



DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

UNDER s104 RESOURCE MANAGEMENT ACT 1991

Applicant:	Alexander K Robins
RM reference:	RM160869
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to subdivide Lot 8 DP 498355 into two allotments known as proposed Lot 1 and Lot 8, amalgamate proposed Lot 8 (the balance lot) with an adjacent vacant lot, identify a residential building platform within proposed Lot 1, and undertake associated earthworks and landscaping. No residential building platform is proposed on proposed Lot 8 (balance lot).
Location:	Jean Robins Drive, Queenstown Rural
Legal Description:	Lot 8 DP 498355 held in Computer Freehold Register 738021 Lot 1 DP 26926, Section 63 and Part Section 17 Block IX Shotover Survey District held in Computer Freehold Register OT18D/888
Zoning:	Operative District Plan -Rural General and Rural Residential Proposed District Plan – Rural and Rural Residential
Activity Status:	Non-Complying
Notification Decision:	Publicly Notified
Delegated Authority:	Katrina Ellis, Senior Planner
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	31 May 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 and 220 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's TRIM file and responses to any queries) by Katrina Ellis, Senior Planner as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

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

2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 26 October 2016.

No submissions were received and the consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Quinn McIntyre (Team Leader, Resource Consents) on 26 May 2017.

3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 6-9 of the S42A report outlines S104 of the Act in more detail.

3.1 RELEVANT PLAN CONSIDERATIONS

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

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards for the Shotover Country Special Zone. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.18 & 15.2.21; being:
 - *Rule 15.2.6.1* (lot sizes, averages and dimensions);
 - *Rule 15.2.7.1* (subdivision design);
 - *Rule 15.2.8.1* (property access);
 - *Rule 15.2.10.1* (natural and other hazards);
 - *Rule 15.2.11.1* (water supply);
 - *Rule 15.2.12.1* (storm water disposal);
 - *Rule 15.2.13.1* (sewerage treatment and disposal);
 - *Rule 15.2.14.1* (trade waste disposal);
 - *Rule 15.2.15.1* (energy supply and telecommunications);
 - *Rule 15.2.16.1* (open space and recreation);
 - *Rule 15.2.17.1* (vegetation and landscaping);
 - *Rule 15.2.18.1* (easements);
 - *Rule 15.2.21.1* (earthworks).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3vi for the proposed subdivision and the identification of a RBP within proposed Lot 1.
- A **non-complying** activity resource consent pursuant to Rule 15.2.3.4(i) because the proposed subdivision (including amalgamation) does not comply with Zone Standard 15.2.6.3(iii) where in the Rural General Zone every allotment created shall have one residential building platform approved.

Overall, the application is considered to be a **non-complying** activity.

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

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

4. SUMMARY OF EVIDENCE HEARD

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

5. PRINCIPAL ISSUES IN CONTENTION

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

- Landscape values;
- Cumulative effects;
- Effects on natural character on the ONL

The findings relating to these principal issues of contention are outlined in Section 8 of the attached S42A report.

6. ASSESSMENT

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

Actual and potential effects on the environment have been addressed in Section 8.2 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108/220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

The proposed platform will be visible and will have an effect on open space. However, subject to mitigation, I consider the level of effects to be acceptable. This site is considered to not be at risk of natural hazards and the proposed platform will be adequately serviced. Overall, I consider the adverse effects to be appropriately mitigated and as such are acceptable.

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

As outlined in detail in Section 8.4 of the S42A report, overall the proposed development is not contrary to the relevant policies and objectives of the District Plan.

6.3 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is not considered to create any actual or potential adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can pass through the second gateway test given that the proposal is not considered to contrary to the relevant policies and objectives of the District Plan. On this basis discretion exists to grant consent for this non-complying activity.

6.4 PART 2 OF THE RMA

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

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

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Appendix 1* of this decision imposed pursuant to Section 108 and 220 of the RMA.

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to application under the RMA for certification pursuant to section 224(c).

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

Administrative Matters

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

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

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

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

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

If you have any enquiries please contact Louise White on phone (03) 441 0499 or email louise.white@qldc.govt.nz.

Report prepared by

Decision made by




Louise White
PLANNER

Katrina Ellis
SENIOR PLANNER

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Section 42A Report

APPENDIX 1

Consent Conditions

CONSENT CONDITIONS FOR RM160869

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans by Aurum Survey:
 - Lot 1 & 8 being a proposed subdivision of Lot 8 DP 498355 for K Robins, dated 14 Feb 2017;
 - Earthworks Plan proposed building platform Jean Robins Dr, dated 4 April 2016
 - Longsection A-A Proposed building platform Jean Robins Dr, dated 4 April 2016
 - Longsection B-B Proposed building platform Jean Robins Dr, dated 4 April 2016, and
 - The Structural Landscape Plan, drafted by Vivian+Espie, reference 1082 – SLP1, dated 17/06/2016

stamped as approved on 29 May 2017

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

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

Engineering and Landscaping

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

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

4. The consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
5. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

6. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
- a) The provision of a water supply to Lot 1 in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015. The costs of the connections shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from Lots 1 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot.
 - c) The provision of a sealed vehicle crossing to the boundary of Lot 1 from Jean Robins Drive to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall include a drop kerb crossing.
 - d) The provision of an access way to the building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
 - e) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
 - f) Prior to commencing works on site, the consent holder shall submit a traffic management plan to Council for certification if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve. The certified traffic management plan must be implemented for the duration of works.
 - g) Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing in the north side the site, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 5m from the edge of Jean Robins Drive. Wooden planks or similar shall be provided to protect the kerb from damage caused by construction traffic movements, in accordance with "A Guide to Earthworks in the Queenstown Lakes District" brochure, prepared by the Queenstown Lakes District Council.
 - h) The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

- i) At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Geosolve Ltd geotechnical report ref 150625 and who shall supervise the excavation and fill procedure and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
- j) The submitted landscape mitigation plan 'Structural landscape Plan, Jean Robins Road, Lake Hayes, Queenstown', dated 17/06/2016, shall be amended and resubmitted to council for certification. The amended plan shall achieve the following:
 - Identify a domestic curtilage area around the building platform to not extend beyond the ridge of earth mounding to the west of the platform, and no further upslope than the cut bench shown on the aerial image of the plan.
 - Identify all mitigation trees to the west of the platform (excluding orchard trees) as evergreen species that are of a year round green colour and consistent with traditional rural tree species or indigenous species with a mature height of no less than 8m. Mitigation trees shall be planted at a grade of no less than 2.5m in height at time of planting with a calliper of 50mm.
 - Extend the swathe of indigenous shrubs to the northwest of the platform as shown on the plan to extend along the full extent of the earth mound to the west of the platform. Planting shall be of indigenous evergreen species of year round green colour and exclude the use of yellow or red cultivars or varieties. Planting shall assist the visual screening of a future dwelling from Alec Robins Road and State Highway 6. Species shall be of a mature height of no less than 2m and planted at a grade and density sufficient to achieve canopy closure within 5 years.
 - Include a detailed plant schedule identifying the botanical names for all mitigation planting (evergreen trees, shrubs and existing trees), density of planting and plant numbers.
 - Identify that all areas of planting are to be fenced or otherwise protected from grazing by animals, and that irrigation and mulch is to be installed at the time of planting.
 - Identify that all trees shall be double staked or guyed to good horticultural practice.

To be completed before Council approval of the Survey Plan

7. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include the right to drain sewage, supply water and services.

Amalgamation Condition

8. The following shall be registered with Land Information New Zealand (CSN 14388790):
 - *"That Lot 8 hereon and Lot 1 DP 26926, Section 17 and Section 63 Blk IX Shotover SD are to be amalgamated and held together in the same Computer Freehold Register"*

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

9. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) Implement all planting and earth mounding identified on the landscaping plan certified under condition 6(j) above. All plants are to have mulch and a slow release fertiliser applied, and irrigation installed and functioning. Planting, earthworks and irrigations is to be inspected by Council and certified as completed.
 - b) All areas of earthworks are to be shaped to blend seamlessly into the surrounding natural contour and shall be planted or sown in grass seed within 3 months of completion of works.
 - c) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - d) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - e) The completion and implementation of all certified works detailed in Condition (6) above.
 - f) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the net boundary of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
 - g) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
 - h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - i) The existing dry stock pond to the north-east of the building platform shall be removed and the slope reinstated to ensure that overland flows are directed away from the building platform.
 - j) The consent holder shall provide a geotechnical completion report and a Schedule 2A “Statement of professional opinion as to suitability of land for building construction” in accordance with Section 2.6.1 of QLDC’s Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed building platform is suitable for building development. In the event that the site conditions within the building platform is only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and approval full details of such works. The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that building construction would only be suitable if certain mitigation measures and/or remedial works were carried out at the time of construction. The consent notice condition shall require that, prior to any construction work (other than work associated with geotechnical investigation), the owner of such a lot shall submit, to council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works AND require the owner to implement all such measures prior to occupation of any building.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that no building construction would be suitable within the lot or on any part of a lot. The consent notice condition shall refer to the Schedule 2A statement and record that no residential development may be undertaken on the lot or on the relevant part of the lot.

k) In relation to earthworks:

- i. No permanent batter slope within the site shall be formed at a gradient that exceeds 1H: 2V.
- ii. The earthworks, batter slopes, retaining and site management shall be undertaken in accordance with the recommendations of the report by Geosolve Ltd Ref 150625.
- iii. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- iv. No earthworks, temporary or permanent, are to breach the boundaries of the site
- v. On completion of the earthworks, the consent holder shall complete the following:
 - All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

l) If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:

- i. notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
- ii. stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:

- i. stop work within the immediate vicinity of the discovery or disturbance and;

- ii. advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
- iii. arrange for a suitably qualified archaeologist to undertake a survey of the site.

This condition 9. I)b) does not apply if there is a archaeological authority for the earthworks subject to this consent.

Site work may only recommence following consultation with Council.

Ongoing consent notice conditions to be registered on the lot titles prior to 224c certification

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

The following condition shall only apply to Lot 8 [as shown in approved plan Aurum Survey Drawing and issue Number 4091.4R.3A]

- a) No further subdivision and development of Lot 8 is permitted except for any development associated with Farming Activities and Farm Buildings. Farming Activities mean the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock and excludes residential activity, home occupations, factory farming and forestry activity and Farm Buildings mean a building necessary for the exercise of Farming Activities and excludes:
 - i. buildings for the purposes of residential activities, home occupations, factory farming and forestry activities.
 - ii. visitor accommodation and temporary accommodation.

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

The following condition shall only apply to Lot 1 [as shown in approved plan Aurum Survey Drawing and issue Number 4091.4R.3A]

- a) All future buildings for Lot 1 shall be contained within the Building Platform approved by RM160869 as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.

Fire-fighting Requirements

- b) At the time a dwelling/building is erected on Lot 1, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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

Please note: *The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 12km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand Volunteer Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.*

Landscaping Controls

- c) All trees and shrub planting identified on the certified landscape plan (resource consent RM160869) shall be maintained as per that plan. If any tree or plant shall die, become damaged or is no longer of healthy condition it shall be replaced within 12 months. All replacement trees shall be of the species identified on the certified landscape plan and planted at the grade noted. Replacement for existing trees shall be at a grade of no less than 1.5m in height. Existing wilding species (Lodgepole Pine - *Pinus contorta*, Black Pine - *P. nigra*, Scots Pine - *P. sylvestris*, Maritime Pine - *P. pinaster*, Monterey Pine - *P. radiata*, European Larch - *Larix decidua*, Douglas Fir - *Psuedotsuga menziesii*, Sycamore - *Acer pseudoplatanus*, Common Hawthorn - *Crataegus monogyna*) and problematic species such as birch (*Betula* species) may be removed at any time but shall be replaced with evergreen non-wilding species of a mature height of no less than 6m and consistent with traditional rural tree species or indigenous species of the local rural area.
- d) All domestic landscaping and structures including, but not limited to, clotheslines; sheds; outdoor seating and dining areas; external lighting; swimming pools; tennis courts; play structures; vehicle parking; pergolas; and ornamental gardens and lawns shall be confined to the curtilage area as shown on the certified Landscape Plan (resource consent RM160869).

- e) Planting within the property shall exclude wilding species (Lodgepole Pine - *Pinus contorta*, Black Pine - *P. nigra*, Scots Pine - *P. sylvestris*, Maritime Pine - *P. pinaster*, Monterey Pine - *P. radiata*, European Larch - *Larix decidua*, Douglas Fir - *Psuedotsuga menziesii*, Sycamore - *Acer pseudoplatanus*, Common Hawthorn - *Crataegus monogyna*) and problematic species such as birch, and highly ornamental or brightly coloured domestic species, cultivars or varieties such as yellow species of conifers, bright red forms of oak and maples.
- f) Exterior lighting attached to any building within the approved building platform shall be no higher than 3m above ground level and all other exterior lighting shall be no higher than 1m above ground level and shall only be located within the domestic curtilage identified on the certified landscape plan (resource consent RM160869), and shall not extend beyond the contour of the ground level of the highest point of the building platform. All exterior lighting shall be down-lighting only and shall not be directed to create light spill beyond the property boundary. Lighting shall not be used to highlight or accentuate any buildings or vertical landscape elements including but not limited to trees, retaining walls or landform features.
- g) There shall be no lineal planting along the property boundary within Lot 1 including any shelterbelts, hedges or mass planting up to the boundary to avoid prominence of lot boundaries.
- h) Any entranceway structures from the property boundary shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber, steel or schist stone to not be visually obtrusive (monumental) and to be consistent with traditional rural elements and farm gateways.
- i) Vehicle crossings onto Jean Robins Drive shall not exceed 4.5m in width.
- j) All water tanks are to be partially buried, of dark recessive colouring and/or visually screened by planting to not be visible from beyond the property boundary.
- k) All fencing shall be standard post and wire (including rabbit proof fencing), or deer fencing consistent with traditional farm fencing.
- l) The access drive for Lot 1 shall be gravel of a local stone or chip seal, and shall exclude the use of concrete pavement, and concrete kerb and channels.

Building Design Controls

- m) All buildings within the building platform shall not exceed the following height restrictions:
 - i. A maximum height limit of 4.5m as measured from an R.L level of 364.0 masl in Area A of the building platform.
 - ii. A maximum height limit of 4.5m as measured from an R.L level of 367.0masl in Area B of the building platform.

Please Note: Area A and Area B are shown on 4091.4R.1C

- n) Roofs for all buildings shall be coloured in the natural range of greys, greens or browns with a light reflectivity value of between 7% and 20% with a matt finish or be a living (green) roof with vegetation or a schist chip to blend into the colours and textures of the surrounding landscape. All other external elements of buildings including walls, joinery, spouting, and doors shall coloured within the natural range of greys, greens or browns with a light reflectivity value of between 7% and 35%.
- o) Claddings shall be timber (painted or unpainted), stacked local stone, iron, solid plaster or a similar material approved by Queenstown Lakes District Council.

- p) All built elements upon the roof or upper portion of the building including but not limited to chimney flues, satellite dishes and solar panels shall not extend beyond the building platform height controls and shall be of a colour to match the roof.
- q) Any structures attached to the roof of any building such as satellite dishes or chimney structures shall match the colour of the roof. Polycarbonate panels or similar shall not be installed on the roof where they would be visible from beyond the property boundaries to avoid highlighting the presence of built form through contrasting roofing colours and glare.
- r) Above all areas of glazing within any building within the approved building platform there shall be eaves or overhangs no less than 0.8m in depth, or glazing recessed to no less than 0.8m on the eastern, northern and western sides of the building to reduce the potential of glare.
- s) Solar panels or solar hot water panels shall be of a dark recessive colour of a light reflectivity value of 10% or less and be of a matt finish to reduce the potential for excessive glare.

Advice Notes:

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. This site may contain archaeological material. Under the Heritage New Zealand Taonga Act 2014, the permission of the Heritage New Zealand Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Taonga must be contacted (Dunedin office phone 03 477 9871).
3. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

APPENDIX 2

Council's

S42a Planning Report

FILE REF: RM160869

TO The Commission

FROM Louise White, Council Planner

SUBJECT Report on a publicly notified subdivision and land use consent application.

SUMMARY

Applicant: Alexander K Robins

Location: Jean Robins Drive, Queenstown Rural

Proposal: Consent is sought to subdivide Lot 8 DP 498355 into two allotments known as proposed Lot 1 and Lot 8, amalgamate proposed Lot 8 (the balance lot) with an adjacent vacant lot, identify a residential building platform within proposed Lot 1, and undertake associated earthworks and landscaping. No residential building platform is proposed on proposed Lot 8 (the balance lot).

Legal Description: Lot 8 DP 498355 held in Computer Freehold Register 738021.
Lot 1 DP 26926, Section 63 and Part Section 17 Block IX Shotover Survey District held in Computer Freehold Register OT18D/888

Zoning: Operative District Plan -Rural General and Rural Residential
Proposed District Plan – Rural and Rural Residential

Public Notification Date: 26 October 2016

Closing Date for Submissions: 23 November 2016

Submissions: No submissions were received in the 20 working day timeframe for lodging submissions.

RECOMMENDATION

That subject to new or additional evidence being presented at the Hearing, the application be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

This recommendation is made for the following reasons:

1. That adverse effects will be acceptable in regard to the creation of a new RBP on landscape, visual amenity values, cumulative effects and natural character on the ONL given the mitigation package including the amalgamation and 'no further subdivision or development' condition volunteered by the applicant for the balance lot (proposed Lot 8).
2. The subdivision proposal and identification of a new RBP are not contrary to the relevant objectives and policies of the Operative District Plan.

And the development of a RBP will not undermine the integrity of the Operative District Plan provisions.

1. INTRODUCTION

My name is Louise White; I am a Council planner for the Queenstown Lakes District Council (QLDC). I have four years' experience in resource management having worked previously for Environment Southland. For the last two years I have worked within the resource consent team of QLDC. I hold the qualification of Bachelor of Resource and Environmental Planning from Massey University, graduating in 2012.

I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Consolidated Practice Note 2014 and agree to comply with it. In that regard I confirm that this evidence is written within my area of expertise, except where otherwise stated, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

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

1.1 PROPOSAL AND SITE DESCRIPTION

A copy of the application and accompanying assessment of effects and supporting reports can be found in the "Application" section of the Agenda.

I refer the Commission to the report entitled, 'Resource Consent Application to Undertake a Two Lot Subdivision and Identify a Residential Building Platform on One of the Allotments' prepared by Tim Williams of Southern Planning Group, hereon referred to as the applicant's AEE.

By way of background, the application was formally received in September 2016, and the application amended in March 2017 after public notification.

The AEE submitted with the application, as specified in section 4 of the Applicant's AEE seeks a resource consent to "*undertake a two lot subdivision, associated earthworks and identify a residential building platform on one of the allotments*".

The application, as amended, seeks consent for the following:

- Subdivision of one allotment into two allotments, comprising proposed Lot 1 of 0.7045ha containing a proposed new RBP of 375m² and proposed Lot 8 of 32.6803ha which is a vacant balance lot (with no proposed RBP) that is proposed to be amalgamated with an immediately adjoining allotment known as Lot Section 17 & 63 and Lot 1.
- That the balance lot 8 (to be amalgamated) has a consent notice attached which states:

No further subdivision and development of Lot 8 is permitted except for any subdivision and development associated with Farming Activities and Farm Buildings. Farming Activities mean the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock and excludes residential activity, home occupations, factory farming and forestry activity and Farm Buildings mean a building necessary for the exercise of Farming Activities and excludes:

- a) *buildings for the purposes of residential activities, home occupations, factory farming and forestry activities.*
- b) *visitor accommodation and temporary accommodation.*
- To locate a proposed building platform 3.8m from an existing right-of-way, resulting in a breach to the 15m minimum internal boundary setback for any future residential buildings located within proposed Lot's RBP. It is noted that future residential buildings located within proposed Lot 1's RBP will be located at least 3.8m from the existing right-of-way known as 'Jean Robins Drive'.

The applicant has provided a detailed description of the site and the locality in paragraphs 7-21 of the applicant's landscape architecture report titled 'Landscape and Visual Assessment Report' prepared by Paul Smith of Vivian + Espie, dated 14 September 2016. This description is considered accurate and is adopted for the purpose of this report with the addition of the below comments and observations following an amendment to the proposal and subject site post notification.

The original subject site involved one allotment held in a one certificate of title. For completeness, it is noted here that the original subject site is actually defined as two subject sites in accordance with the District Plan due to the allotment being divided into two sites by the Rural General and Rural Residential Zone boundaries. The applicant has amended their proposal post notification to include a third site known as Section 17 & 63 and Lot 1 located south of the original subject site(s) which is located wholly within the Rural General Zone and which is classified as an ONL.

In summary, the application involves three sites, which are all vacant. The three sites are currently used for farming purposes.

1.2 RELEVANT CONSENTING HISTORY

The applicant's AEE contains a comprehensive and accurate description of the site history for Lot 8 which is adopted in full for the purposes of this report. In summary subject site Lot 8 has been subject to two boundary adjustments under RM130352 and RM160210.

In regards to subject site Section 17 & 63 these lots are subject to the boundary adjustments mentioned above.

For Lot 1, this allotment was created via a boundary adjustment under RM980083.

3. SUBMISSIONS

3.1 SUBMISSIONS

No submissions were received within or after the statutory timeframe for lodging submissions.

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)
Andrew & Adele Robins	13 Jean Robins Drive, Wakatipu Basin (Lot 7 DP353144)
D MacColl & R Monk	74 Jean Robins Drive, Wakatipu basin (Lot 1, 2 and Lot 8 DP 358538)
E Hill & I McGregor	Alfred Duncan Drive (Lot 1 DP 463087)
P Lockey & J Smyth	35 Olive Lane, Lake Hayes (Lot 6 DP 358538)
Nathan & Jeannie Secker	12 Alec Robins Drive, (Sec 66 Blk IX Shotover SD)
P & K Nicolson and A Christie	Written approval states 45 Olive Lane, Lot 5 DP 358538 (it is noted that they are not the registered landowner and as such effects on Lot 5 DP 358538 have still been considered in the assessment)
Ken Robins Farm Ltd	700 Lake Hayes-Arrowtown Junction Highway 11 Alfred Duncan Drive
S Cox & E Rowley	12 Alfred Duncan Drive (Lot 3 DP 353144)
T & M Harrison	61 Jean Robins Drive (Lot 1 DP 24012)
Tri Rhosen Services Pty Ltd	91 Jean Robins Drive (Lot 4 DP 358538)
J & R Hunter	18 Alfred Duncan Drive (Lot 4 DP 353144)
Ballamac Holdings Ltd	Written approval states Olive Lane, Lot 7 DP 358538 (it is noted that they are not the registered landowner and as such effects on Lot 5 DP 358538 have still been considered in the assessment)
J & K Bolt	687 Lake Hayes Arrowtown Junction Highway (Lot 1 DP 18313)

The map below identifies the subject site shown in blue outline and the above properties identified by a green diamond.



Figure 1 – Map of written approval provided (green diamond) – Subject site outlined blue.

Note that while Lot 5 & 7 DP 358538 are shown on the plan below, effects on those properties have still been considered.

5. PLANNING FRAMEWORK

5.2 RESOURCE CONSENTS REQUIRED

The Queenstown Lakes District Plan became fully operative 10 December 2009. Under this Plan the site is zoned Rural General and Rural Residential.

Section 1.4.1 of the applicant's AEE details the resource consents required under the Operative District Plan. Consent is required pursuant to the following:

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards for the Shotover Country Special Zone. Council's control is limited to those particular matters specified in Subdivision Rules 15.2.6 to 15.2.18 & 15.2.21; being:
 - *Rule 15.2.6.1* (lot sizes, averages and dimensions);
 - *Rule 15.2.7.1* (subdivision design);
 - *Rule 15.2.8.1* (property access);
 - *Rule 15.2.10.1* (natural and other hazards);
 - *Rule 15.2.11.1* (water supply);
 - *Rule 15.2.12.1* (storm water disposal);
 - *Rule 15.2.13.1* (sewerage treatment and disposal);
 - *Rule 15.2.14.1* (trade waste disposal);
 - *Rule 15.2.15.1* (energy supply and telecommunications);
 - *Rule 15.2.16.1* (open space and recreation);
 - *Rule 15.2.17.1* (vegetation and landscaping);
 - *Rule 15.2.18.1* (easements);
 - *Rule 15.2.21.1* (earthworks).
- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3vi for the proposed subdivision and the identification of a RBP within proposed Lot 1.
- A **non-complying** activity resource consent pursuant to Rule 15.2.3.4(i) because the proposed subdivision does not comply with Zone Standard 15.2.6.3(iii) where in the Rural General Zone every allotment created shall have one residential building platform approved.

Overall, the application is considered to be a **non-complying** activity.

5.3 PROPOSED DISTRICT PLAN

The QLDC publically notified the Proposed District Plan on 26th August 2015. Under the this Plan, the portion of land currently zoned Rural General for lot 8 and lot Section 17 & 63 and Lot 1 is proposed to remain in the Rural Zone with a landscape classification of ONL as shown on proposed Map 30, and the northern portion of Lot 8 currently zoned Rural Residential remain within the Rural Residential Zone.

There are no rules in the Proposed District Plan that have immediate effect that are relevant to this application.

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

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

6. STATUTORY CONSIDERATIONS

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

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

Section 104(1)

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standards;*
 - (ii) *Other regulations;*

- (v) a regional policy statement or proposed regional policy statement
- (vi) a plan or proposed plan; and
- (c) any other matters the consent authority considers relevant and reasonably necessary to determine the application.

Section 104(2) when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

Section 104(3) states that a consent authority must not (a) when considering an application, have regard to –

...(ii) any effect on a person who has given written approval to the application.

In addition, Section 104D (Particular Restrictions on non-complying activity) states that:

- (1) *Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either –*
 - (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) *the application is for an activity that will not be contrary to the objectives and policies of-*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

Section 106 of the RMA specifies certain circumstances where the consent authority may refuse subdivision consent.

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.

Sections 108 and 220 empower the Commission to impose conditions on a resource consent.

7. INTERNAL REPORTS

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

Landscape – The landscape assessment is prepared by Consultant Landscape Architect for Council, Mr Richard Denney for Council (contained in Appendix 2).

Engineering – The engineering report is prepared by Council's Engineer, Mr Warren Vermaas (contained in Appendix 3).

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

8. ASSESSMENT

The proposal has been assessed in terms of the following:

- (i) Landscape classification;
- (ii) Actual and potential effects on the environment incorporating the relevant assessment matters contained in the District Plan for ONL-WB;
- (iii) District Plan objectives and policies assessment; and
- (iv) Other relevant matters (precedent and other statutory documents)

8.1 LANDSCAPE CLASSIFICATION

The landscape experts are in agreement that proposed Lot 1 containing the proposed RBP is located within the ONL-WB under the Operative District Plan, and ONL in the Proposed District Plan.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

The District Plan does not provide a permitted activity status for any building or alteration to existing buildings, or associated activity and limits permitted activities to use of rural land for productive purposes, along with fencing and planting, although not forestry. Limited earthworks are permitted. While the Commission may disregard the permitted baseline, in this instance, I do not consider that disregarding the effects of these permitted activities assists in assessing the application.

8.2.1 ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT

The proposal raises the following actual and potential effects on the environment, which are assessed in detail below:

- Landscape Character and Amenity
- Earthworks;
- Access;
- Provision of services; and
- Natural hazards.

The District Plan contains assessment matters which are a useful tool for assessing environmental effects of applications. The relevant assessment matters for this application can be found in:

- Part 5.4.2.2 (1) ONL-WB;
- Part 5.4.2.3 (i) General - Nature Conservation Values;
- Part 5.4.2.3 (ii) Natural Hazards – General;
- Part 15.2.3.6 (b) Subdivision of Land in the Rural General Zone.

These matters have been applied to the following assessment.

Landscape Character and Amenity

Visibility of Development and Rural Character

Based on a site visit and Mr Denney's landscape report, it is identified that the site is visible from:

- From SH6 – future built form and associated domestication would be visually prominent from the intersection area of SH6, Alec Robins Road and Jean Robins Road. The degree of visibility of the proposed platform from SH6 (Ladies Mile) from Walnut Road south would be similar to that of the existing dwellings on the slope and not prominent. The proposed development, as experienced from SH6, would be visually evident and would not be reasonably difficult to view.
- From Alec Robbins Road the proposed building platform would be visible from the northern end of the road.
- The proposed building platform and landscape domestication would be visible from parts of the northern, western and southern sections of the Lake Hayes circuit trail. Where visible the proposed development would appear as the southern edge of the residential development to the north of the site.
- From private viewpoints along Alec Robins Road and Jean Robins Road, 689 Lake Hayes Arrowtown (SH6), and 24 Alfred Duncan Drive.

Effects on landscape character and values are discussed as follows.

Potential of Landscape to Absorb Development and Effects on the Openness of Landscape

The proposed platform is located within the ONL and, as specified above, is visible from a number of public and private viewpoints. As such the proposal will affect landscape and amenity values.

The site is located within the ONL and Rural General zone, however directly adjoins the Rural Residential zone. Both Mr Smith and Mr Denney consider the proposed creation of Lot 1 with a 375m² platform to be Rural Residential in nature/character. Both landscape architects also agree that the zone and landscape boundaries appear to be an arbitrary line as opposed to one derived from topography or landscape elements. The following figure from page 6 of the applicant's landscape assessment provides context from a birds eye view.

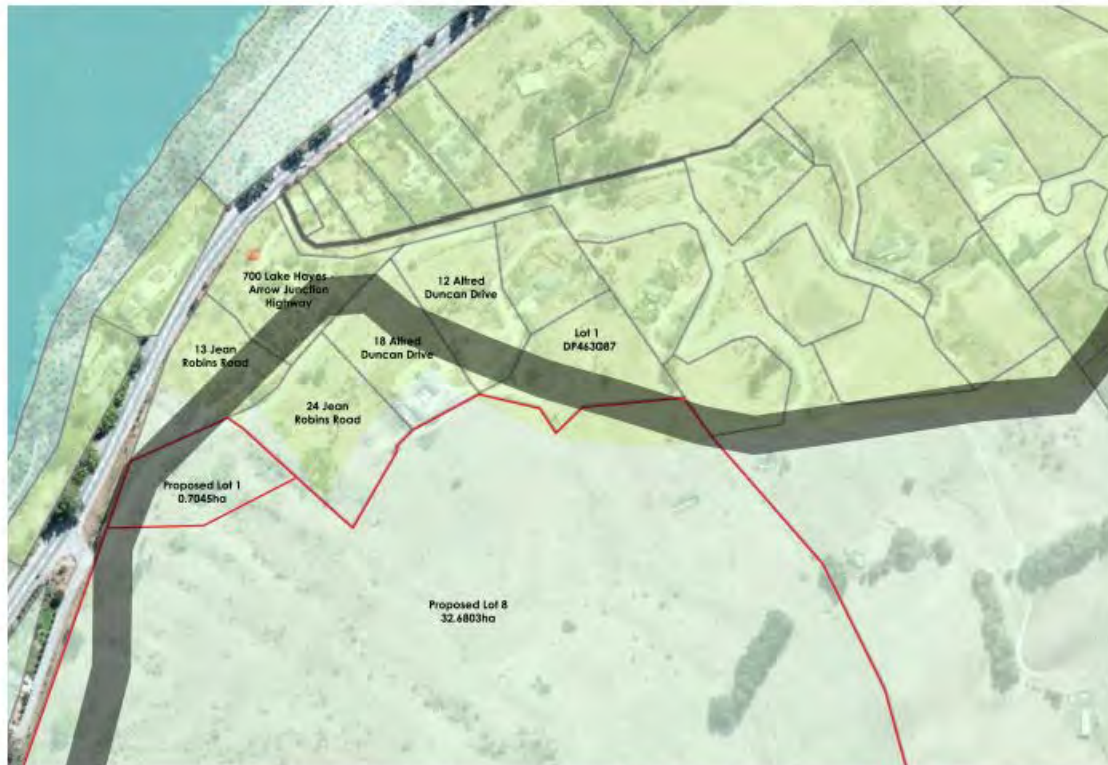


Figure 2: The aerial image and the District Plan's zones (RGZ and RRZ) have been sourced from the Queenstown Lakes District Council's GIS mapping system. The opaque black line outlines the location of the landscape categorisation boundary line as identified by Environment Court Decision C180/99 and outlined on Appendix 8A – Map 2 of the District Plan. The sites boundary line and the proposed subdivision line are outlined in red.

The site is located off Jean Robins Road, which is a no exit road. As such there is limited public traffic along this road. The majority of properties along Jean Robins Road have provided written approval and no submissions were received on the application.

In terms of visibility, Mr Smith determined:

“Even from the relatively close viewpoints of Stretch 1, many other existing dwellings are visible as a road user continues north. I do not consider that the proposed building platform location visually reads as being separate or distinct from the location of these existing dwellings.

A viewer will have no knowledge of the location of zone or landscape boundaries and I do not consider that they will perceive a future dwelling in this location as being unexpected. Overall, I consider that the proposed development will have a negligible to less than moderate degree of adverse visual effects on users of SH6”

In summary, the proposed development will ultimately appear as a small and logical extension to the RRZ that is located immediately north of the site. Overall, I consider that the proposed development will have a negligible to less than moderate degree of adverse visual effects when experienced by users of the above mentioned public places."

...

Regarding views from the Lake Hayes walking track:

"In summary, the proposed building platform and its associated activities will be visible from parts of the northern, western and southern sections of the Lake Hayes Circuit Trail. When visible, the proposed development will appear as an extension of the RRZ development. Overall, I consider that the proposed development will have a negligible to less than moderate degree of adverse visual effects on users of this trail."

Regarding views from properties along Jean Robins Road:

"I consider that the proposed building platform and its associated activities will appear contiguous with the neighbouring dwellings and development within the RRZ."

Mr Denney largely agreed with Mr Smith's conclusions in relation to visibility, determining the development will result in a small level of domestication and incremental increase of domestication along the slope and into the ONL, however the domestication is not significant.

A number of design controls and landscaping (earth mounding and planting) have been proposed by the applicant. While both landscape architects determine the planting pattern to be domestic as opposed to rural character, the design controls and planting will help enable future development within the proposed development to read coherently with the surrounding residential development.

In relation to character and open space, Mr Smith determined:

"The proposed building platform is located at a similar elevation to a line of dwellings located along the eastern side of SH6 (north of the site) including the dwelling at 13 Jean Robins Drive, which is within close proximity of the proposed building platform. Future built form will extend this line of development by one additional dwelling and will appear as a slight extension to the RRZ. ...

Topography of the hillside, south of the proposed building platform, is steeper and appears as a more uniform gradient (not consisting of relatively level plateaus and the like) extending up slope from the SH6 and Alec Robins Road intersection. I consider that this change in topography creates part of an appropriate edge that is to contain development that is within and adjacent to the RRZ on the western slopes of Morven Hill. ...

Development that has and is anticipated to occur within the RRZ has compromised the visual coherence and naturalness of the western slopes of Morven Hill. The additional instance of built form will result in a slight reduction to the naturalness of Morven Hill. As discussed, future built form will appear as a slight extension of the RRZ development. Due to the location and elevation of the proposed development, I consider that the proposal will fit logically into the existing development pattern and will not breach a threshold with respect to the site's ability to absorb further change.

In summary, the proposed development will result in a future dwelling and its associated activities being located near the toe of Morven Hill and immediately south of the RRZ. The proposed development will bring about a slight decrease to the open space values of Morven Hill. The additional instance of domestic activities will be closely associated with the RRZ development and will read as a logical part of that development. I can see no landscape planning reasons why the RRZ boundary and the landscape category boundary have been drawn so as to exclude the proposed building platform location from the RRZ. Overall, I consider the proposed development will have a slight to less than moderate degree of adverse effects on the landscape character of lower part of the site. I do not consider that the proposed development will have adverse landscape character effects on the upper slopes of Morven Hill."

Mr Denney considers that the main confining element to development is the zone boundary rather than natural elements as site is on an open slope with some minor undulation and does not differ much from the terrain within the adjacent Rural Residential zone. As such, Mr Denney does not agree with Mr Smith there is a change in topography that creates part of an appropriate edge that is to contain development.

Mr Denney also differs from Mr Smith's view in that platform location will have a moderate to significant effect on open space. Mr Denney's primary concern however is effects from development creeping into the ONL and precedent setting for rural residential type development in this Rural General Zone.

Further to Mr Denney's report being written, the applicant has volunteered a no further development condition to go on the title for the balance land. The applicant also proposes to amalgamate the balance with an existing farm lot. I consider this proposed restriction alleviates Mr Denney's concern to the extent that it prevents further creep and domestication of the ONL. Furthermore it avoids future effects from not having a platform on the balance lot created at time of subdivision, such as having a requirement for workers accommodation or a homestead on that lot in the future. Overall, these mitigation measures will ensure there is not further domestication or creep into the ONL.

In addition, a portion of the site upslope from the proposed platform is within the Rural Residential zone, and as such buildings within that portion of the site will be a controlled activity, subject to bulk and location requirements. On face value I consider a building will be feasible in this location while meeting the minimum internal setback from the boundary with the adjacent property. Through the volunteered development restriction on title, the development rights for developing within the Rural Residential portion of the site are effectively surrendered.

I accept that this no further development restriction, combined with the topography factors outlined by Mr Smith, will ensure the development will not lead to further creep into the Rural General zone or ONL beyond the proposed platform. I accept there is an effect on open space. Nonetheless I consider that while the development is Rural Residential in nature, for the reasons above I accept the effects resulting from this change are acceptable.

Cumulative Effects

Based on the above assessment I consider the site has the ability to absorb the proposed development, without resulting in unpalatable adverse effects. The proposed amalgamation and no further development requirement will help avoid further development, which would likely have a cumulative effect.

Summary of Landscape Effects

The proposal will create a section that is Rural Residential in nature on land within the Rural General Zone, but directly adjoining Rural Residential land. Future development will be visible from a number of public and private areas; however will read coherently with the adjoining Rural Residential development to the north. Due to the topography, the location of the platform in terms of being on the lower slope and situated in line with other dwellings, the coherency with adjacent development and the mitigation package proposed, I consider that the site has the ability to absorb this level of development and adverse effects on terms of landscape are acceptable.

Earthworks

Earthworks are proposed to lower the existing ground level within the proposed building platform of Lot 1, and a 1m high landscape bund which is outside of the parking and manoeuvring area. Overall there will be 960m³ of cut and 600m³ of fill, with cuts up to 4m and fill up to 2.7m. No fill is proposed within the building platform area.

The earthworks are located sufficient distances from property boundaries to not adversely affect the stability of any neighbour. Subject to conditions to manage the works and ensure suitable ground conditions for future buildings, Mr Vermaas is satisfied there will not be stability issues arising from the earthworks.

In relation to sediment runoff and stormwater management, Mr Vermaas concludes that the earthworks can be undertaken so that sediment is managed within the site, provided the works are undertaken in accordance with *A Guide to Earthworks in the Queenstown Lakes District* brochure. A consent condition is recommended to ensure compliance with this brochure.

Mr Vermaas notes that existing gateway access to the site from Jean Robins Drive is not suitable, and recommends that the new crossing point be formed for construction access and this be upgraded to a sealed crossing prior to 224c. I accept this conclusion and Mr Vermaas' recommended conditions.

Mr Denney raised no major concerns with the visual effects from the proposed earthworks; however did recommend conditions to ensure the landscape plan is given effect to, which will help mitigate the earthworks. The earthworks are to accommodate the platform and access, and once the development is undertaken, effects on landforms will be mitigated.

Conditions relating to slope and batter cuts in the Geosolve Report provided with the application are recommended as well as a condition requiring traffic management plan to be provided. Subject to conditions and based on the advice of Mr Vermaas and Mr Denney, any adverse effects resulting from the proposed earthworks will be no more than minor.

Access

Proposed Lot 1 gains access from Jean Robins Drive, which is a private road. A Right of Way is proposed to serve Lot 1. Proposed Lot 8 has legal road frontage to Alec Robins Road. No changes are proposed in relation to access to this balance farming lot.

Mr Vermaas has not raised any issues with access to proposed Lots 1 and Lot 8, stating that access to these lots is in an acceptable standard and no physical works are required. In terms of a new vehicle crossing for proposed Lot 1, Mr Vermaas accepts that the site distances meet Council standards, and recommends that the vehicle crossing be formed at this stage. Mr Vermaas recommends that the existing gateway located approximately 10m west should be removed as this is not a suitable access point. Mr Vermaas recommends conditions in this regard, which I have adopted in the recommended conditions.

I accept this advice, and subject to appropriate conditions, all created sites will have suitable legal and physical access and that adverse effects on access will be less than minor.

Provisions of Services

Proposed Lot 1 is fully serviced with water, wastewater, telecommunications and electricity. There will be no changes to services for proposed Lot 8, however Lot 8 will be amalgamated with adjoining land.

Water

In regard to proposed Lot 1, the applicant's AEE states that a water connection will be extended from Council's reticulation in Alec Robins Road to the site and can be addressed at the time of engineering design. Mr Vermaas is satisfied this is suitable and has recommended a condition to ensure there is appropriate connection. I accept Mr Vermaas advice.

Fire Fighting

Mr Vermaas states that fire-fighting water supply to the proposed building platform on Lot 1 will have to be provided via an on-site static storage supply. Mr Vermaas has recommended that a consent notice be imposed to require this at the time a dwelling is constructed. I accept this advice.

Effluent Disposal

The applicant proposes a gravity connection from Lot 1 to the foul sewer man hole (FSMH) below the site on SH6. Mr Vermaas accepts the site is within the Council's scheme boundary and that there is capacity for this disposal. I accept this advice.

Stormwater

It is proposed to dispose stormwater from the future development within the proposed building platform within the site. Mr Vermaas is satisfied Proposed Lot 1 is of sufficient size to accommodate this stormwater an engineered solution will be possible. Mr Vermaas recommends a consent condition in this regard. I accept this advice.

Electricity and Telecommunications

Confirmation has been provided that these services can be extended to the proposed RBP. Mr Vermaas recommends standard connection conditions in this regard. I accept this advice.

Subject to conditions, any adverse effects on the provision of services will be no greater than minor.

Summary Effects on Services

Overall, based on the advice of Mr Vermaas, I am satisfied that development within the proposed building platform will be sufficiently serviced and that effects in terms of services will be no more than minor.

Natural Hazards

The site is shown on Council hazard mapping as partially subject to potential liquefaction hazard (category LIC1) with the buildable area shown outside of this hazard area. Whilst the mapping boundaries are often undefined it is noted in this instance that a liquefaction hazard is unlikely to affect the buildable area of the Lot 1 due to the steeply sloping site and anticipated depth to groundwater. Mr Vermaas comments that based on the mapping and site topography he is satisfied that the proposed future building is unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required under NZS 3604:2011 for timber framed buildings to be sufficient. Foundation requirements for the future buildings can be addressed under the related building consent and Mr Vermaas considers that no conditions are necessary.

There is no other identified hazard risk for the site. Based on the advice of Mr Vermaas, I consider that adverse effects relating to natural hazards will be no more than minor.

Summary of Effects Assessment

The proposed platform will be visible and will have an effect on open space. However, subject to mitigation, I consider the level of effects to be acceptable.

This site is considered to not be at risk of natural hazards and the proposed platform will be adequately serviced.

Overall, I consider the adverse effects to be appropriately mitigated and as such are acceptable.

8.3 THE DISTRICT PLAN OBJECTIVES AND POLICIES ASESMENT

The objectives and policies relevant to this application are contained in Part 4 (District Wide), Part 5 (Rural Areas) and Part 15 (Subdivision Development and Financial Contributions).

In addition to these parts of the Plan, Part 1.5.3 (iii) of the District Plan provides reasons as to why activities such as subdivision and the identification of a RBP in the ONL are listed as discretionary, with the following matters relevant:

- (i) *where there is a potential that they may not be suitable in all locations in a zone; or*
- (ii) *where the effects of the activity on the environment are so variable that it is not possible to prescribe appropriate standards to cover all circumstances in advance of an application; or ...*
- (iii) *because in or on outstanding natural landscapes and features the relevant activities are inappropriate in almost all locations within the zone, particularly within the Wakatipu Basin or in the Inner Upper Clutha area, or*

- (iv) *because in visual amenity landscapes the relevant activities are inappropriate in many locations; or...*

This is an introductory statement rather than a rule or policy, however it puts into context the relation of the District Plan provisions in respect to ONL.

Section 4.2.6 (*Environmental Results Anticipated*) identifies the environmental outcomes expected to arise over time with the implementation of the policies and methods relating to Landscape and Visual Amenity. Those relevant are:

- (i) *The protection of outstanding natural landscapes and features from inappropriate subdivision, use and development.*
- (ii) *Maintenance and enhancement of openness and naturalness of outstanding natural landscapes and features.*
- (iii) *Strong management of visual effects of subdivision and development with the VAL of the District*
- (iv) *Enhancement of natural character of the VAL*
- (v) *A variety in the form of settlement pattern with VAL based upon the absorption capacity of the environment.*

Part 4 – District Wide Issues

Section 4.1.4, Objective 1 *Nature Conservation Values* seeks to protect and enhance indigenous ecosystems, and protection of outstanding natural features and natural landscapes. The relevant policies that give effect to this objective are:

- 1.1 *To encourage the long-term protection of indigenous ecosystems and geological features.*
- 1.2 *To promote the long term protection of sites and areas with significant nature conservation value*
- 1.3 *To manage the sensitive alpine environments from the adverse effects of development.*
- 1.4 *To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.*
- 1.7 *To avoid any adverse effects of activities on the natural character of the District's environment*
- ...

Section 4.2.5 *Landscape and Visual Amenity* has an objective to ensure that subdivision use and development is undertaken in the District in a manner, which avoids, remedies or mitigates adverse effects on landscape and visual amenity values. The relevant policies that give effect to this objective are:

Policy 1 *Future Development* seeks to avoid, remedy or mitigate adverse effects of developments and/or subdivision in those areas where the landscape and visual amenity values are vulnerable to degradation.

Policy 3 *Outstanding Natural Landscapes (Wakatipu Basin)* seeks to avoid subdivision and development on the outstanding natural landscapes and features of the Wakatipu Basin unless the subdivision and/or development will not result in adverse effects, which will be more than minor on landscape values and natural character; and visual amenity values.

Policy 5 *Outstanding Natural Features* seeks to avoid subdivision/or development on and in the vicinity of distinctive landforms and landscape features, including (a) in WakatipuMorven Hill... unless the subdivision and development will not result in adverse effects which will be more than minor on landscape values and natural character and visual amenity values.

Policy 8 *Avoiding Cumulative Degradation* seeks to ensure that the density of subdivision and development does not result in over domestication of the landscape and encourages comprehensive and sympathetic development of rural areas.

These objectives and policies have a common theme to avoid and protect the ONL and ONF landscapes of the District unless the subdivision and development will not result in adverse effects which will be more than minor.

As per the assessment above, I consider that the landscape can adequately absorb the development proposed and that effects will be acceptable. As such the proposal is not contrary to the above objective and policies.

Objective 4.8 Natural Hazards, Objective 1 seeks to avoid or mitigate loss of life, damage to assets or infrastructure, or disruption to the community of the District, from natural hazards. The site is shown on the Council hazard maps as being potentially subject to liquefaction and Ms Overton states that she is satisfied that there are no natural hazards which will affect the proposed RBP. The proposal is not contrary with this objective.

Part 5 – Rural Areas

The relevant objectives and policies contained in Part 5.2 seek to protect the character and landscape values of the rural area, to retain the life supporting capacity of soils and vegetation, and to appropriately manage effects of activities on rural amenity. A relatively small portion of the farm will be carved off for the development. The balance land will be farmed and the productive rural potential of the land is not considered to be affected. As such I consider the life supporting capacity of soil to be unaffected.

Effects on landscape and rural character values have been assessed comprehensively above. The proposal will result in a Rural Residential section, however in this setting and context I consider that the effects of the proposal on rural character and landscape values are acceptable and as such the proposal is not contrary to the relevant objective and policies.

Part 15 – Subdivision

Objective 1 – *Servicing* requires that the provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots. Policy 1.2 requires that there is a safe and efficient vehicular access provided to lots created by subdivision. Mr Vermaas has assessed the proposal and confirms that the vehicle crossing is feasible and in suitable location. Policy 1.4 seeks to avoid or mitigate any adverse visual and physical effects of subdivision roading on the environment. The development will use an existing roading network and existing access way to access the proposed lot. Policy 1.5 requires that a sufficient capacity of water is available to each lot. Mr Vermaas is satisfied with the proposed water supply. Appropriate development contributions will be calculated and paid by the developer for the provision of services in line with the Council's Long Term Development Contributions Policy and Community Plan Development Contributions Policy. No issues have been identified in regard to the disposal of stormwater from the site and the proposal aligns with policy 1.8. Mr Vermaas is satisfied that there is capacity for the development to connect to Council reticulated services. This will ensure that the proposal will be consistent with policy 1.9. Subject to conditions, the proposal is not contrary to this objective.

Objective 5 *Amenity Protection* seeks to maintain and enhance the amenities of the built environment through the subdivision and development process. Policy 5.1 ensures that lots sizes and dimensions provide for efficient and pleasant functioning of their anticipated land uses and will reflect levels of open space and density of built development anticipated by each area. The proposed lots are of a sufficient size for rural living purposes. The form and density of proposed Lot 1 is appropriate within the existing environment. Policy 5.2 seeks to ensure that subdivision patterns do not lead to alternative land uses, which may adversely affect landscape, visual, cultural or other amenity values. The pattern of development is acceptable for the changes to Lot 8 in that it will not change the node of development on the higher part of the site. As discussed above, the amenity effects from development on Lot 1 is not considered to be significant. Policy 5.3 seeks to encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services. The overall design of the proposed subdivision follows the natural line of topography, which ensures that amenity values are maintained. Policy 5.4 encourages the protection of significant trees or areas of vegetation, upon the subdivision of land. No vegetation of significance has been identified within the site. Policy 5.5 seeks to minimise the effects of subdivision and development on the safe and efficient functioning of services and roads. The proposal will only increase the roading capacity by one residential unit, therefore it is not considered to result in any adverse effect on services and roads. Policy 5.6 encourages the identification of archaeological sites and sites of cultural significance. Heritage New Zealand was contacted from comment prior to notification and it can be confirmed that nothing of significance has been identified within the site.

Subject to conditions, the proposed subdivision and development will be largely consistent with the objectives and policies within Part 15 of the District Plan.

CONCLUSION

It is my conclusion that, the proposal is not contrary to the objectives and policies of the Operative District Plan.

PROPOSED DISTRICT PLAN

Council notified the Proposed District Plan on 26 August 2015, which contains objectives and policies with immediate legal effect, pursuant to section 86A(2) of the RMA. In RMA terms, the PDP currently has limited weight as it is in its initial stages of the process. The site is zoned Rural and located within the ONL Category. The purpose of the Rural Zone is *"to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity."* The statement on zone purpose goes on to say:

... because the majority of the District's distinctive landscapes comprising open space, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists the desire for rural living, recreation, commercial and tourism activities.

Objective 1 is to enable farming, permitted and established activities. The policies include requiring setbacks from boundaries and considering lighting issues. Objective 2 seeks to sustain the life supporting capacities of soils. Objective 4 seeks to manage situations where sensitive activities conflict with existing and anticipated activities in the zone. Policy 21.2.4.2 states –

Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.

Objective 21.2.8 is to avoid subdivision and development in areas that are identified as being unsuitable for development. Policy 1 states to assess subdivision and development proposals against applicable District wide chapter, in particular landscape chapter.

Although they do not have legal effect yet, it is relevant to note that a similar regime to that applying in the ODP is proposed in respect of residential buildings in the zone, in that the erection and use of a residential unit within an approved RBP would be permitted subject to the application of specified standards.

When the provisions of Chapter 3 Strategic Directions are considered, it is apparent that the PDP sees effects on landscapes to be the primary concern when considering residential buildings and activities in the Rural Zone. Under Goal 3.2.5, which relates to landscapes, Objective 3.2.5.4 states – *Recognise there is a finite capacity for residential activity in rural areas if the qualities of our landscape are to be maintained.*

The two policies to give effect to this objective are:

3.2.5.4.1 Give careful consideration to cumulative effects in terms of character and environmental impact when considering residential activity in rural areas.

3.2.5.4.2 Provide for rural living opportunities in appropriate locations.

Under the Operative District Plan in the Rural General Zone, residential building platforms can be approved for a site and registered on the Computer Freehold Register for a property. That approval requires a discretionary activity consent and can occur in isolation, or in conjunction with a subdivision application. Once approved, the erection of a dwelling on the RBP is a controlled activity with control limited to external appearance, earthworks, access, landscaping and the provision of infrastructure. Alternatively, an application can be made to erect a dwelling outside of a RBP as a discretionary activity. There is no limitation on the number of dwellings allowed on a site.

In my view, potential development of the site has been appropriately managed by the proposed design controls and landscaping for Lot 1, and development restriction for the balance Lot 8 (to be amalgamated), including that land within the Rural Residential portion of the site. Overall, for the reasons outlined in the report above, the landscape effects are sufficiently managed. Overall I consider the proposal to be not contrary to the objectives and policies of the PDP.

8.4 REGIONAL POLICY STATEMENT AND PROPOSED REGIONAL POLICY STATEMENT

As the District Plan must give effect to the RPS, it is considered that the assessment above is also relevant to assessing the proposal against the objectives and policies of the RPS. The Operative RPS and Proposed RPS raise the same matters as the objectives and policies contained within the District Plan with respect to protecting Otago's landscapes, providing a suitable built environment, and protecting against natural hazards.

Overall, I consider the proposal is considered to be consistent with the District Plan, and for the same reasons it is considered the proposal would be consistent with the relevant objectives and policies of Otago's ORPS PRPS.

8.5 PRECEDENT

It may be considered that granting this application will set a precedent for rural residential type development in the Rural General zone and for development creep into the ONL. This consent has been considered on its merits and a Rural General land surrounding Lot 1 will have a no further development requirement, which ensure development is contained and cannot extend further into the ONL. As such there is not considered to be a precedent set by granting this application.

9. DETERMINATION

SECTION 104D

As a non-complying activity, the proposal would have to pass at least one of the tests of section 104D. If the application fails both tests of section 104D then the application would, under the RMA, be refused.

My overall conclusion is that while there are some landscape effects, these adverse effects were not considered to be more than minor. Accordingly, I consider that with respect to effects, the first test under section 104D of the RMA for non-complying activities has been satisfied.

With respect to the second threshold test under Section 104D I consider that the application can pass through the second gateway test given that while the proposal is not entirely consistent it is not considered to contrary to the relevant policies and objectives of the ODP and PDP.

It is therefore concluded that the subdivision and identification of RBP on proposed Lot 1 can be granted.

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.*

Section 5 sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Taking into account the definition of sustainable management contained in section 5(2), I consider that the application will achieve the purpose of the Act.

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

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

I have considered the proposal against the provisions of the Operative District Plan, which are designed to assess whether a proposal in an ONL is appropriate subdivision, use and development. As per the assessment above, this site has a relatively high level of natural character and landscape values but has the potential to absorb the development proposed on the lower slope without significant adverse effects on the environment. As such I consider the proposal does represent appropriate use and development in the context of section 6(b) of the Act.

Section 7 directs that in achieving the purpose of the Act, Council is to have particular regard to certain matters, which include, of relevance here:

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

As discussed throughout this report, it is considered that the development proposed is appropriate in this setting based upon an assessment of the application against s104 matters and in particular, the relevant provisions of the Operative District Plan.

Section 8 requires Council in exercising its functions on this application, to take into account the principles of the Treaty of Waitangi. There are no known items of cultural value of immediate relevance to the subject site and the proposal is considered suitable in light of the principles of the Treaty of Waitangi.

Overall, I consider the proposal does promote sustainable management as per the purposes and principles of the RMA.

10. RECOMMENDATION

Having considered the proposal and based on expert advice it is my opinion that:

- the site has the ability to absorb the proposed development, without compromising the ONL, subject to recommended conditions;
- the sites can be serviced, the earthworks are feasible and the relevant hazards have been appropriately accounted for;
- the proposal would not be contrary to the relevant objectives and policies of the District Plan.

Report prepared by

Reviewed by



Louise White
PLANNER



Katrina Ellis
SENIOR PLANNER

Attachments:	Appendix 1	Applicant's AEE
	Appendix 2	Landscape Architect's Report
	Appendix 3	Engineering Report
Report Dated:	25 May 2017	

APPENDIX 1 - APPLICANT'S AEE

RESOURCE CONSENT APPLICATION TO UNDERTAKE A TWO LOT SUBDIVISION AND IDENTIFY A RESIDENTIAL BUILDING PLATFORM ON ONE OF THE ALLOTMENTS

Alexander Kenneth Robins

Jean Robins Drive, Lake Hayes

September 2016

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1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	Jean Robins Drive, Lake Hayes
Applicants Name:	Alexander Kenneth Robins
Address for Service	Ken Robins C/- Southern Planning Group Attn: tim@southernplanning.co.nz
Site Legal Description:	Lot 8 Deposited Plan 498355 contained in Computer Freehold Register 738021
Site Area:	33.3848 hectares
District Plan Zoning:	Rural General
Brief Description of Proposal:	To undertake a two lot subdivision, associated earthworks and identify a residential building platform on one of the allotments.
Summary of Reasons for Consent:	Non-Complying Activity

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

List of Information Attached:

Appendix [A]	Computer Freehold Register
Appendix [B]	Legal Interests
Appendix [C]	Landscape and Visual Effects Assessment Report
Appendix [D]	Scheme Plan
Appendix [E]	Earthwork Plans
Appendix [F]	Geotechnical and Natural Hazard Assessment
Appendix [G]	Servicing Assessment
Appendix [H]	Landscape Structural Plan
Appendix [I]	Written Approvals

.....
Tim Williams

12 September 2016

2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

The subject site is located on the southern edge of Jean Robins Drive and is legally described as Lot 8 DP 498355. A copy of the sites Computer Freehold Register is attached as **Appendix [A]**. Relevant interests on the Computer Freehold Register are attached as **Appendix [B]**. These interests have been reviewed and remain unaffected by the proposed development.

The site itself is 33 hectares in area and is located on the northern side of Morven Hill overlooking State Highway 6 and Lake Hayes. The site is currently undeveloped steep farmland covered in grass, exotic trees and scatterings of native vegetation. The site is void of any built development. The site is located entirely within the Rural General zone but borders the Rural Residential Zone to the north (along Jean Robins Drive).

A detailed description of the site and surrounding receiving environment is contained in paragraphs 7 – 21 of the Landscape and Visual Effects Assessment Report prepared for the proposed development by Paul Smith of Vivian + Espie. This report is attached as **Appendix [C]**.

Figure 1 is an aerial image of the subject site.

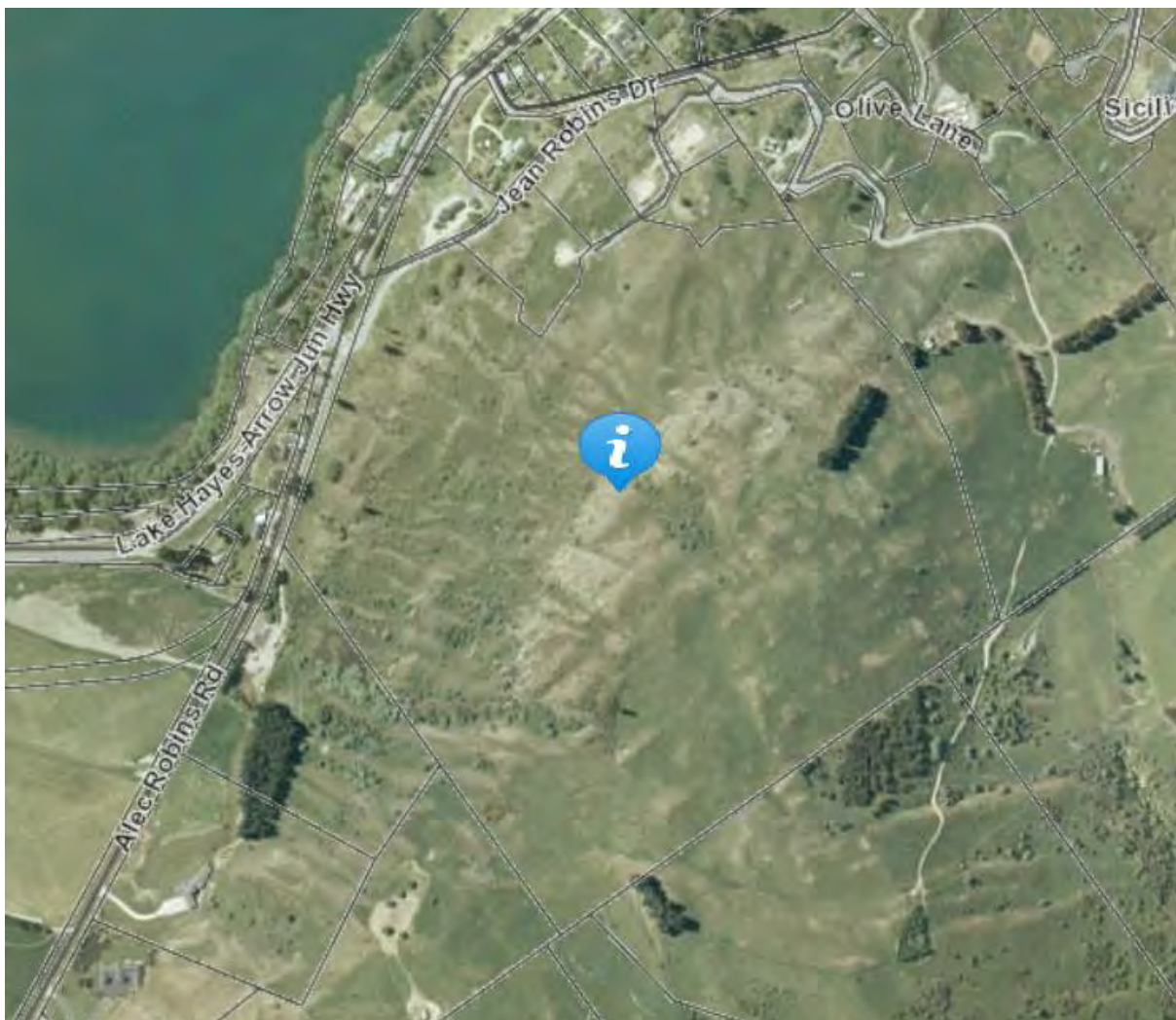


Figure 1: Aerial Image of the subject site

3.0 RESOURCE MANAGEMENT BACKGROUND

Resource consent RM130352 approved a boundary adjustment between Lot 5 DP 353144 and Lot 8 DP 353144. This consent also included a residential building platform on Lot 5 (unrelated to the subject site).

Resource consent RM160210 approved a secondary boundary adjustment between Lot 5 and Lot 8 DP 468905. The residential building platform approved on Lot 5 remained unaffected.

4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Resource consent is sought to undertake a two lot subdivision, associated earthworks and identify a residential building platform on one of the allotments.

4.1 Subdivision

Consent is sought to subdivide Lot 8 DP 440296 into two lots with the proposed resulting lots:

- Lot 1 – 0.7045 ha in area directly adjoining Jean Robins Drive.
- Lot 8 – 32.6803 ha in area being the balance farm land.

A scheme plan showing the proposed subdivision layout is contained in **Appendix [D]**.

4.2 Residential Building Platform

A 15m x 25m (375m²) residential building platform is proposed centrally within Lot 1 to allow for the establishment of future residential buildings.

A number of consent notice design restrictions are offered in relation to future buildings within this platform on Lot 1 as follows:

1. All buildings shall be erected within the building platform approved on Lot 1 by RMXX and shown on the Title Plan XXX.
2. No buildings shall exceed the following height restrictions split across the building platform.
 - A maximum height limit of R.L. 368.5 masl in area A of the building platform.
 - A maximum height limit of R.L. 371.5 masl in area B of the building platform.
3. Claddings shall be timber (painted or unpainted), stacked local stone, iron, solid plaster or a similar material approved by Queenstown Lakes District Council.
4. Exterior wall and roof cladding materials shall be finished in the natural range of browns, greens and greys with a light reflectance value (LRV) between 7% and 20%.

5. Joinery shall match or be darker than the selected roof or wall colours.
6. All built elements upon the roof or upper portion of the building including but not limited to chimney flues, satellite dishes and solar panels shall not extend beyond the building platform height controls and shall be of a colour to match the roof.
7. Exterior lighting attached to a building shall not exceed 3m in height and shall not direct light above 90 degrees. Exterior lighting not attached to a building shall not exceed 1m in height, shall not direct light above 90 degrees and shall be sensor operated only. No external lighting shall be used to highlight or accentuate built forms, structural elements or any landscape features.

No residential building platform is proposed on Lot 8. This is to remain a balance farming block as currently exists.

4.3 Earthworks

To create a level bench for future development within the building platform and an access driveway from Jean Robins Drive 960m³ of cut and 600m³ of fill area proposed within Lot 1. Excess fill is to be removed from the site. The earthworks will consist of creating two terrace benches in the location of the building platform the upper level of the building platform will have an RL level of 367.0 and the lower level of the building platform will have an RL level of 364.0. A maximum cut height of 4m is proposed which is to be battered back at an angle of 1 in 0.5. 600m³ of excess cut will be used to create mounding on the north western side of the building platform. The maximum fill depth is 2.7m and this includes a 1m retaining wall. Earthwork plans are attached within **Appendix [E]**. A geotechnical report addressing the proposed earthworks is attached within **Appendix [F]**.

4.4 Services

A servicing assessment addressing the proposed servicing arrangement for the subdivision is attached within **Appendix [G]**. No servicing connections are proposed to Lot 8 given its farming use. The proposed servicing arrangement is summarised as follows:

Phone and Power

Power and phone connections will be extended from Alfred Duncan Drive across Lot 8 (via an easement) to Lot 1. Confirmation from Chorus and Delta that these connections can be made available are contained within the servicing assessment.

Water Supply

Lot 1 will connect to the existing QLDC water reticulation in Alex Robins Road via a 25mm lateral.

Wastewater

Lot 1 will connect to the existing QLDC foul sewer reticulation in the State Highway road reserve via a 100mm lateral across Lot 8 (via an easement)

Stormwater

Stormwater disposal will be to ground by the use of on-site soakage pits.

Access

Access to Lot 1 will be provided directly off Jean Robins Dr and a new Right of Way easement will be required over Lot 8 in favour of Lot 1. Lot 8 will continue to have direct access onto Jean Robins Drive.

4.5 Landscaping

On Lot 1, structural landscaping is proposed as part of this application. This consists of a range of exotic tree species planted west of the proposed building platform. The structural landscape plan is attached as **Appendix [H]**. To protect this landscaping the following consent condition is offered:

1. The plantings on Lot 1 shown on the landscape plan (titled 'Structural Landscape Plan') by Vivia+Espie dated 17.06.2016 shall be implemented prior to 224(c) certification and thereafter such plantings shall be maintained and irrigated in accordance with the approved landscape plans. If any tree or plant should die or become diseased it shall be replaced in the next available planting season.

4.6 Written Approvals

Written Approval for the proposed development has been obtained from the following parties and is attached within **Appendix [I]**:

No.	Name	Address
1	N & J Secker	12 Alec Robins Road (Section 66 Blk IX Shotover SD)
2	J & K Boulton	687 Lake Hayes Arrowtown Junction Highway (Lot 1 DP 18313)
3	A & A Robins and HJM Callaghan	13 Jean Robins Drive (Lot 7 DP 353144)
4	Alexander Kenneth Robins	700 Lake Hayes – Arrow Junction Highway and 11 Alfred Duncan Drive
5	J & R Hunter	18 Alfred Duncan Drive (Lot 4 DP 353144)
6	S Cox and E Rowley	12 Alfred Duncie Drive (Lot 3 DP 353144)
7	E Hill and I McGregor	Alfred Duncie Drive (Lot 1 DP 463087)
8	D MacColl & R Monk	74 Jean Robins Drive (Lot 1 DP 358538, Lot 2 DP 358538 and Lot 8 DP 358538)
9	Ballamac Holdings Ltd	Lot 7 DP 358538
10	T & M Harrison	61 Jean Robins Drive (Lot 1 DP 24012)
11	Tri Rhosen Services Pty Ltd	91 Jean Robins Drive (Lot 4 DP 358538)
12	Paul Lockey and Justine Smyth	35 Olive Lane, Lake Hayes
13	P & K Nicolson and A Christie	Lot 5 DP 358538



Figure 2: Location of Written Approvals

The following written approvals have been sort and will be forwarded to QLDC upon receipt:

- Davis, McMaster and Cutfield – 24 Alfred Duncan Drive, Lot 5 DP 468905
- Riminton & Chellew – Lot 3 DP 358538

5.0 DESCRIPTION OF PERMITTED ACTIVITIES

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case all buildings and residential building platforms in the Rural General Zone require resource consent and therefore there is no relevant permitted baseline.

6.0 STATUTORY CONSIDERATIONS

6.1 Queenstown Lakes District Plan

The land is contained within the Rural General Zone under the Operative Queenstown Lakes District Plan. The following resource consents are sought to authorise the proposed development.

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for the proposed subdivision and identification of residential building platforms.
- A **non-complying** activity resource consent pursuant to Rule 15.2.3.4 (i) because the proposed subdivision does not comply with Zone Standard 15.2.6.3 (iii) where in the Rural General Zone every allotment created shall have one residential building platform approved.

Overall, the proposed development is assessed as a non-complying activity.

6.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

A review of both the Otago Regional Council's database of contaminated sites and Queenstown Lakes District Councils Hazard Register do not show that the piece of land to which this application relates is a Hazardous Activities and Industries List (HAIL) site, and therefore this National Environmental Standard (NES) does not apply.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

7.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

7.2 An assessment of the actual or potential effect on the environment of the proposed activity.

Introduction

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Clause 7(1) of the Resource Management Act 1991 states that the following matters must be addressed.

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- (b) any physical effect on the locality, including any landscape and visual effects:*
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

In assessing the actual or potential effects on the environment from the categories listed above, reliance has been placed on the various supporting reports and assessments as outlined throughout the application.

The proposed development is considered to raise the following actual or potential effects on the environment:

- Landscape and Visual Amenity Effects
- Services
- Traffic Generation and Vehicle Movements
- Natural Hazards

Landscape and Visual Amenity

The District Plan locates much of the site including the proposed building platform as an Outstanding Natural Landscape (ONL WB). Environment Court Decision C180/99 identifies Morven Hill as an Outstanding Natural Feature (ONF). The assessment matters in regards to both these landscape classifications are the same and are contained within Section 5.4.2.2 (1) of the District Plan. For the purpose of this assessment and given the assessment matters within the District Plan do not differ for ONL WB and ONF it is not considered necessary to determine which landscape classification applies.

The landscape and visual effects assessment report by Mr Paul Smith of Vivian Espie (attached as **Appendix [C]**) is relied for the purpose of considering potential landscape effects. In summary Mr Smith concludes: *'the proposed development will ultimately appear as a small and logical extension to the RRZ that is located immediately north of the site. Overall, I consider that the proposed development will have a negligible to less than moderate degree of adverse visual effects when experienced by users of the above mentioned public places'*.

Assessment Matters 5.4.2.2 (1) are addressed below:

(a) Effects on openness of landscape

The site sits within a broadly visible expanse of open landscape on the slopes of Morven Hill although the building platform will sit on the edge of this visible landscape feature. The building platform will sit at the same elevation or in some cases lower than adjoining dwellings in the Rural Residential Zone. This ensures that the majority of the visible expanse of Morven Hill will retain its current open character. Mr Smith is satisfied that the proposed building platform although bringing a slight reduction to the open slopes of Morven Hill this is not considered an adverse effect.

(b) Visibility of Development

Any dwelling within the proposed building platform will be visible from public locations including the adjoining State Highway, Lake Hayes and Alec Robins Road. Mr Smith in relation to visual effects has commented:

- *'The proposed development, when experienced from SH6, will be visible alongside existing development that is located within the RRZ to the north and dwellings along Alec Robins Road (within the RGZ) to the south.*
- *Parts of a future dwelling within the proposed building platform are potentially gained above the proposed and existing vegetation, when experienced from the northern end of Alec Robins Road. When visible, future built form will be experienced alongside neighbouring development within the RRZ.*
- *The proposed development will be visible, to varying degrees from the northern, western and southern parts of the Lake Hayes Circuit Trail. A future dwelling within the proposed building platform will visually appear as a small extension of the RRZ development. The proposed built form will not reduce the open character of the upper slopes of Morven Hill'.*

Any dwelling within the future building platform will not be reasonably difficult to see when viewed from public places. However, the effects created from this are assessed as less than minor. This is largely a result of the proposed development being seen as a small extension of the existing rural residential zone. Given the presence of existing dwellings in this area the proposed development will not appear out of place or unexpected. Proposed planting will tie in within the existing vegetation in the adjoining rural residential zone and assist in screening a future dwelling. Design controls have also been offered to ensure any future dwelling remain recessive in this landscape. Written approvals have been obtained from all properties that may be adversely affected by views of the proposal.

(c) Visual Coherence and Integrity of the Landscape

Any future development in the proposed building platform may break the skyline in views from the State Highway and Alex Robins intersection. This will be limited to a very small area and will be reduced by the proposed height limits offered with the application. For the most part any future dwelling will be seen with the backdrop of the hill behind. Earthworks are proposed to create a level building platform, these will largely be screened by proposed vegetation.

Lot 8 does not include a building platform, the intention for this parcel of land is it will remain as a farming block consistent with its current use. This in itself will not create any adverse effects.

(d) Nature Conservation Values

The proposed development is not likely to have any adverse effects on the nature conservation values of the area.

(e) Cumulative Effects of Development on the Landscape

Mr Smith is satisfied that the proposed development would not result in any adverse cumulative effects on landscape values and will not lead to further degradation of natural values or

domestication of the Outstanding Natural Feature. The proposed development will not introduce elements that are inconsistent with the natural character of the site and surrounding landscape.

(f) *Positive Effects*

No positive landscape effects are proposed.

Taking into consideration the existing environment and the advice of Mr Smith adverse effects in terms of landscape and visual amenity are not likely to be more than minor.

Services

As addressed in the attached servicing assessment (**Appendix [G]**) the proposed development can be fully serviced without resulting in any adverse effects. Overall, any adverse effects on the environment in terms of servicing will be less than minor.

Traffic Generation and Vehicle Movements

The proposal will generate an increase in traffic resulting from the future house on the building platform. Given the existing formation of Jean Robins Road it is considered the road network has capacity to accommodate the additional traffic expected from one additional dwelling.

As a result any effects in terms of traffic generation and vehicle movements will be less than minor.

Earthworks

The proposed earthworks will create level benches for future development in the building platform and access driveway to Lot 1.

The geotechnical assessment (attached as **Appendix [F]**) has confirmed that the earthworks proposed are feasible without resulting in any adverse effects in terms of land stability of both the site and neighbouring properties. The proposed earthworks will be completed in accordance with the recommendations contained in this report.

The effects of the earthworks on the sites landform will be minor given that the earth worked areas will be obscured by future built development and outdoor living areas once completed. Proposed planting will assist in screening earthwork cuts prior to the establishment of any dwelling.

Site management controls including dust and sediment controls procedures will be put in place during the earthworks operation.

Overall, any effects associated with the proposed earthworks are considered to be less than minor.

Natural Hazards

A geotechnical assessment (attached as **Appendix [F]**) has been completed for the proposed development that confirms there are no geotechnical or natural hazard constraints that preclude the development of the proposed subdivision. Overall, any adverse effects with respect to natural hazards will be less than minor.

Conclusion

Overall any adverse effects on the environment are not likely to be more than minor.

7.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use

N/A

7.4 If the activity includes the discharge of any contaminant, a description of:

1. **The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
2. **Any possible alternative methods of discharge, including discharge into any other receiving environment.**

N/A

7.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:

In addition to the resource consent conditions anticipated, no other mitigation measures are necessary in addition to those incorporated into this proposal.

7.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

Written approval has been obtained from the owners of all immediately adjacent neighbouring properties. The adverse effects of the proposal on these persons shall be disregarded. Any adverse effects on any other persons are considered to be less than minor. The proposed building platform / future dwelling will not be readily visible from any other surrounding property. Design controls have been offered to ensure any future dwelling remain recessive in this landscape.

Overall, no person is considered to be adversely affected by the proposed development.

7.7 If the scale or significance of the activities effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.

No monitoring is required other than standard conditions of consent.

7.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The proposed activity will have no effect on any customary rights.

8.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). In addition, Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed activity is not likely to have adverse effects on the environment that are more than minor and no persons are considered adversely affected.

Additionally, the applicant has not requested public notification of the application (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

Given the foregoing the application should proceed on a non-notified basis.

9.0 SECTION 104 (1)(b) ASSESSMENT

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

Operative District Plan

Relevant objectives and policies are contained in Part 4 *District Wide Issues (Outstanding Natural Landscape)*, Part 5 *Rural Areas* and Part 15 *Subdivision and Financial Contributions*.

Section 4 – District Wide Issues

4.2 Landscape and Visual Amenity

Objective:

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

Policies:*Future Development*

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

The location of the proposed building platform and future controls over building form will ensure any adverse effects of the development are adequately mitigated. Taking into consideration the existing environment the site has the ability to absorb the proposed development without detracting from the landscape values of the surrounding landscape.

The proposal aligns with this objective and associated policies.

5 Outstanding Natural Features

To avoid subdivision and/or development on and in the vicinity of distinctive landforms and landscape features, including:

(a) in Wakatipu; the Kawarau, Arrow and Shotover Gorges; Peninsula, Queenstown, Ferry, Morven and Slope hills; Lake Hayes; Hillocks; Camp Hill; Mt Alfred; Pig, Pigeon and Tree Islands;

- unless the subdivision and/or development will not result in adverse effects which will be more than minor on:

(i) Landscape values and natural character; and

(ii) Visual amenity values

- recognising and providing for:

(iii) The desirability of ensuring that buildings and structures and associated roading plans and boundary developments have a visual impact which will be no more than minor in the

context of the outstanding natural feature, that is, the building etc is reasonably difficult to see;

(iv) The need to avoid further cumulative deterioration of the outstanding natural features;

(v) The importance of protecting the naturalness and enhancing the amenity values of views from public places and public roads;

(vi) The essential importance in this area of protecting and enhancing the naturalness of the landscape.

The landscape assessment has considered the potential adverse effects on the landscape and natural values of the ONF. The proposed building platform will sit at the same elevation or in some cases lower than adjoining dwellings in the rural residential zone and will be seen in conjunction with this existing development reducing potential landscape effects. Relying on the landscape assessment provided by Vivian + Espie any adverse effects on the ONF are consider minor and therefore the proposal aligns with this policy

8 Avoiding Cumulative Degradation

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

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

The landscape assessment has considered potential domestication resulting from the proposed development and its effect on the landscape. This assessment has concluded any adverse effect will slight to less than moderate. Therefore the density of development is not considered to have increased to a point where adverse cumulative affects outweigh the benefits of the proposed planting and building. The proposal aligns with this policy.

17 Land Use

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

The proposal is not likely to generate any adverse effects on the open character and visual coherence of the surrounding landscape as outlined in detail above.

The proposal aligns with this policy

Section 5 – Rural Areas

5.2 Rural General and Ski Area Sub-Zone

Objective 1 - Character and Landscape Value

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

Policies:

- 1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

Assessments have been made in relation to the district wide landscape objectives and policies. These are addressed above.

- 1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*

- 1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*

The proposal will not compromise the ability to undertake agricultural activities on any surrounding land. Agricultural activities will continue to take place on Lot 8.

The proposal aligns with these policies

- 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*

Any effects from the proposed development on rural character are likely to be small. The actual changes to the landscape experienced as a result of this proposal from what is approved now to what will be experienced if this development proceeds is very slight. Therefore given the particular environment and setting of the site the proposal is considered to align with this policy.

The proposal aligns with this policy.

- 1.6 Avoid, remedy or mitigate adverse effects of development on the landscape values of the District.*

The proposed building platform location and future controls over materials and colours are considered appropriate to mitigate any effects created by the proposed development on the landscape values of the District

The proposal aligns with this policy.

- 1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

As outlined above the proposed development can be absorbed within its proposed location without resulting in any adverse effects on the landscape values of the area.

The proposal aligns with this policy.

1.8 Avoid remedy or mitigate the adverse effects of the location of structures and water tanks on skylines, ridges, hills and prominent slopes.

A future dwelling within the proposed building platform will breach the skyline from a confined location. Given the scale of the breach in conjunction with mitigation controls proposed (planting and height limits) the proposal does not offend this policy.

Section 15 – Subdivision, Development and Financial Contributions

Objective 1 – Servicing

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

Objective 2 - Cost of Services to be Met by Subdividers

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

Objectives 1 & 2 and associated policies seek to ensure adequate services for future lots. Confirmation has been provided that all necessary services can be provided. Therefore the proposal aligns with these objectives and associated policies.

Objective 4 – Outstanding Natural Features, Landscape and Nature Conservation Values

The recognition and protection of outstanding natural features, landscapes and nature conservation values.

Policies:

4.1 To take the opportunity to protect outstanding natural landscapes and features, nature conservation values and ecosystems through the subdivision process.

4.2 To ensure works associated with land subdivision and development avoid or mitigate the adverse effects on the natural character and qualities of the environment and on areas of significant conservation value.

4.3 To avoid any adverse effects on the landscape and visual amenity values, as a direct result of land subdivision and development.

4.4 To use opportunities through the subdivision/development process to improve the level of protection for the natural character and nature conservation values of the lakes and rivers with reference to section 230 of the Resource Management Act 1991.

A detailed assessment has been undertaken within the landscape assessment report considering potential landscape effects that has concluded that the landscape can absorb the proposed development. Therefore the proposal is considered to align with this objective and associated policies.

Objective 5 - Amenity Protection

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

Policies:

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

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

5.3 To encourage innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services.

5.4 To encourage the protection of significant trees or areas of vegetation, upon the subdivision of land.

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

5.6 To encourage the identification of archaeological sites and sites of cultural significance.

5.7 To minimise street lighting in the Rural Residential area at the north of Lake Hayes in order to retain the rural amenity values of the area.

5.8 To promote the use of stormwater management methods which involve the use of pervious surfaces such as open swales in the Rural Residential area at the north of Lake Hayes, in order to retain the rural amenity values of the area.

5.9 To require that subdivision within the Northlake Special Zone be consistent with the Northlake Structure Plan.

5.10 To ensure subdivision within the Northlake Special Zone implements the objectives and policies for the Northlake Special Zone in Part 12.33

Subdivision design and any potential landscape effects have been carefully considered and given the context of the site the proposed lot sizes and pattern is considered in keeping with the character of the area. Therefore the proposal is considered to align with these policies and therefore the objective.

In conclusion, the proposal is consistent with the relevant objectives and policies of the Operative District Plan.

Proposed District Plan

A new Rural chapter of the QLDC District Plan was notified on 26 August 15. Relevant objectives and policies are listed in Chapter 6 (Landscapes) and Chapter 21 (Rural). Whilst limited weight should be given to these provisions given the early stage of the District Plan notification process they can be considered at a broad level.

Objective 6.3.1 and associated policies promotes the protection of Outstanding Natural Landscapes and Features from inappropriate subdivision and development. Objective 6.3.2 and associated policies promotes the avoidance of cumulative effects on landscape character and amenity values by subdivision and development. Objective 6.3.4 and associated policies promotes the protection, maintenance or enhancement of the District's Outstanding Natural Landscapes.

Objective 21.2.1 enables farming activities whilst protecting, maintain and enhancing landscape, ecosystem, nature conservation and rural amenity values. Objective 21.2.8 and associated policies promotes the avoidance of subdivision and development in rural areas that are unsuitable for development.

Under these provisions the Rural Zone seeks to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. As outlined in the preceding assessment the proposed building platform and subdivision can be absorbed into this site without detracting from the landscape and visual amenity values of the surrounding landscape. The proposed controls over future buildings will ensure the development is absorbed into the site. The proposed development will have no effect on any farming activity. Overall, the proposed development is consistent with the objectives and policies of the proposed PDP.

Summary – Objectives and Policies

The objectives and policies in terms of development within the Rural General Zone provide for the retention of rural character of the area while providing for activities to occur in areas where they can be absorbed without detrimental impacts on the rural amenities, rural character, landscape values and the visual coherence of the landscape.

Through the above assessment, it is concluded that the proposal is consistent with the relevant objectives and policies of the operative and proposed District Plan.

10.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The application is also considered to be consistent with the relevant matters of national importance contained in Section 6, and the principle of the treaty of Waitangi in Section 8.

11.0 CONCLUSION

Resource consent is sought to undertake a two lot subdivision, associated earthworks and identify a residential building platform on one of the allotments at Jean Robins Drive, Lake Hayes.

The activity is assessed as a non-complying activity.

The actual and potential effects on the environment have been outlined in section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor. In addition those persons considered adversely affected have provided their written approval. Given the foregoing it is requested that this application proceeds on a non-notified basis.

The proposed development is consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained in this report, it is requested that the proposal is granted as proposed.

APPENDIX 2 - LANDSCAPE ARCHITECT'S REPORT

FILE REF: RM160869 A Robins

TO: Louise White - Planner

FROM: Richard Denney - Landscape Architect

DATE: 12th October 2016

SUBJECT: Landscape assessment – peer review

Introduction

1. An application has been received for resource consent to undertake a two lot subdivision, identify a residential platform for one of the allotments with associated earthworks at Jean Robbins Drive, Wakatipu Basin. The site is legally described as Lot 8 Deposited Plan 498355 contained in Computer Freehold Register 738021 and is 33.3848 hectares in area. The site is zoned Rural General within the District Plan, and identified as being within an Outstanding Natural Landscape (Wakatipu Basin), and within the proposed district plan is zoned Rural and within an Outstanding Natural Landscape. I understand from council's planner that the status of the activity is non-complying. Council's planner has requested a peer review of the landscape report submitted with the application, *Robins – Subdivision and Land Use Proposal, Jean Robbins Road, Queenstown, Landscape and Visual Effects Assessment Report* dated 14th September 2016 (the landscape report).

Landscape and Site Description

2. I have read the description of the proposal within the landscape report and Assessment of Environmental Effects (AEE). A landscape and site description is included within the landscape report that I generally concur with. I make the following additional comments.
 - The subject site occupies the lower slopes of the lower hill (559masl) southwest of Morven Hill (750masl). Morven Hill is a prominent glaciated roche moutonnee landform. It is a distinct natural landform that forms a prominent backdrop to the outstanding natural feature of Lake Hayes and surrounds including Lake Hayes Estate and Ladies Mile areas.
 - Morven Hill rises as a continuous slope from the waters of Lake Hayes to the summit area. It is broken by the cut bench of State Highway 6 (SH6) and the tapering flatter beach, lake and fan deposits to the west and south of the hill that narrow at the location of the road junction of Alec Robbins Road and SH6.
 - The slope is open with predominantly rough pasture with scattered exotic trees and scrub, and sporadic indigenous grey shrubland (mainly matagouri) across the slope and gullies. The southwestern and western slopes have a number of shallow linear gullies but a generally continuous open slope face.
 - The Jean Robbins Road junction with Alec Robbins Road is an open area with amenity planting and lawn near the intersection forming the entrance to the subdivision within the Rural Residential zone to the north. Upslope of the junction the land rises steadily through a pastoral landscape that is relatively uniform apart from an increase in the presence of exotic trees along the fringe of Jean Robbins Drive.
 - The Rural Residential zone to the north of the subject site occupies much of the lower slopes of the shallow valley between the saddle of Morven Hill and the lower southwestern peak. The area has a general northwest aspect over the lake and includes a number of dwellings and domestic type landscaping with a mix of exotic and indigenous vegetation that has been generally recently planted. Buildings are

relatively prominent on the slope as it is elevated above the highway and lake within limited mature vegetation of any size to offer context and scale to buildings.

- Two NZ Archaeological Association archaeological sites (NZAA F41/311, and F41/64) are identified within close proximity to the site. One of these is likely the district plan listed heritage site 43 (Fish Smoker – QLDC category 2) located outside of the subject property to the north. The other is unclear as the NZAA map is at a broad scale. It is recommended that the location site be confirmed to ensure if it is or is not within the subject site via the *Heritage NZ / Pouhere Taonga*.
- The subdivision landscape plan approved by RM030224 includes the subject site and identifies planting of mixed belts of trees and shrubs, and specimen trees with trees planted upslope to screen upslope sites from view from Ladies Mile. Easement E1 6992903.20, condition 9 includes prohibition of landowners within that subdivision on objecting to further development by the landowner.

Landscape Classification

3. The landscape report concurs with the operative and proposed district plan that the landscape of the subject site is within an Outstanding Natural Landscape (ONL). The landscape report raises some uncertainty of the boundary of the Rural General and Rural Residential zone boundaries as not being clearly evident on site, and also similarly the boundary of the ONL.
4. I consider the boundary line as shown in *Appendix 8A Map 2 Landscape Classification in the Wakatipu Basin* within the district plan is a broad brush line that doesn't align well to the zone boundary of the Rural Residential zone. Numbers 18 and 24 Jean Robbins Drive are predominantly within the Rural Residential zone but within the ONL. The proposed District Plan also follows the same line.
5. The broader landform of Morven Hill is a highly legible and prominent natural feature in the basin. As a natural landform it extends on its western side from the summit down to the waters of the lake. It could also be argued that the natural landform of the hill transitions into a gentler sloping alluvial landform nearer the base of the main slopes which is more evident at the base of the southern and south western slopes. It is the point in change of slope gradient from the hill slope to the alluvial flats that has been used in the district and proposed district plan as the defining line of the ONL. The deviation to this line occurs at the zone boundary between Rural General and Rural Residential. This would appear logical as the assessment matters regarding ONLs are only applied to sites within the Rural General zone, and the Rural Residential zone has and will enable a change in landscape character between the zones on the broader slope. The Rural Residential zone enables a finer grain of subdivision, and significantly higher degree of landscape domestication and presence of built form as anticipated by the zone.
6. The only anomaly is that of 18 and 24 Jean Robbins Drive with the Rural Residential zone but also within the ONL as illustrated within the district and proposed district plans. It is unclear why this is so. I can only assume it is again a broad brush approach to the ONL boundary line that at a higher detail doesn't align to the zone boundary, or that the undeveloped nature of the sites at the time of defining the boundary was more consistent with the open pastoral landscape.
7. Regardless the landscape report has identified the subject site, as being within an ONL. I consider this is the correct and consistent landscape classification.

Landscape Assessment

Landscape Character

8. The landscape report includes an analysis of the landscape character and identifies effects on that character. The conclusion of the landscape character assessment is that the proposed development would have a slight to less than moderate adverse effect on the landscape character of the lower part of the site and no adverse effect on landscape character on the upper slopes of Morven Hill.
9. I concur that the development is rural residential type development that would be an extension of the development anticipated within the adjacent Rural Residential zone. It would however be located within the Rural General zoned land and in an area defined as ONL. The development

would result in domestication of the slope in an area that is otherwise devoid of residential domestication and would result in a localised change in landscape character. The change is on the edge of existing landscape domestication associated with the residential development to the north and as such would be a small but incremental increase in the extent of landscape domestication across the slope into the ONL.

Views and Visual Amenity

10. The site has a broad viewing catchment, as it is located on an elevated site above the SH6 and the lake. I concur with the main affected public viewpoints identified within the landscape report – SH6, Alec Robbins Road, Lake Hayes circuit trail, and the waters of the lake.
11. I concur with the following points:
 - From SH6 – future built form (and landscape domestication) would be visually prominent from the intersection area of SH6, Alec Robbins Road and Jean Robbins Road. The degree of visibility of the proposed platform from SH6 (Ladies Mile) from Walnut Road south would be similar to that of the existing dwellings on the slope and not prominent. The proposed development as experienced from SH6 would be visually evident and would not be reasonably difficult to view.
 - From Alec Robbins Road the proposed building platform would be visible from the northern end of the road.
 - The proposed building platform and landscape domestication would be visible from parts of the northern, western and southern sections of the Lake Hayes circuit trail. Where visible the proposed development would appear as the southern edge of the residential development to the north of the site.
 - From private viewpoints that would likely be affected, affected party approvals have been obtained except from 689 Lake Hayes Arrowtown (SH6), and 24 Alfred Duncan Drive.
12. Alec Robbins Road continues as an unformed legal road to Morven Ferry Road to the northeast. It also would serve the proposed Rural Lifestyle zone alongside Alec Robbins Road within the proposed district plan.
13. Section 5.4.2.2 (1) *Outstanding Natural Landscapes (Wakatipu Basin) and Outstanding Natural Features – District Wide* within the district plan contain the relevant assessment matters to this application which have been applied within Appendix 1 of the landscape report. I consider also that the subdivision assessment matters within Section 15 also apply although these are generally covered in terms of landscape effects within the report.

Outstanding Natural Landscapes (Wakatipu Basin)

14. I have identified the assessment matters as per the landscape report and have bulleted those points I concur with (italics) and provide further information on those matters I do not.

Effects on openness of landscape

- *The site is within a broadly visible expanse of open landscape.*
 - *In the context of the broader slopes of the surrounding landscape the open space values would be slightly adversely affected.*
 - *The proposed development is generally not well defined or contained by natural elements.*
15. In terms of the landscape of the site I consider adverse effects on open space values would be moderate to high as the site forms the foreground to the balance of the open slope within the ONL and is devoid of built form upslope of Jean Robbins Road at this location.

Visibility of Development

- *Built development enabled by the proposal would not be reasonably difficult to see from public viewpoints.*

- *Built form would be visually prominent from the intersection area of SH6, Alec Robbins and Jean Robbins Road.*
 - *Built form would not be distracting from Ladies Mile, parts of the Lake Hayes circuit trail and the waters of the lake as it would be within context of nearby existing dwellings and near the toe of the slope.*
 - *Proposed earthworks and structural planting would reduce and soften visibility to a degree but potentially built form and associated activity would remain visible.*
 - *Proposed planting would tie in with the adjacent Rural Residential zone.*
 - *Affected party approvals have been obtained from neighbours.*
16. The site is on an open slope with some minor undulation and does not differ much from the terrain within the Rural Residential zone adjacent. In this regard I consider the main confining element to development is the zone boundary rather than natural elements.
17. Proposed earth mounding and planting would partially visually enclose the site and reduce the openness of the landscape that otherwise currently extends down to the road and maintains a visual connection from the highway to the ONL. I consider the proposed planting would compromise this visual connection.
18. I consider the proposed development would adversely affect the appreciation of landscape values of the wider landscape to a moderate degree. It would enable rural residential type development to cross into Rural General zoned land with an Outstanding Natural Landscape classification within a location that is highly visible from public places. This would degrade the values of such landscapes.
19. Affected party approval has been obtained from most of the affected neighbours. The owner/occupiers at 689 Lake Hayes Arrowtown (SH6), and 24 Alfred Duncan have not provided approvals. Number 689 is downslope of the highway with an aspect focused towards the lake and I consider the amenity of that property would unlikely be affected by the proposed development. Number 24 Alfred Duncan Drive is upslope on a steep incline above the site and the existing trees largely screen views from that property to the subject site. The highway has an influence on the amenity values with traffic noise and activity. I consider within this context the proposed development downslope is unlikely to adversely affect the amenity of that property to any discernible degree.

Visual coherence and integrity of landscape

- *The proposed platform would enable a (small) breach of the skyline and be on a prominent slope as viewed from SH6 and the Alec Robbins Road junction area.*
 - *The new lot boundaries that are proposed will create a lot that is similar in size and layout to the lots immediately adjacent to the north within the RRZ.*
20. The site would enable built form in a position of the slope that is relatively devoid of buildings and degrade open views to the slope and broader landscape upslope. This is generally as viewed from the south and southwest. Further north the presence of buildings and landscape domestication is significantly more pronounced within the Rural Residential zone. I consider as viewed from the south and southwest the proposed platform would enable built form to be located on a prominent slope but within a fringe area of the Rural General zone adjacent to the Rural Residential zone.
21. I consider earthworks would be within the context of a slight undulation on a moderately steep natural slope that has sufficient ability in natural landform variation to absorb the proposed landform modification. This would however be subject to adequately contouring of works into the natural slope and planting mitigation to integrate the modified landform into the broader landscape.
22. The proposed boundary is relatively arbitrary within the setting of the open slope and larger unit of the existing lot. The proposed boundary would effectively define a rural residential scale lot within the ONL. I consider the boundary would fragment the proposed lot from the broader landscape and extend the finer grain boundary pattern of the Rural Residential zone into the ONL.

Nature Conservation Values

- *There are no significant ecological characteristics within the area of the proposed activities. Morven Hill itself is a geomorphological feature that has been categorised as an Outstanding Natural Feature contiguous to an outstanding natural landscape.*
 - *No vegetation with a high potential to spread or naturalise is proposed.*
23. The existing trees are not identified on the plan by species. I recommend that if any wilding species including problem species such as birch are identified as existing trees that they are not protected by the landscape plan.

Cumulative effects of development on the landscape

- *The proposed development would amount to further reduction in the naturalness of Morven Hill.*
 - *The proposed development will not further compromise Morven Hill in an ecological sense.*
24. The visual coherence of the landscape within the Rural General zoned land is apparent due to the relatively undeveloped nature of the land. It retains a coherent open rustic pastoral landscape on the slopes of Morven Hill. Development within the Rural Residential zone has enabled a high presence of built form on the slope to the northwest as anticipated by the zone. It is likely, as mitigation planting for development within that zone establishes and matures the presence of built form will diminish. The presence of intensification of development would remain however with varying domestic planting within each of the smaller lots. The subject site is however separated from this context by the zone boundary that has enabled the open pastoral landscape of the subject property to remain relatively intact.
25. The subject site is relatively undeveloped. The proposed development would be of a rural residential scale and would enable the proposed lot to be domesticated such that the site would have more in common with the character of the adjacent Rural Residential zone developments. There is some fringe development on lots that straddle the ONL boundary such as Lot 18 upslope. The proposed development however would be completely within the Rural General zone and the ONL. In terms of retaining the ONL characteristics of the landscape I consider the proposed subdivision and development would cross the threshold for this site to absorb such change.
26. The proposed development would enable rural residential development and associated domestication of the landscape that I consider would introduce elements inconsistent with the natural character of the site and the surrounding landscape within the Rural General zone. I consider such development as proposed would compromise the natural character of the landscape visually by enabling the unhindered extension of built form of a rural residential development nature within the ONL. I consider the inability to contain the spread of similar such development if consent was to be granted would lead to further degradation of the natural values of the ONL and potentially enable further domestication of the landscape across the prominent open landscape.

Positive Effects

- No ecosystems were identified above.
 - The proposal does provide the opportunity to re-establish native vegetation across some parts of the lower slopes of Morven Hill (but only to a very small area and of a very limited ecological value).
27. The proposed development does not identify an opportunity to protect open space from further development that may be inconsistent with preserving a natural open landscape. I consider it effectively would achieve the opposite and would enable potential further development of a rural residential nature to creep beyond the boundaries of the Rural Residential zone and into the ONL. The proposed development would not provide an opportunity to remedy or mitigate existing adverse effects.

Subdivision

15.2.3.6

Subdivision of Areas of Significant Indigenous Vegetation, Heritage Items and Archaeological Sites

28. It is unclear if the site contains archaeological sites although two are identified with the general proximity. As discussed above one of these is outside the subject site. It is recommended that confirmation be sought to the location of the other site. As discussed above there are no formally identified ecological values of significance on this site that I am aware of.

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

29. Rural character, landscape values, heritage values, visual amenity have been discussed above.
30. Adverse effects on adjoining landuses have been discussed above.

15.2.6.4

Lot sizes and dimensions

31. The proposed lot size of 7045m² would not achieve the purpose of the zone as defined within section 5.3.11 *Rural General Zone* of the District Plan, "*The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture.*"
32. The site would effectively become a rural residential sized lot for the purpose of rural living. I consider the proposed lot sizes and layout would not support the intended purpose or land use for Rural General zoned land.
33. The relationship of the lot would be consistent with adjacent Rural Residential zoned land but inconsistent with the larger lots of the Rural General zone.

15.2.7.3


34. The proposed Lot 1 and building platform would have a westerly aspect that would have limited early morning sun but adequate sun throughout the rest of the day to have adequate solar advantage.
35. The proposed subdivision would effectively extend the lot pattern of the adjacent Rural Residential zone into the Rural General zone land. It would erode the defined boundary edge of the zone in terms of land use and subdivision patterns. I consider the subdivision would result in a boundary between the adjacent zones that would become diffused and result in a zone interface that would not be an attractive landscape outcome.
36. Affects on views are discussed above.

Conclusion

37. The landscape report provides a clear landscape character and visual assessment and application of the section 5 landscape assessment matters regarding Outstanding Natural Landscapes (Wakatipu Basin). There is some consensus from myself and the landscape report writer that the proposed subdivision (proposed Lot 1 and building platform) would:
- be viewed as an extension of the adjacent Rural Residential zone;
 - result in a change in land use from pastoral to rural living;
 - create a small lot size consistent with the adjacent subdivision within the Rural Residential zone;
 - enable a prominence of potential built form and small skyline breach as viewed within the SH6 and Alec Robbins Road junction area that would be brief as travelling through this area.

38. The report identifies the proposed Lot 1 and building platform as a rural residential extension that would be consistent with the landscape character of that zone. The report proposes that the addition of one additional rural residential type lot on the fringe of the Rural General zone and the ONL would not be highly noticeable in this landscape context.
39. The proposed development would however be a small but incremental spread of rural residential development extending from the adjacent Rural Residential zone into the Rural General zone land and the ONL. The landscape of the slope is open and pastoral in character and is within a prominent position adjacent to the highway and surrounding flats. It is likely that the degree of change of landscape character would not be highly noticeable within the broader context as it would be generally consistent with the adjacent rural residential developments. It would however be noticeable from a localised position within the SH6 and Alec Robbins intersection area where potential building and landscape domestication presence would be prominent.
40. The site and surrounding landscape contains very limited natural elements to contain further spread of landscape domestication and presence of built form. To date the spread of such development has largely been contained by the relatively arbitrary line of the Rural Residential zone boundary. If consent were to be granted for an extension of Rural Residential zone type development within the ONL and Rural General zone as proposed this would potentially enable similar development to continue across the slope within the ONL and Rural General zoned land. This would significantly compromise the landscape values and character of the ONL.

Report prepared by


Richard Denney

LANDSCAPE ARCHITECT

APPENDIX 3 - ENGINEERING REPORT



ENGINEERING REPORT

TO: Louise White

FROM: Tim Dennis

DATE: 5/10/2016

APPLICATION DETAILS	
REFERENCE	RM160869
APPLICANT	A K Robins
APPLICATION TYPE & DESCRIPTION	Subdivision consent is sought to create two fee simple lots, and landuse consent to undertake earthworks for the creation of a level building platform
ADDRESS	Jean Robins Drive, Lake Hayes
ZONING	Rural General
LEGAL DESCRIPTION	Lot 8 DP 498355
SITE AREA	33.38ha
ACTIVITY STATUS	Non-complying

Application	Reference Documents	AEE prepared by Southern Planning Group dated 12/9/2016, Scheme plan prepared by Aurum Survey Consultants Ltd (ASCL) Ref 4091.4R.1C, Geosolve geotechnical report ref 150625 dated Sept 2016
	Previous Relevant Consents	RM160210 – Underlying boundary adjustment subdivision that created the site RM130352 – Boundary adjustment subdivision of the site prior to RM160210
	Date of site visit	5 Oct 2016

Location Diagram



Comments		
	Existing Use	The site is undeveloped farmland
	Neighbours	The site is to the south-west of existing residential activities on Jean Robins Road
	Topography/Aspect	The site is moderately steep and slopes down towards Jean Robins Drive
	Water Bodies	None present. The water race partly over Lot 1 is no longer used and not considered a water body

ENGINEERING			COMMENTS	Condition
		Means of Access	<p>Access</p> <p>Lot 1 gains access from Jean Robins Drive, a private road. A Right of Way is proposed to serve Lot 1.</p> <p>Lot 8 has legal road frontage to Alec Robins Road. No changes are proposed in relation to access to this balance farming lot.</p> <p>Jean Robins Drive is a 5.5m wide formed and sealed road currently serving 14 lots. In terms of Council's COP the road fits within the requirements of Table 3.2 Figure E2.</p> <p>Roads</p> <p>No new roads being created</p> <p>I do not recommend any conditions in regards legal access</p>	
	Access	Vehicle crossing	<p>Vehicle crossings</p> <p>The ASCL earthworks plans detail excavation to the edge of Jean Robins Drive for a new crossing and access to the building platform. Sight distance is >45m in each direction and meets Council's standards. It would be appropriate given the location of any future building and its access will be fixed as part of the development that the crossing is formed to Council standards at this time. Additionally the existing gateway approximately 10m west should be removed as this is not a suitable access point. I recommend conditions in this regard for a sealed crossing including drop kerb formation and access to the building platform</p>	X X

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Earthworks for the creation of a level terraced building platform within Lot 1 and service trenches	
		Cut /Fill Volume (m ³)	The ASCL earthworks plans detail 960m ³ of cut and 600m ³ of fill	
		Total Volume (m ³)	1,560m ³	
		Area Exposed (m ²)	The ASCL plans do not specify a total area. We estimate 350m ² from the site plans	
		Max Height Cut/Fill (m)	The ASCL plans detail cuts up to 4m and fill up to 2.7m	
		Prox. to Boundary	<p>None of the proposed cuts or fills breaches the height in relation to boundary ratio. Additionally the Geosolve report supports the practicality of the earthworks.</p> <p>I am satisfied that instability is unlikely to result from the earthworks and do not recommend any conditions in this regard</p>	

	Stability	Prox. to Water	No water bodies within 7m of the site	
		Geotech assessment by	Geosolve Ltd	
		Report reference	150625 dated Sept 2016	
		Rock breaking	Some rock is expected at the base of the deeper cuts thus some breaking may be expected	
		Rock blasting	Not anticipated	
		Preconstruction survey	None promoted in the report. Given the separation to adjoining sites I am satisfied that instability in adjoining sites is unlikely to occur	
		Retaining	The ASCL plans details a retaining wall up to 1m in height along the western edge of the parking area. The wall is at the outside of the parking and manoeuvring area but is to create a landscape bund and offers no apparent support of the parking area. I am satisfied that this retaining is unlikely to be subject to surcharge or other loads and recommend an advice note only	
		Recommendations on cut/batter slopes	Geosolve recommend safe batter angles in their report which I accept. For temporary batters they recommend a maximum of 1H: 1V and 2H: 1V for permanent slopes. I accept this advice and recommend a condition in this regard	X
		Fill certification/specific foundation design required	No fill is proposed within the building platform area. I am satisfied that certification is not required in this regard.	
		Engineers supervision	The Geosolve report recommends inspections to confirm ground conditions. I accept this advice and recommend a condition in this regard	X
		Uncertified fill covenant	Not required. Fill is being placed outside of the building platform and is not likely to be built on in future	
		Schedule 2a Certificate	As a dwelling is not proposed as part of the development, it would be prudent to ensure the resultant building platform is suitable for residential development. Thus I recommend a Schedule 2a certificate	X
		Clean fill only	N/A	
	Site Management	Report reference	A Guide to Earthworks in the Queenstown Lakes District brochure	
		Specific sedimentation management	The site is well grassed, and on the basis the earthworks are shaped to direct any runoff into an appropriate collection area then effects outside of the site are unlikely. I am satisfied that the earthworks can be undertaken and sediment managed within the site provided the works are undertaken in accordance with A Guide to Earthworks in the Queenstown Lakes District brochure	X
		Specific stormwater management	As above I am satisfied that the earthworks can be undertaken and stormwater managed within the site provided the works are undertaken in accordance with A Guide to Earthworks in the Queenstown Lakes District brochure	X
		Neighbours	The site is mostly surrounded by farmland. It is unlikely nuisance effects will arise from this project. I do not recommend any conditions in this regard.	
		Traffic management	Work will be required in Jean Robins Drive, a private road resulting in changes to normal traffic flows. I recommend a condition of consent in this regard	X

		Construction crossing	The site has an existing gateway accessed from Jean Robins drive immediately downstream of the stormwater sump in the roadway that is unsuitable for this development. I recommend the new crossing point be formed for construction access and this be upgraded to a sealed crossing prior to 224c. I recommend a condition in this regard.	X
		Revegetation	I recommend that all earthworked areas are stabilised prior to occupation of the new dwelling and recommend a condition in this regard	X

SERVICES	Existing Services		Lot 1 is within the Council water, sewer and stormwater scheme boundaries as indicated on Council's GIS. There are Council water and sewer mains near Lot 1 that can provide adequate capacity to the building platform	
	Water	Potable	The ASCL servicing report states a water connection will be extended from Council's reticulation in Alec Robins Road to the site. While the size of the connection is not confirmed in the servicing report I am satisfied this can be addressed at the time of engineering design. I am satisfied that a suitable and useable water supply can be made available and recommend a condition in this regard	X
		Fire-fighting	Fire fighting is not discussed in the ASCL services report. There appear to be no fire hydrants within 135m of the site. I am satisfied that an onsite firefighting tank is appropriate and recommend a consent notice condition in this regard.	X
	Effluent Disposal		The ASCL report proposes a gravity connection from Lot 1 to the FSHM below the site on SH6. The site is within the Council's scheme boundary and I am satisfied there is capacity. I recommend a condition in this regard for Lot 1	X
	Stormwater		There is no reticulated stormwater in the area. It is proposed to dispose of runoff to ground soakage. The site is >6,000m ² in area and there are no obvious site constraints that would preclude ground disposal. I am satisfied that disposal can be adequately addressed at the time of building consent and do not recommend any conditions in this regard.	X
	Power & Telecoms		Confirmation of supply has been provided with the application. I am satisfied with standard connection conditions in this regard.	X
	Management Company		Not required as no provide services being installed.	
	O&M Manuals		As above	

PROJECT INFORMATION	Developers Engineering Representative		The development includes the design and installation of water and sewer reticulation. I am satisfied an engineering representative is appropriate and recommend a condition in this regard.	X
	Notice of commencement		Not required	
	Traffic Management Plan		The works will result in changes in normal traffic flows in Jean Robins Drive. I am satisfied that a TMP is appropriate and recommend a condition in this regard.	X
	Design Certificates		The subdivision includes the provision of reticulated water and sewer. I recommend a condition in this regard.	X

	Completion Certificates	Not required	
	As builds	The subdivision includes reticulated water supply and sewer connection. I am satisfied that as-builts are appropriate and recommend a condition of consent in this regard	X

TITLES	Consent Notices	Consent notice 6992903.24 (RM030244) is relevant and includes the following conditions (Summarised): 1. Provision of a reticulated sewer connection to the lot 3. Design of a stormwater system Both of these matters are covered in earlier sections of my report. Additionally I recommend a consent notice condition in relation to onsite firefighting water supply	X
	Easements	Easements are required to secure access together with services to Lot 1 as stated in the application. A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Road Names on title plan	Not required	
	Building platforms	Digital location on survey plan required in Rural General zone. I recommend a condition in this regard	X
	Amalgamation Condition	There are no existing or proposed amalgamation conditions	

HAZARDS

The site is shown on Council hazard mapping as partially subject to liquefaction provisional hazard LIC 1 with the buildable area shown outside of this hazard area. Whilst the mapping boundaries are often undefined it is noted in this instance that a liquefaction hazard is unlikely to affect the buildable area of the Lot 1 due to the steeply sloping site and anticipated depth to groundwater. Based on the mapping and site topography I am therefore satisfied that the proposed future building is unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required under NZS 3604:2011 for timber framed buildings are likely to be sufficient. Foundation requirements for the future buildings can be addressed under the related building consent and no conditions are necessary.

1.0 LANDUSE CONDITIONS

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

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

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

2. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will

be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

3. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing in the north side the site, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 5m from the edge of Jean Robins Drive. Wooden planks or similar shall be provided to protect the kerb from damage caused by construction traffic movements, in accordance with "*A Guide to Earthworks in the Queenstown Lakes District*" brochure, prepared by the Queenstown Lakes District Council.
4. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and '*A Guide to Earthworks in the Queenstown Lakes District*' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
5. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Geosolve Ltd geotechnical report ref 150625 and who shall supervise the excavation and fill procedure and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.

To be monitored throughout earthworks

6. No permanent batter slope within the site shall be formed at a gradient that exceeds 1H: 2V.
7. The earthworks, batter slopes, retaining and site management shall be undertaken in accordance with the recommendations of the report by Geosolve Ltd Ref 150625.
8. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
9. No earthworks, temporary or permanent, are to breach the boundaries of the site

On completion of earthworks

10. On completion of the earthworks, the consent holder shall complete the following:
 - a) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Advice Note

1. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

2.0 **SUBDIVISION CONDITIONS**

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

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

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

2. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
4. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following engineering works required:
 - a) The provision of a water supply to Lot 1 in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015. The costs of the connections shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from Lots 1 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot.
 - c) The provision of a sealed vehicle crossing to the boundary of Lot 1 from Jean Robins Drive to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall include a drop kerb crossing.
 - d) The provision of an access way to the building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
 - e) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

To be completed before Council approval of the Survey Plan

5. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

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

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition (4) above.
 - d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the net boundary of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
 - e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier’s requirements for making such means of supply available have been met.
 - f) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - g) The existing dry stock pond to the north-east of the building platform shall be removed and the slope reinstated to ensure that overland flows are directed away from the building platform.
 - h) The consent holder shall provide a geotechnical completion report and a Schedule 2A “Statement of professional opinion as to suitability of land for building construction” in accordance with Section 2.6.1 of QLDC’s Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed building platform is suitable for building development. In the event that the site conditions within the building platform is only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and approval full details of such works. The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that building construction would only be suitable if certain mitigation measures and/or remedial works were carried out at the time of construction. The consent notice condition shall require that, prior to any construction work (other than work associated with geotechnical investigation), the owner of such a lot shall submit, to council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works AND require the owner to implement all such measures prior to occupation of any building.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that no building construction would be suitable within the lot or on any part of a lot. The consent notice condition shall refer to the Schedule 2A statement and record that no residential development may be undertaken on the lot or on the relevant part of the lot.

Ongoing Conditions/Consent Notices

7. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
 - b) At the time a dwelling/building is erected on Lot 1, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with the NZFS as larger capacities and flow rates may be required.

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

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

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

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

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

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

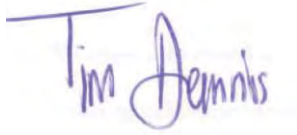
Advice Note:

The New Zealand Fire Service considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new dwelling. Given that the proposed dwelling is approximately 10km from the nearest New Zealand Fire Service Fire Station the response times of the New Zealand **Volunteer** Fire Service in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in the new dwelling.

Advice Note:

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

Prepared by:



Tim Dennis
SOUTHERN LAND LTD

Reviewed by:



Michael Wardill
RESOURCE MANAGEMENT ENGINEER

AMALGAMATION CONDITION:
Lot 8 hereon to be held in the same CFR as Lot 1 DP
26926, Section 17 and Section 63 Blk IX Shotover SD

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160869

29 May 2017

Lot 1
0.7045ha

Lot 8
32.6803ha

Lot 1
DP 26926
2.0378ha
OT18D/888

Section 17
Blk IX Shotover SD
OT18D/888
18.3735ha

Section 63
Blk IX Shotover SD
2.0057ha
OT18D/888

A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:
1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

WARNING NOTE:

This plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to K Robins. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:

**LOTS 1 & 8 BEING A PROPOSED
SUBDIVISION OF LOT 8 DP 498355
FOR K ROBINS**

DATE: 14 Feb 2017

BY: S Lynds

Scale 1:5000
Original Plan A3

DRAWING & ISSUE No.

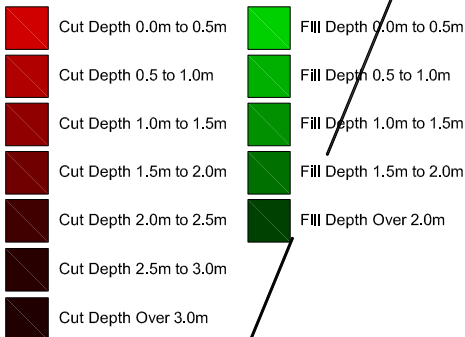
4091.4R.3A



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A	14/2/17	Initial release	SML
REV.	DATE:	REVISION DETAILS:	BY:

KEY



LOT 7
DP 353144

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160869

29 May 2017

Note:

- Excess material to be disposed of on site to the west of building platform

EARTHWORKS SUMMARY

Cut Volume	960m ³
Fill Volume	600m ³
Max. Fill Depth	2.7m
Max. Cut Depth	4.0m
Plan Area	1200m ²

NOTE: Contour interval is 1.0 metre.
Levels in terms of OIS DP 353144, RL 388.79.

A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:
1. using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions;
2. using the drawings or other data for any purpose not agreed to in writing by Aurum Survey Consultants.

REV.	DATE:	REVISION DETAILS:	BY:
D	15/6/16	Mound added and scale changed	SML
C	7/6/16	Earthworks updated	SML
B	10/5/16	Earthworks updated	SML
A	4/4/16	Initial release	SML

WARNING NOTE:

This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to K Robins. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:

EARTHWORKS PLAN
PROPOSED BUILDING PLATFORM
JEAN ROBINS DR

DATE: 4 April 2016

BY: Sam Lynds

Scale 1:250

Original Plan A3

DRAWING & ISSUE No.

4091.3R.1D

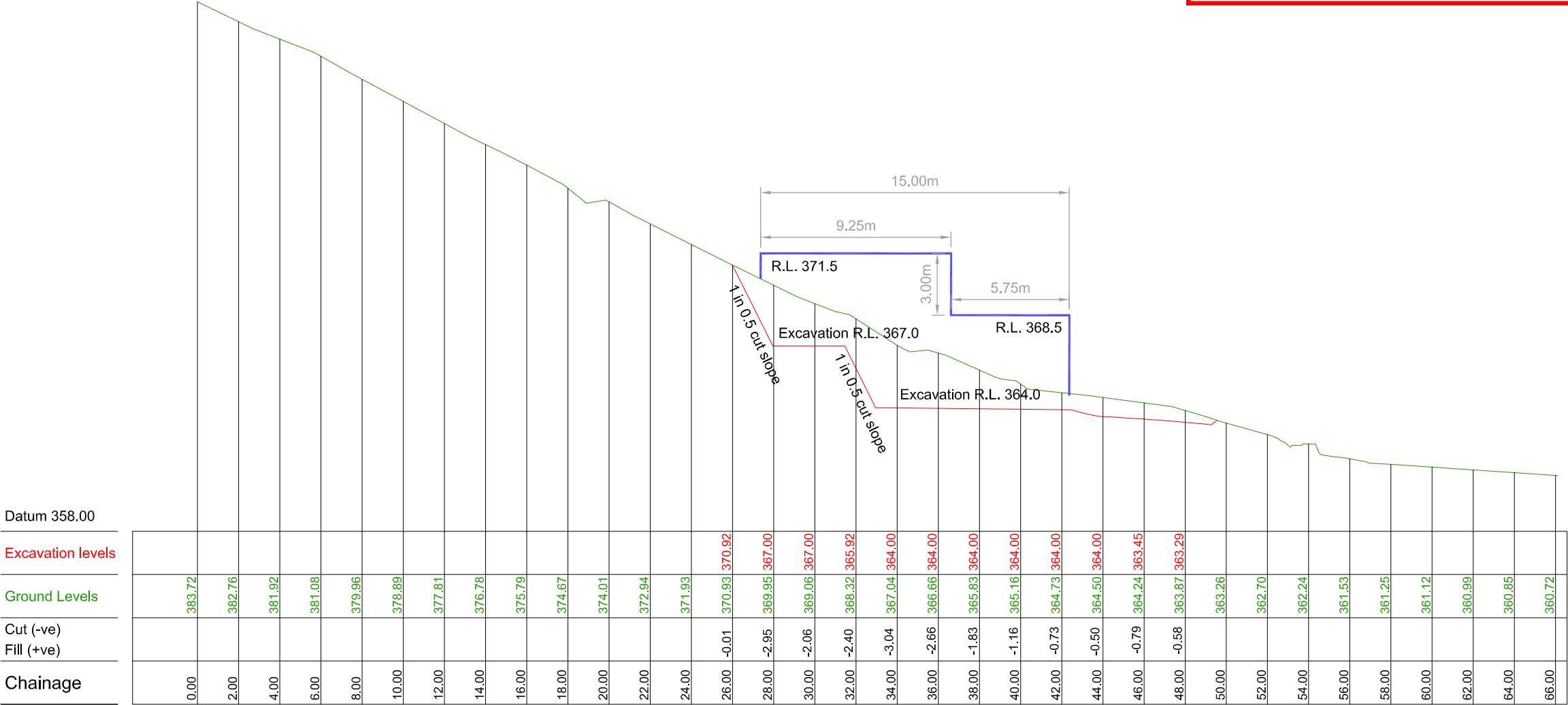


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QUEENSTOWN LAKES DISTRICT COUNCIL

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29 May 2017



Longitudinal A-A
Horizontal scale 1:250
Vertical scale 1:250

= Existing Ground Level
 = Proposed Excavation Level
 = Proposed Building Platform

NOTE: Levels in terms of OIS DP 353144, RL 388.79.

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					BY: Sam Lynds	Original Plan A3	4091.3R.2D
				TITLE:			
D	13/6/16	Upper height limit corrected	SML				
C	7/6/16	Earthworks updated	SML				
B	10/5/16	Earthworks updated	SML				
A	4/4/16	Initial release	SML				
REV.	DATE:	REVISION DETAILS:	BY:				

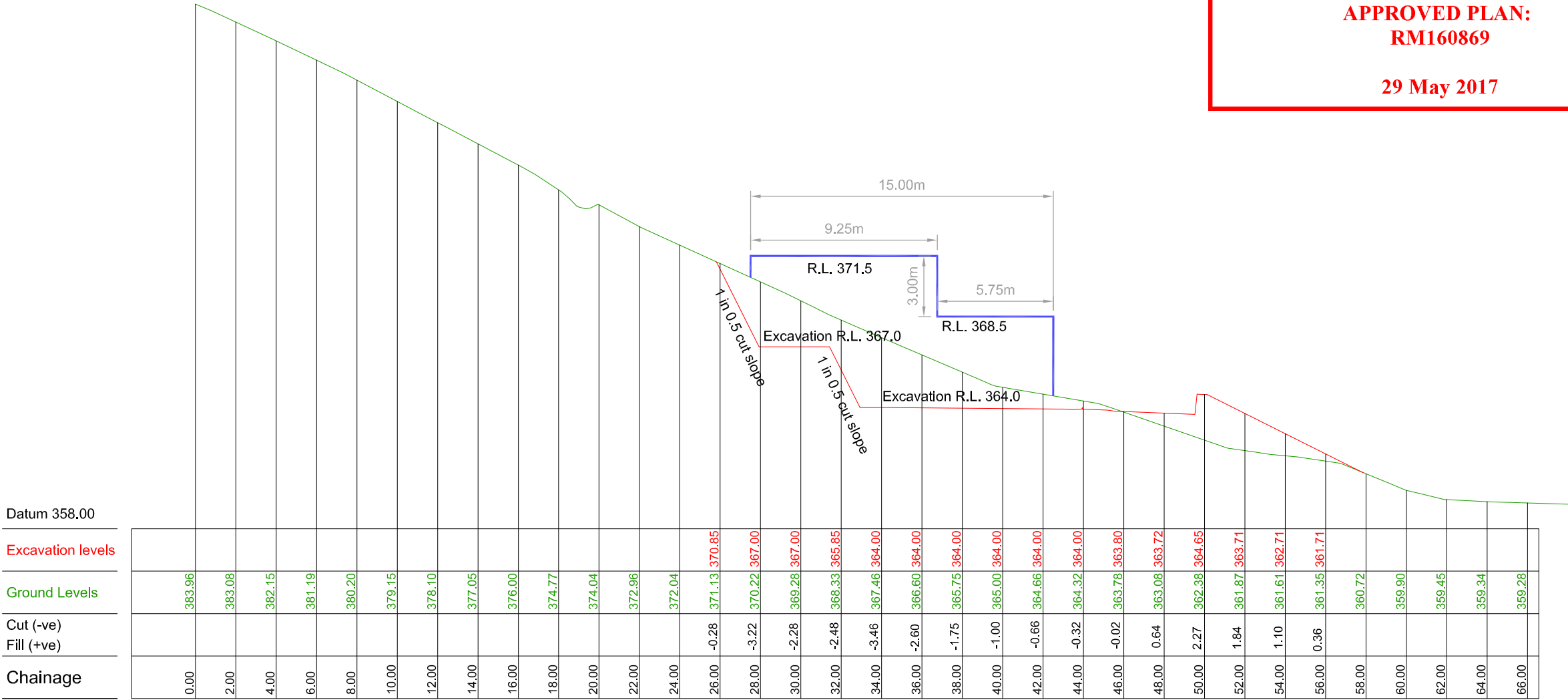
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LONGSECTION A-A
PROPOSED BUILDING PLATFORM
JEAN ROBINS DR

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160869

29 May 2017



Longitudinal B-B

Horizontal scale 1:250

Vertical scale 1:250

= Existing Ground Level

= Proposed Excavation Level

= Proposed Building Platform

NOTE: Levels in terms of OIS DP 353144, RL 388.79.

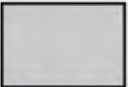








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					BY: Sam Lynds		
D	13/6/16	Upper height limit corrected	SML	LONGSECTION B-B PROPOSED BUILDING PLATFORM JEAN ROBINS DR		<p>PO Box 2493 Wakatipu 9349 Ph 03 442 3466 Fax 03 442 3469 Email admin@ascl.co.nz</p>	
C	7/6/16	Earthworks updated	SML				
B	10/5/16	Earthworks updated	SML				
A	4/4/16	Initial release	SML				
REV.	DATE:	REVISION DETAILS:	BY:				

LEGEND

-  Proposed building platform 25m x 15m (375m²) in area.
-  Property boundary line.
-  Proposed driveway.
-  Proposed retaining wall. The top of the retaining wall is to stand 1m above the surface of the proposed driveway. The hillside north of the retaining wall is to be increased in height as to stand at the same height as the top of the retaining wall.
-  Existing trees to be retained. If a tree dies or needs to be removed for any reason it shall be replaced with the same or similar tree species within the site.
-  Proposed exotic tree species. A mix of Oak, Elm, Alder, and/or Ash spp.
-  Proposed exotic fruit and/or olive trees.
-  Area of proposed native shrubs. Species are to consist of the native shrub plantings that are located within the site, along Jean Robins Drive.
-  Proposed earth mounding as outlined on the Earthworks Plan.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160869

29 May 2017

Jean Robins Drv

Lot 1
0.7045ha

Lot 8
32.6803ha

Alec Robins Rd

40 m

100 ft



REF: 1082 - SLP1
DATE: 17.06.2016
SCALE: 1:400 @ A3

Structural Landscape Plan

Jean Robins Road, Lake Hayes, Queenstown

vivian+espie
resource management and landscape planning

vivian+espie Limited Resource Management and Landscape Planning
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