaping will ensure that that the visual affects of development are minimised and the Outstanding Natural Landscape values of the Dublin Bay area will remain protected. The development can be adequately accessed and serviced, and is unlikely to be at risk of natural hazards.
2. The proposal is consistent with the relevant objectives and policies of the District Plan which seek to avoid, remedy and mitigate the adverse effects of inappropriate land use within the District.
3. The proposal does promote the overall purpose of the RMA as prescribed by Section 5 of the Act, subject to appropriate conditions of consent. With respect to Part 2 of the Act, the proposal is overall considered to align with Sections 6, 7 and 8.

1. INTRODUCTION

My name is Richard Kemp. I am a planner with the Queenstown Lakes District Council. I have worked for the Council (formerly Lakes Environmental Limited, an organisation contracted to undertake resource management and regulatory functions for the Council) since December 2011.

I hold the qualification of a Bachelor of Planning with Honours from the University of Auckland. I am a Grad+ member of the New Zealand Planning Institute (NZPI) and a member of the Central Otago Branch of the NZPI.

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

2. PROPOSAL AND SITE DESCRIPTION

Proposal Description

Consent is sought to construct a tennis court, swimming pool, pool house, and cottage. Consent is also sought to undertake associated earthworks. The development is intended to create a shared amenity space for two adjoining allotments.

The tennis court is proposed within a shallow gully straddling the boundary between Lots 1 and 2. The court measures 33.5m by 16.5m (585.75m²) in area and is to be surrounded by fencing.

The proposed pool and pool house is to be located on a slight spur. Two options have been given for the orientation of the pool, one following the line of the spur and of the pool house and the other at right angles to the pool house. The pool house is to be a rectangular building with a peaked roof. It is to have a footprint of 101m². The building is proposed to be clad with vertical cedar and the roof is to be Coloursteel coloured Lichen, Kauri, Lignite, Ironsand or Karaka. The joinery is to be aluminium.

The proposed cottage is to be located on a spur to the north west of the pool/tennis court complex. The cottage is to have a single bedroom with bath and storeroom. No kitchen is proposed. The building is to be single storeyed with a rectangular peaked roof. The building is to be clad with the same materials in the same colours as the pool house.

Earthworks are proposed in order to construct the pool and pool house. In total 1,362m³ of earthworks is needed consisting of 681m³ of cut which is also to be used as fill to level the area for the tennis court. An exposed surface area of 1900m² will result.

A comprehensive revegetation programme is proposed which will include the progressive removal of wilding pines from the site and planting of native vegetation.

Water supply is proposed via a connection to the existing potable supply for the existing barn while fire fighting storage will be in the form of water stored within the proposed swimming pool.

The applicant proposes onsite stormwater and effluent disposal. Access to the site is from Dublin Bay Road (sealed surface at the relevant crossing point) via a formed gravel driveway to the existing barn

Site and Locality Description

The subject site is located off Dublin Bay Road, Wanaka and consists of two allotments each containing a residential building platform in the north of each allotment. Additionally a barn and storage shed is located to the north of both allotments.

Council consultant landscape architect, Dr Marion Read, has provided the following landscape classification which is adopted for the purpose of this assessment.

“The subject site was determined to be within the Outstanding Natural Landscape of the lake and its margins in the C14.2007 Environment Court case. The applicant has indicated that they accept this classification.

The site is located within the glacial scarplands which contain Lake Wanaka. As such, the landforms of the vicinity are readily legible. Its ecology is modified, having been pasture which has been invaded by conifers, mainly Douglas fir, but it now has regenerating kanuka evident across the area which connects it with the more natural lake margins to the north. I concur that the subject site is classified as being within the Outstanding Natural Landscape.

I do note that previous assessments of the landscape in the vicinity have placed weight on the presence of regenerating indigenous vegetation in the vicinity. I note that much of this is now under threat of being out competed by the wilding conifers threatening the quality of the landscape in the vicinity and consequently its landscape classification.”



Figure 1 - The Application Sites

Relevant Site History

The two allotments and building platforms were created under subdivision consent RM990316 granted on 1 December 1999. Since the subdivision, the following consents have been granted;

Resource consent RM020742 was granted on 17 October 2002 to construct a barn that includes a kitchen and living accommodation. The kitchen within the barn is to be removed when a dwelling is constructed on the consented building platforms. This consent has been given effect to.

Resource consent RM051179 was granted on 21 February 2006 to construct a three bay storage shed. This consent has been given effect to.

Resource consent RM110150 was granted on 17 May 2011 to relocate a residential building platform approved by RM990316. This consent has not yet been given effect to.

3. SUBMISSIONS

3.1 SUBMISSIONS

One submission was received from Crosshill Farms Limited - the owner of an adjoining site to the west. This submission was withdrawn in full on 2 April 2015. No submissions on the application remain.

4. CONSULTATION AND WRITTEN APPROVALS

No written approvals or evidence of consultation have been provided as part of the application.

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

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

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

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

The relevant provisions of the District Plan that require consideration can be found in Parts 4 (*District-Wide Issues*) and 5 (*Rural Areas*).

Resource consent is required for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(viii)1(b) in regard to the volume of earthworks proposed. It is proposed to undertake 1362m³ of earthworks which is in excess of the permitted allowance of 300m³. The Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 5.3.3.3(xi) as the proposal breaches site standard 5.3.5.1(vi)(a) in regards to internal setbacks. The proposed tennis court is proposed to be constructed over the boundary between Lot 1 and 2. The Council's discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i) and (ii) for the proposed construction of the pool, pool house, cottage, tennis court and associated infrastructure not contained within an approved building platform.

Overall the application is considered to be a **discretionary** activity.

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

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

6. THE RESOURCE MANAGEMENT ACT

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

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

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

Under Section 104C of the RMA, only those matters specified in the plan or proposed plan to which it has restricted the exercise of its discretion can be considered when deciding to grant or refuse the application. If an application is granted, conditions may be imposed under Section 108 only in relation to those matters specified in the plan or proposed plan over which discretion is restricted.

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

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

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 10 of this report outlines Part 2 of the RMA in more detail.

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

7. INTERNAL REPORTS

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

- Queenstown Lakes District Council Consultant Landscape Architect, Dr Marion Read, has undertaken an assessment of the application and provided a report. This report is attached as *Appendix 2* and will hereafter be referred to as the 'landscape report'.
- Queenstown Lakes District Council Consultant Resource Management Engineer, Mr Tim Dennis, has undertaken an assessment of the application and provided a report. This report is attached as *Appendix 3* and will hereafter be referred to as the 'engineering report'.

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

8. ASSESSMENT

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

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria (but not restricted by them)
- (iii) Objectives and Policies Assessment
- (iv) Other Matters (precedent, other statutory documents)

8.1 LANDSCAPE CLASSIFICATION

The subject site was determined to be within the Outstanding Natural Landscape of Lake Wanaka and its margins in the C14/2007 Environment Court case. The applicant has indicated that they accept this classification and the following assessment will be undertaken in accordance with the assessment matters for an Outstanding Natural Landscape (ONL).

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

There is no permitted baseline of relevance in relation to the construction of buildings within the Rural General Zone, given that all buildings require a resource consent.

Earthworks up to 300m³ per 12 months may be undertaken as a permitted activity. In addition, the removal (but not planting) of wilding pines is a permitted activity under the District Plan. This permitted baseline is considered relevant and will be considered in the following assessment.

8.2.2 The Existing Environment

The existing environment on the two sites includes the following:

- An existing barn currently configured as a residential unit.
- Extensive wilding conifers.
- A storage shed.
- One approved residential building platform on each lot. Given that residential buildings can be erected within the residential building platforms as a controlled activity, these platforms are considered to form a part of the existing environment.

The existing environment is considered to be relevant in the assessment of effects on the environment, and will therefore be taken into account in the following assessment.

8.2.3 Actual and Potential Effects on the Environment

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

- Effects on the Landscape
- Access and Servicing
- Earthworks
- Natural Hazards

Effects on the Landscape

With respect to the adverse effects on the landscape, the District Plan contains assessment matters for an Outstanding Natural Landscape (ONL) in rule 5.4.2.2(2). These assessment matters (emphasised in **bold**) are considered to be a useful way to structure the following assessment of effects on the landscape:

Also of note is Rule 5.4.2.2(1)(a) which states that the retention of existing vegetation on the site that self-seeded and was less than 1m in height at 28 September 2002, shall not be considered as

beneficial unless the Council considers the vegetation to be appropriate. The removal of any such vegetation shall also not be considered as a positive effect in relation to any proposal.

This is relevant given the extensive level of self-seeded wilding Douglas Fir trees that exist throughout the site. The applicant proposes to remove these trees as part of the proposal. It is unknown when these trees first self-seeded. However it is considered highly likely that the majority Douglas Fir self-seeded after 28 September 2002, and therefore their removal cannot be considered a positive effect. This is based on a review of the Council's records for the RM020742 file, including an aerial photograph, approved landscape plan, and description of the then-site.

Taking a precautionary approach it will be assumed that all Douglas Fir self-seeded after 28 September 2002, and therefore their removal cannot be considered a positive effect for the purposes of the following assessment of effects on the landscape.

(a) Potential of the landscape to absorb development

The proposed tennis court is to be located in a small hollow which ensures that it would not be readily visible from outside the site. As such, no significant adverse effects in terms of visibility will result in terms of the tennis court.

The proposed pool house and cottage are located on an elevated spur and would have the potential to be visible from Dublin Bay Road if the existing wilding Douglas Fir were removed. Dr Read considers that this visibility (if the Douglas Fir were removed) would be at a distance of 750 metres from Dublin Bay Road. Visibility would be more readily apparent to persons heading east than to persons heading west. Dr Read considers that in their proposed location, the presence of the proposed built form would detract from views, however considers that the buildings would not be prominent to the extent that they would dominant the views of the landscape. This is accepted.

Dr Read considers that the proposed buildings have been designed to have a recessive appearance which will assist in integrating the built form into the landscape. It is agreed that the proposed colours and materials will be recessive and will assist in mitigating adverse effects.

The existing Douglas Fir on the site provides extensive screening for the proposed buildings, which ensures that the built form will not be visible from outside the site. Dr Read has highlighted the presence of these existing conifers to result in a serious threat to the landscape, given their wilding/pest status and near-certainty that they will spread in the prevailing winds to the wider Outstanding Natural Landscape.

The applicant has subsequently agreed to remove all conifers on the sites in a staged manner, by replacing them with native kanuka. A comprehensive landscape management plan has been submitted which includes the staged removal of all Douglas Fir on the property, planting of kanuka, planting of other indigenous vegetation and pest management. This landscape management plan confirms that 75% of the Douglas Fir will be removed within the next 5 years, and all Douglas Fir will be removed within 10 years.

Dr Read has advised that the proposed mitigation planting (kanuka) would be likely to obscure the development from view within seven years, even with all Douglas Fir removed.

It is accepted that the removal of the Douglas Fir will expose the development to the wider surrounds and change the nature of the existing environment on the site. This will affect the ability for the landscape to absorb the development and accordingly result in adverse effects that are more than minor.

However Dr Read does consider that the mitigation planting would enhance the natural landscape character of the vicinity, and make the natural patterns and processes within the site more apparent. The removal of Douglas Fir would allow for and support this revegetation.

It is therefore considered that the ability for the landscape to absorb the development is dependent on the successful implementation of the proposed landscape management plan, which will take time to implement. However the existing environment with a growing number of wilding trees within an ONL is

considered to represent a 'ticking time bomb' that will eventually result in much greater adverse effects on the ability of the wider landscape to absorb development. The timely removal of these wilding trees, while representing a mitigation/compensation measure in association with the native revegetation and not a positive effect, is considered to be of greater importance than the short-medium term effects of the development on the landscape.

With respect to the overall adverse effects on the landscape on this regard, it is considered that the landscape has the ability to absorb the development proposed in the medium-term, subject to the landscape management measures proposed.

(b) Effects on openness of landscape

With respect to the effects of the development on the openness of the landscape, Dr Read considers that the proposed addition of two additional buildings/two structures will reduce the openness of the landscape by a moderate degree. Dr Read further clarifies that landscape 'openness' usually indicates a lack of buildings and trees i.e. open tussock grassland. However in this case the existing wilding conifers on site already restrict the openness of the landscape in the traditional sense.

Dr Read considers that the location of the proposed tennis court (in a gully) will ensure this structure will not affect the openness of the landscape if the Douglas Fir were to be removed. However the pool, pool house and cottage, are all to be located on elevated landforms, and which will rely on the presence of the Douglas fir to mitigate the resulting adverse visual effects. However Dr Read also considers that the regenerating kanuka, particularly enhanced by further planting as proposed, would appropriately contain these adverse visual effects of the development.

It is agreed that the proposal will result in adverse effects on the landscape that are more than minor in this regard, but the proposed removal of wilding trees and revegetation plan is considered adequate to effectively mitigate these adverse effects over time.

Overall it is concluded that adverse effects on the openness of the landscape will be more than minor, but be effectively mitigated.

(c) Cumulative Effects on Landscape Values

With respect to cumulative effects of development on the landscape Dr Read considers that the addition of further buildings will increase the level of human modification of the landscape, although this would arguably be consistent with the character of the landscape in the vicinity. Additionally Dr Read has again highlighted the issue that the wilding pines on the site and considers that *'the degradation of the landscape due to these trees threatens the classification as a part of the Outstanding Natural Landscape and is tantamount to demolition by neglect'*.

Dr Read considers the presence of two approved building platforms (enabling the construction of two dwellings on the subject site) means that the proposed development would lead to further degradation of the natural values of the site and would increase the level of domestication of the landscape. However Dr Read considers that the proposed enhancement of the indigenous vegetation on the site would counteract this, to a degree, increasing the level of natural character of the site and the surrounding landscape.

It is therefore determined that in order to ensure the adequate migration of the cumulative effects of development on the landscape, the successful implementation and maintenance of the proposed revegetation is critical. In this regard a landscape management plan has been prepared by the applicant, and Dr Read has confirmed the opinion that the proposed plan will successfully achieve the desired level of mitigation.

Therefore while the adverse cumulative effects of the proposal will be more than minor, subject to stringent conditions of consent regarding landscape management, wilding tree removal and mitigation planting, these effects will not represent an inappropriate development of an Outstanding Natural Landscape.

(d) Positive Effects

With respect to positive effects of the proposal, Dr Read considers the following:

“The revised proposal will now maintain and enhance the regenerating kanuka and other scrub on the subject site. The removal of the Douglas fir, provision of irrigation and additional planting represent the appropriate management of the site.

In conclusion, the proposed development on the site remains the same as prior to the amendment of the application and this would continue to have an adverse effect on the openness of the landscape and an adverse cumulative effect on the landscape of the vicinity. The new proposal to remove all of the Douglas fir from the site and to support and augment the regenerating kanuka represents a positive effect which counteracts and counterbalances these adverse effects to a degree. It is my opinion that the extent of this positive effect is such that it would diminish these adverse effects to the degree that they would become relatively small.”

It is agreed that on-going landscape management will represent a mitigation measure to the serious threat of wilding trees spreading throughout the surrounding landscape. However as outlined above, the District Plan contains a specific rule that prevents the removal of the Douglas Fir as being a positive effect. Rather the removal of these trees is considered to be a removal of an existing adverse effect. Therefore the proposal will not result in any positive effects on the environment.

Conclusion Effects on the Landscape

Based on the opinion provided by Dr Read, it is considered that the proposal will result in significant adverse effects on the potential for the landscape to absorb development, on the openness of the landscape, and result in the cumulative degradation of the landscape. However the proposed removal of all wilding trees and more importantly, re-vegetation of native species, will represent sufficient mitigation to ensure the development is not considered to be inappropriate in the context of the Dublin Bay ONL.

Access

Queenstown Lakes District Council Consultant Engineer, Mr Tim Dennis, has advised that the existing vehicle crossing into the property is of a gravel formation. Mr Dennis has recommended that the crossing be upgraded to a sealed surface (to match the Dublin Bay Road carriageway) prior to occupation of the pool house. This is considered adequate to avoid adverse effects.

Mr Dennis also considers that there will be adequate on-site car parking to cater for the activity. This is accepted.

It is therefore considered that adverse effects on the environment will be less than minor with respect to access.

Servicing

The applicant proposes to connect to the existing water supply associated with the barn on Lot 1 which Mr Dennis considers has an adequate supply for the pool house and cabin development.

The applicant proposes fire fighting supply in the form of using water contained within the swimming pool and also by an existing 23,000 litre tank. The applicant has consulted with the New Zealand Fire Service which has confirmed that the proposed supply will be satisfactory. A condition of consent is therefore recommended to ensure this supply be made available.

The applicant has provided comment from *Petherick Consultancy* who designed the effluent disposal system for the barn. Confirmation has been provided that the site can accommodate an additional load while there is ample room on the site to extend the disposal fields if necessary. As the proposed system will be assessed as part of a future Building Consent, no conditions are recommended.

Electricity and telecommunication connections currently exist to the existing building on site which the applicant proposes to extend. A condition of consent is recommended that these connections are made in accordance with the service provider's requirements

Overall it is considered that through the imposition of conditions of consent, adverse effects on the environment will be less than minor in relation to servicing.

Earthworks

Mr Dennis has assessed the proposed earthworks needed for the development and considers that all cuts will be adequately setback from site boundaries, ensuring there will not be an impact on adjoining sites. Mr Dennis also considers that there are no obvious geotechnical risks or site constraints in this regard. Given that fill is proposed in the location of buildings, Mr Dennis has recommended that this fill is certified so as to avoid adverse effects.

In order to avoid adverse nuisance effects associated with earthworks (i.e. run-off, sedimentation, and dust) Mr Dennis has recommended conditions of consent to ensure the consent holder installs environmental protection measures.

With respect to the effects of the proposed earthworks on the landscape, Dr Read has not raised any concerns in this regard. Given that the maximum height of cut/fill will be no more than 1m, it is considered that in the context of the landscape, any earthworks will be viewed in conjunction with the proposed buildings, and eventually be screened by proposed landscaping. Therefore any associated adverse effects will be no more than minor.

Overall the adverse effects of earthworks are considered to be no more than minor.

Natural Hazards

The site is identified on Council hazard maps as being within the LIC1(P) zone in terms of liquefaction hazard (*probably low*). Mr Dennis is satisfied that appropriately designed building foundations will mitigate this risk and this will be assessed as part of the Building Consent. Therefore no conditions of consent are recommended.

In addition to the liquefaction hazard, a seismic fault line has been identified approximately 180m to the west of the western boundary of Lot 1. Mr Dennis recommends an advice note be placed on the consent (should consent be granted), alerting the applicant to this potential hazard. However Mr Dennis has not raised concerns with the risk of this fault line, however it is considered that the risk of this fault on people or the proposed buildings is unlikely to be any greater than development anticipated within the building platforms on the site.

Overall adverse effects in terms of natural hazards are likely to be less than minor.

Effects on Persons

While the proposed buildings will be partially located in depressed areas of the site and will eventually be visually screened by proposed re-vegetation, it is possible that any neighbouring/nearby land owner/occupier will visually observe the development. The sight of the structures, and mitigation planting, will adversely affect the views/outlook and rural amenity of these parties to a minor degree. However the proposed buildings will be located approximately 75m-120m from the nearest neighbouring boundary. This distance is considered sufficient to prevent the development becoming a prominent feature on the outlook of neighbours. The colours and materials proposed are recessive and of low reflectivity, assisting in mitigating adverse effects in this regard.

Inherently the removal of wilding Douglas Fir trees will visually expose the site to neighbouring/nearby properties. However while these trees do provide a high level of screening, they are also likely to spread to neighbouring properties. The removal of these trees is considered to represent the removal of an existing adverse effect. The proposed landscape management plan (including native planting), in addition to the natural topography of the site will help to visually anchor the buildings into the

landscape and mitigate adverse effects on neighbours such that these adverse effects will be no more than minor.

While construction will result in temporary adverse effects on neighbours, conditions of consent can be imposed to limit earthworks and construction works to reasonable daylight hours, and to ensure environmental protection measures are undertaken so as to avoid nuisance effects on these parties.

The development will not increase the number of residential units present on the site, given that the pool house is to be used as a shared amenity area and not for separate residential use. In order to ensure this remains the case, a condition of consent can be imposed to specifically exclude the use of the buildings as a separate residential unit.

Given that no additional residential units are proposed, there are not expected to be any additional traffic movements undertaken to and from the site, helping to ensure the continuation of neighbour's amenity.

Overall the development proposed is considered to result in adverse effects on neighbouring/nearby property owners and occupiers that are no more than minor.

Summary of Effects

The above assessment has determined that the proposal will result in significant adverse effects on the Dublin Bay Outstanding Natural Landscape (ONL). However these adverse effects will be mitigated to a satisfactory degree by the recessive nature of the buildings and proposed native revegetation. The presence of wilding trees on the site represents a serious threat to the wider ONL and the proposed removal of these trees is considered to enhance the proposed revegetation plan as mitigation to the adverse effects of the proposal.

An assessment of effects on all neighbouring/nearby property owners and owners has also been undertaken. Subject to the recommended conditions of consent it has been determined that adverse effects on these parties will be no more than minor.

8.3 THE DISTRICT PLAN – OBJECTIVES AND POLICIES

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

As discussed above, an assessment of effects against the relevant assessment matters of the District Plan has been undertaken, and the proposal will avoid or mitigate the adverse effects on the environment to a satisfactory level. The assessment above has determined that the proposed development, together with recommended conditions of consent, is appropriate in the form proposed.

The relevant objectives and policies of the District Plan are found under the following sections:

- *Part 4 District Wide Issues*
- *Part 5 Rural Areas*

Part 4 (District Wide Issues)

Objectives and policies of Section 4 are over-arching in nature and cover aspects including Landscape and Visual Amenity, Takata Whenua, Hazards, Earthworks, and Rural Areas. The objectives and policies related to this application include landscape and visual amenity, rural areas, and earthworks.

The objectives and policies relating to landscape and visual amenity seek to avoid, remedy, or mitigate the adverse effects of development on landscape and visual amenity values, including by undertaking planting.

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.*

As has been discussed in detail, the proposal will result in an increased level of cumulative degradation of the Dublin Bay ONL. However the development has been designed to be of a recessive nature and substantial native revegetation will help ensure harmonisation with the landscape and protect visual amenity values.

2 Outstanding Natural Landscapes (District-Wide/Greater Wakatipu)

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

Once the wilding Douglas Fir trees are removed from the site, the proposal will adversely affect the openness of the Dublin Bay ONL. However it has been determined that the site does have a small ability to absorb future change, and proposed native revegetation will enhance the naturalness of the landscape and amenity values when viewed from Dublin Bay Road.

6. Urban Development

...

- (b) *To discourage urban subdivision and development in the other outstanding natural landscapes (and features) and in the visual amenity landscapes of the district.*
- (c) *To avoid remedy and mitigate the adverse effects of urban subdivision and development where it does occur in the other outstanding natural landscapes of the district by:*
 - *maintaining the open character of those outstanding natural landscapes which are open at the date this plan becomes operative;*
 - *ensuring that the subdivision and development does not sprawl along roads.*

The proposal will not represent urban development nor substantially increase the level of human domestication within the Dublin Bay ONL, given that the proposal will serve as amenity areas to two existing allotments - both with building platforms. The removal of all Douglas Fir and ongoing

landscape management/revegetation will gradually restore the landscape to a more open character than currently exists, and the development will not result in a sprawl along Dublin Bay Road.

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 site will not reach a threshold with its ability to absorb future change as a result of the proposal. The planting proposed will be appropriate in the context of the site and surrounds and will not result in excessive domestication of the landscape.. The design and external appearance of the buildings will be adequately sympathetic to the local landscape.

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 proposed buildings will be recessive and are not located on any prominent slopes/ridges. The topography assists in integrating development into the landscape and will be supplemented by proposed revegetation. For these reasons, it is considered that the development is consistent with the above objective and associated policies.

16. Wilding Trees

To minimise the adverse effect of wilding trees on the landscape by:

- *supporting and encouraging co-ordinated action to control existing wilding trees and prevent further spread.*

The proposed landscape management plan is considered to appropriately manage wilding trees and eventually will result in their complete removal from the site. Therefore the proposal is considered consistent with the above objective and associated policies.

Objectives and policies relating to earthworks seek to ensure the effects of earthworks are limited so as to not affect water quality, the nature and form of landscapes, land stability, amenity values, and heritage sites. In this case neither Mr Dennis nor Dr Read has raised concerns with the earthworks proposed. The requirement to undertake site management measures can be imposed as a condition of consent to protect water quality and avoid nuisance effects.

Therefore the proposal is considered to be consistent with the relevant objectives and policies of Section 4.

Part 5 (Rural Areas)

Objectives and policies of Section 5 primarily relate to protecting character/amenity values and natural resources of the rural environment, whilst providing for farming-related activities. Relevant objectives and policies are as follows:

Objective 1 - Character and Landscape Value

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

Policies:

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

The relevant District-Wide objectives and policies have been considered above. Given the use of topography, recessive materials, and landscape management plan; it is considered that adverse effects on landscape character and values can be mitigated to a level that any effect on the Dublin Bay ONL will be appropriate. The landscape management plan will furthermore assist in enhancing the natural values of the ONL through the removal of wilding trees. As such, it is considered that the proposal is consistent with the above objective and associated policies.

Objective 2 - Life Supporting Capacity of Soils

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

Policies:

- 2.1 *Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.*

2.2 *Enable a range of activities to utilise the range of soil types and microclimates.*

...

2.4 *Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.*

The proposal will prevent the site from being used as production land, as is anticipated by the District Plan. However the sites are unlikely to be a suitable source of life-supporting soil for the District given the size of the lots and presence of residential building platforms. The development proposed will not affect any other soil outside of the site. Therefore while the proposal is not strictly in accordance to this objective and associated policies, it is also not inconsistent with them.

Objective 3 - Rural Amenity

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

Policies:

...

3.2 *Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*

3.3 *To avoid, remedy or mitigate adverse effects of activities located in rural areas.*

...

3.5 *Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

As discussed above, mitigation in the form of recessive materials, landscape management plan and use of topography assist in ensuring adverse effects on rural amenity remain minor. Adverse effects of the activity will be effectively mitigated through proposed revegetation and recessive colours/materials of the buildings. As such, it is considered that the proposal is consistent with the above objective and associated policies.

Summary of Findings

Overall it is considered that the proposal is consistent with the objectives and policies within Part 4 (District Wide Issues) and Part 5 (Rural Areas)

9. DETERMINATION

9.1 Effects on the Environment

In section 8.2 of this report it was determined that the adverse effects on the environment resulting from the proposal are likely to be more than minor, however will not result in an inappropriate development in the context of the Dublin Bay ONL.

9.2 Objectives and Policies

In Section 8.3 of this report it was determined that the proposal will generally align with the relevant objectives or policies of the Queenstown Lakes District Plan.

9.3 Legislative Requirements (section 104B)

Section 104B prescribes that after considering an application for a discretionary activity or non-complying activity, a consent authority may grant or refuse the application; and if it grants the application, may impose conditions under section 108.

9.4 Overall Determination

Overall it is determined that the adverse effects on the environment will be acceptable, and mitigated to a satisfactory degree. The proposal will generally align with the relevant objectives and policies of the District Plan. Therefore in accordance with section 104B, the application can progress to a substantive decision.

10. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Part 2 of the RMA details the purpose of the RMA 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 proposed development provides recreation facilities between two allotments which are family owned and enables the applicant to provide for their social and cultural wellbeing in the form of the shared facilities that support healthy lifestyles. The proposed cottage enables greater accommodation options on the site.

While the development provides for the applicant's social and cultural wellbeing, the Outstanding Natural Landscape is proposed to be enhanced through the implementation of the staged landscape management plan. This plan will remove wilding trees from the site which will enable kanuka and indigenous vegetation to regenerate. This management plan is seen to offset much of the effects of the increase in buildings and preserve the integrity of the ONL.

The following matters of national importance listed in Section 6 of the RMA are also considered relevant:

- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.*
- (d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers.*

As the proposal preserves the integrity of the landscape and enhances amenity values through the landscape management plan; provides for social and cultural wellbeing and protects the ONL from inappropriate development; it is considered that the proposal constitutes a sustainable development and is therefore in keeping with Section 6 of the RMA.

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

- (a) *kaitiakitanga:*
 - (aa) *the ethic of stewardship*
- (b) *the efficient use and development of natural and physical resources:*
 - (ba) *the efficiency of the end use of energy:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (f) *the maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- (h) *the protection of the habitat of trout and salmon*
- (i) *the effects of climate change*
- (j) *the benefits to be derived from the use and development of renewable energy*

The proposed landscape management plan is considered to represent kaitiakitanga and the ethic of stewardship. The proposal will also be an efficient development of a land resource, given the proposal is for shared outdoor living and recreation facilities. The quality of the environment will be enhanced by the proposed revegetation and removal of wilding trees. No other Section 7 matters are considered to be relevant to the proposal.

Overall, I consider the proposal does promote sustainable management.

11. RECOMMENDATION

The above assessment has determined that subject to conditions of consent, adverse effects of the activity on the environment will be more than minor, but will not result in an inappropriate development in the context of the Dublin Bay ONL. Adverse effects on neighbouring property owners are considered to be minor. The proposal is considered to generally align with the relevant objectives and policies of the Queenstown Lakes District Plan, and will align with the provisions of Part 2 of the RMA.

Overall the development is considered to promote sustainable management of the Dublin Bay ONL and I therefore recommend that pursuant to s104 of the RMA, consent be granted for the application subject to conditions of consent recommended in Appendix 1.

Report prepared by



Richard Kemp
PLANNER

Reviewed by



Blair Devlin
RESOURCE CONSENT MANAGER

Attachments:

Appendix 1
Appendix 2
Appendix 3

Recommended Conditions of Consent
Landscape Architect's Report
Engineering Report

Report Dated:

14 July 2015

APPENDIX 1 – RECOMMENDED CONSENT CONDITIONS

General Conditions

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

- *Overall location Plan RC00'*
- *'Site Plan RC01'*
- *Proposed Earthworks RC06'*
- *'Tennis Court & Pool information RC07'*
- *'Cabin Plan and Elevation RC03'*
- *'Pool house Proposal - Plan and Elevations RC02'*
- Landscape Management Plan entitled *'Landscape Plan 2'* RC.08 - RC.12

stamped as approved on 14 July 2015

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

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.
3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

Earthworks and Construction

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

4. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
5. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

6. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
7. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the installation of the vehicle crossing.

8. Hours of operation for earthworks shall be limited to: Monday - Saturday: 8am - 6pm, Sunday and Public Holidays: No Activity.

On completion of earthworks and prior to construction of the building(s)

9. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
 - b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed when works finish and before occupation of the new buildings

10. Prior to the occupation of the dwelling, the consent holder shall complete the following:
 - a) The provision of a **sealed** vehicle crossing that shall be constructed to the site in terms of Council's '*Rural Road Vehicle Crossing – Figure 3 dated September 2003*', attached as part of *Appendix 3* (engineering report) of this resource consent.
 - b) Connection of the new building(s) to the existing effluent disposal system in accordance with the report prepared by Petherick Consultancy Ref JN 2100 date 5-8-14
 - c) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - d) All earth worked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - e) Any power supply connections to the buildings shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - f) Any wired telecommunications connections to the dwelling/building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - g) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank, or alternatively within the swimming pool approved by this resource consent.

Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

Advice Note: 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 10km 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.

Colours and Materials

11. The colours and materials approved for use on the buildings by this resource consent are as follows:

Pool House and Cottage: The buildings are to be clad with vertical (or horizontal) cedar and the roof is to be Colorsteel coloured *Lichen, Kauri, Lignite, Ironsand or Karaka*. The joinery is to be aluminium (or timber) and coloured in either *Natural Wood, Lichen, Kauri, Lignite, Ironsand or Karaka*.

Any amendment to this schedule of colours/materials shall firstly be certified by the Council's Manager, Resource Consenting as being in the natural range of greens, browns, or greys with an LRV or 36% or less, prior to being used on the building.

Implementation of Landscape Management Plan

12. The approved landscape management plan stamped as an 'approved plan' under Condition 1 shall begin to be implemented from the date of the decision. This shall involve at minimum:
 - a) The planting of new Kanuka and retention of existing Kanuka (minimum of 100 plants), and the planting of a minimum 25 other new indigenous plants and Ribbonwood, both in the locations as depicted on the approved landscape management plan. This landscaping shall be implemented within 6 months from the date of the decision and thereafter maintained in

a healthy state. Landscaping shall also be protected from pests (i.e. rabbit guards) in order to ensure successful implementation.

Should any plant die or otherwise become defective, it shall be replaced within 6 months.

- b) The progressive removal of Douglas Fir from the property as Kanuka becomes established. A minimum of 75% of the Douglas Fir trees shall be removed from the property within 5 years of the date of the decision, with the remainder to be removed within 10 years of the date of the decision. When removing Douglas Fir, priority shall be given to larger trees that have begun to cone in order to mitigate the spread of seed.

Use of Pool House and Cottage

- 13. This resource consent has approved a pool house and cottage as accessory buildings to the principal residential activity undertaken on the sites. The pool house shall not be used as a separate residential unit and the cottage shall not contain any kitchen or laundry facilities.

Advice Note

- 1. The consent holder is advised that the upgraded vehicle crossing into this site requires approval by the Council's Engineers under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwellings.
- 2. The inactive fault(s) near this site may represent area of weaker rock and hence may be of use for consideration during land development.
- 3. For the avoidance of doubt it is clarified that this resource consent has approved the orientation of the swimming pool in either one of the two specified layouts.

APPENDIX 2 - LANDSCAPE REPORT

To: Nathan Keenan, Planner, Queenstown Lakes District Council

From: Marion Read, Landscape Architect

Subject: RM140388 Baker: Landscape and Visual Effects Assessment

Date: 19th August 2014

1.0 Introduction

- 1.1 An application has been made to Queenstown Lakes District Council (QLDC) for resource consent to construct a swimming pool with pool house, a tennis court and a one roomed cottage on a site in Dublin Bay Road, Wanaka. The site is legally described as Lots 1 and 2 DP 300328.
- 1.2 The site is zoned Rural General in the terms of the Queenstown Lakes District Plan (the District Plan). I understand from Council's planner that the status of the activity is discretionary.

2.0 Proposal

- 2.1 It is proposed to construct an in-ground swimming pool with a pool house and a tennis court in the central part of the overall site, and a cottage to their north east.
- 2.2 The tennis court is to be located within a broad, shallow gully which runs approximately north to south in the central part of the subject site. It would straddle the boundary between the two lots and be oriented so that its long axis runs approximately south west to north east. The tennis court is to be surrounded by fencing. No colour has been provided for the proposed fence.
- 2.3 The pool and pool house are to be located east of the tennis court on a slight spur. Two options are given for the orientation of the pool, one following the line of the spur and of the proposed pool house, the other at right angles to the pool house. The pool house is to be a simple rectangular building with a peaked roof. It is to have a footprint of 101m² and has an outdoor living area located under the dwelling roof at its southern end. The building is to be clad with vertical cedar and the roof is to be Colorsteel coloured one of Lichen, Kauri, Lignite, Ironsand or Karaka. The joinery is to be aluminium and the same range of colours has been proposed.
- 2.4 The proposed cottage is to be located on a spur to the north east of the pool / tennis court complex. It is to have a single bedroom with bath and storerooms. The main room is a simple rectangular form with a peaked roof. The bathroom and storeroom are to be located in a lean-to structure on the western side. A partially roofed veranda / deck is to run across the north facing end of both portions of the building. It is to be clad with the same materials and in the same colours as the pool house.
- 2.5 Earthworks are proposed in order to construct the pool and pool house. The cut which would be produced in this area is to be used to level the area for the tennis court. In total 681m³ of fill is to be produced and relocated making the total earthworks volume 1 362m².

3.0 Background

3.1 As noted above, the subject site is in two lots which are held in separate titles. Each lot has a consented building platform established originally under the subdivision consent, RM990316. Since the subdivision a number of consents have been issued:

- RM020742 – This consent allowed for the construction of a 'barn' which includes a kitchen, and living accommodation. The kitchen is to be removed when a dwelling is constructed on the consented building platform.
- RM051179 – This consent allowed for the construction of a three bay farm shed.
- RM110150 - This consent relocated the Lot 1 building platform to a lower, flatter and less obtrusive location. This new location was considered by the reporting landscape architect, Ms Robin Rawson, to have fewer adverse effects than that already consented.

4.0 Landscape Classification

4.1 The subject site was determined to be within the Outstanding Natural Landscape of the lake and its margins in the C14/2007 Environment Court case. The applicant has indicated that they accept this classification.

4.2 The site is located within the glacial scarplands which contain Lake Wanaka. As such the landforms of the vicinity are readily legible. Its ecology is modified, having been pasture which has been invaded by conifers, mainly Douglas fir, but it now has regenerating kanuka evident across the area which connects it with the more natural lake margins to the north. I concur that the subject site is correctly classified as being within the Outstanding Natural Landscape.

4.3 I do note that previous assessments of the landscape in the vicinity have placed weight on the presence of regenerating indigenous vegetation in the vicinity. I note that much of this is now under threat of being out competed by the wilding conifers threatening the quality of the landscape in the vicinity and consequently its landscape classification.

5.0 Assessment

5.1 The appropriate assessment matters are located at S5.4.2.2(2) of the District Plan.

(a) Potential of the landscape to absorb development

5.2 The proposed tennis court is located in a hollow roughly central to the site. It would not, in my opinion, be visible from any public location outside of the subject site. It could be visible from the neighbouring property to the north. The proposed pool house is located on an elevated spur. It would be readily visible from Dublin Bay Road but for the wilding conifers on the subject site and the neighbouring site to the east. The cottage is to be located slightly lower on the same spur as the pool house, on a slight promontory. It too would be readily visible from Dublin Bay Road but for the wilding conifers on the subject site. The extent of this potential visibility extends along that road for approximately 750m, and the proposed development would be more readily visible to persons heading east than to persons heading west.

5.3 The proposed pool house and cottage are both designed to have a recessive appearance. Their locations are such that they would detract from the views of the natural landscape but for the screening effect of the wilding conifers on the site. While the extent of this effect would be moderately significant, I do not consider that these buildings would be prominent to the extent that they would dominate the views of the landscape.

5.4 It is proposed to retain wilding Douglas fir on the property as mitigation. The spread and growth of Douglas fir in this vicinity is already detracting from the natural character of the landscape. The trees on the site are relatively young but have begun coning and so are in excess of ten years old. Douglas fir seed is susceptible to wind spread, and can be spread as far a kilometre if wind strength is sufficient. The subject trees are less than 1 kilometre

distant to an area north west of the Hawea-Cardrona-Clutha confluence recently assessed as being part of the District's Outstanding Natural Landscapes and which is an area of relatively unmodified short tussock grassland. As the prevailing, and strongest, winds in the Wanaka vicinity are nor-westers and this ONL is south east of the subject site their continued presence on this site represents a significant threat to this landscape. Their growth, both on this site and within the broader landscape, obscures the topography, detracts from the natural patterns of the landscape and is visibly detracting from the natural process of kanuka regeneration on the site. Clumps of immature kanuka are present around the base of Douglas firs, and can be seen to be leaning outwards from the conifer. This is because the firs are outgrowing the kanuka and out competing with it for light and space. The outcome of retaining the Douglas fir on site would be the eventual loss of most of the kanuka as the canopy of the firs closes further. It is to be noted, also, that Douglas fir grows rapidly, can grow as tall as 75m and it is questionable whether or not maintaining them to maturity amongst buildings used as dwellings and for recreation is realistic.

- 5.5 The site contains regenerating kanuka and other scrub species but much of this is under threat of being shaded out by the Douglas fir on the site.
- 5.6 The retention of Douglas fir on the site would have an adverse effect on the regenerating scrub and kanuka on the site, eventually shading it out and replacing a regenerating ecosystem with an exotic monoculture. The extent of this adverse effect would be significant.
- 5.7 The retention and protection of Douglas fir on the site for the visual mitigation of the proposed development ensures the retention of a species which threatens the character and ecological integrity of the landscape both on and off the subject site.

(b) Effects on the openness of landscape

- 5.8 Open landscape is usually defined as a landscape which lacks buildings and / or trees. This landscape is quite heavily treed and thus is not open in the sense that a tussock grassland is open. It is relatively open, however, in the sense of a lack of buildings. The subject site contains two undeveloped building platforms, the 'barn' and the three bay shed. The addition of two more buildings and two more structures would reduce the openness of the landscape by a moderate degree. The visual effect of this loss of openness would be lesser in extent.
- 5.9 The inclusion of two more buildings and two more structures within this site would adversely affect the open space value of the site and the surrounding landscape to a small degree.
- 5.10 The proposed tennis court is located within a broad shallow gully which is central to the site and thus any adverse visual effects would be reasonably well contained by the landforms. This is not the case with the pool, pool house or cottage, all of which are to be located on elevated landforms, and which rely on the presence of Douglas fir on the property to mitigate the resulting adverse visual effects.

(c) Cumulative effects on landscape values

- 5.11 The character of the landscape in the vicinity is modified by the presence of dwellings and other buildings; by the presence of wilding conifers; and by the nursery on the adjacent site. The introduction of further buildings, above and beyond those anticipated on the site, plus the protection of the Douglas fir, would increase this level of modification, but would arguably be consistent with the character of the landscape in the vicinity. It is notable that in 2011 Ms Rawson, who reported on RM110150, described the site as 'showing naturalistic patterns of kanuka and wilding pines'. Just three years later the balance has tipped to a point where I consider that the wilding pines are dominant and the kanuka threatened. This degradation threatens the classification as a part of the Outstanding Natural Landscape and is tantamount to demolition by neglect.
- 5.12 The retention and protection of Douglas fir to mitigate the presence of buildings on the site would further exacerbate the existing adverse effects of their presence on the site. The extent of this adverse effect would be very significant.

- 5.13 The proposed development entails two more buildings in addition to the 'barn', shed and two, potentially large, future dwellings. The building platform for Lot 1 is located some 40m west of the proposed tennis court and some 60m west of the proposed pool house. The building platform on Lot 2 is approximately 150m south east of the proposed pool house. This represents a considerable sprawl of buildings and structures across the subject site which can only detract from the natural character of the location.
- 5.14 The presence of two approved building platforms enabling the construction of two dwellings on the subject site means that the proposed development would lead to further degradation of the natural values of the site, and would increase the level of domestication of the landscape to an inappropriate degree. I consider that the extent of this adverse effect would be moderate.

(d) Positive effects

- 5.15 The proposed activity would not protect, maintain or enhance the regenerating kanuka and other indigenous scrub on the site. The protection of the Douglas fir on the site would result in the destruction of this vegetation.
- 5.16 The proposed activity would not provide for the retention or re-establishment of native vegetation, or the appropriate management of the indigenous vegetation which is present.
- 5.17 The proposed development does not provide an opportunity to protect open space from further development which is inconsistent with preserving a natural, open landscape.
- 5.18 The proposed development does not offer any proposals which would mitigate any existing adverse effects.

6.0 Applicant's landscape assessment

- 6.1 The application included a brief landscape assessment. This has not been updated to be in accordance with the more recent proposal to protect Douglas fir within the property.
- 6.2 The assessment repeatedly notes that the selected locations are less obtrusive and would produce development with fewer adverse effects in these locations than if the proposed structures and buildings were located on the approved building platforms. I agree that the locations of the proposed development are less obtrusive than the approved building platforms but, as there is no offer to surrender the approved building platforms it is necessary to consider the proposed development as an addition to the likely development on the subject sites, and not as an alternative.

7.0 Conclusion

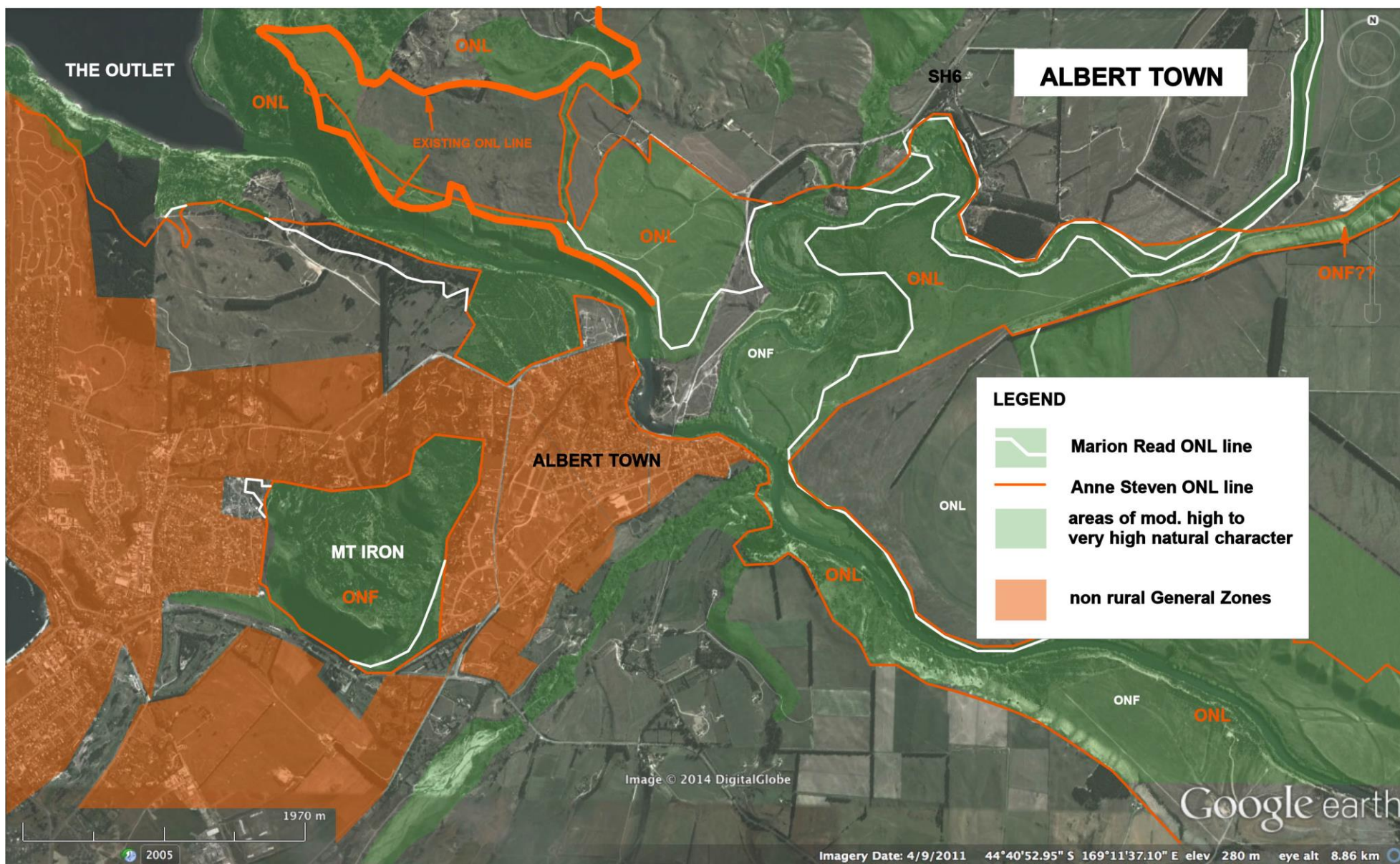
- 7.1 Consent is requested to construct a tennis court, swimming pool with an associated pool house, and a cottage on a site within the Outstanding Natural Landscape of Dublin Bay.
- 7.2 The proposed tennis court is to be located within a depression in the centre of the northern part of the subject site. In this location the natural landforms of the site would be utilised to limit any adverse visual effects.
- 7.3 The proposed tennis court, pool, pool house and cottage would have a moderate adverse effect on the openness of the landscape. The inclusion of these buildings and structures within the subject site which already contains two buildings and two approved building platforms represents a moderately significant adverse cumulative effect on the landscape of the vicinity.
- 7.4 The intention to protect a significant swathe of wilding Douglas fir in order to minimise adverse visual effects is inappropriate. These trees represent a threat to the quality of the

landscape, both in the vicinity of Dublin Bay and further down wind, and to the ecological integrity and enhancement of the subject site and land down wind.

Read Landscapes

A handwritten signature in blue ink that reads "Marion Read." The signature is written in a cursive style with a period at the end.

Marion Read
Principal



To: Nathan Keenan, Planner, Queenstown Lakes District Council

From: Marion Read, Landscape Architect

Subject: Addendum to report dated 19th August 2014 re RM140388 - Baker

Date: 1st September 2014

1. I understand that the applicant has amended their application in response to my landscape and visual assessment report dated 19th August. This amendment entails the submission of a new Landscaping Plan (RC.05 Revision D) which details the progressive removal of Douglas fir from the site and the support and augmentation of the kanuka and other indigenous scrub on the site by way of mitigation. It identifies the area of the site in which the kanuka and other scrub is to be protected and supported, and the location of areas in which it is to be augmented. The removal of the Douglas fir is intended to be undertaken over a ten year period. This landscaping proposal leads me to revise my original assessment in the following regards.

(a) Potential of the landscape to absorb development

2. The proposed development remains as previously described and, without intervening vegetation would be readily visible from Dublin Bay Road. It is intended to augment the kanuka on the spur to the east of the pool house and cottage with additional kanuka. It is my opinion that this would obscure the development from view within seven years even with the removal of the Douglas fir from the site.
3. The mitigation planting now proposed would enhance the natural landscape character of the vicinity, and make the natural patterns and processes within the site more apparent.
4. The staged removal of the Douglas fir would allow for and support the regeneration of the kanuka on the site. The proposed removal of the Douglas fir is positive, and the intention to remove the coning trees first should assist in avoiding their further spread and further harm to indigenous ecosystems down wind.

(b) Effects on the openness of landscape

5. The built form proposed remains the same and so the loss of openness in terms of buildings remains the same also. The regenerating kanuka, particularly enhanced by further planting, would appropriately contain the adverse visual effects of the development. It remains the case that the topography of the site could be better used to contain the buildings.

(c) Cumulative effects on landscape values

6. The inclusion of the buildings within this landscape, as previously noted, would increase the level of modification in the vicinity but, arguably, would remain consistent with the character of the landscape in the immediate vicinity. The protection and augmentation of the kanuka on the site and the staged removal of the Douglas fir would enhance the natural character of the site and of the surrounding landscape. The removal of the Douglas fir equates to the removal of an existing adverse effect, in my opinion.
7. There is no change to the proposed sprawl of buildings across the site and its attendant level of domestication. The enhancement of the indigenous vegetation on the site would

counteract this to a degree, however, increasing the level of natural character of the site and the surrounding landscape.

(d) Positive effects

8. The revised proposal will now maintain and enhance the regenerating kanuka and other scrub on the subject site. The removal of the Douglas fir, provision of irrigation and additional planting represent the appropriate management of the site.
9. In conclusion, the proposed development on the site remains the same as prior to the amendment of the application and this would continue to have an adverse effect on the openness of the landscape and an adverse cumulative effect on the landscape of the vicinity. The new proposal to remove all of the Douglas fir from the site and to support and augment the regenerating kanuka represents a positive effect which counteracts and counterbalances these adverse effects to a degree. It is my opinion that the extent of this positive effect is such that it would diminish these adverse effects to the degree that they would become relatively small.

Recommended conditions:

1. Within six weeks of the granting of consent a landscape management plan based on the plan RC.05 Revision D shall be submitted to Council for certification. This plan shall detail the staging, locations and timetabling of the following:
 - the removal of all Douglas fir from the property
 - the planting of kanuka
 - the planting of other indigenous vegetation
 - the construction and management of an irrigation system to support and facilitate the re-establishment of indigenous vegetation
 - pest management strategies
 - the establishment of photo points for monitoring purposesRevegetation grades may be used for planting. This management plan shall ensure that the pool house, cottage and tennis court are not visible from Dublin Bay Road. It shall also ensure that all Douglas fir in excess of 0.75m in height are removed from the property within ten years following the date of the issue of consent, and that the ongoing removal of all seedlings is done on an at least annual basis for as long as is necessary to ensure and maintain total eradication. A map showing the locations of the photo points shall be included in addition to photographs taken from each point prior to any works being undertaken. These should be predominantly along the Dublin Bay Road and northern boundaries of the site.

Read Landscapes



**Marion Read
Principal**

APPENDIX 3 – ENGINEERING REPORT



ENGINEERING REPORT

TO: Nathan Keenan

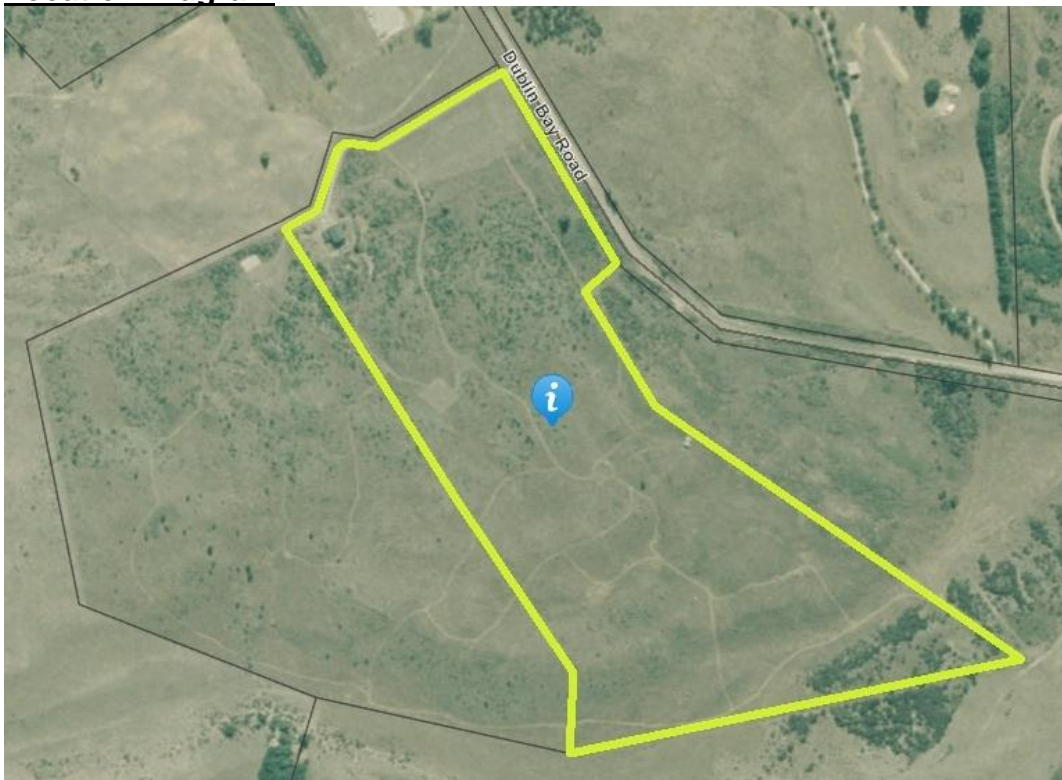
FROM: Tim Dennis

DATE: 18/08/2014

APPLICATION DETAILS	
REFERENCE	RM140388
APPLICANT	A Baker
APPLICATION TYPE & DESCRIPTION	Land Use consent is sought for construction of a pool house, swimming pool, tennis court and sleep out
ADDRESS	191 Dublin Bay Road
ZONING	Rural general
LEGAL DESCRIPTION	Lots 1 & 2 DP 300328
SITE AREA	20ha approx.
ACTIVITY STATUS	Discretionary

Application	Reference Documents	AEE, Petherick Consultancy reports, Baker Garden architects plans Ref 2528 dated 23-5-14 and 1-8-14
	Previous Relevant Consents	RM020742 established the existing dwelling and effluent disposal
	Date of site visit	4 June 2014

Location Diagram



Comments		
Existing Use	The site is mostly grasslands with some Douglas fir and planted exotic trees. There is an existing dwelling and shed on site	
Neighbours	Closest neighbour is 150m north	
Topography/Aspect	The site is gently sloping downwards to the north west	
Water Bodies	No water bodies were identified on site	

ENGINEERING		COMMENTS	Condition
TRANSPORT	Access	Parking	The site is large and gently sloping and we are satisfied that there is adequate parking on site to meet District Plan requirements
	Access	Means of Access	The site is accessed from Dublin Bay Road which is an Otta sealed road. The vehicle crossing is formed of gravel to the property boundary. We recommend that the crossing be upgraded to a sealed formation in accordance with Council standards prior to occupation of the new pool house.
			X

SERVICES		COMMENTS	Condition
	Existing Services	The site is supplied with potable water as part of the development of the existing dwelling RM 020742. We are satisfied that this is adequate for the proposed pool house.	
Water	Potable	RM 020742 conditioned the supply of potable water to the existing dwelling. We are satisfied that this supply is suitable for the pool house and sleep out development.	
	Fire-fighting	The site has an existing dwelling with onsite storage tank and we located a hydrant to the east of the dwelling. We are unable to confirm the size of the tank but Consent RM 020742 specified a 23,000l tank. Current fire fighting standard requires a minimum static storage of 20,000l. We recommend that the current fire-fighting standard be attached to the development of the pool house.	X
	Effluent Disposal	The existing dwelling has an effluent disposal system designed by Petherick Consultancy. Subject to a request for further information, Petherick Consultancy has excavated a test pit at the disposal site and confirmed the soil permeability meets the original design parameters and assessed the existing system and its capacity to accommodate the additional load created by this proposal. We accept The Petherick Consultancy report dated 5 August 2014 JN2100 that there is sufficient existing capacity for the addition of a sleep out. We are satisfied that there is ample room on site to extend the disposal fields if necessary and that on-site wastewater disposal will be a requirement of Building Consent.	
	Stormwater	We are satisfied that on-site disposal can be made including from the pool and that this will be adequately dealt with at the time of building consent.	
	Power & Telecoms	We recommend conditions to ensure that all power and telecommunications supplies are installed underground to the new buildings	X

ENGINEERING		COMMENTS	Condition	
EARTHWORKS	Extent	Description	Earthworks for the construction of a swimming pool, pool house, tennis court and sleep out	
		Cut /Fill Volume (m ³)	Revised plans from Baker Garden Architects Ref 2528 RC06 dated 7-08-14 show the cuts as 493.5m ³ for the pool house, 187.5m ³ for the pool and a fill of 681m ³ for the tennis court.	
		Total Volume (m ³)	Total volume is 1362m ³	
		Area Exposed (m ²)	This is not stated in the additional information. We have scaled from the plans and estimate this area as 1900m ²	
		Max Height Cut/Fill (m)	Approximately 1m from Baker Garden plan ref 2528 RC01 dated 23-5-14 based on FFL for the pool house	
		Prox. to Boundary	All earthworks cuts are setback from the site boundaries and we are satisfied there will not be an impact on adjoining sites	
		Prox. to Water	No water bodies were identified within or close to the proposed buildings. Plans from RM020742 indicate ponds in the southern section of the site in natural depressions >100m away	
	Stability	Geotech assessment by	Not applicable. We are satisfied that there are no obvious geotechnical risks or site constraints.	
		Retaining	Not part of proposed development	
		Recommendations on cut/batter slopes	Not required	
		Fill certification/specific foundation design required	A large area of fill is proposed for both construction of the pool house/pool and tennis court. We recommend a standard condition with respect to NZS 4431	X
		Engineers supervision	Any fill areas within the building platform will need to be supervised by the engineer responsible for certification of fill. An appropriate condition is recommended.	X
		Uncertified fill covenant	A large volume of fill will be placed for development of a tennis court. We recommend that this area be covered by a covenant or that the fill be certified in accordance with NZS 4431.	X
Schedule 2a Certificate		Not required		
Clean fill only	Not required. All fill will be sourced on site			
Site Management	Report reference	A Guide to Earthworks in the Queenstown Lakes District brochure.	X	
	Specific sedimentation management	We are satisfied that sediment can be controlled if the earthworks are undertaken in accordance with Council's Guide to Earthworks.	X	
	Specific stormwater management	We are satisfied that stormwater can be controlled if the earthworks are undertaken in accordance with Council's Guide to Earthworks.	X	
	Neighbours	We are satisfied that effects on neighbouring properties will be minimal if earthworks are undertaken in accordance with Council's Guide to Earthworks.		
	Traffic management	Not required		
	Construction crossing	Not required		
	Revegetation	We recommend standard conditions	X	

NATURAL HAZARDS	Hazards on or near the site	<p>The site sits within the LIC1 (P) yellow zone in terms of Liquefaction hazard (Probably Low). We are satisfied that appropriately designed building foundations will mitigate this risk and can be assessed at the time of Building Consent.</p> <p>A seismic fault line is identified 180m to the west of the western boundary of the Lot 1 DP 300328. We recommend an advice note.</p> <p>No conditions are proposed in relation to hazards.</p>	
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TITLE	Covenants/consent notices	There are no consent notices relevant to this development	
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RECOMMENDED CONDITIONS

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

General

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

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

2. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2004 and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
3. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

4. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
5. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the installation of the vehicle crossing.

On completion of earthworks and prior to construction of the dwelling

6. On completion of earthworks within the building footprint and prior to the construction of the dwelling, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to

be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or

- b) The foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
7. Within 8 weeks of completion of the filling operation, a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 shall be registered on the allotment subject of this consent in favour of Council identifying any areas of fill that are greater than 0.5m in depth and that have not been certified in accordance with NZS4431:1989 and providing for the following:
- a) Advice to future land owners that the lot contains uncertified fill which may be susceptible to subsidence, and that any future buildings will require foundation design by a suitably qualified engineer.

The costs of registering the covenant shall be borne by the consent holder and the final wording shall be determined by Council's legal representatives.

To be completed when works finish and before occupation of the new buildings

8. Prior to the occupation of the dwelling, the consent holder shall complete the following:
- a) The provision of a sealed vehicle crossing that shall be constructed to the site in terms of Council's '*Rural Road Vehicle Crossing –Figure 3 dated September 2003*' attached.
 - b) Connection of the new building(s) to the existing effluent disposal system in accordance with the report prepared by Petherick Consultancy Ref JN 2100 date 5-8-14
 - c) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - d) All earth worked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - b) Any power supply connections to the dwelling/building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - c) Any wired telecommunications connections to the dwelling/building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - d) Prior to the occupation of the dwelling, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located not more than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per NZS 4404:2004 with amendments adopted by QLDC in 2005). The roadway shall be trafficable in all weathers and be capable of

withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

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

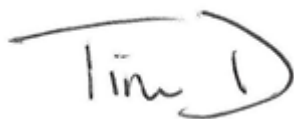
Fire fighting water supply may be provided by means other than the above if the written approval of the New Zealand Fire Service Central North Otago Area Manager is obtained for the proposed method.

Advice Note: 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 10km 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.

Recommended Advice Notes

1. The vehicle crossing into this site requires approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwellings.
2. The inactive fault(s) near this site are not expected to rupture but may represent area of weaker rock and hence may be of use for consideration during land development.

Prepared by:



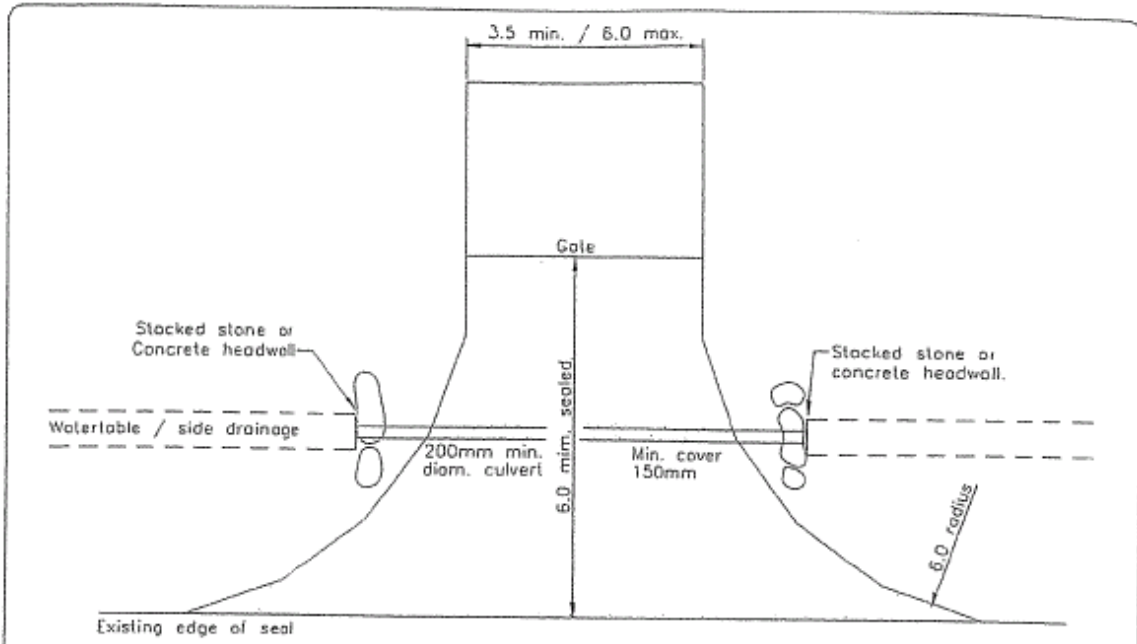
Tim Dennis
Southern Land Ltd

Reviewed by:

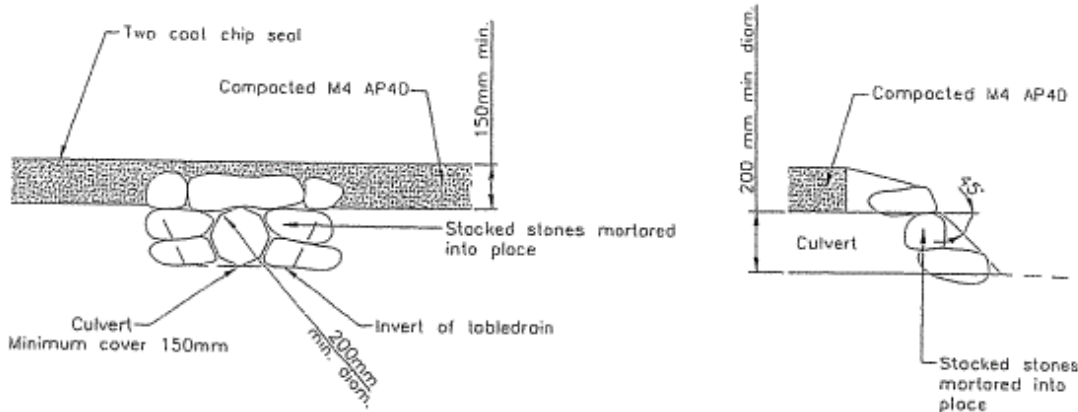


Steve Hewland
Trinity Development Alliance

APPENDIX 1



DIAG. 2 - PRIVATE ACCESS - PLAN



HEADWALL DETAIL

NOTES:

1. If the access is from an unsealed road then it need not be sealed.
2. Construction to be of M4 AP40 gravel, at least 150mm deep.
3. Where the access intercepts existing side drainage / water table, a 200mm min. diom (or min. diom of upstream culvert, whichever is the greater) culvert is to be installed. Pipe to be heavy PVC or conc. with appropriate bedding. If 150mm cover cannot be achieved then unreinforced conc. protection shall be provided.
4. For dimensions of Private Access (frequent use by heavy vehicles) (Diag. 3) or Commercial Access (Diag. 4) see Appendix 7 of the Council's District Plan.
5. Maximum grade of batters is 1V : 3H



RURAL ROAD VEHICLE CROSSING

SEPT 2003
Not To Scale

Fig.3