



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Queenstown Lakes District Council
RM reference:	RM160315
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to install a meteorological utility with two masts, weather sensor, dish antenna, solar panels, and camera
Location:	Crown Range Summit car park, Crown Range Road, Cardrona
Legal Description:	Secs 5-8 18-25 Pt Secs 16-17 SO 432162
Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Volunteered Public Notification
Delegated Authority:	Jane Sinclair, Independent Commissioner
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	11 April 2017

SUMMARY OF DECISIONS

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

1. PROPOSAL AND SITE DESCRIPTION

Consent is sought to install a meteorological utility structure at the Crown Range Summit car park.

The applicant has provided a detailed description of the proposal, and the site and locality within the report entitled '*Assessment of Environmental Effects, Crown Range Summit, Proposed Webcam Site*', prepared by Polly Lambert of Queenstown Lakes District Council, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 3) along with additions outlined in Section 2 of the Section 42A report (attached).

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 22 February 2017.

A decision under section 100 of the Act to not hold a hearing was made by Jane Sinclair, Independent Commissioner, on 6 April 2017.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6 of the Section 42A report (attached) outlines the assessment undertaken under Section 104 of the Act in more detail.

The application is subject to Part 2 of the Act which is addressed in Section 9 of the Section 42A report.

3.1 RELEVANT PLAN CONSIDERATIONS

OPERATIVE DISTRICT PLAN

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

- A **restricted discretionary** activity pursuant to Rule 17.2.3.3vi as the proposal breaches Site Standard 17.2.5 (ii) in regard to landscaping consisting of trees and shrubs that will reach 2m in height. The proposal does not include any landscaping. Council's discretion is restricted to this matter.
- A **discretionary** activity pursuant to Rule 17.2.3.3ii(a)(i) for the proposed meteorological facility mast situated at an altitude greater than 1070m above sea level. The mast will be located at approximately 1082m above sea level.

PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan on 26th August 2015. There are no rules with immediate legal effect that apply to this proposal.

Overall, the application is considered to be a **discretionary** activity under District Plan provisions.

4. SUMMARY OF EVIDENCE HEARD

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

5. ASSESSMENT

5.1 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 prepared for Council and this provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

- The proposed utility will result in adverse landscape effects, and positive effects by providing real-time weather information to assist with weather forecasting, travel planning, road management and decision-making, and emergency situations.
- Subject to the imposition of conditions of consent, the actual and potential effects of the proposed utility are acceptable.

5.2 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 or Proposed District Plan.

5.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 9 of the Section 42A report.

6. 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 outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

7. OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

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.

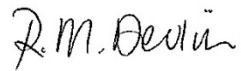
You are responsible for ensuring compliance with the conditions of this resource consent found in Appendix 1. The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule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

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

If you have any enquiries please contact the Team Leader Resource Consents on phone (03) 441 0499 or email services@qldc.govt.nz.

Report prepared by



Rosalind Devlin

CONSULTANT PLANNER

APPENDIX 1 - Consent Conditions

APPENDIX 2 - Section 42A Report

APPENDIX 3 - Applicant's AEE

Decision made by



Jane Sinclair

INDEPENDENT COMMISSIONER

APPENDIX 1

CONSENT CONDITIONS

APPENDIX 1 - CONSENT CONDITIONS

General Conditions

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

- 'Site and Location Plan' dated 22/9/2016
- 'MetService: 5.5m Fixed Mast, Sheet 1 of 2 issue 1.3' dated 29/7/15
- 'MetService: 5.5m Fixed Mast, Sheet 2 of 2 issue 1.3' dated 29/7/15
- 'Preferred Panel Arrangement' dated 15/3/2016

stamped as approved on 7 April 2017

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 \$145. This initial fee has been set under section 36(1) of the Act.

Appearance

3. All external components of the structure including dishes, antennae, service cabinets, solar panel frames, ducting, wires and any signage shall be coloured a dark grey with a light reflectivity value of between 7% and 15% with a matt finish. Alternatively, colouring may be varied within this colouring range with a mottling camouflage patterning to blend into the surrounding landscape. Final external colours for all external elements of the structure shall be submitted to the Council Planning Department for certification prior to construction.
4. The concrete foundation plinth shall be concealed so that concrete is not visible or is camouflaged in the natural environment. Existing indigenous tussocks and subalpine plants shall be removed by hand prior to excavation for construction of the plinth. The root ball of plants shall be excavated within an earth clod and plants stored in a position sheltered from the wind and sun, and watered as not to allow roots to dry out until replanted. Plants shall be carefully replanted upon completion of the structure around the base in a naturalistic distribution to assist in visually screening the concrete plinth and lower structure, and to reinstate the natural state of the surrounding ground.
5. No external lighting shall be attached to or included within the structure.

Review

6. If the occurrence of glare or sun strike from the solar panels becomes apparent from the Crown Range Road following completion of the development then council shall review the colours, materials and position of the solar panels for the structure in discussion with the consent holder, and shall request modification, repositioning of the solar panels, or alternative materials and colours to be applied to mitigate adverse effects within 6 months of this decision.

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to engineeringapprovals@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

APPENDIX 2

SECTION 42A REPORT

FILE REF: RM160315

TO Jane Sinclair, Independent Commissioner

FROM Rosalind Devlin

SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: Queenstown Lakes District Council

Location: Crown Range Summit car park, Crown Range Road, Cardrona

Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to install a meteorological utility with two masts, weather sensor, dish antenna, solar panels, and camera

Legal Description: Secs 5-8 18-25 Pt Secs 16-17 SO 43216

Zoning: Rural General

Public Notification Date: 22 February 2017

Closing Date for Submissions: 22 March 2017

Submissions:

- 2 submissions have been received in support of the application:

Neither of the submitters wish to be heard.

RECOMMENDATION

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

Subject to the imposition of conditions of consent, the actual and potential effects of the proposed utility are acceptable. The proposed utility will result in adverse landscape effects, and positive effects by providing real-time weather information to assist with weather forecasting, travel planning, road management and decision-making, and emergency situations. The proposal is not contrary to the relevant objectives and policies of the District Plan. The proposal promotes the overall purpose of the RMA and will have positive effects on the wellbeing and health and safety of the community.

1. INTRODUCTION

My name is Rosalind Devlin. I am a Consultant Planner for the Queenstown Lakes District Council. I have been engaged to provide planning services since November 2015. I have worked as a planner in the Queenstown Lakes area since 2007 and elsewhere since 1999.

I hold the qualifications of a Bachelor of Science (Geography) and a Master of Regional and Resource Planning from the University of Otago, Dunedin. I am a full member of the New Zealand Planning Institute.

2. PROPOSAL AND SITE DESCRIPTION

Consent is sought to install a meteorological utility structure at the Crown Range Summit car park.

The Applicant has provided a detailed description of the proposal, and the site and locality within the report entitled '*Assessment of Environmental Effects, Crown Range Summit, Proposed Webcam Site*', prepared by Polly Lambert of Queenstown Lakes District Council, and submitted as part of the application (hereon referred to as the Applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report, with the following additions.

Proposal

The utility structure will comprise:

- Two side-by-side 5.5m tall poles with a base diameter of 200mm on a flange base.
- Two concrete plinth foundations measuring 3m by 2m partly above ground.
- Power supply from two solar panels (one on each mast) measuring 1.344sqm (weather) and 2.016sqm (camera) erected onto the poles, with the top edge 4m above the foundation plinth.
- Overall height of the masts would be 5.5m including antennas.
- Galvanised steel components painted *Ironsand* a very dark grey with a LRV of 9%.

The structure will provide weather coverage and service to road users, Queenstown Lakes District Council road maintenance contractors, MetService and the Department of Conservation, as well as other parties.

The utility will be positioned within the Crown Range carpark for sun hours, connection with cellular communication, and camera position.

Site and Locality Description

The Crown Range Road Summit car park is situated within the Pisa Range Conservation Area and Outstanding Natural Landscape (District Wide). The car park is gravelled and contains a pole with road signs near a road barrier, a small sign and a stone marker. The location of the facility is on the north-western side of the car park and slightly elevated on the tussock-covered hillside.

3. SUBMISSIONS

3.1 SUBMISSIONS

A copy of submissions received can be found in Appendix 2 and are summarised below:

Name	Location of Submitters' Property	Summary of Submission	Relief Sought
1. Cardrona Alpine Resort Limited	Cardrona Valley	Supports the installation of the utility as it would fill a gap in timely, accurate weather information for the Crown Range. The weather station and camera will allow road users to access visual data in making travel decisions and assist with weather information for	Approving the installation

		emergency use by helicopters.	
2. Peter Fisher	N/A	The Crown Range Road presently has no real-time weather monitoring facility. The facility will allow road users to access real-time weather conditions and assist forecasting services. The Crown Range Road will become safer, more efficient and more enjoyable for all users.	Supports the installation, no conditions sought

4. CONSULTATION AND WRITTEN APPROVALS

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

Person (owner/occupier)	Address (location in respect of subject site)
Department of Conservation	Administrator of the subject site (Pisa Conservation Area – Crown-owned land)

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General under the Operative District Plan.

The proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 17.2.3.3vi as the proposal breaches Site Standard 17.2.5 (ii) in regard to landscaping consisting of trees and shrubs that will reach 2m in height. The proposal does not include any landscaping. Council's discretion is restricted to this matter.
- A **discretionary** activity pursuant to Rule 17.2.3.3ii(a)(i) for the proposed meteorological facility mast situated at an altitude greater than 1070m above sea level. The mast will be located at approximately 1082m above sea level.

PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan on 26th August 2015. The subject site is proposed to be zoned Rural. There are no rules with immediate legal effect that apply to this proposal.

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

6. STATUTORY CONSIDERATIONS

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 and submissions received. Considerations of relevance to this application are:

- Actual and potential effects on the environment
- Operative and Proposed Queenstown Lakes District Plan

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

Section 104B provides for the consent authority to grant or refuse consent and in granting consent may impose conditions under Section 108.

7. INTERNAL REPORTS

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

- Landscape Assessment – Mr Richard Denney, attached as Appendix 3.

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

8. ASSESSMENT

This section outlines an assessment against the following:

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

8.1 LANDSCAPE CLASSIFICATION

The location is identified in the Operative District Plan as being within an Outstanding Natural Landscape (District Wide). Mr Denney has assessed the proposal and concurs with this classification, noting that the landscape is dominated by the natural landforms and natural vegetation patterns that form the iconic high country landscapes and mountain backdrops that are highly recognisable and define the District.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

When determining the actual and potential effects of an application for resource consent, the 'permitted baseline' may be considered. A consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect.

In this case a meteorological utility mast of less than 8m in height and with an antenna less than 1.2m in diameter, located less than 1070masl that meets all the site standards is a permitted activity. It is noted that if the proposed utility was located further to the north-east, it would be within road reserve and would not require a resource consent.

The permitted baseline is appropriate to consider to the extent that it would allow a similar-sized utility in close proximity to the location sought by this application.

8.2.2 Existing Environment/Receiving Environment

The proposed utility is situated within the context of a modified gravel car park that contains road signs and other poles and markers. I consider it is relevant to consider the receiving environment.

8.2.3 Actual and Potential Effects on the Environment

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

- *Landscape effects*
- *Positive effects*

The relevant assessment matters are found in Section 17.3.2 of the Operative District Plan and have been taken into consideration in the assessment below.

The Assessment of Effects provided within the applicant's AEE, is considered accurate and is therefore adopted for the purposes of this report, along with the summary below.

- (i) *The extent to which the following effects are likely to occur:*
 - *Degrade the quality of the landscape by increasing the apparent level of modification and/or reducing its visual coherence.*
 - *Conflict with landform and vegetation patterns.*
 - *Encroach upon and degrade the visual and landscape amenity of shorelines and*
 - *skylines.*
- (ii) *The extent of the visual impact of the utility from any adjoining Residential, Rural-Residential, Rural-Lifestyle, Township, Town Centre, Corner Shopping Centre, Remarkables Park, Resort or Rural Visitor zoned site or from any public road or public place, and its impact on the amenity values and character of the surrounding environment taking into account its external appearance.*

As noted in section 7.1 above, the location is within an Outstanding Natural Landscape (District Wide). Mr Denney considers the proposed structure would degrade the quality of the landscape by increasing the apparent level of modification of the landscape to a moderate degree; and recommends conditions of consent to reduce adverse effects by using recessive dark grey colouring of all components, covering the concrete plinth with earth and replanting.

I accept Mr Denney's assessment and recommendations in regard to recessive colours and replanting. Appropriate conditions of consent are imposed.

Mr Denney recommends relocating the structure to avoid moderate adverse landscape effects associated with a skyline breach as viewed from the south along the Crown Range Road. I accept Mr Denney's assessment, and discuss relocation further below.

Mr Denney notes that there could be potential for other utilities to apply for additional similar structures and towers in this location, and considers that this location has very limited ability to absorb further such development and such development would result cumulative adverse effects. I accept this observation.

- (v) *The extent to which the visual impact of the utility can be mitigated by landscaping and the extent to which other factors contribute to integrating utilities with the surrounding environment including:*
 - *a higher quality of planting over a smaller area.*
 - *an unobtrusive building design.*
 - *the compatibility of materials used for finishing and the colour of the building with the environment.*
 - *use of low reflective colours within the range of earth browns, greens, greys and blue greys.*

No landscaping is proposed around the proposed utility as the high altitude of the site limits any potential for planting mitigation. The applicant proposes to reinstate any tussocks removed during installation, and Mr Denney recommends a condition of consent for excavation and replanting of tussocks and subalpine plants. Mr Denney recommends recessive dark grey colouring for all components to assist in fading the structure into the backdrop from mid to longer viewing points, or camouflage colouring. Mr Denney's recommendations are accepted and conditions of consent are imposed. I consider the lack of landscaping is appropriate and will not result in adverse visual effects.

- (vi) *The degree to which the proposed choice of site or route for the utility will affect the environment and the reason for the choice.*
- (vii) *The extent to which alternative sites or routes have been considered and reasons as to why these have been selected ahead of alternatives.*

The Applicant has considered other locations at the summit, and has advised that the structure cannot be relocated to avoid the skyline breach discussed above, due to site constraints in positioning the utility for meteorological exposure, sun hours and angles (availability of charging the batteries for the solar panels), connection with cellular communication (cellular communications are poor at the site and signals will be boosted), camera position (visibility in both directions to allow users to see traffic stranded in snow, for example), and proximity to the road (cable length limitations for the road sensor).

I accept these technical considerations and conclude that the adverse landscape effects associated with positioning of the utility cannot be avoided or remedied. I consider the adverse landscape effects are mitigated slightly by the context of the modified car park environment.

(viii) *The degree to which the proposed utility and its location may affect the health or safety of the community including positive effects from the operation of the utility by ensuring the activity can meet the minimum levels for radio frequency emissions set out in NZS 2772 1:1999 or any subsequent standard.*

The applicant and submitters have identified a need for timely, accurate real-time weather information for the Crown Range Road. The weather station and camera will assist with weather forecasting services, which in turn will allow road users to access visual data in making travel decisions, assist with road management decisions (such as gritting or road closures in winter), and assist with providing weather information for emergency use by helicopters. The submitters consider that the road will become safer, more efficient and more enjoyable for all users. I accept these views and consider that the proposed utility will result in positive effects for the health and safety of the community.

(xi) *The degree to which glare may affect the enjoyment, character or amenity of the surrounding environment or the safety of adjoining roadways and the effect of measures to mitigate any such adverse effect.*

Mr Denney notes that solar panels would have a dark matt finish but would produce a degree of glare as viewed from the north and west along the road. Mr Denney's assessment is accepted and a review condition of consent in regard to glare or sun strike is imposed. Overall, with the imposed condition, I consider that adverse effects from glare on the enjoyment, character or amenity of the surrounding environment or the safety of adjoining roadways will be no more than minor.

Summary

The proposed utility will result in positive effects for the health and safety of the community, and adverse landscape effects. Subject to the imposition of conditions of consent, I consider that the actual and potential effects of the proposed utility are acceptable.

8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES

The relevant objectives and policies are contained within Part 17 of the Operative District Plan and Chapter 30 of the Proposed District Plan.

An assessment against the Part 17 is provided within applicant's AEE. This is considered accurate and is therefore adopted for the purposes of this report, along with the following additional assessment.

Objective 2 and associated policies provide for the establishment, efficient use and maintenance of utilities necessary for the well being of the community.

Objective 3 seeks to avoid, remedy or mitigate the adverse effects of utilities on the surrounding environments, particularly those in or on land of high landscape value.

The proposed utility will assist with weather forecasting, travel decisions, road management decisions, and emergency situations. As outlined in section 8 above, the proposed utility will result in adverse landscape effects, and positive effects in regard to the health and safety of the community. On

balance, I consider that the proposed utility is consistent with the relevant objectives and policies of the Operative District Plan.

Proposed District Plan

QLDC notified the Proposed District Plan on 26 August 2015. In this case, the objectives and policies contained in Chapter 30 (*Energy and Utilities*) are relevant. It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight will be given to these provisions at this stage.

Notwithstanding this, I consider that the proposed utility would be consistent with, and not contrary to, the relevant objectives and associated policies.

Summary of Findings

Overall it is considered that the proposal is not contrary to the relevant policies and objectives of Operative District Plan or the Proposed District Plan.

9. 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.*

When assessing the proposal against Part 2, it is considered that the proposed utility that provides for real-time weather information will provide for wellbeing and health and safety benefits to the community and wider district.

The following matter 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:*

The site is within an Outstanding Natural Landscape (District Wide). As outlined in section 8 above, the utility will result in adverse landscape effects, which on balance will be outweighed by the positive effects in regard to wellbeing and health and safety of the community. Therefore, I consider the proposal will be an appropriate development.

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

- (c) *the maintenance and enhancement of amenity values:*
- (f) *the maintenance and enhancement of the quality of the environment:*

The proposed utility will detract from amenity values and the quality of the existing environment. I note that the existing environment is a modified car park. I consider this will be outweighed by the positive effects in regard to wellbeing and health and safety of the community.

Overall, I consider the proposal does promote sustainable management.

10. RECOMMENDATION

For the reasons outlined above I recommend that consent be granted.

Subject to the imposition of conditions of consent, the actual and potential effects of the proposed utility are acceptable. The proposed utility will result in adverse landscape effects, and positive effects by providing real-time weather information to assist with weather forecasting, travel planning, road management and decision-making, and emergency situations.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

The proposal promotes the overall purpose of the RMA and will have positive effects on the wellbeing and health and safety of the community.

Report prepared by

Reviewed by




Rosalind Devlin
CONSULTANT PLANNER

Jane Sinclair
INDEPENDENT COMMISSIONER

Attachments:

APPENDIX 1 - Consent Conditions

APPENDIX 2 - Submissions received

APPENDIX 3 - Landscape Assessment – Mr Richard Denney

Report Dated: 7 April 2017

APPENDIX 1 - CONSENT CONDITIONS

General Conditions

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

- 'Site and Location Plan' dated 22/9/2016
- 'MetService: 5.5m Fixed Mast, Sheet 1 of 2 issue 1.3' dated 29/7/15
- 'MetService: 5.5m Fixed Mast, Sheet 2 of 2 issue 1.3' dated 29/7/15
- 'Preferred Panel Arrangement' dated 15/3/2016

stamped as approved on 7 April 2017

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 \$145. This initial fee has been set under section 36(1) of the Act.

Appearance

3. All external components of the structure including dishes, antennae, service cabinets, solar panel frames, ducting, wires and any signage shall be coloured a dark grey with a light reflectivity value of between 7% and 15% with a matt finish. Alternatively, colouring may be varied within this colouring range with a mottling camouflage patterning to blend into the surrounding landscape. Final external colours for all external elements of the structure shall be submitted to the Council Planning Department for certification prior to construction.
4. The concrete foundation plinth shall be concealed so that concrete is not visible or is camouflaged in the natural environment. Existing indigenous tussocks and subalpine plants shall be removed by hand prior to excavation for construction of the plinth. The root ball of plants shall be excavated within an earth clod and plants stored in a position sheltered from the wind and sun, and watered as not to allow roots to dry out until replanted. Plants shall be carefully replanted upon completion of the structure around the base in a naturalistic distribution to assist in visually screening the concrete plinth and lower structure, and to reinstate the natural state of the surrounding ground.
5. No external lighting shall be attached to or included within the structure.

Review

6. If the occurrence of glare or sun strike from the solar panels becomes apparent from the Crown Range Road following completion of the development then council shall review the colours, materials and position of the solar panels for the structure in discussion with the consent holder, and shall request modification, repositioning of the solar panels, or alternative materials and colours to be applied to mitigate adverse effects within 6 months of this decision.

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Approval Application form](#) and submit this completed form and an electronic set of documents to engineeringapprovals@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

APPENDIX 2 - SUBMISSIONS RECEIVED



FORM 13: SUBMISSION

ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Cardrona Alpine Resort Ltd. (Erik Barnes, Manager Infrastructure & Assets)

Phone Numbers: Work: 03 443 7341

Home: NA

Mobile: 021 997 863

Email Address: erik.barnes@cardrona.com

Postal Address: PO Box 117, Wanaka

Post code:
9305



APPLICANT DETAILS

Applicant's Name: Queenstown Lakes District Council

Application Reference Number: RM160315

Details of Application:

See RM160315 for details of consent application.

Land use consent is sought to install a meteorological utility with a weather sensor, dish antenna, solar panels, and camera.

Location of Application:

Crown Range carpark, Crown Range Road, Wakatipu Basin.



SUBMISSION



I Support



Oppose

the application



I Do



Do not

wish to be heard in support of my submission

SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date

** If this form is being completed on-line you may not be able, or required, to sign this form.



MY SUBMISSION IS // The particular parts of the application I support or object to are:

Cardrona Alpine Resort Ltd. supports the installation of the meteorological utility with a weather sensor, dish antenna, solar panels, and camera. This installation would fill a big gap in timely, accurate weather information for the Crown Range.

Increased user numbers and the need to ensure safe winter access across the Crown Range to Cardrona, Wanaka, and local commercial operators requires improved information for making safe and timely calls for travel planning and ensuring the road stays accessible. There is a significant gap in accurate information that is impacting on the safety of road users and putting commercial pressure on local businesses when poor calls are made on the use of chains and closing the road.



THE REASONS FOR MY SUBMISSION ARE:

The Southern Lakes region is subject to sudden and often unpredictable changes of weather conditions, especially during the winter period. Traditionally we have been dependent on sporadic information from road crews or public. The increase of tourist and local traffic year round makes the rapid information flow of reliable climatic travel information all the more important. Accurate data recording and graphing of precipitation, temperature, humidity, wind speed and direction is now common practice in alpine zones for public safety. This information enables administrators and technicians to make road and public safety decisions with an accuracy beyond "seat of pants" methods by watching trends and responding to rapid changes. The combination of local expertise, regional Met Service forecast and accurate local mountain information would provide public, road management and crews with the assurance they have the highest level of decision-making possible.

The addition of the camera will allow road users to access visual data in making travel decisions. This has already been proven to be of significant benefit on the Milford Road.

Weather Station Benefits: Multiple user access to the weather station and camera would enable each user group to make pro-active decisions and avoid bottle-necks through an early warning capacity.

Technical Benefits: Weather data trends are one of the most beneficial tools especially with temperature change for road icing and wind for inclement driving in snow-storm conditions.

Emergency use: The value of having a network of weather station information through the region is vital for emergency services such as helicopter responses to mountain incidents both from Queenstown, Wanaka and Dunedin for urgent patient response.



MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION // Include any conditions sought:

Approving the installation.





FORM 13: SUBMISSION

ON A RESOURCE CONSENT APPLICATION



Resource Management Act 1991 Section 96



TO // Queenstown Lakes District Council



YOUR DETAILS // Our preferred methods of corresponding with you are by **email** and **phone**.

Name: Peter Fisher

Phone Numbers: Work: (04)4700805

Home: (04)4770500

Mobile: (0275) 638626

Email Address: peter.fisher@metservice.com

Postal Address: MetService, PO Box 722, Wellington

Post code:
6140



APPLICANT DETAILS

Applicant's Name: Peter Fisher

Application Reference Number: RM160315

Details of Application:

Installation of weather observing equipment on the Crown Range Road

Location of Application:

Crown Range Road



SUBMISSION

☒ **I Support** / ☐ **Oppose** the application

☐ **I Do** / ☒ **Do not** wish to be heard in support of my submission



SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 21 March 2017

** If this form is being completed on-line you may not be able, or required, to sign this form.

**MY SUBMISSION IS** // The particular parts of the application I support or object to are:

The Crown Range Road is aptly named; it is the highest sealed road in New Zealand. The road can be significantly impacted by severe weather all year, with snow and ice making the road dangerous for road users during the cooler months of May to September - and often the preceding and following months. Reduced visibility, strong winds and heavy rainfall events can also impact the road at any time of the year.

The Crown Range Road is a multi-purpose road. Not only is it a service road, but it is also a tourist attraction affording stunning views to Queenstown and neighbouring areas. This means the road serves a high percentage of visiting drivers, many of whom will not be familiar with winter driving conditions in New Zealand and the impact severe weather can have on high altitude roads.

The Crown Range Road presently has no real-time weather monitoring facility.

I am fully supportive of this QLDC application to install weather monitoring devices on the Crown Range. I believe this is an excellent example of the Council wisely investing in quality science to provide quality road-weather information for those using the Crown Range Road.

**THE REASONS FOR MY SUBMISSION ARE:**

The use of quality observing equipment will enable the environmental status in the vicinity of the Crown Range Road summit to be determined in real-time. The monitoring will include not only the current atmospheric conditions but also incorporate sensor technologies that enable the pavement conditions to be observed and recorded in real time.

Combined with a day/night road-weather camera, access to this information takes away the risk of having to speculate or deduce what is happening on the Crown Range Road. It will enable MetService to provide road users with highly-accurate guidance about their travel plans and the conditions they'll encounter.

Those responsible for the maintenance of the Crown Range Road and ensuring the safety of road users will have access to more accurate information that'll inform their operational decisions. Road users will be able to access the real-time weather conditions at the summit.

The present suppositions about what is likely to happen on the road will be replaced by accountable monitoring and forecasting services. This information will help those maintaining the road ensure it is appropriately treated before the weather becomes a problem.

With quality observed and forecast road-weather information and wise investment from the Council, the Crown Range Road will become a safer, more efficient and more enjoyable experience for all users.

**MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION** // Include any conditions sought:

No conditions are sought.



Rebecca Nash

From: Rebecca Nash
Sent: Wednesday, 22 March 2017 8:37 AM
To: Rebecca Nash
Subject: FW: QLDC (RM160315) - notified resource consent

From: Peter Fisher [<mailto:Peter.Fisher@metservice.com>]
Sent: Tuesday, 21 March 2017 4:42 PM
To: Rebecca Nash
Subject: RE: QLDC (RM160315) - notified resource consent

Hi Rebecca.

Let's keep it as my own submission at this point, please.

Thank you.

Peter

Peter Fisher

Business Development Manager – Key Accounts
 MetService and MetraWeather

30 Salamanca Road, Kelburn, Wellington 6012
 PO Box 722, Wellington 6140, New Zealand
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From: Rebecca Nash [<mailto:rebecca.nash-jones@qldc.govt.nz>]
Sent: Tuesday, 21 March 2017 4:37 p.m.
To: Peter Fisher <Peter.Fisher@metservice.com>
Subject: RE: QLDC (RM160315) - notified resource consent

Good afternoon Peter,

Thank you for your submission on resource consent application RM160315. Please can I confirm if the submission is on behalf of the MetService or from yourself as Peter Fisher?

Kind regards

Rebecca

Rebecca Nash | Planning Support / EA | Planning & Development
Queenstown Lakes District Council
DD: +64 3 441 0491 | P: +64 3 441 0499
E: rebecca.nash@qldc.govt.nz



From: Polly Lambert
Sent: Tuesday, 21 March 2017 12:26 PM
To: Rebecca Nash
Cc: Peter Fisher
Subject: FW: QLDC (RM160315) - notified resource consent

For you Bec, can you please confirm acceptance to Peter Fisher

Cheers
Polly

APPENDIX 3 - LANDSCAPE ASSESSMENT FROM MR RICHARD DENNEY

MEMO

FILE REF: RM160315 Queenstown Lakes District Council

TO: Rosalind Devlin - Planner

FROM: Richard Denney - Landscape Architect

DATE: 22nd July 2016

SUBJECT: Landscape assessment

1. An application has been received for resource consent to install a metrological facility comprising a mast with weather sensor, dish antenna and solar panel on the Crown Range Road summit, Crown Range. The site is within crown land administered by the Department of Conservation and is legally described as Secs 5-8 18-25 Pt Secs 16-17 SO 342162 and is 5075.9828 hectares in area. In terms of the Queenstown Lakes District Council District Plan (the District Plan) the site is zoned Rural General and within the proposed District Plan Rural and classified as being within an Outstanding Natural Landscape (ONL). I understand from council's planner that the status of the activity is discretionary.
2. The proposal entails the installation of a facility as summarised below:
 - A 5.5m tall communication pole (double pole structure) with a base diameter of 200mm on a flange base.
 - Diameter of the dish antenna would be 0.6m.
 - Concrete plinth foundation measuring 3m by 2.6m partly above ground.
 - Power supply from solar panels (3m by 2.7m as measured from drawings) erected onto poles with the top edge 5m above the foundation plinth.
 - Power and fibre duct from camera to equipment enclosure.
 - Overall height of the structure would be 7.2m including antennae.
 - Galvanised steel components would be painted Resene *Karaka* a very dark olive green with a light reflectivity value (LRV) of 7% or *Ironsand* a very dark grey with a LRV of 9%.
3. The subject site is located on the Crown Range Road saddle between Mt Scott (1363masl) and Mt Hocken (1375masl). The structure would be located at an altitude of 1082masl and about 70m east of the Crown Range Road carriageway. The site is on an open slope with a southwest rolling to a northwest aspect. Adjacent to the subject site is an open gravel area that functions as an informal vehicle parking area off the Crown Range Road and lookout point. The location provides extensive views generally towards the south from the Gibbston Valley and westward around towards Queenstown and surrounding mountains. Apart from the Crown Range Road and parking area the surrounding landform is unmodified. The summit area of the road includes road barriers, traffic safety signs and a stone monument within the gravel parking area. The gravel parking area is a highly used parking spot for visitors to enjoy the extensive scenic views and experience a higher altitude environment at the road summit. The location is also a starting point for walkers on the ridgeline walk to the east towards the Pisa Range. An existing cut bench provides access towards the eastern ridgeline from the car park area. Vehicles often occupy the parking area. The surrounding landscape is otherwise devoid of structures and the natural landform is dominant with a mantle of predominantly indigenous tussock and low subalpine vegetation covering much of the slopes.
4. The landscape is part of the Mt Pisa conservation area and is open tussock land that characterises much of the high country terrain of the Crown Range through to the Pisa Range on the western and eastern side of the upper Cardrona Valley. *Appendix 8A Map 2 Landscape Categorisation in the Wakatipu Basin* within the District Plan identifies the site as being within an Outstanding Natural Landscape (District Wide). I concur with this classification, as the landscape is dominated by the natural landforms, natural vegetation patterns and form the iconic high country landscapes and mountain backdrops that are highly recognisable and define the district.

5. Affected party approval has been obtained from the Department of Conservation (DoC) as administrators of the crown land of the subject site.
6. Site photos are attached as appendix A.

ASSESSMENT

7. The appropriate assessment matters are within *Section 17.3.2 Assessment Matters (Utilities)* within the District Plan.

(i) The extent to which the following effects are likely to occur:

- *Degrade the quality of the landscape by increasing the apparent level of modification and/or reducing its visual coherence.*
- *Conflict with landform and vegetation patterns.*
- *Encroach upon and degrade the visual and landscape amenity of shorelines and skylines.*

8. The proposed structure would be visible from the Crown Range Road about 1km to the southwest and up to approximately 350m to the north on the Cardrona side of the saddle. It would also be visible from the adjacent public walking track adjacent to the site and from areas within the surrounding crown land. Travelling south from the Cardrona Valley side of the saddle the structure would breach the skyline and the backdrop of the prominent slopes and peaks of the ranges to east of the Remarkables for a short distance as approaching the summit of the road. Travelling south along this route the structure would become increasingly part of the modified context of the car park area and the visual clutter of vehicles, signs, barriers etc. From all other viewpoints along the road generally to the south of the saddle the structure would be generally viewed with the backdrop of the immediate slope behind and in context but on the fringe with the parking area and vehicles. I consider the proposed structure would degrade the quality of the landscape by increasing the apparent level of modification of the landscape to a moderate degree.
9. There is very limited ability to visually absorb the structure within the open landscape. I consider there would be a conflict with the natural landform and vegetation patterns as the landscape is open and stark in nature and the structure would be an obvious intrusion. Recessive dark grey colouring of all components including dish antennae, attached utility boxes, any signage, exposed wiring or ducting etc. and covering the concrete plinth with earth and replanting would assist in reducing prominence of the structure in longer and mid distance views where there is a backdrop of the slope behind. The skyline breach could be avoided by locating the structure to drop below the low ridge and road cutting as viewed from the north and I recommend that the structure location be adjusted slightly to achieve this.

(i) The extent of the visual impact of the utility from any adjoining Residential, Rural-Residential, Rural-Lifestyle, Township, Town Centre, Corner Shopping Centre, Remarkables Park, Resort or Rural Visitor zoned site or from any public road or public place, and its impact on the amenity values and character of the surrounding environment taking into account its external appearance.

10. As discussed above the structure would be an intrusion into the open natural character of the landscape. I consider this would be most apparent from within close proximity within about 500m either side of the saddle. Overall I consider the amenity values and character of the surrounding environment would be degraded to a moderate level. As recommended above recessive colouring for all external elements of the structure would reduce prominence to a degree but skyline breaches from the road cannot be mitigated at this altitude but could be avoided by a minor relocation.

(iii) The extent of any adverse effect created through a reduced setback from boundaries on the surrounding environment including the potential to affect the privacy and outlook of residents.

11. Not applicable.

(iv) The degree to which any adverse effect created by a reduced setback may be mitigated through different options for site layout.

12. Not applicable.

(v) The extent to which the visual impact of the utility can be mitigated by landscaping and the extent to which other factors contribute to integrating utilities with the surrounding environment including:

- *a higher quality of planting over a smaller area, an unobtrusive building design.*

13. The high altitude of the site limits any potential for planting mitigation. As above I recommend that displaced tussocks be replanted around the base of the plinth to screen the concrete plinth from public view and reinstate the immediate landscape context of the structure.

- *the compatibility of materials used for finishing and the colour of the building with the environment.*

- *use of low reflective colours within the range of earth browns, greens, greys and blue greys.*

14. As above I consider recessive dark grey colouring for all components of the tower would assist in fading the structure into the backdrop from mid to longer viewing points. Alternative colour schemes such as mottled camouflage colouring or adhesive film surfacing on all external elements with printed backdrop images (similar to advertising on buses) are feasible mitigation measures applied to similar utility structures in highly visible locations. I recommend that the concrete plinth be totally screened from view by backfilling and replanting of displaced tussocks.

(vi) The degree to which the proposed choice of site or route for the utility will affect the environment and the reason for the choice.

15. The site is a highly natural landscape within crown conservation land and is highly visible from public viewpoints and within the context of one the first viewpoints of the Wakatipu Basin and surrounding mountains for visitors travelling from the north. The existing car park is a localised area of modification and placing the structure within this context provides some consolidation of adverse effects. I consider there is a limit to such development at this location however and the site has a very low ability to absorb development. As above I consider the proposed location for the structure would affect the environment to a moderate degree.

(vii) The extent to which alternative sites or routes have been considered and reasons as to why these have been selected ahead of alternatives.

16. The location of the structure is constrained by functional requirements for a line of site to the Queenstown Events Centre (transmission) and optimising sun for the solar panels. In addition I understand the applicant has noted constraints for cost and additional earthworks and displacement of indigenous vegetation with alternative sites further from the car park location.

(viii) The degree to which the proposed utility and its location may affect the health or safety of the community including positive effects from the operation of the utility by ensuring the activity can meet the minimum levels for radio frequency emissions set out in NZS 2772 1:1999 or any subsequent standard.

17. Not assessed as part of this landscape assessment.

(ix) The degree to which the proposed utility may affect values held by the takata whenua with particular regard to be had to those issues set out in part 4.3 of (ix) this District Plan.

18. Not assessed as part of this landscape assessment.

(x) The potential for co-siting telecommunication and navigation facilities and the extent to which the provider of the utility has investigated this.

19. There are no other such facilities at this location. There is potential if consent was to be granted that other utilities might apply for additional similar structures and towers to be located here. I consider this location has very limited ability to absorb further such development and such development would result cumulative adverse effects.

(xi) The degree to which glare may affect the enjoyment, character or amenity of the surrounding environment or the safety of adjoining roadways and the effect of measures to mitigate any such adverse effect.

20. Solar panels would have a dark matt finish but would produce a degree of glare as viewed from the north and west along the road. As above I consider avoiding the skyline breach would avoid potential for glare on motorists as approaching from the north side of the saddle. Existing vehicles within the parking area at the site also creates glare from glass and therefore glare from the site is not new. Glare at this altitude has potential to be visible over extensive distances exceeding tens of kilometres. In this context placing the solar panels adjacent to the existing glare potential from parked vehicles would consolidate adverse effects from such elements to a small localised area. A safety assessment in regards to glare affecting motorists has not been provided and does not form part of this landscape assessment.

(xii) In Areas of Significant Indigenous Vegetation:

The degree of significance of a species or community of indigenous plants and animals at the specific locality of the proposed utility and the extent to which the utility threatens the indigenous plants or animals on the site. In particular:

- (a) The status of a particular species, whether it is rare, vulnerable or endangered in the District, Region, or nationally.*
- (b) The general rate of decline of a particular species in the District, Region or nationally.*
- (c) The distinctiveness or uniqueness of a particular community, or group of communities of plants or animals, to the District, Region or nationally.*
- (d) The range or diversity of species in a particular plant or animal community.*
- (e) The importance of an area providing habitat to animals.*

21. The site is not identified as a significant natural area within the proposed or operative district plan. The site however is part of conservation land and includes indigenous ecological communities of value. The site is relatively small and adverse effects on such communities would be very small. As above I recommend that tussocks displaced by the concrete plinth be replanted around the base of the plinth once earth is backfilled over the concrete to minimise the impact footprint of the development.

(xiii) The extent to which the utility will adversely affect the range of recreational opportunities available in the District or the quality of experience of the people partaking of those opportunities.

22. The location of the structure would be clearly visible from the lookout car park, and would occupy partial panoramic views of the mountains to the south as approaching the saddle from the north. There are however existing structures and visual clutter associated with the car park and road infrastructure that are part of the existing context. The proposed structure would increase visual clutter towards the fringe between the car park area and the open tussock slopes beyond. The height and large scale of solar panels would be a more pronounced unnatural element introduced into this setting. For visitors to the site I consider the increased structural clutter on the saddle would degrade the experience to a moderate degree. The presence of parked vehicles, signage and barriers however suggest a pristine natural experience of the landscape is not realistic at this location, although within a few hundred metres of the site this would be available. As discussed above I consider reducing the negative influence of the structure on the experience of visitors to this landscape could be achieved by ensuring the structure is completely of dark recessive colouring and avoids skyline breaches.

(xiv) The extent to which the utility will reduce opportunities for passive recreation and enjoyment.

23. The site is a starting point for walkers. The start of the walk is within a location of people and vehicle activity and landscape modification associated with the car park and adjacent road. I consider the structure within this context in regards to the natural experience of walkers on the trail would be associated with the immediate car park area and would have minimal negative influence beyond the site. As discussed for those visitors stopping at the saddle to enjoy the views and surrounding subalpine landscape the structure would be an intrusion but within a localised area already modified by the car park and road. The broader panoramic views from within the car park area towards the mountains to the south would remain relatively unchanged as the structure would be on the periphery of such views. The experience would also be within a

context already influence by the noise and activity from the road and car park although I consider such influences are not dominant over natural elements of the site.

RECOMMENDED CONDITIONS.

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

- i. The site plan shall be amended to illustrate the location of the metrological structure in a position that will not breach the skyline as viewed from any location along the Cardrona Range Road.
- ii. All external components of the structure including dishes, antennae, service cabinets, solar panel frames, ducting, wires and any signage shall be coloured a dark grey with a light reflectivity value of between 7% and 15% with a matt finish. Alternatively colouring may be varied within this colouring range with a mottling camouflage patterning to blend into the surrounding landscape. Final external colours for all external elements of the structure shall be submitted to council for certification prior to construction.
- iii. The concrete foundation plinth shall be buried so that concrete is not visible. Existing indigenous tussocks and subalpine plants shall be removed by hand prior to excavation for construction of the plinth. The root ball of plants shall be excavated within an earth clod and plants stored in a position sheltered from the wind and sun, and watered as not to allow roots to dry out until replanted. Plants shall be carefully replanted upon completion of the structure around the base in a naturalistic distribution to assist in visually screening the concrete plinth and lower structure, and to reinstate the natural state of the surrounding ground.
- iv. No external lighting shall be attached to or included within the structure.
- v. If the occurrence of glare or sun strike from the solar panels becomes apparent from the Cardrona Range Road following completion of the development then council shall review the colours, materials and location for the structure in discussion with the consent holder, and shall request modification, relocation or alternative materials and colours to be applied to mitigate adverse effects within 6 months of notification.

Memo prepared by


Richard Denney

LANDSCAPE ARCHITECT

Appendix A – Site Photos



Photo 3. Summit car park area view towards the east. Height pole highlighted. 18mm 11th July 2016 9:53am.



Photo 4. Crown Range Road travelling north towards saddle approximately 250m from site. Height pole highlighted. 50mm 11th July 2016 10:08am.



Photo 5. Crown Range Road travelling north towards saddle approximately 900m from subject site. Height pole highlighted. 50mm 11th July 2016 10:09am.



Photo 6. Overview of site from above the summit of the Crown Range Road. Height pole highlighted. Composite photo, 11th July 2016 9:20am.

MEMO

FILE REF: RM160315 Queenstown Lakes District Council

TO: Rosalind Devlin - Planner

FROM: Richard Denney - Landscape Architect

DATE: 25 September 2016

SUBJECT: Landscape assessment

1. An amended application has been received for resource consent to install a metrological facility comprising a mast with weather sensor, dish antenna and solar panel on the Crown Range Road summit, Crown Range. The site is within crown land administered by the Department of Conservation and is legally described as Secs 5-8 18-25 Pt Secs 16-17 SO 342162 and is 5075.9828 hectares in area. In terms of the Queenstown Lakes District Council District Plan (the District Plan) the site is zoned Rural General and within the proposed District Plan Rural and classified as being within an Outstanding Natural Landscape (ONL). I understand from council's planner that the status of the activity is discretionary.
2. The proposal has been amended (noted in **bold**) from the original application (*italics*) as follows:
 - A **5.3m** (*5.5m*) tall communication **single pole** structure (*double pole structure*) with a base diameter of **400mm** (*200mm*) on a flange base.
 - Concrete plinth foundation measuring 3m by 2.6m partly above ground.
 - Power supply from solar panels **1.68 by 1.2m** (*3m by 2.7m as measured from drawings*) erected onto pole with the top edge **4m** *5m* above the foundation plinth.
 - Power and fibre duct from camera to equipment enclosure.
 - Overall height of the structure would be **5.5m** *7.2m*.
 - Galvanised steel components would be painted Resene *Karaka* a very dark olive green with a light reflectivity value (LRV) of 7% or *Ironsand* a very dark grey with a LRV of 9%.
 - I understand a height pole was shifted to an alternative location. A site inspection was carried out on the 25th September 2016.
3. The subject site and landscape description and classification are described within the original landscape assessment memo dated 22nd July 2016.
4. The site is part of the Outstanding Natural Landscape (District Wide).
5. Affected party approval has been obtained from the Department of Conservation (DoC) as administrators of the crown land of the subject site.

ASSESSMENT

6. The appropriate assessment matters are within *Section 17.3.2 Assessment Matters* (Utilities) within the District Plan.
7. The proposed alternative location of the structure would have no effect in reducing the visibility of the proposed structure. The visibility as assessed within the original landscape assessment (22 July 2016) would remain the same with skyline and prominent slope breaches from the Crown Range Road,
8. I consider the proposed structure would degrade the quality of the landscape by increasing the apparent level of modification of the landscape to a moderate degree.

9. The amenity values and character of the surrounding environment would be degraded to a moderate level. As recommended above recessive colouring for all external elements of the structure would reduce prominence to a degree but skyline breaches from the road cannot be mitigated at this altitude but could be avoided by relocation to alternative less prominent sites.
10. I consider the proposed location for the structure would affect the environment to a moderate degree. This location has very limited ability to absorb further development and such development would result in cumulative adverse effects.
11. Given the proposed alternative location has resulted in nil changes to the degree of visibility of the structure with resulting skyline and prominent slope breaches I consider the conclusion and recommendations of the 22nd June landscape report remain valid.

RECOMMENDED CONDITIONS.

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

- i. The site plan shall be amended to illustrate the location of the metrological structure in a position that will not breach the skyline as viewed from any location along the Cardrona Range Road.
- ii. All external components of the structure including the main mast / pole, dishes, antennae, service cabinets, solar panel frames, ducting, wires, and any signage (background colour) shall be coloured a dark grey with a light reflectivity value of between 7% and 15% with a matt finish. Alternatively colouring may be varied within this colouring range with a mottling camouflage patterning to blend into the surrounding landscape. Final external colours for all external elements of the structure shall be submitted to council for certification prior to construction.
- iii. The concrete foundation plinth shall be buried so that concrete is not visible. Existing indigenous tussocks and subalpine plants shall be removed by hand prior to excavation for construction of the plinth. The root ball of plants shall be excavated within an earth clod and plants stored in a position sheltered from the wind and sun, and watered as not to allow roots to dry out until replanted. Plants shall be carefully replanted upon completion of the structure around the base in a naturalistic distribution to assist in visually screening the concrete plinth and lower structure, and to reinstate the natural state of the surrounding ground.
- iv. No external lighting shall be attached to or included within the structure.
- v. If the occurrence of glare or sun strike from the solar panels becomes apparent from the Cardrona Range Road following completion of the development then council shall review the colours, materials and location for the structure in discussion with the consent holder, and shall request modification, relocation or alternative materials and colours to be applied to mitigate adverse effects within 6 months of notification.

Memo prepared by

Richard Denney

LANDSCAPE ARCHITECT

Appendix A – Site Photos

Photo 1. Summit of Crown Range view south. Height pole highlighted. 50mm 25th September 2016 1:52pm



Photo 2. Crown Range Road travelling north towards saddle approximately 900m from subject site. Height pole highlighted. 50mm, 25th September 2016 1:59pm

APPENDIX 3

APPLICANT'S AEE

Assessment of Environmental Effects

Queenstown Lakes District Council

Crown Range Summit, Proposed
Webcam Site

April 2016

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Introduction

This assessment is provided in accordance with the requirements of section 88 of the Resource Management Act 1991 (RMA) and the Fourth Schedule to the RMA. It is in support of the resource consent application made by Queenstown Lakes District Council to establish a Webcam on the Crown Range Summit.

Description of the Proposal

Plans and Documentation

The following plans and documentation are attached as appendices:

Appendix 1 – Site and Location Plan

Appendix 2 – Pole Detail Plan

The Site and Surrounds

The subject site is situated on the Crown Range Road Summit in the Pisa Range Conservation Area (Refer to Figures One and Two). The site is located on a smooth hill slope that falls towards the road reserve (Crown Range Road), to the north. Elevation as 1082 ±3m.

The site is located in the Pisa Conservation Area, 23,000 ha of high country overlooking the Upper Clutha and Wakatipu basins, and beyond to the Southern Alps. The backdrop of the proposed site consists of a visually significant mountain range.

The proposed site consists of an existing car park and fencing with no power.

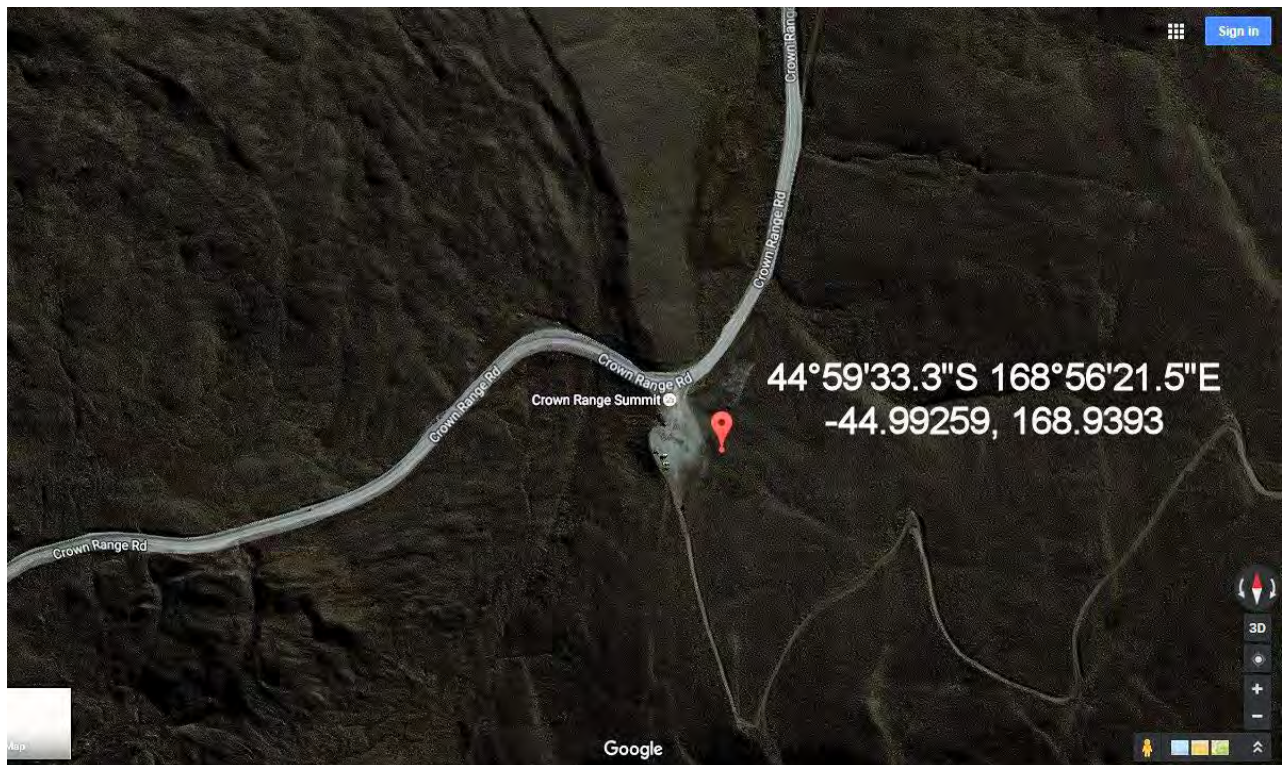


Figure One - Surrounding Environment

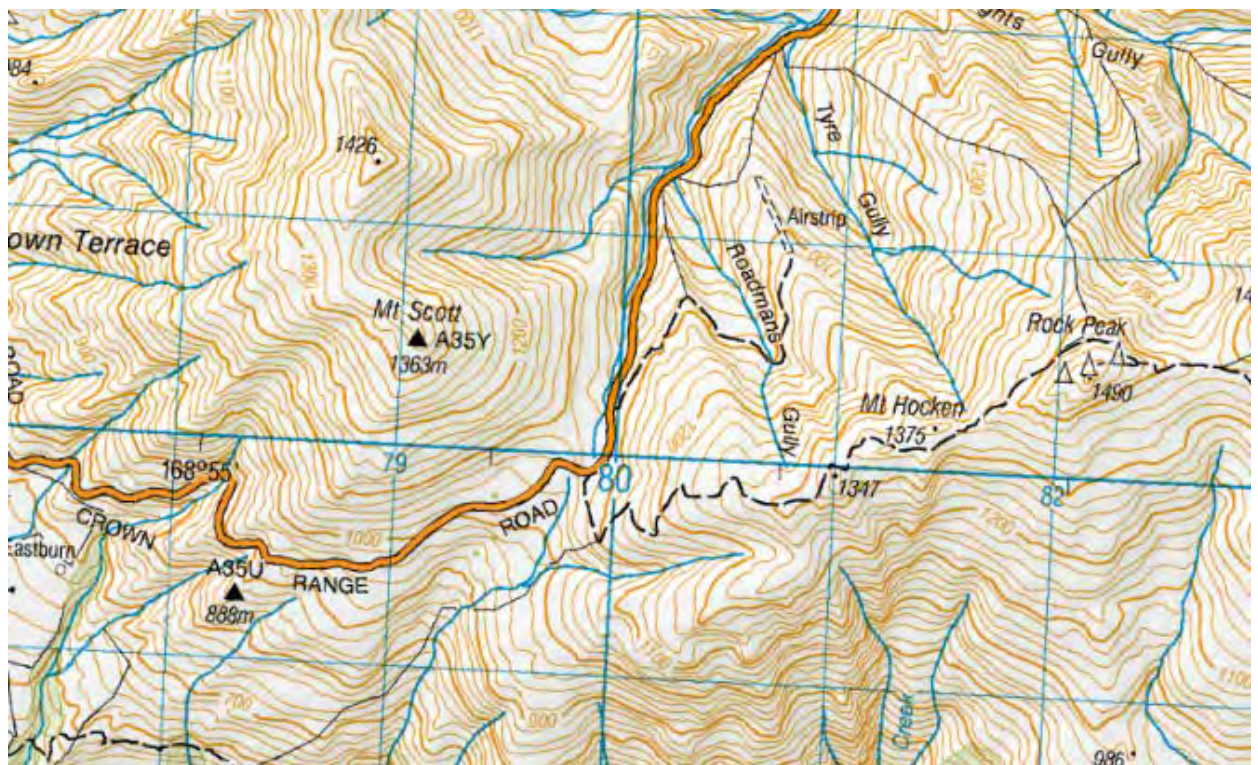


Figure Two – Topo 50 Map

The Proposal

Queenstown Lakes District Council proposes to establish, maintain and operate a Webcam site. The following components will be included:

- A 5.5m tall communication pole with a base diameter of 200mm on flange base
- Base in concrete slab
- Power supply solar panels (weather) 1.344sqm plus (camera) 2.016sqm
- Road sensor trench to road edge.
- Two foundations - 2m x 3m each. The foundation masts detail will be a concrete slab foundation and the top will be at ground level.

The pole will be constructed of steel SHS (square hollow sections). A site plan of the proposal is attached in Appendix A.

Resource Management Act 1991

The District Plan and National Environment Standard (NES) rule interpretation in this application is that of Queenstown Lakes District Councils Property & Infrastructure – Asset Planning Team and is not in substitution of the Council’s own assessment of the proposal, nor is it a restriction on the matters resource consent is being sought for. Resource consent is applied for in the proposal described in the “Description of the Proposal” section, including any plans and other information submitted. Resource consent is applied for the rule infringements described in this application, and any other resource consents necessary, whether specifically identified or not, to allow the proposal to be established, maintained and operated.

Queenstown Lakes District Plan

The proposed Webcam site is located within the Rural General Zone under the Queenstown Lakes District Plan. The rules relating to utilities are located in Section 17 Utilities of the District Plan and Chapter 30 – Energy and Utilities of the Proposed District Plan.

Utilities Rules

District Plan Rule	Compliance Assessment
<i>Controlled Activities</i>	
Rule 17.2.3.2(iii) — Buildings	Complies. The associated cabinetry will not exceed 10m ² .
<i>Discretionary Activities</i>	
Rule 17.2.3.3(iii) — Buildings	Not applicable. The proposed equipment is not located above 1070m, does not have significant nature conservation value and is not located in the Arrowtown or the Remarkable Park Zone.
<i>Site Standards</i>	
Rule 17.2.5(ii) — Landscaping	Does not comply. No landscaping is proposed. Any snow tussocks displaced during construction will be reinstated.
Rule 17.2.5(iv) — Colour	Complies. The proposed pole will be galvanised steel painted with Resene Ironsand matt or Karaka which is a dark green which is recommended by DOC for such installations.
30.2.6.2	The utility will provide an awareness of the state of the network, primarily for weather and natural disaster events and also traffic incidents: <ul style="list-style-type: none"> - To inform the public to assist them in making informed travel choices - To inform Council of any vehicles located in summit car park during hazardous weather conditions - To facilitate and prioritise maintenance activities in the roading corridor
30.2.7 1 & 30.2.7.4	The structure is in the foreground of the Crown Range Summit and will not break the ridgeline from any direction. Landscaping (screening) of the structure is not appropriate and would look out of character given the existing low level snow tussock vegetation. The utility requires a clear line of sight to the Lower Shotover region for connectivity to the data network.

Given the above mentioned aspects of compliance with various rules, the proposal is considered overall as a **discretionary activity** under Rule 17.2.5(ii) under the District Plan.

Summary

Overall the proposed Webcam site is a **discretionary activity**.

Section 104 Assessment

Statutory Matters

Matters to be considered by the Council when assessing an application for resource consent under s104(1) of the RMA include, subject to Part II, any actual and potential effects on the environment and any relevant provisions of a plan or proposed plan, amongst other matters. These are discussed further below.

Actual and Potential Effects on the Environment

As set out in the following sections of this assessment, it is considered that the proposal will have a no more than minor effect to the surrounding environment, and no persons are considered to be adversely affected by the activity.

District Plan

The objectives and policies considered relevant to the proposal can be found in Section 17.1 Utilities, Volume 1 of the District Plan. These are as follows:

Objective 2 Efficient Use and Establishment of Utilities

The establishment, efficient use and maintenance of utilities necessary for the well-being of the community.

Policy 2.2 To take economic costs into account when considering the alternative locations, sites or methods for the establishment or alteration of a utility.

Policy 2.3 To take into account the strategic needs of a utility when considering possible alternative locations for establishment.

Policy 2.6 To have regard to the importance of a utility when determining whether the establishment of a proposed utility will promote the sustainable management of natural and physical resources.

Objective 3 Environmental Impacts

Avoid, remedy or mitigate the adverse effects of utilities on the surrounding environments, particularly those in or on land of high landscape value.

Policy 3.1 To avoid, remedy or mitigate the adverse environmental effects created by the operation of utilities through the application of performance standards to separate incompatible activities, maintain visual amenity and the quality of the environment.

- Policy 3.3 To require utilities, which have variable effects or which may have adverse effects if located in some localities, to obtain resource consents in order that the Council can consider the potential effects of the proposal and impose specific conditions if appropriate.
- Policy 3.9 To take account of economic and operational needs in assessing the location and external appearance of utilities.

The Queenstown Lakes District Plan recognises the importance of utilities stating that *“utilities are the infrastructure which enables a community to undertake its everyday activities and functions and allows people to provide for their social and economic wellbeing, health and safety”*. The district plan recognises and supports the establishment of utilities in objective 2 and seeks to avoid, remedy or mitigate adverse effects on the surrounding environment, particularly outstanding landscapes. The policies also recognise the potential economic benefit of utilities and give guidance when assessing effects.

For the reasons discussed elsewhere in this Assessment of Effects, the proposal is consistent with the relevant objectives and policies of the Queenstown Lakes District Plan. The proposed Webcam site has been designed to meet Queenstown Lakes District Councils technical objectives, and is located to minimise the visual effects of the structure.

Part 2 Matters

Section 5 in Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic wellbeing while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

In this case, the activity will have a no more than minor adverse effects on the wider environment in relation to visual quality and amenity values, and complies with the Plan in relation to construction effects. The proposal will provide and maintain a Webcam service without detracting from the qualities of the locality, or detracting from the safety and convenience of the adjacent land uses. Therefore the proposal is consistent with Section 5 of the RMA in that it provides for the economic wellbeing of people while avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the RMA outlines matters of national importance that all persons shall have regard to in using, managing, developing and protecting natural and physical resources. It is considered that this proposal recognises and provides for these matters. We acknowledge this site is located within an Outstanding Natural Landscape. However the specific area for this installation is already highly modified with a carpark, signposts, fences, roading safety barriers and other road signage. The proposed QLDC installation is of slight design and will use recessive colours to blend in with natural environment.

Section 7 identifies a number of “other matters” to be given particular regard by a council in the consideration of any assessment for resource consent, including the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. As discussed in this assessment, it is considered that the proposal will not unduly adversely affect the overall character and amenity values of the area.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. No issues are raised by this proposal with respect to the Articles of the Treaty.

Overall the application achieves the purpose of the RMA through sustainable management of natural and physical resources, and as a result satisfies Part II of the RMA.

Summary

Overall, the proposal is considered to be consistent with the objectives and policies and assessment criteria of the District Plan as assessed above. It is considered that the proposal will have no more than minor adverse effects on the environment and will not be contrary to the objectives and policies of the District Plan. Hence, in accordance with Section 104B of the Act, it is considered appropriate for consent to be granted.

Assessment of Environmental Effects

The proposed Webcam is a discretionary activity under the Queenstown Lakes District Plan. Accordingly, Council’s discretion is restricted to the non-compliance – landscaping.

Visual Effects

The proposed Webcam site has been identified to minimize site impact, whilst still requiring two masts, they are both adjacent to each other and not straddling both sides of the car park. The carpark remains in camera view which provides additional resources should motorists be stranded on the Crown Range.

The visual effect arising from the project will be no more than minor and the values associated with the subject environment will not be detrimentally affected for the following reasons:

- Queenstown Lakes District Council has elected to use poles that are only 5.5m at the highest point and are slim line being 200mm in diameter.
- Uses Cellular connection to network
- The poles are to be constructed of galvanised steel. Galvanised steel will quickly weather to a low-glare greyish tone that is consistent with the natural backdrop of the subject site, ensuring that the poles will blend with the host environment.

The proposed site will provide important up-to-date weather data as well as visuals for road users and maintenance contractors.

Landscaping

The landscaping requirements of the District Plan seek to mitigate visual effects of utility structures. In this case, it is considered that any landscaping around the base of the facility will not reduce any of the visual impacts of the facility. Landscaping will not screen the upper parts of the structure, only the foundation. Because of the barren grassland environment, landscaping would have further visual effects.

Therefore the landscaping required by the District Plan, would not act as a mitigation measure and would not provide noticeable benefit to screening the proposed telecommunications pole.

Access and Construction Effects

The site will be accessed via the Crown Range Summit car park. No access tracks are proposed because the site is accessible via the Rock Peak Track.

The construction and installation phase of the project will have no impact on surrounding residents due to the remote location. During the construction phase the project will create noise, dust and have a minor, but obvious presence of machinery and activity. However, the construction phase will only be for a limited duration and the site will be tidied and returned to as near as possible its original state as soon as construction is completed. It is considered that this process will not generate any adverse effects.

Positive Effects

The purpose of the proposed Webcam site is to provide important weather facility coverage and service to Queenstown Lakes District Council road users, maintenance contractors and the Department of Conservation.

It is considered that the effects of the proposal will be no more than minor when balanced against the benefits to the local community.

Alternative Locations

The camera site has a limited scope of flexibility, driven by available view and cell phone coverage. It is a stand alone system so could be located at virtually any point that meets the view and data coverage aspects.

Consultation

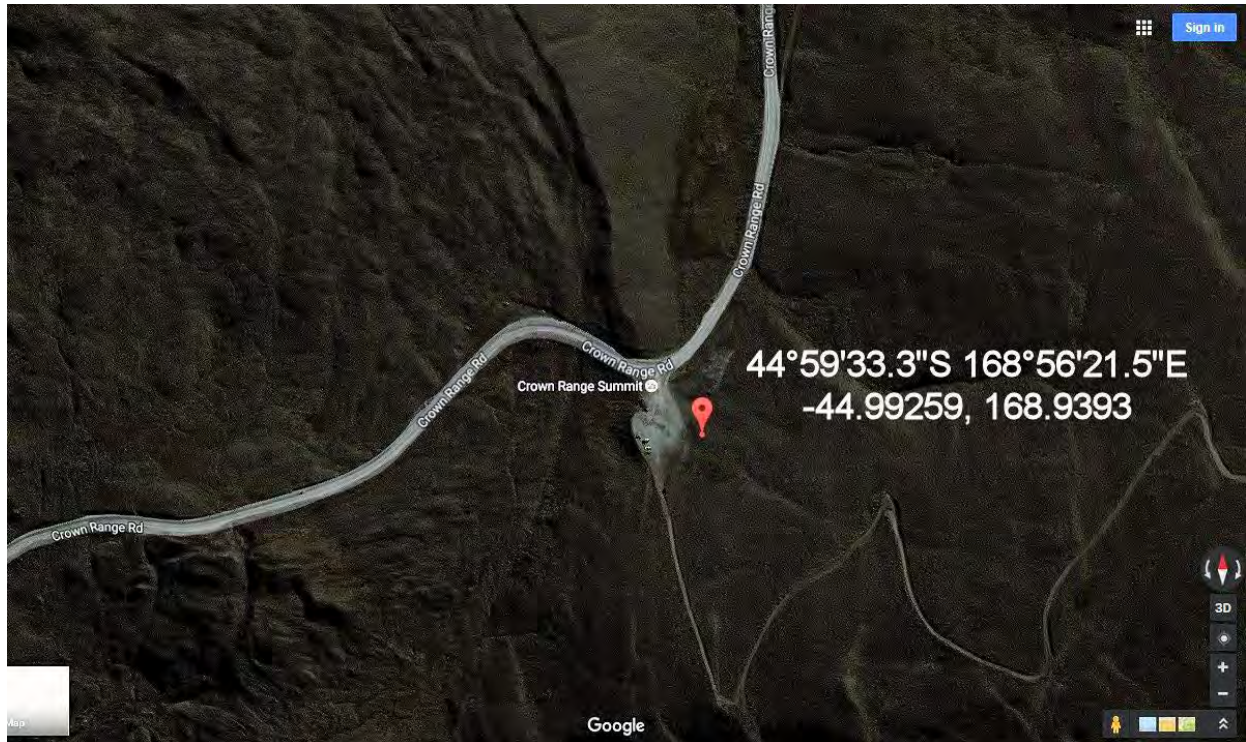
The Department of Conservation, as land owners of the proposed site as well as being recognised as having sensitive activities located nearby, have been consulted. They have been considered to be persons likely to be adversely affected by the proposal and from whom written approval has been received to proceed.

Conclusion

The proposed Webcam site is a well-designed facility, built to engineering specifications for safety and efficiency. The proposed site will meet technical requirements while mitigating adverse effects. Accordingly, it is concluded that the proposal is not contrary to the objectives and policies of the District Plan, or Part II (Purpose and Principles) of the Resource Management Act 1991, and that consent can be granted on a non-notified basis.

Appendix 1

Site and Location Plan



Not to scale

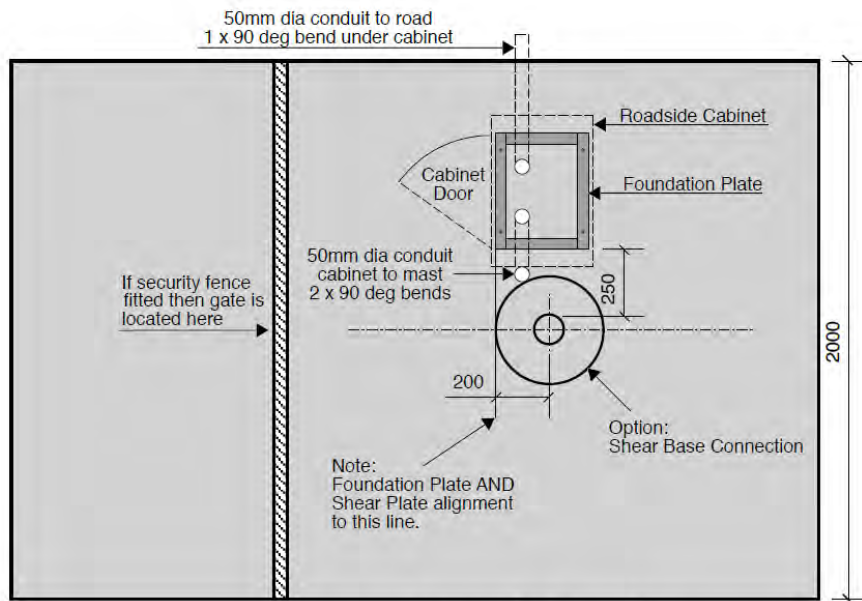


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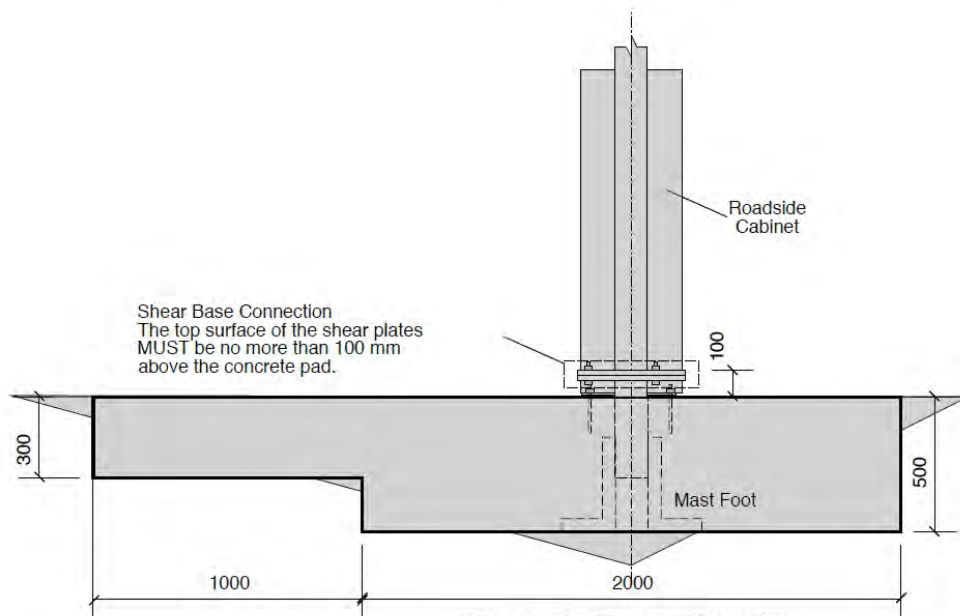


Appendix 2

Pole Detail Plan



Concrete Base: Plan



Concrete Base: Elevation

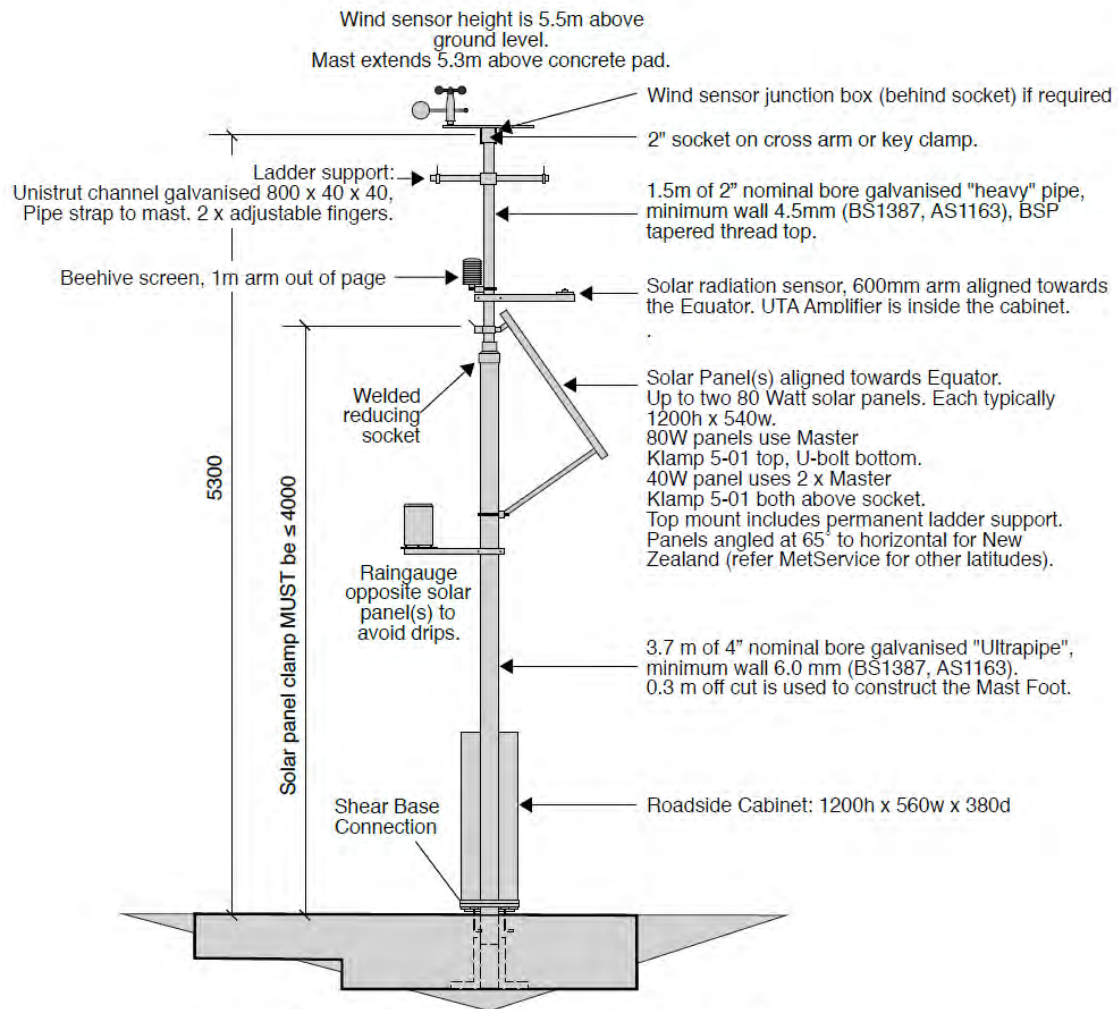
General
welds to be ground to pipe diameters before galvanising.
mild steel to be hot dip galvanised.
ends to be cleaned after galvanising.
bolts are to be fitted with spring washers.

Minimum Concrete Required
Strength at least 20MPa
Total = 2.6 m³
(It is recommended that 3.0 m³ of 25 MPa be ordered)

Minimum Ratings
Master Klamp clamps
per set screw: 1000 kg



For New Zealand use True North
(True North = Magnetic North - Magnetic Deviation)



Orientation and Installation Locations for Pad, Cabinet, Sensors and Solar Panel

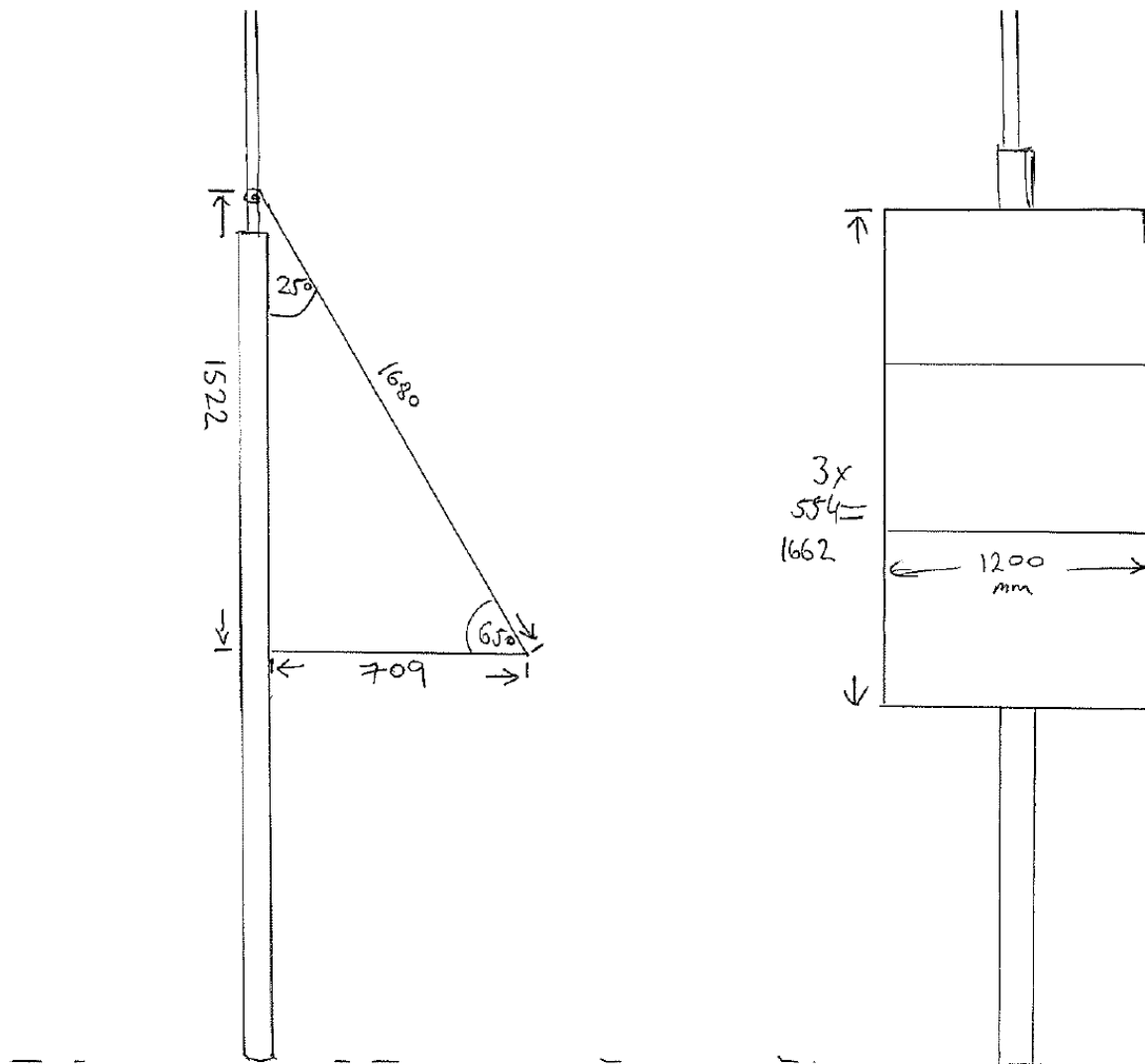
Soil Base

Pad dimensions given are the minimum for construction on firm and stable soil.
For construction on fill, sand or similar the pad size should be increased (refer to a building engineer or the supplier of this drawing).

Wind Loading

The mast is designed to operate in winds up to 120 knots (222 km/hr, 62 m/s).
Cables on the outside of the mast should not exceed 12.5mm diameter each and should be run together to minimise wind loading.

The standard weather station requires 2 solar panels however the higher power and data demands of the Camera require 3 solar panels. This drawing reflects the solar panel arrangement for the camera site.



- Preferred panel arrangement
- 100W panel size (without frame/mount) = 1200 x 554 mm

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160315

7 April 2017

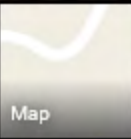
Road Sensors

Trench

Weather Station

GPS Coordinates
-44.99259, 168.9393

Camera Site

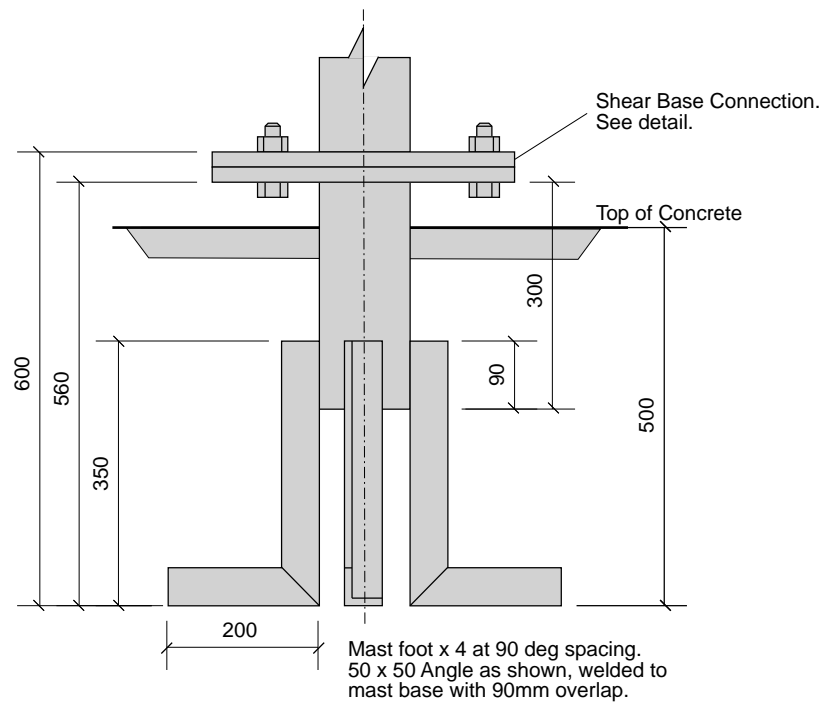


QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160315

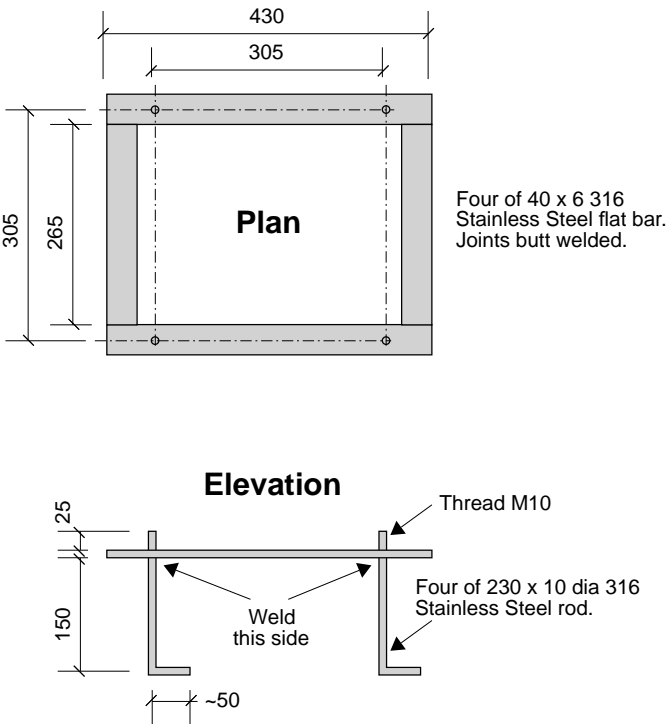
7 April 2017


Mast Foot Detail

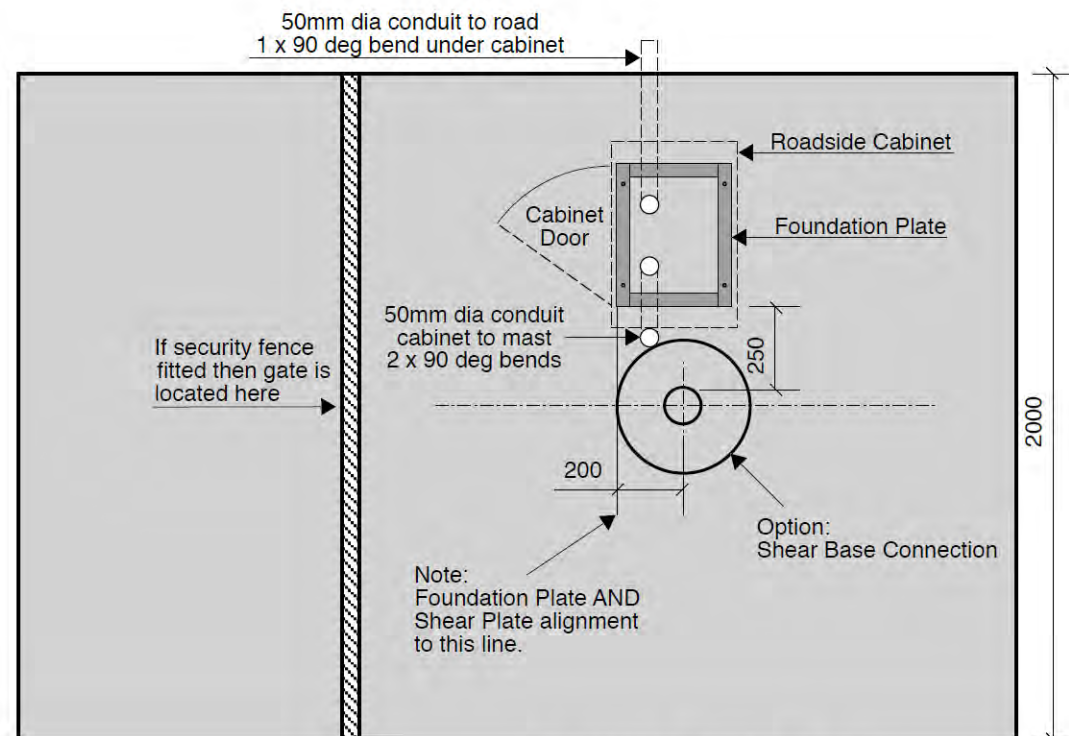


Shear Base Connection
Must be used when mast is installed within a Roadside Clear Zone.
Refer drawing: "[23739-S1 Shear Base Connection.pdf](#)".
Yearly: Check the 3 shear bolt positions and tighten each to 100Nm.

Roadside Cabinet Foundation
Plate Detail



ISSUE	AMMENDMENTS	DRAWN	CH'KED	APPR'D	DATE	ISSUE 1.0	BY	DATE	<div>MetService</div> <div>Meteorological Service of New Zealand Ltd. Meteorological Data Services Telephone +64 4 472 9379 Fax +64 4 473 5231</div>	5.5m Fixed Mast		
1.1	Improve dimensioning. Make shear plate mandatory.	BWH	GS	AMQ	18/11/10	DESIGNED	GS	1/6/06		FILE NAME 5.5m Fixed Mast		
1.2	Shear Base: Update drawing reference. Add yearly checks.	BWH	GS	AMQ	10/1/12	DRAWN	BWH	25/6/10		SHEET 2 OF 2 FILE INS/2000		
1.3	Move solar radiation sensor. Add wind junction box. Add full orientation definition. Split into 2 sheets.	BWH	GPS	BWH	29/7/15	CHECKED	GS	13/7/10				
						APPROVED	AMQ	20/7/10				

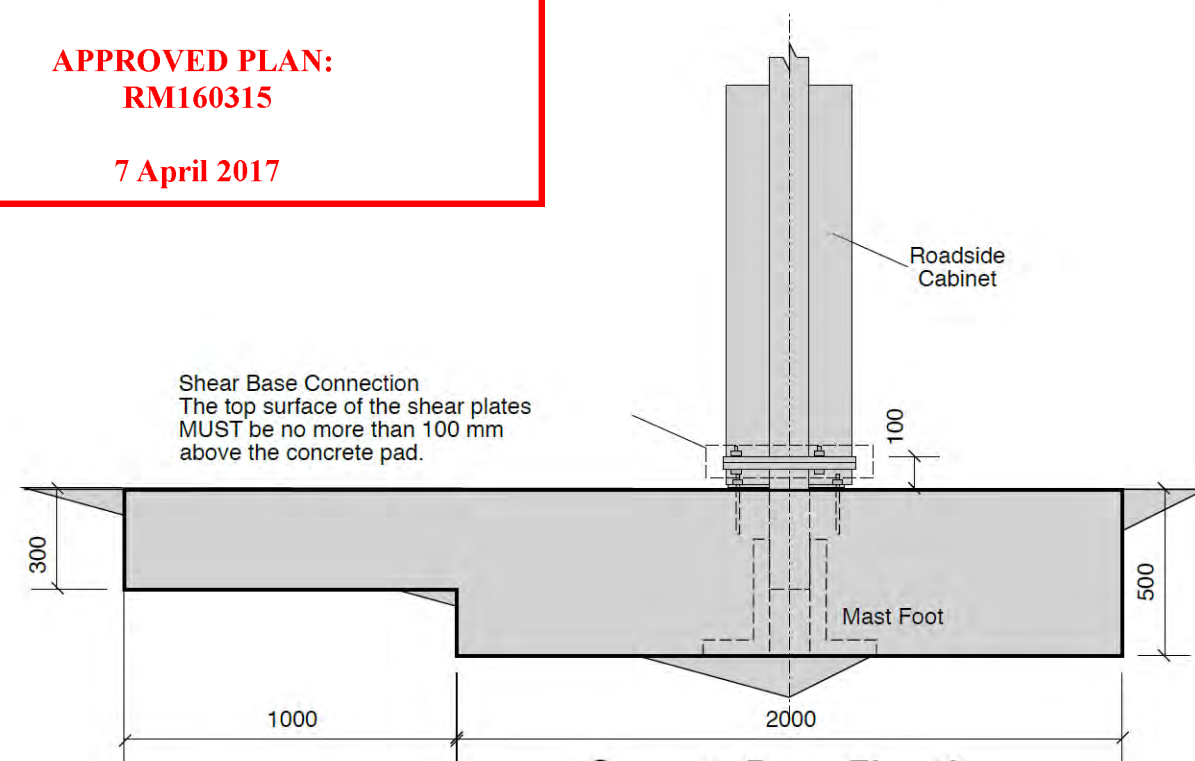


Concrete Base: Plan

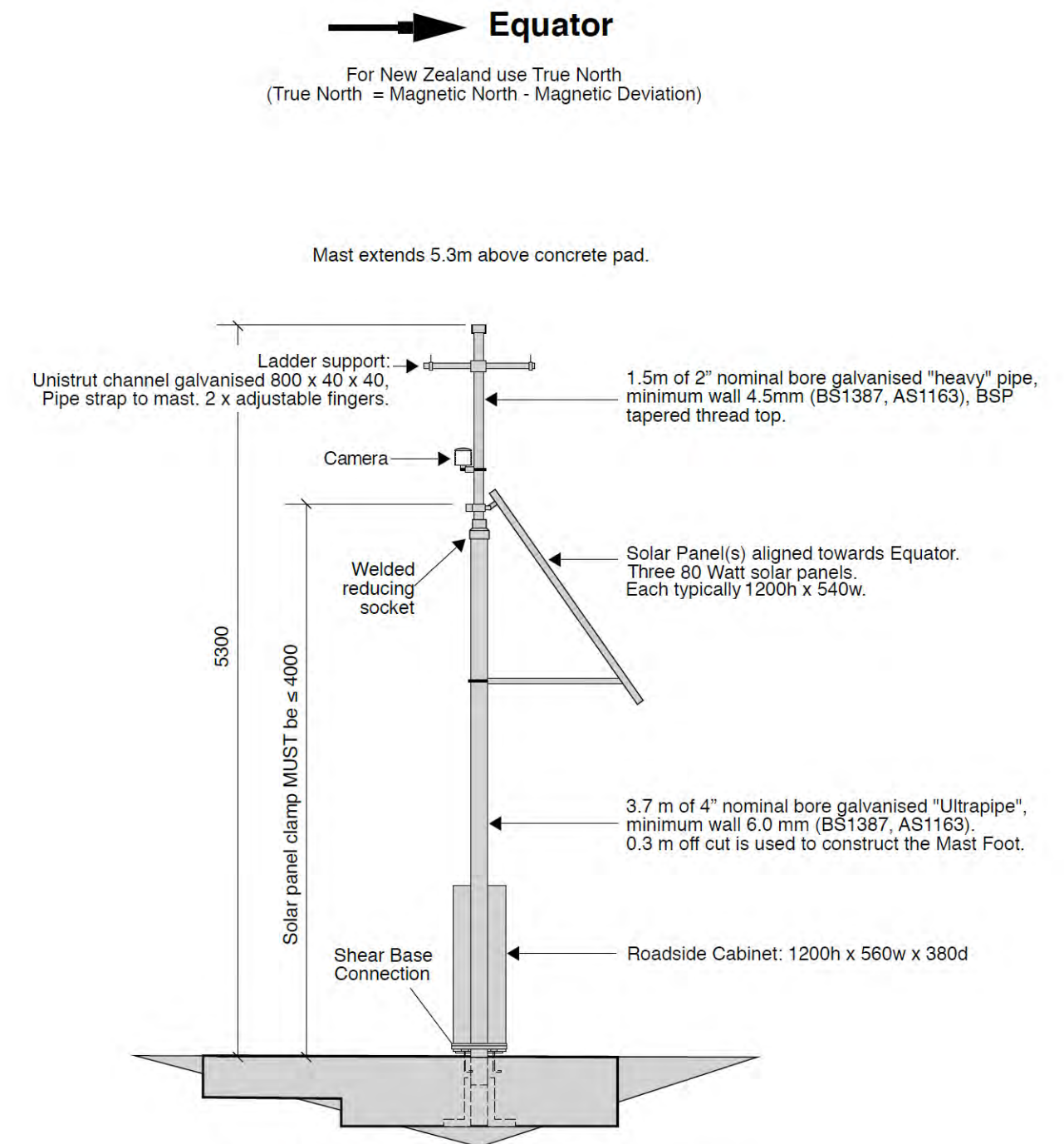
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM160315**

7 April 2017



Concrete Base: Elevation

Orientation and Installation Locations
for Pad, Cabinet, Sensors and Solar Panel


General
All welds to be ground to pipe diameters before galvanising.
All mild steel to be hot dip galvanised.
Threads to be cleaned after galvanising.
All bolts are to be fitted with spring washers.

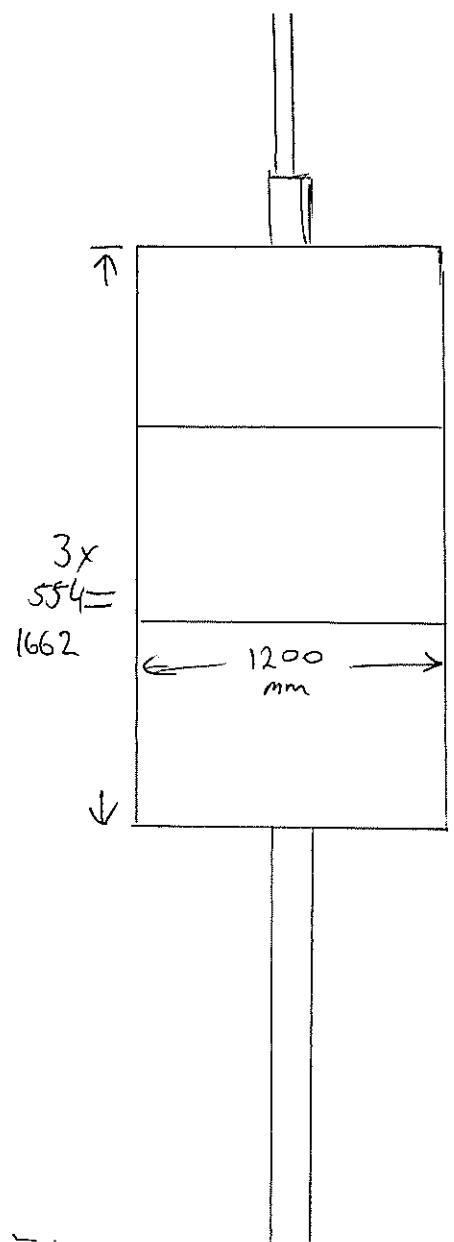
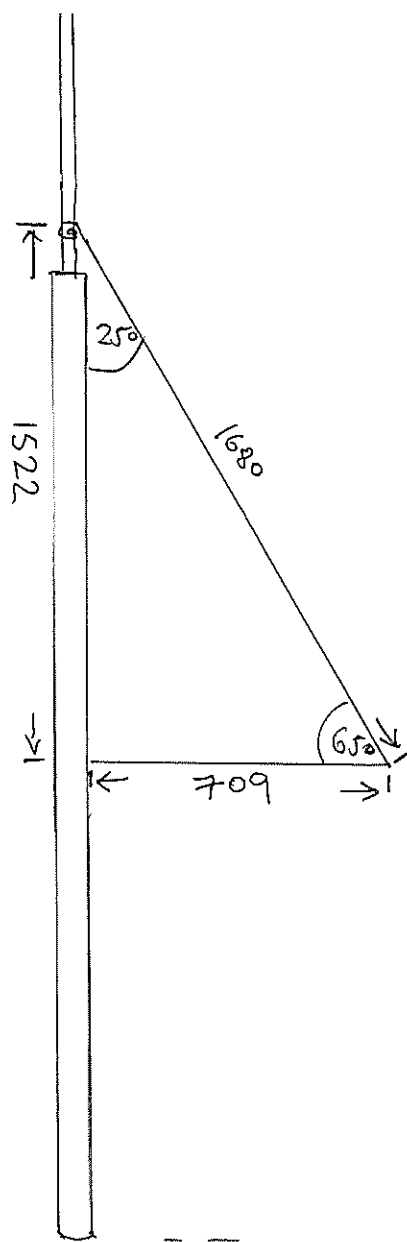
Minimum Concrete Required
Strength at least 20MPa
Total = 2.6 m³
(It is recommended that 3.0 m³ of 25 MPa be ordered)

Minimum Ratings
Master Klamp clamps
per set screw: 1000 kg

Soil Base
Pad dimensions given are the minimum for construction on firm and stable soil.
For construction on fill, sand or similar the pad size should be increased (refer to a building engineer or the supplier of this drawing).

Wind Loading
The mast is designed to operate in winds up to 120 knots (222 km/hr, 62 m/s).
Cables on the outside of the mast should not exceed 12.5mm diameter each and should be run together to minimise wind loading.

ISSUE	AMMENDMENTS	DRAWN	CH'KED	APPR'D	DATE	ISSUE 1.0	BY	DATE	 MetService	5.5m Fixed Mast
1.1	Improve dimensioning. Make shear plate mandatory.	BWH	GS	AMQ	18/11/10	DESIGNED	GS	1/6/06		
1.2	Shear Base: Update drawing reference. Add yearly checks.	BWH	GS	AMQ	10/1/12	DRAWN	BWH	25/6/10		
1.3	Move solar radiation sensor. Add wind junction box. Add full orientation definition. Split into 2 sheets.	BWH	GPS	BWH	29/7/15	CHECKED	GS	13/7/10	Meteorological Service of New Zealand Ltd. Meteorological Data Services Telephone +64 4 472 9379 Fax +64 4 473 5231	
						APPROVED	AMQ	20/7/10		
									FILE NAME 5.5m Fixed Mast	
									SHEET 1 OF 2 FILE INS/2000	



- Preferred panel arrangement
- 100W panel size (without frame/mount) = 1200 x 554 mm

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM160315**

7 April 2017

15/3/2016

MetService
Prototype
3 x 100 W
Solar Power