

**DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL****UNDER s104 RESOURCE MANAGEMENT ACT 1991**

Applicant:	N McDonald
RM reference:	RM161251
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to undertake a four lot residential subdivision including the creation of two residential building platforms and a boundary adjustment, and for Land Use consent to erect two buildings within proposed Lot 3: one being a residential dwelling and one accessory shed building containing a residential flat.
Location:	Kingston Road
Legal Description:	Lot 1 Deposited Plan 443946 held in Computer Freehold Register 555953 Lot 3 Deposited Plan 443946 held in Computer Freehold Register 555954
Operative Zoning:	Rural General
Activity Status:	Discretionary
Notification Decision:	Publicly Notified
Delegated Authority:	Quinn McIntyre – Manager, Resource Consents
Final Decision:	GRANTED SUBJECT TO CONDITIONS
Date Decisions Issued:	29 September 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 108/220 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 Quinn McIntyre, Manager, Resource Consents, 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 7 June 2017.

No submitters have indicated they wish to be heard if a hearing is held and the consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Quinn McIntyre (Manager, Resource Consenting) on 29 September 2017.

3. THE PLANNING FRAMEWORK

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

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

3.1 RELEVANT PLAN CONSIDERATIONS

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

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a)(i) for the construction of buildings which are not contained within an approved building platform and (ii) associated landscaping and earthworks. While the establishment of a building platform is proposed as part of this application, there is currently no approved building platform on, and it is proposed to erect a residential dwelling and residential flat (in the location of the proposed building platform) on proposed Lot 3.
- A **controlled** activity resource consent pursuant to Rule 15.2.3.2
 - (i) A boundary adjustment in the Rural General Zone meeting a number of criteria
 - (a) *Each of the lots must have a separate certificate of title; and*

Each lot is held within a separate certificate of title.

(b) Any approved residential building platform must be retained in its approved location; and

Lot 1 DP 443946 contains an existing building platform, this remains unchanged.

(c) No new residential building platforms shall be identified and approved as part of a boundary adjustment; and

New building platforms are being identified as part of the subdivision application but not as they relate to the proposed boundary adjustment. The applicant seeks a separate part of this decision to be issued as it applies to the boundary adjustment.

The boundary adjustment could be undertaken independently as a controlled activity from this proposal but has been included to avoid a double up in process. Therefore, as a technicality, the boundary adjustment part of this application does not include any new residential building platform.

(d) There must be no change in the number of residential building platforms or residential buildings per lot; and

There will not be a change in the number of residential building or building platforms per lot as part of this boundary adjustment.

(e) There must be no change in the number of non-residential buildings per lot; and

There will not be a change in the number of non-residential buildings per lot.

(f) The adjusted boundaries must not create non-compliance with any Part 5 Rural General Zone site and zone standards; and

The adjusted boundaries will not create any non-compliance with any Part 5 site of zone standards.

(g) No additional saleable lots shall be created; and

No additional saleable lots will be created by the boundary adjustment.

(h) If one of the lots contains no building or residential building platform then no smaller lot shall be created without a building or residential building platform on it; in respect of:

- *The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;*
- *Boundary treatment;*
- *Easements for access and services.*

Both lots contain buildings.

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3:
 - (vi) In the Rural General Zone all subdivision and location of residential building platforms shall be a Discretionary Activity
- A **controlled** activity – earthworks
Earthworks associated with any subdivision of land in the Rural General Zone are a Controlled Activity with the Council reserving control in respect to the matters listed in Rule 22.3.2.2(a)(i)-(ix) in Section 22.

Overall, subdivision consent is required for a boundary adjustment as a **Controlled Activity** and subdivision consent to create three allotments and identify residential building platforms as a **Discretionary Activity**, and in addition a **Discretionary** land use consent is required to erect a residential dwelling and accessory building/ residential flat.

5.2 PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan (**PDP**) on 26 August 2016. There are no rules within the PDP which have immediate legal effect that are triggered by the proposal.

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 and content of submissions are:

- Subdivision in the Rural General Zone
- Residential development in the Rural General Zone and potential adverse effects to the existing character of the area and that envisaged under the District Plan

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 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:

- Subject to appropriate mitigation by way of a 6m building height restriction (for any future building within proposed Lots 1 & 3) and landscaping (including bunding and planting to the west of the building platform on Lot 3 prior to title being issued), the adverse visual and landscape effects can be adequately mitigated on the wider environment and will not detract from the landscape character of the area.
- The proposal will not detract from the prevailing character of the area which is characterised by farm land with the occasional dwelling set into vegetation with the whole setting dominated by the backdrop of the Remarkables.
- The proposal provides for adequate provision for legal and practical vehicular access and the proposed allotments can be adequately serviced for: water supply; stormwater; wastewater disposal; power; telecommunication; and fire-fighting.
- With regard hazards from liquefaction and flooding the sites are a considered suitable for residential development.

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

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is not contrary to the relevant policies and objectives of the District Plan or Proposed District Plan.

6.4 PART 2 OF THE RMA

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

7. DECISION ON LAND USE/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 108/220 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 Hamish Anderson on phone (03) 441 0499 or email Hamish.anderson@qldc.govt.nz.

Report prepared by

Decision made by




Hamish Anderson
CONSULTANT SENIOR PLANNER

Quinn McIntyre
MANAGER, RESOURCE CONSENTS

- APPENDIX 1** – Consent Conditions
- APPENDIX 2** – Council's s42A Report
- APPENDIX 3** – Council's s100 Decision

APPENDIX 1

CONSENT CONDITIONS

Subdivision Conditions

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - a) Survey plans prepared by Clarke Fortune McDonald and Associates and detailed as follows:

Plan Title	Drawing & Issue No.	Date
Lots 1 to 4 being a proposed subdivision of Lots 1 and 3 DP443946 sheet 1 of 2	01 Revision A	10/10/2016

2. 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/>

3. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lots 3 and 4

Stage 2: Lots 1 and 2

The stages set out above may be progressed in any order and combined in any order, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

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

4. 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.
5. 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 acceptance, 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 (2), to detail the following engineering works required:
 - a) Provision of a minimum supply of potable water supply to the net area of the allotment on Lots 1 & 3 for the anticipated development of that site (for Lot 3 being a dwelling and residential flat) that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

- b) The provision of an unsealed vehicle crossing to Lot 3 from the shared right of way to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- c) The provision of a shared right of way from SH6 to Lots 1-4 herein that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Passing bays shall be provided at 50m intervals and also at bends where the sight lines are restricted on the newly constructed portion of the road. Provision shall be made for stormwater disposal from the carriageway.

Advice Note: For clarity the shared ROW can remain as sealed and unsealed sections.

- d) The provision of an access way to the Lot 3 Building Platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. 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 and Water reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
6. Prior to any works that may affect the State Highway road reserve, an agreement to work on the State Highway and a traffic management plan must be completed and submitted to the New Zealand Transport Agency's network management consultant at least seven working days before work commences.
 7. 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.

To be monitored throughout earthworks

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. The works shall be undertaken in accordance with the Construction Management Plan (CMP) titled 'NT McDonald Construction Management Plan, 287 Kingston Road' submitted as Attachment N with the AEE.
10. A copy of the CMP shall be retained on site at all times.

On completion of earthworks

11. 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.

To be completed before Council approval of the Survey Plan

12. 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.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]

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

13. 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 (being the building platforms on Lots 1-3) 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. Note: the building platform on Lot 2 was approved under RM120249 and RM130039.
 - c) The completion and implementation of all certified works detailed in Condition (5) above.
 - d) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
 - e) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
 - 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 area 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 net area 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 submission of Completion Certificates from the Contractor and the Engineer advised in Condition (4) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- i) Road naming shall be carried out, and signs installed to the shared right of way from SH6, in accordance with Council's road naming policy.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k) Remove, from Lot 1, all the existing unregistered cars, boats, machinery and various machinery parts (excluding farm equipment) that are not contained within the existing shed or within 50m from the approved residential building platform.
- l) The western mounding augmentation and the planting of all grey shrubland in the vicinity of the western mounding, and all beech trees on Lot 3 as detailed in the section labelled 'Works prior to 224c' on the Land Landscape Architects plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', dated 22/03/17 shall be implemented to the satisfaction of the Manager: Resource Consents. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares prior to certification that this condition has been met.
- m) The vehicle crossing to the State Highway shall be formed in accordance with the New Zealand Transport Agency Diagram E standard. Written confirmation shall be provided from the New Zealand Transport Agency's network management consultant, that the works have been completed to meet the New Zealand Transport Agency's requirements.

Ongoing Conditions/Consent Notices

- 14. 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 on Lots 1-3 shall be contained within the Building Platforms as registered on the title for the property.
 - b) At the time a dwelling is erected on Lots 1 & 3, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of any dwelling.
 - c) At the time that a dwelling is erected on Lots 1 & 3, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
 - d) At the time a dwelling is erected on Lots 1 & 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting 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 New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS 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 Council's standards for rural roads (as per Council'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 NZFS 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.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Building Design Controls

- e) Any building erected on Lot 1 (DP to be allocated) shall comply with the following:
 - i) Exterior cladding shall be one or more of timber, corrugated iron, schist, or plaster. Any areas of timber, plaster or iron are to be coloured in the range of natural browns, greens or greys with an LRV of less than 20%. Iron that is treated so as to have a matt finish may be coloured in the range of natural browns, greens or greys with an LRV of less than 30%. Detailing not exceeding 10% of the exterior surface may be undertaken with other materials including but not limited to concrete or Corten steel.
 - ii) Roofs, guttering and downpipes are to be coloured in the range of natural browns, greys and greens with an LRV of less than 20% or, if treated so as to have a matt finish, an LRV of less than 30%.
 - iii) Joinery is to be coloured a similar hue as the roof with an LRV of less than 20% unless timber is used in which case it is to match any timber cladding.
 - iv) The maximum height of any building shall be 6m from original ground level.
 - v) Roofs shall be pitched and have a minimum slope of 30°. Flat or mono-pitched roofs may be used but shall be restricted to less than 15% of the total roof area.
 - vi) The maximum combined footprint for all buildings within the building platform shall be 600m²

- f) Any building to be erected on Lot 3 DP (to be allocated) shall comply with the following:
- a. Exterior cladding shall be one or more of timber, corrugated iron, schist, or plaster. Any areas of timber, plaster or iron are to be coloured in the range of natural browns, greens or greys with an LRV of less than 20%. Iron that is treated so as to have a matt finish may be coloured in the range of natural browns, greens or greys with an LRV of less than 30%. Detailing not exceeding 10% of the exterior surface may be undertaken with other materials including but not limited to concrete or Corten steel.
 - b. Roofs, guttering and downpipes are to be coloured in the range of natural browns, greys and greens with an LRV of less than 30% or, if treated so as to have a matt finish, an LRV of less than 30%.
 - c. Joinery is to be coloured a similar hue as the roof with an LRV of less than 20% unless timber is used in which case it is to match any timber cladding.
 - d. The maximum height of any building shall be 6.0m from original ground level.
 - e. Where there are windows on the western façade of any building that building s to incorporate a veranda of at least 75% of the length of the building, or eaves of at least 1m in depth to avoid glare from sun striking the windows.

Landscape Controls

- g) On Lot 1 (DP to be allocated):
- a. Prior to any residential development of Lot 1 a plan for the removal of all wilding trees (pine, Douglas fir, sycamore, hawthorn) on the Lot above the 400m contour shall be prepared and submitted to Council for certification. This plan shall detail the staged removal of mature wilding trees over a ten year period (ensuring some existing large trees are retained in the short term to be utilised as screening) and the control of all seedlings into the future. In addition the plan will detail any replacement planting necessary to ensure that a dwelling on the building platform is screened from public view to a similar extent as is the case prior to the wilding tree removal. This planting is to comprise indigenous species appropriate to the location. Once certified the plan shall be implemented within the following nine months, and its ongoing implementation shall follow at the responsibility and cost of the consent holder.
 - b. All wilding tree seedlings (pine, Douglas fir, sycamore, hawthorn) of less than 1m in height occurring within the lot shall be removed by hand on an annual basis.
 - c. All fencing on the site is limited to post and wire fencing only.
- h) On Lot 3 DP (to be allocated)
- a. Within the first available planting season following the construction of any building on the site the southern mounding and all grey shrubland planting indicated on the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway' dated 22/03/17 shall be completed. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all plants mulched, irrigated and protected from rabbits and hares.
 - b. Planting and mounding on the site implemented in accordance with *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston', dated 22/03/17 shall be maintained in perpetuity. Should any plant die or become diseased within ten years of implementation it shall be replaced with another plant of similar type but not necessarily of the same species. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares.
 - c. All wilding tree seedlings (pine, Douglas fir, sycamore, hawthorn) of less than 1m in height occurring within the lot shall be removed by hand on an annual basis.
 - d. All wilding trees shall be removed from within the Lot within ten years of the commencement of consent.
 - e. All fencing is limited to post and wire fencing only.

The following condition shall be registered on Lots 1-3:

- i) The vehicle crossing to the State Highway shall be maintained in accordance with the New Zealand Transport Agency Diagram E standard.

Advice Notes:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. 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.
3. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

Land Use Consent – To erect a dwelling and accessory building containing a residential flat on Lot 3 of RM161251

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Pasquale Residence, Floor Plan, A101', prepared by DDC and dated May 2017
 - 'Pasquale Residence, Elevations, A102', prepared by DDC and dated May 2017
 - 'Pasquale Outbuilding, Floor Plan, A101', prepared by DDC and dated May 2017
 - 'Pasquale Outbuilding, Attic Floor Plan, A102', prepared by DDC and dated May 2017
 - 'Pasquale Outbuilding, Elevations, A103', prepared by DDC and dated May 2017
 - 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', prepared by Land Landscape Architects dated 22/03/17

stamped as approved on 29 September 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.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$290. This initial fee has been set under section 36(1) of the Act.
4. 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>

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

5. 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.
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 acceptance, 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 (5), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to each of the dwelling or accessory building on Lot 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

- b) The provision of an unsealed vehicle crossing to Lot 3 from the shared right of way to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - c) The provision of an access way to the dwelling/building that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. 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.
 - d) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads and Water reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
7. Prior to any works that may affect the State Highway road reserve, an agreement to work on the State Highway and a traffic management plan must be completed and submitted to the New Zealand Transport Agency's network management consultant at least seven working days before work commences.
 8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with 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.
 9. The works shall be undertaken in accordance with the Construction Management Plan (CMP) titled 'NT McDonald Construction Management Plan, 287 Kingston Road' submitted as Attachment N with the AEE.
 10. A copy of the CMP shall be retained on site at all times.
 11. 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.

Prior to occupation of the dwelling or residential flat

12. Prior to occupation of any building on the site, the consent holder shall provide to Council evidence of the completion of the following works:
 - 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.
 - c) The vehicle crossing to the State Highway shall be formed in accordance with the New Zealand Transport Agency Diagram E standard. Written confirmation shall be provided from the New Zealand Transport Agency's network management consultant, that the works have been completed to meet the New Zealand Transport Agency's requirements.

- d) 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 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).
- e) The completion and implementation of all certified works detailed in Condition (6) above.
- f) The consent holder shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling or residential flat.
- g) Any power supply connections to the dwelling and accessory building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- h) Any wired telecommunications connections to the dwelling and accessory building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- i) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (5) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC’s Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k) At the time a dwelling or residential flat is erected on Lot 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting 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 New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS 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 Council’s standards for rural roads (as per Council’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 NZFS 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.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- l) The western mounding augmentation and the planting of all grey shrubland in the vicinity of the western mounding, and all beech trees on Lot 3 as detailed in the section labelled 'Works prior to 224c' on the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', dated 22/03/17 shall be implemented to the satisfaction of the Manager: Resource Consents. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares prior to certification that this condition has been met.
- 13 The vehicle crossing to the State Highway shall be maintained in accordance with the New Zealand Transport Agency Diagram E standard.

Landscape Conditions

- 14 Within the first available planting season following the construction of the dwelling or accessory building on the site, the southern mounding and all grey shrubland planting in the vicinity of this mounding as indicated on the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', dated 22/03/17 shall be completed. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all plants mulched, irrigated and protected from rabbits and hares.
- 15 Planting and mounding on the site implemented in accordance with the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway' dated 22/03/17 shall be maintained in perpetuity. Should any plant die or become diseased it shall be replaced with another plant of similar type but not necessarily of the same species. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares.
- 16 All wilding tree seedlings (pine, Douglas fir, sycamore, hawthorn) of less than 1m in height occurring within the lot shall be removed by hand on an annual basis.
- 17 All wilding trees shall be removed from within the Lot within ten years of the commencement of consent.
- 18 All fencing is limited to post and wire fencing only.

Advice Notes:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. 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.
3. 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).
4. The subject site is identified on the Council's interim hazard register as being within an area that has been notated as being an alluvial fan and potentially subject to liquefaction. It is recommended that the consent holder consult an appropriately qualified engineer to confirm whether such a potential threat actually exists in relation to the proposed activity.
5. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

APPENDIX 2

COUNCIL'S S42A REPORT

FILE REF: RM161251

REPORT PREPARED BY: Hamish Anderson, Consultant Senior Planner

SUBJECT Report on a publicly notified consent application.

SUMMARY

Applicant: N McDonald

Location: Kingston Road

Proposal: Application under Section 88 of the Resource Management Act 1991 (RMA) to undertake a four lot residential subdivision including the creation of two residential building platforms and a boundary adjustment, and for Land Use consent to erect two buildings within proposed Lot 3: one being a residential dwelling and one accessory shed building containing a residential flat.

Legal Description: Lot 1 Deposited Plan 443946 held in Computer Freehold Register 555953

Lot 3 Deposited Plan 443946 held in Computer Freehold Register 555954

Zoning: Rural General

Public Notification Date: 7 June 2017

Closing Date for Submissions: 5 July 2017

Submissions: 1

- 1 submission was neither in support or opposition to the application*

** the submitter was the New Zealand Transport Agency and since the close of submissions that submission has been amended to be in support.*

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:

1. It is considered that the adverse effects of the activity will be no more than minor for the following reasons:
 - a) Subject to appropriate mitigation by way of a 6m building height restriction (for any buildings within proposed Lots 1 & 3) and landscaping, the adverse visual and landscape effects can be adequately mitigated on the wider environment and will not detract from the landscape character of the area.
 - b) The proposal will not detract from the prevailing character of the area which is characterised by farm land with the occasional dwelling set into vegetation with the whole setting dominated by the backdrop of the Remarkables.
 - c) The proposal provides for adequate provision for legal and practical vehicular access and the proposed allotments can be adequately serviced for: water supply; stormwater; wastewater disposal; power; telecommunication; and fire-fighting.
 - d) With regard hazards from liquefaction and flooding the sites are a considered suitable for residential development.
2. The proposal is consistent with the relevant objectives and policies of the Operative District Plan.
3. The proposal is consistent with the relevant objectives and policies of the Proposed District Plan.

1. INTRODUCTION

My name is Hamish Anderson. I am a consultant resource consents planner with Novo Group. I have been seconded to the resource consent department at QLDC and have been in this role for one year. I hold the qualification of a Master in Environmental Planning Degree from Massey University. I am a member of the New Zealand Planning Institute, which brings with it obligations with regard to continuing professional development.

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.

2. PROPOSAL AND SITE DESCRIPTION

I refer to the report entitled, '*NT McDonald Subdivision and Land Use Consent*', prepared by Karen Hanson of Clark Fortune McDonald and Associates, attached as Appendix 2, and hereon referred to as the applicant's AEE.

The applicant has provided a detailed description of the proposal and the site and locality in Section 1.0 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report.

The following provides a summary of the proposal:

- The landscape planting will be undertaken in accordance with an amended landscape plan prepared by Council's consultant landscape architect, Rebecca Lucas.
- The proposal includes reintroduction of a diverse range of indigenous vegetation and the control and removal of wilding species.
- There are a number of cars, in various states of disrepair on the site. These are unsightly and the applicant has agreed that all unregistered cars will be removed as part of the application.
- There will be restrictions on the height (6m) for future buildings on proposed Lots 1 and 3
- Future buildings will be required to be recessive colours, and
- There will be a limit on the roof pitch of future buildings on Lots 1 and 3.

The site is depicted in Figure 1 below.



Figure 1: Application site

3. SUBMISSIONS

3.1 SUBMISSIONS

A neutral submission was received from the New Zealand Transport Agency. That submission has since been amended to be in support but they do not wish to be heard.

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)
KS and RC Reddell	281 Kingston Road (Lot 3 DP 443946)
FJ MacKenzie	283 Kingston Road (Lot 1 DP 25350)
GH Hensman and NT van Wichen	285 Kingston Road (Lot 1 and 2 DP 471143)



Figure 2: Location of sites where written approval provided

5. PLANNING FRAMEWORK

5.1 THE DISTRICT PLAN

The subject site is zoned Rural General.

The purpose of the Rural General Zone is:

“...to manage activities so they can be carried out in a way that:

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

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

The relevant provisions of the Plan that require consideration can be found in (Insert which parts of the Plan are relevant Parts 4 (District Wide Issues), Part 5 (Rural Areas), Part 14 (Transport) and Part 15 (Subdivision)).

Resource consent is required for the following reasons:

- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a)(i) for the construction of buildings which are not contained within an approved building platform and (ii) associated landscaping and earthworks. While the establishment of a building platform is proposed as part of this application, there is currently no approved building platform on, and it is proposed to erect a residential dwelling and residential flat (in the location of the proposed building platform) on proposed Lot 3.
- A **controlled** activity resource consent pursuant to Rule 15.2.3.2
 - (i) A boundary adjustment in the Rural General Zone meeting a number of criteria

(a) Each of the lots must have a separate certificate of title; and

Each lot is held within a separate certificate of title.

(b) Any approved residential building platform must be retained in its approved location; and

Lot 1 DP 443946 contains an existing building platform, this remains unchanged.

(c) No new residential building platforms shall be identified and approved as part of a boundary adjustment; and

New building platforms are being identified as part of the subdivision application but not as they relate to the proposed boundary adjustment. The applicant seeks a separate part of this decision to be issued as it applies to the boundary adjustment.

The boundary adjustment could be undertaken independently as a controlled activity from this proposal but has been included to avoid a double up in process. Therefore, as a technicality, the boundary adjustment part of this application does not include any new residential building platform.

(d) There must be no change in the number of residential building platforms or residential buildings per lot; and

There will not be a change in the number of residential building or building platforms per lot as part of this boundary adjustment.

(e) There must be no change in the number of non-residential buildings per lot; and

There will not be a change in the number of non-residential buildings per lot.

(f) The adjusted boundaries must not create non-compliance with any Part 5 Rural General Zone site and zone standards; and

The adjusted boundaries will not create any non-compliance with any Part 5 site of zone standards.

(g) No additional saleable lots shall be created; and

No additional saleable lots will be created by the boundary adjustment.

(h) If one of the lots contains no building or residential building platform then no smaller lot shall be created without a building or residential building platform on it; in respect of:

- *The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;*
- *Boundary treatment;*
- *Easements for access and services.*

Both lots contain buildings.

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3:

(vi) In the Rural General Zone all subdivision and location of residential building platforms shall be a Discretionary Activity

- A **controlled** activity – earthworks

Earthworks associated with any subdivision of land in the Rural General Zone are a Controlled Activity with the Council reserving control in respect to the matters listed in Rule 22.3.2.2(a)(i)-(ix) in Section 22.

Overall, subdivision consent is required for a boundary adjustment as a **Controlled Activity** and subdivision consent to create three allotments and identify residential building platforms as a **Discretionary Activity**, and in addition a **Discretionary** land use consent is required to erect a residential dwelling and accessory building/ residential flat.

5.2 PROPOSED DISTRICT PLAN

QLDC notified the Proposed District Plan (**PDP**) on 26 August 2016. There are no rules within the PDP which have immediate legal effect that are triggered by the proposal.

5.3 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.

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

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

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

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

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

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

- 1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that -*
 - a) the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
 - b) any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
 - c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*
- 2) *Condition under subsection (1) must be –*
 - a) for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
 - b) of a type that could be imposed under section 108.*

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

Sections 108 and 220 of the RMA authorise the imposition of conditions on a resource consent.

7. INTERNAL REPORTS

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

- Engineering Report, prepared by Council's Resource Management Engineer, Warren Vermaas attached as Appendix 2
- Landscape report, entitled 'RM161251 – Mc Donald Subdivision – Peer Review, dated 22/03/2017 and Landscape report, entitled 'RM161251 – Mc Donald Subdivision – Peer Review Memo 2, dated 27/04/2017 both prepared by Rebecca Lucas of Land Landscape Architects attached as Appendix 3

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

8. ASSESSMENT

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

- (i) Landscape Classification
- (ii) Effects on the Environment guided by Assessment Criteria
- (iii) District Plan Provisions - Objectives and Policies Assessment
- (iv) Other Matters (precedent, other statutory documents)

8.1 LANDSCAPE CLASSIFICATION

The Operative District Plan sets out a mandatory process for landscape analysis and categorisation within the Rural General Zone.

The applicant's AEE included a landscape assessment prepared by Dr Marion Read. That assessment was peer reviewed by Council's Consultant Landscape Architect, Rebecca Lucas. In Dr Read's report she assessed the subject site is appropriately classified as a part of the Visual Amenity Landscape (VAL). The site is clearly located on the lower slopes of the Outstanding Natural Landscape (ONL) of the Remarkables Range. The review from Ms Lucas did not dispute this classification.

I accept the assessment of the two landscape architects and consider the site to be located in a VAL.

8.2 EFFECTS ON THE ENVIRONMENT

8.2.1 The Permitted Baseline

All buildings or alterations to buildings in the Rural General Zone (as well as any physical activity associated with any building such as roading or landscaping) require resource consent under the District Plan. Hence, the District Plan does not provide a permitted activity status for any building or associated activity. Likewise, all subdivision requires resource consent.

Nevertheless, permitted activities in the Rural General Zone are restricted to activities such as:

- Farming activities (with the exception of factory farming);
- A fence of less than 2.0 metres in height located anywhere within the site; and
- Earthworks are permitted in accordance with Site Standard 22.3.3(i) and (ii) provided the works comprise of less than 1,000m³ volume of earth moved within a consecutive 12 month period, cuts are at an angle of no more than 65 degrees, and fill of up to 2.0 metres in height.

Based on the above, I consider the permitted baseline is not applicable in this instance and therefore no permitted baseline comparison has been applied in the analysis below.

8.2.2 Actual and Potential Effects on the Environment

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

The Operative District Plan includes a comprehensive range of assessment matters in Part 5 (*Rural Areas*) and Part 15 (*Subdivision Development and Financial Contributions*) that set out both the process for and matters to be considered for development and activities within the Rural General Zone.

The following actual and potential effects on the environment have been assessed:

- Visibility of Development
- Effects on Natural and Pastoral Character
- Form and Density of Development
- Cumulative Effects of Development on the Landscape
- Traffic Generation and Vehicle Movements, Parking and Access
- Infrastructure
- Subdivision, Design and Layout
- Earthworks and natural hazard
- Easements; and
- Positive Effects

8.2.3 Visibility of Development

While the subject site generally slopes up from west to east there are some undulations within the topography of the site. Those undulations coupled with extensive existing planting means that the existing built form is not visible from off site. The existing farm shed (on proposed Lot 1) even if expanded in size, will continue to be nestled amongst dense vegetation and will not be visible from off site.

The dwelling and accessory building (shed/residential flat) on proposed Lot 3 will be in an open area of the site but the undulations of the site coupled with the vegetation on the periphery plus that proposed will mean this building platform, and buildings upon it, will not be readily visible from Kingston Road immediately adjacent to the subject site.

The applicant has proposed bunding and considerable planting for mitigation associated with the proposed building platform/buildings on proposed Lot 3 (as outlined in the Landscape Plan and report prepared by Dr Marion Read of Read Landscapes). The report prepared by Dr Read was peer reviewed by consultant landscape architect, Rebecca Lucas. Ms Lucas was generally in support with the assessment and recommendations of Dr Read however, there were several aspects that Ms Lucas considered should be further addressed.

Figure 2 below shows photographs from the building platform on proposed Lot 3 looking toward the southwest, west and northwest. The nearest public viewing area would be from Kingston Road where it is in an east west alignment. If either the dwelling or the accessory building/ residential flat were visible from that section of the road it would only be when heading in an easterly direction and would be softened by the existing and proposed planting. Furthermore, the dwelling, proposed to be located on this platform, will be single storey in height and will be recessive colours. The accessory building/residential flat will be two storey in height but will be located to the rear (east) of the dwelling and its footprint will be cut in the slope thereby lessening the perceived height. Furthermore, it too will be recessive in colour.



Figure 2: Application site view looking: southwest, west and northwest

The subject site is above the public viewing points of Kingston Road and will not interrupt any views or outlook.

With regard the ability to contain development within the site's elements, Dr Read noted:

- The steep sided gully which runs along the northern boundary of the larger property in combination with the Remarkables Ski Field Road will check the spread of development to the north.
- The topography and the ONL(WB) classification will check the spread of development to the east, and the industrial uses of the land to the south will check the spread of development in that direction.

Ms Lucas was in general agreement with Dr Read but considered the building platform on proposed Lot 3 would be visible from Peninsula Road (only) and that visibility from this point would be increased with the removal of existing vegetation. To address that, Ms Lucas has recommended additional planting. In Ms Lucas' opinion that will enable the platform and the proposed buildings on Lot 3 to be successfully absorbed into the surrounding vegetation when viewed from both Peninsula Road and also Kingston Road.

With regard Lot 1 Ms Lucas recommended that some of the existing tall trees be retained until the planting is established to provide continuous screening.

Summary

The assessment and recommendations of Ms Lucas are adopted and for the reasons outlined by both Dr Read and Ms Lucas it is considered any of the adverse visibility effects resulting from the proposal will be less than minor. The proposal is considered, on the basis of the expert landscape architect advice, to be appropriately aligned with the assessment matters for development in this landscape, such that it does not result in adverse landscape effects that can be said to be more than minor.

8.2.4 Effects on Natural and Pastoral Character

With regard the existing setting and character of the area Dr Read noted the following:

- The nature of the development in the vicinity of the subject site (1.1km) is a mix of farming; industrial uses (freight yard, forestry and quarry) to the south, and residential. A total of 7 dwellings are located near the site, 20 residential units are consented within the quarry site (RM070294) and a further four residential platforms consented to the east and south east. This area could be described as a loose residential node.

With regard to whether further development as proposed will visually compromise the existing natural and Arcadian pastoral character of the landscape by exacerbating existing and potential adverse effects. Dr Read noted:

- The wilding trees and other weed vegetation on the site constitute the most significant adverse effects on landscape character and quality which exist on the subject site
- The proposed development will assist in diminishing these adverse effects by the reintroduction of a diverse range of indigenous vegetation and the control and removal of wilding species.

In her review, again Ms Lucas was in general agreement with Dr Read provided the additional planting was undertaken in association with the staged removal of existing vegetation.

Summary

I consider the assessment of both landscape architects to be thorough and with the recommendations of Ms Lucas included as conditions of consent the existing the proposed development can be incorporated into the immediate environment without detracting from the prevailing character.

8.2.5 Form and Density of Development

Dr Read noted the following regarding the proposed subdivision and development:

- It will not degrade or domesticate the landscape to any appreciable degree.
- Two residential building platforms are proposed which will have a domesticating effect.
- It will also facilitate the control of wilding conifers and the re-establishment of a range of indigenous vegetation which should produce a net increase in the natural character of the site.

Proposed design controls will ensure that future development will not bring the land use to a threshold with respect to the vicinity's ability to absorb development. Ms Lucas, in her review specifically agreed with this assessment.

Summary

Based upon the advice of Dr Read and Ms Lucas, I consider the proposed development is appropriate in that the level of development is reflective of the immediate area. I consider the controls such as the maximum building height (6m) for the building platforms and the proposed plantings mean the proposed development is unlikely to lead to further degradation or domestication of the landscape.

8.2.6 Cumulative Effects of Development on the Landscape

The initial landscape assessment has been updated by Dr Read to more specifically address potential cumulative effects from the development. That assessment and the Applicant's AEE outline consent notices that will assist in avoiding and mitigation potential adverse effects. That assessment is attached as Appendix 2 and has been peer reviewed by Council's reporting landscape architect Ms Lucas.

Ms Lucas supported the points and overall assessment by Dr Read and concluded by saying:

'With the inclusion of the additional mitigation planting and the covenant regarding no further subdivision I agree with Dr Read that the proposal meets its requirement for development in the Visual Amenity Landscape, specifically with regard to cumulative effects'.

The proposal will include consent notices that will:

- Prevent further subdivision of proposed Lot 3
- Require the removal of existing wildling pines
- Require the ongoing removal of wildling seedlings
- Control the design of any future buildings on proposed Lots 1 & 3

I adopt the assessment and recommendations of Dr Read and Ms Lucas and consider that provided planting and weed eradication is undertaken as proposed then any adverse cumulative effects will be less than minor.

Summary

The applicant, via the reports prepared by Dr Read, and the subsequent peer review by Ms Lucas, has thoroughly addressed potential cumulative effects. The review and recommendations of Ms Lucas, particularly the inclusion of the consent notices proposed, is adopted and it is considered that any adverse cumulative effect from the proposal will be less than minor.

8.2.8 Traffic Generation and Vehicle Movements, Parking and Access

Access and vehicle crossings

Mr Vermaas assessed the application with regard access and vehicle crossings and is satisfied that the existing access way has the capacity to serve the six lots that will result from this proposal and noted the following:

- the proposed 7m legal width with 3.5m formed unsealed extension is in general compliance with Council standards with the exception that no passing bays are indicated on the drawings.
- it is recommended that road widening is undertaken with passing bays every 50m and where there are bends in the access road and where sightlines may be restricted due to topography.
- given the access way will now serve 6 lots, it is recommended that a condition requiring the access way to be named in accordance with the Council Road Naming Policy.
- the existing vehicle crossing off SH6 is capable of two way traffic, has good sightlines in both directions of SH6. Since the assessment of Mr Vermaas, the NZTA made a submission on the application with the only concern related to the access off the State Highway. That NZTA wanted the access to be formed to an upgraded standard to provide for the additional density on the site. The applicants have agreed to do this and NZTA withdrew its submission.

- Lot 2 has an existing vehicle crossing off the RoW
- proposed Lot 3 will require a new vehicle crossing from the RoW to the site boundary and a new access way to be formed to the new building platform. The new access way and vehicle crossing shall be constructed in accordance with Council standards.
- proposed Lot 4 has an existing vehicle crossing and access way which service the existing residential dwelling located on site.

The recommendations of Mr Vermaas are adopted and it is considered adverse effect from the access and vehicle crossings will be less than minor.

8.2.9 Infrastructure

Water supply

The application has been assessed by Council's Resource Management Engineer Mr Warren Vermaas.

Mr Vermaas confirmed that proposed Lots 2 and 4 are fully serviced with water from an existing bore located on the adjoining Lot 1 DP 471143 which also supplies the neighbouring Beavers Contracting yard.

Mr Vermaas considers:

- there will be sufficient supply for proposed Lots 1 & 3 without requiring any ORC consents.
- that the extension to the water supply is completed in accordance with Council standards and the final design is submitted to Council for review and acceptance.
- water quality test results provide evidence that the water supply is potable.
- the residential dwellings located on Lots 2 and 4 are existing and no upgrades are proposed.
- firefighting facilities on Lots 2 and 4 have been previously assessed and he makes no comment on these.
- a 30,000L water storage tank shall be installed on both Lot 1 & 3 at the time a dwelling is erected, which will hold a 20,000L static supply for firefighting purposes for the dwelling and residential flat proposed on proposed Lot 3 in accordance with Council standards. Mr Vermaas is satisfied that there is adequate water supply to services these tanks.

The recommendations of Mr Vermaas are adopted and it is considered any adverse effect on the supply of water will be less than minor.

Effluent Disposal

Mr Vermaas has assessed the application with regard effluent disposal.

Mr Vermaas confirmed that, proposed Lots 2 and 4 are fully serviced with wastewater (to ground).

It is proposed to dispose of effluent onsite with the use of a primary and secondary treatment onsite disposal system. A site soils report from Southern Monitoring Services has been supplied as part of this application which confirms this proposal as feasible for Lots 1 & 3. Mr Vermaas recommended a consent condition that at the time a dwelling is erected on Lots 1 and 3, a suitable effluent disposal system design is submitted to Council for review and acceptance prior to works commencing on site.

The recommendations of Mr Vermaas are adopted and it is considered any adverse effect from wastewater disposal will be less than minor.

Stormwater Provisions

Mr Vermaas has assessed the application with regard stormwater and considered the underlying soils being Loams have good drainage. Mr Vermaas is satisfied that onsite disposal of stormwater is feasible and will be covered under the Building consent application.

The recommendations of Mr Vermaas are adopted and it is considered any adverse effect from stormwater will be less than minor.

Energy Supply & Telecommunications

Mr Vermaas has assessed the application. He confirmed that proposed Lots 2 and 4 are fully serviced power and telecommunications. Both Aurora and Chorus have supplied written confirmation giving a high expectation of the existing services in the area being capable of supplying the additional Lots 1 & 3 with power and telecommunications. Mr Vermaas recommended that written confirmation is provided from these service providers that the services have been extended at the time of subdivision.

The recommendations of Mr Vermaas are adopted and it is considered any adverse effect on energy supply and telecommunications will be less than minor.

Summary of Infrastructure

Relying on the expert assessment carried out by Mr Vermaas above, I consider the allotments can be suitably serviced with all essential infrastructure including water supply, wastewater and stormwater disposal as well as power and telecommunication supply.

Appropriate conditions of consent are recommended to ensure all works are carried out appropriately and prior to formal occupation.

8.2.10 Earthworks and Natural Hazards

Land Stability / Liquefaction

Mr Vermaas has assessed the land stability and liquefaction hazards based on the report by Royden Thompson submitted with the application. Mr Vermaas notes that Mr Thompson concludes that the risk of liquefaction is nil due to the water table being very low. Furthermore, as the original site is located to the west at a lower altitude, this risk is only going to improve as we move east to the subject site which is located at a higher altitude.

Mr Thompson's report concludes that flooding due to the alluvial fan risk is minimal due to the site location and elevation. Mr Vermaas accepts that conclusion and makes no further comment in this regard.

The assessment of Mr Vermaas is adopted and it is considered any adverse effects from the identified hazard to be less than minor.

Earthworks

Mr Vermaas has assessed the application with regard the proposed earthworks and noted the following:

- The proposed earthworks will occur in two stages: Stage one is the formation of the extension of the existing access way to the boundary of Lot 3. Stage two comprising the access way from the boundary of Lot 3 to the building platform of Lot 3, inclusive of foundation excavations.
- No material will be taken off site. Excess material will be used in the formation of landscape features, or disposed of on the approved fill site located to the West of the site.
- As the proposed earthworks mainly relate to the formation of an access way no adverse effects will occur on any neighbouring properties. The Lot 3 access way will cross the boundaries of proposed Lot 4 but will be formed as part of the subdivision prior to the creation of Lot 4.

The assessment of Mr Vermaas is adopted and it is considered any adverse effect from earthworks will be less than minor.

8.2.11 Subdivision, Design and Layout

The proposed subdivision provides for adequate practical and legal vehicular access to all proposed allotments.

All Lots will be appropriately serviced as detailed by Mr Vermaas.

8.2.12 Positive Effects

The proposed development looks to introduce additional residential activity into an area that is considered to have the capacity to absorb development without leading to unnecessary sprawl among the immediate landscape.

8.2.13 Conclusion

Relying on the expert assessments provided and with the imposition of additional mitigation measures in the form of restricting the height of future buildings within the proposed platforms on Lots 1 & 3 along with additional landscaping, the proposal will not detract from the rural residential amenities of the area in terms of privacy, quietness, spaciousness and rural setting.

I consider that the proposal is appropriate in that while there will be an increase in overall density within this rural environment, this location is one in which the proposed development is able to be absorbed given its characteristics and the mitigations proposed by the Applicant.

The allotments are able to be created is able to be appropriately accessed and serviced and overall it is considered that the ability to absorb the development without resulting in unacceptable adverse effects has been demonstrated.

8.3 DISTRICT PLAN PROVISIONS - OBJECTIVES AND POLICIES

8.3.1 OPERATIVE DISTRICT PLAN

The applicant has undertaken a review of the relevant objectives and policies of the Operative District Plan in Section 3.0 and Appendix Q of the Applicant's AEE where the assessment considered the relevant provisions of:

- Section 4 – District Wide Issues
- Section 5 – Rural General
- Section 14 - Transport
- Section 15 – Subdivision and Development
- Section 22 - Earthworks

That assessment is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report, with the following noted regarding the key rural objectives and policies.

Part 5: Rural Areas

Objective 1 and Policies 1.1 – 1.8 that seek:

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.

Objective 2 and Policies 2.1 – 2.5 that seek:

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

Objective 3 and Policies 3.1 – 3.3 and 3.5 that seek:

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

The proposed development will not change or compromise the productive rural potential of the land. This site is one that is already too small and not appropriate for rural production. The development and associated landscaping would not adversely affect the life-supporting capacity of soils.

The proposal has been assessed by landscape architects Dr Read and Ms Lucas. Both consider that the proposed design controls, weed eradication and landscape planting will be sufficient in ensuring development does not detract from the landscape character of the surrounding area and is considered an activity which can be comfortably absorbed into this area. There are currently plantings on this site and the adjacent sites so the amenity of the area is characterised by that rather than open expanses of pasture. The development will create two additional lots, with associated, dwellings and in the case of Lot 3, an accessory building with residential flat but the existing and future screening will mean that this level of development will not detract from the existing amenity of this area.

For the aforementioned reasons it is considered that the proposal is not contrary to the relevant objectives and policies of Part 5, or any other provisions of the District Plan

8.3.2 PROPOSED DISTRICT PLAN

The Queenstown Lakes Proposed District Plan (PDP) was publicly notified on 26th August 2015.

The applicant has undertaken a review of the relevant objectives and policies of the Operative District Plan in Section 3.0 and Appendix Q of the Applicant's AEE where the assessment considered the relevant provisions of:

The relevant chapters of the PDP that apply to this application include:

- Chapter 3 – Strategic Direction
- Chapter 6 – Landscapes
- Chapter 21 – Rural
- Chapter 27 – Subdivision and Development
- Chapter 30 – Energy and Utilities

And concluded that the proposal was not contrary to these provisions. That assessment is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report.

8.3.7 SUMMARY OF FINDINGS

Overall, I consider that the proposed development is consistent with and will give effect to the relevant objectives and policies of both the Operative District Plan and the Proposed District Plan as discussed above.

8.4 OTHER MATTERS

8.4.1 Precedent

The proposal has been assessed by both Dr Read and Ms Lucas with regard the setting and the proposed development. That assessment indicates that while this is a rural environment the actual site has unique characteristics that means it is able to, with planting and a 6m maximum building height volunteered for both the residential building platforms, absorb the subdivision and development proposed.

This cannot be said of many other rural sites in this area. Section 8.2.6 of this assessment discusses potential cumulative effects and concludes that they will be no more than minor.

For the aforementioned reasons and acknowledging the prevailing character of the area and the circumstances surrounding this proposal, I consider the risk associated with precedent will be low.

9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

In this case the relevant District Plan provisions are valid, have complete coverage and are certain. Therefore, the above assessment under s104 matters, which give substance to the principles of Part 2, illustrates the proposed activity accords with Part 2 of the Act.

Overall, I consider the proposal does promote sustainable management.

10. CONCLUSIONS

10.1 EFFECTS ON THE ENVIRONMENT

As discussed in Section 8 above, the proposed development is considered appropriate subject to conditions of consent to assist with mitigation.

10.2 OBJECTIVE AND POLICIES

As I have concluded in Section 8.3 above, the proposal is considered to be consistent with the objectives and policies of both the Operative District Plan and Proposed District Plan.

10.3 SUMMARY

- Subject to appropriate mitigation by way of a 6m building height restriction (for any future building within proposed Lots 1 & 3) and landscaping (including bunding and planting to the west of the building platform on Lot 3 prior to title being issued), the adverse visual and landscape effects can be adequately mitigated on the wider environment and will not detract from the landscape character of the area.
- The proposal will not detract from the prevailing character of the area which is characterised by farm land with the occasional dwelling set into vegetation with the whole setting dominated by the backdrop of the Remarkables.
- The proposal provides for adequate provision for legal and practical vehicular access and the proposed allotments can be adequately serviced for: water supply; stormwater; wastewater disposal; power; telecommunication; and fire-fighting.
- With regard hazards from liquefaction and flooding the sites are a considered suitable for residential development.
- The proposal is consistent with the relevant objectives and policies of both the Operative District Plan and the Proposed District Plan.
- The proposal does promote the overall purpose of the RMA.

10.4 OVERALL RECOMMENDATIONS

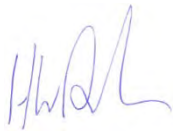
10.4.1 Recommendation on Subdivision Consent

Given the findings above (Section 9.1 and 9.2), I consider the subdivision application by N McDonald to undertake a four lot residential subdivision along with the identification of two residential building platforms and including a boundary adjustment can be granted subject to the recommended conditions of consent as detailed in *Appendix 1* below.

10.3.2 Recommendation on Land Use Consent

Given the findings above (Section 9.1 and 9.2), I consider the land use application by N McDonald to erect a dwelling and an accessory building, with the accessory building containing a residential flat, on proposed Lot 3 (in the location of an identified residential building platform) can be granted subject to the recommended conditions of consent as detailed in *Appendix 1* below.

Report prepared by



Hamish Anderson
CONSULTANT SENIOR PLANNER

Reviewed by



Paula Costello
TEAM LEADER: RESOURCE CONSENTS

Attachments:

Appendix 1	Conditions
Appendix 2	Applicant's AEE
Appendix 3	Engineering Report
Appendix 4	Landscape Architect's Report

Report Dated: 28 September 2017

APPENDIX 1 – CONSENT CONDITIONS

Subdivision Conditions

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - a. Survey plans prepared by Clarke Fortune McDonald and Associates and detailed as follows:

Plan Title	Drawing & Issue No.	Date
Lots 1 to 4 being a proposed subdivision of Lots 1 and 3 DP443946 sheet 1 of 2	01 Revision A	10/10/2016

2. 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/>

3. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lots 3 and 4

Stage 2: Lots 1 and 2

The stages set out above may be progressed in any order and combined in any order, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

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

4. 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.
5. 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 acceptance, 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 (2), to detail the following engineering works required:
 - a) Provision of a minimum supply of potable water supply to the net area of the allotment on Lots 1 & 3 for the anticipated development of that site (for Lot 3 being a dwelling and

residential flat) that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

- b) The provision of an unsealed vehicle crossing to Lot 3 from the shared right of way to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
- c) The provision of a shared right of way from SH6 to Lots 1-4 herein that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Passing bays shall be provided at 50m intervals and also at bends where the sight lines are restricted on the newly constructed portion of the road. Provision shall be made for stormwater disposal from the carriageway.

Advice Note: For clarity the shared ROW can remain as sealed and unsealed sections.

- d) The provision of an access way to the Lot 3 Building Platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. 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 and Water reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
6. Prior to any works that may affect the State Highway road reserve, an agreement to work on the State Highway and a traffic management plan must be completed and submitted to the New Zealand Transport Agency's network management consultant at least seven working days before work commences.
 7. 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.

To be monitored throughout earthworks

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. The works shall be undertaken in accordance with the Construction Management Plan (CMP) titled 'NT McDonald Construction Management Plan, 287 Kingston Road' submitted as Attachment N with the AEE.
10. A copy of the CMP shall be retained on site at all times.

On completion of earthworks

11. 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.

To be completed before Council approval of the Survey Plan

12. 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.
- b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]

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

13. 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 (being the building platforms on Lots 1-3) 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. Note: the building platform on Lot 2 was approved under RM120249 and RM130039.
- c) The completion and implementation of all certified works detailed in Condition (5) above.
- d) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
- e) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- 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 area 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 net area 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 submission of Completion Certificates from the Contractor and the Engineer advised in Condition (4) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the

format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

- i) Road naming shall be carried out, and signs installed to the shared right of way from SH6, in accordance with Council's road naming policy.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k) Remove, from Lot 1, all the existing unregistered cars, boats, machinery and various machinery parts (excluding farm equipment) that are not contained within the existing shed or within 50m from the approved residential building platform.
- l) The western mounding augmentation and the planting of all grey shrubland in the vicinity of the western mounding, and all beech trees on Lot 3 as detailed in the section labelled 'Works prior to 224c' on the Land Landscape Architects plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', dated 22/03/17 shall be implemented to the satisfaction of the Manager: Resource Consents. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares prior to certification that this condition has been met.
- m) The vehicle crossing to the State Highway shall be formed in accordance with the New Zealand Transport Agency Diagram E standard. Written confirmation shall be provided from the New Zealand Transport Agency's network management consultant, that the works have been completed to meet the New Zealand Transport Agency's requirements.

Ongoing Conditions/Consent Notices

14. 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 on Lots 1-3 shall be contained within the Building Platforms as registered on the title for the property.
- b) At the time a dwelling is erected on Lots 1 & 3, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of any dwelling.
- c) At the time that a dwelling is erected on Lots 1 & 3, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
- d) At the time a dwelling is erected on Lots 1 & 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting 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 New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS 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 Council's standards for rural roads (as per Council's 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 NZFS 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.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Building Design Controls

- e) Any building erected on Lot 1 (DP to be allocated) shall comply with the following:
 - i) Exterior cladding shall be one or more of timber, corrugated iron, schist, or plaster. Any areas of timber, plaster or iron are to be coloured in the range of natural browns, greens or greys with an LRV of less than 20%. Iron that is treated so as to have a matt finish may be coloured in the range of natural browns, greens or greys with an LRV of less than 30%. Detailing not exceeding 10% of the exterior surface may be undertaken with other materials including but not limited to concrete or Corten steel.
 - ii) Roofs, guttering and downpipes are to be coloured in the range of natural browns, greys and greens with an LRV of less than 20% or, if treated so as to have a matt finish, an LRV of less than 30%.
 - iii) Joinery is to be coloured a similar hue as the roof with an LRV of less than 20% unless timber is used in which case it is to match any timber cladding.
 - iv) The maximum height of any building shall be 6m from original ground level.
 - v) Roofs shall be pitched and have a minimum slope of 30°. Flat or mono-pitched roofs may be used but shall be restricted to less than 15% of the total roof area.
 - vi) The maximum combined footprint for all buildings within the building platform shall be 600m²
- f) Any building to be erected on Lot 3 DP (to be allocated) shall comply with the following:
 - i) Exterior cladding shall be one or more of timber, corrugated iron, schist, or plaster. Any areas of timber, plaster or iron are to be coloured in the range of natural browns, greens or greys with an LRV of less than 20%. Iron that is treated so as to have a matt finish may be coloured in the range of natural browns, greens or greys with an LRV of less than 30%. Detailing not exceeding 10% of the exterior surface may be undertaken with other materials including but not limited to concrete or Corten steel.

LRV of less than 30%. Detailing not exceeding 10% of the exterior surface may be undertaken with other materials including but not limited to concrete or Corten steel.

- ii) Roofs, guttering and downpipes are to be coloured in the range of natural browns, greys and greens with an LRV of less than 30% or, if treated so as to have a matt finish, an LRV of less than 30%.
- iii) Joinery is to be coloured a similar hue as the roof with an LRV of less than 20% unless timber is used in which case it is to match any timber cladding.
- iv) The maximum height of any building shall be 6.0m from original ground level.
- v) Where there are windows on the western façade of any building that building s to incorporate a veranda of at least 75% of the length of the building, or eaves of at least 1m in depth to avoid glare from sun striking the windows.

Landscape Controls

g) On Lot 1 (DP to be allocated):

- i) Prior to any residential development of Lot 1 a plan for the removal of all wilding trees (pine, Douglas fir, sycamore, hawthorn) on the Lot above the 400m contour shall be prepared and submitted to Council for certification. This plan shall detail the staged removal of mature wilding trees over a ten year period (ensuring some existing large trees are retained in the short term to be utilised as screening) and the control of all seedlings into the future. In addition the plan will detail any replacement planting necessary to ensure that a dwelling on the building platform is screened from public view to a similar extent as is the case prior to the wilding tree removal. This planting is to comprise indigenous species appropriate to the location. Once certified the plan shall be implemented within the following nine months, and its ongoing implementation shall follow at the responsibility and cost of the consent holder.
- ii) All wilding tree seedlings (pine, Douglas fir, sycamore, hawthorn) of less than 1m in height occurring within the lot shall be removed by hand on an annual basis.
- iii) All fencing on the site is limited to post and wire fencing only.

h) On Lot 3 DP (to be allocated)

- i) Within the first available planting season following the construction of any building on the site the southern mounding and all grey shrubland planting indicated on the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway' dated 22/03/17 shall be completed. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all plants mulched, irrigated and protected from rabbits and hares.
- ii) Planting and mounding on the site implemented in accordance with *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston', dated 22/03/17 shall be maintained in perpetuity. Should any plant die or become diseased within ten years of implementation it shall be replaced with another plant of similar type but not necessarily of the same species. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares.
- iii) All wilding tree seedlings (pine, Douglas fir, sycamore, hawthorn) of less than 1m in height occurring within the lot shall be removed by hand on an annual basis.

- iv) All wilding trees shall be removed from within the Lot within ten years of the commencement of consent.
- v) All fencing is limited to post and wire fencing only.

The following condition shall be registered on Lots 1-3:

- i) The vehicle crossing to the State Highway shall be maintained in accordance with the New Zealand Transport Agency Diagram E standard.

Advice Notes:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. 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.
3. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

Land Use Consent – To erect a dwelling and accessory building containing a residential flat on Lot 3 of RM161251

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Pasquale Residence, Floor Plan, A101', prepared by DDC and dated May 2017
 - 'Pasquale Residence, Elevations, A102', prepared by DDC and dated May 2017
 - 'Pasquale Outbuilding, Floor Plan, A101', prepared by DDC and dated May 2017
 - 'Pasquale Outbuilding, Attic Floor Plan, A102', prepared by DDC and dated May 2017
 - 'Pasquale Outbuilding, Elevations, A103', prepared by DDC and dated May 2017
 - 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', prepared by Land Landscape Architects dated 22/03/17

stamped as approved on 2 September 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.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$290. This initial fee has been set under section 36(1) of the Act.
4. 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>

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

5. 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.
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 acceptance, 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 (5), to detail the following engineering works required:
 - a) Provision of a minimum supply of 2,100 litres per day of potable water to each of the dwelling or accessory building on Lot 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an unsealed vehicle crossing to Lot 3 from the shared right of way to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers

and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.

- c) The provision of an access way to the dwelling/building that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. 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.
 - d) The provision of Design Certificates for all engineering works associated with this development submitted by a suitably qualified design professional (for clarification this shall include all Roads and Water reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
7. Prior to any works that may affect the State Highway road reserve, an agreement to work on the State Highway and a traffic management plan must be completed and submitted to the New Zealand Transport Agency's network management consultant at least seven working days before work commences.
 8. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with 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.
 9. The works shall be undertaken in accordance with the Construction Management Plan (CMP) titled 'NT McDonald Construction Management Plan, 287 Kingston Road' submitted as Attachment N with the AEE.
 10. A copy of the CMP shall be retained on site at all times.
 11. 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.

Prior to occupation of the dwelling or residential flat

12. Prior to occupation of any building on the site, the consent holder shall provide to Council evidence of the completion of the following works:
 - 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.
 - c) The vehicle crossing to the State Highway shall be formed in accordance with the New Zealand Transport Agency Diagram E standard. Written confirmation shall be provided from the New Zealand Transport Agency's network management consultant, that the works have been completed to meet the New Zealand Transport Agency's requirements.
 - 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 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) The completion and implementation of all certified works detailed in Condition (6) above.
- c) The consent holder shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling or residential flat.
- d) Any power supply connections to the dwelling and accessory building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- e) Any wired telecommunications connections to the dwelling and accessory building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- f) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition (5) for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- g) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- h) At the time a dwelling or residential flat is erected on Lot 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting 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 New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS 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 Council's standards for rural roads (as per Council'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 NZFS 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.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- i) The western mounding augmentation and the planting of all grey shrubland in the vicinity of the western mounding, and all beech trees on Lot 3 as detailed in the section labelled 'Works prior to 224c' on the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', dated 22/03/17 shall be implemented to the satisfaction of the Manager: Resource Consents. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares prior to certification that this condition has been met.
- 13 The vehicle crossing to the State Highway shall be maintained in accordance with the New Zealand Transport Agency Diagram E standard.

Landscape Conditions

- 14 Within the first available planting season following the construction of the dwelling or accessory building on the site, the southern mounding and all grey shrubland planting in the vicinity of this mounding as indicated on the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway', dated 22/03/17 shall be completed. The mounding shall be constructed so as to blend seamlessly with the natural topography. All planting shall be undertaken according to best horticultural practice, and all plants mulched, irrigated and protected from rabbits and hares.
- 15 Planting and mounding on the site implemented in accordance with the *Land Landscape Architects* plan titled 'NT McDonald Subdivision Lot 1 DP 443947: Overlay to Read Landscapes Proposed Mitigation Plan: Queenstown – Kingston Highway' dated 22/03/17 shall be maintained in perpetuity. Should any plant die or become diseased it shall be replaced with another plant of similar type but not necessarily of the same species. All planting shall be undertaken according to best horticultural practice, and all trees mulched, irrigated and protected from rabbits and hares.
- 16 All wilding tree seedlings (pine, Douglas fir, sycamore, hawthorn) of less than 1m in height occurring within the lot shall be removed by hand on an annual basis.
- 17 All wilding trees shall be removed from within the Lot within ten years of the commencement of consent.
- 18 All fencing is limited to post and wire fencing only.

Advice Notes:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. 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.
3. 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).

4. The subject site is identified on the Council's interim hazard register as being within an area that has been notated as being an alluvial fan and potentially subject to liquefaction. It is recommended that the consent holder consult an appropriately qualified engineer to confirm whether such a potential threat actually exists in relation to the proposed activity.
5. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.

APPENDIX 2 – APPLICANT’S AEE

ATTACHMENT [A]

Assessment of Effects on the Environment

NT McDONALD
Subdivision and Land Use Consent

December 2016
Updated 17th May 2017

Prepared by: Karen Hanson

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



1.0 A DETAILED DESCRIPTION OF THE PROPOSAL

1.1 Description of the Site

The site is located on the Kingston Highway (State Highway 6) approximately 200m south of the Remarkables Ski Area turnoff, Queenstown. A site location plan is contained within Attachment [C] to this application.

The site is contained within two titles legally described as follows:

- (i) Lot 1 DP 443946 being 19.4165 hectares in area and contained with Certificate of Title 555953.
- (ii) Lot 3 DP 443946 being 1.4324 hectares in area and contained in Certificate of Title 555954.

A copy of the titles are contained within Attachment [B] to this application.

The following documents are registered on both titles:

Land covenant in Easement Instrument **9170505.7** *no-complaints covenant with neighbour*

Land covenant in Easement Instrument **9170505.8** *no-complaints covenant with neighbour*

Lot 3 DP 443946 contains an existing residential dwelling and landscaped garden areas. Lot 3 is only subject to the boundary adjustment component of this application. Affected Party approval from the owner is included as Attachment [I] to this application.

The remainder of the site (Lot 1 DP 443946) is positioned on the western slopes of the Remarkables where the site slopes down from approximately 500masl to 300masl where it meets the Kingston Highway. A sealed access way winds up through the site providing access to the upper area of the site including three existing residential dwellings and a shed and workshop area.

The site is topographically diverse. Vegetation ranges extensively across the site. Pine species and broom dominate the vegetation however, planted tree grooves, vineyard, clumps of native vegetation and open areas of paddock are found across the site.

In 2014 a house was relocated to the lower area of the site and approved by resource consent RM120249 varied by RM130036. That consent also approved a residential building platform



around the relocated house. A copy of the consents are contained in Attachment [L]. To the north of the house and on the opposite side of the accessway, resource consent has recently been approved to undertake a fill operation which includes removal of a large area of exotic weeds and various species of pine trees. A copy of the consent is contained in Attachment [M].

Beaver Contracting's yard is located on the adjoining site to the south. The contracting yard includes site storage, maintenance sheds, offices, vehicle storage and parking.

The building platforms proposed on Lots 1 and Lot 3 are located in a cluster of existing development where housing shares a joint accessway and servicing infrastructure. Due to the variation in topography and vegetation the building platforms are visually isolated.

1.2 The Proposal

1.2.1 Subdivision

Subdivision consent is sought to subdivide the site into three allotments and to boundary adjust with an adjoining site.

Proposed Lot 1 includes the balance of the land area with a building platform being located around the existing barn with an ability to extend the barn within this platform in the future. Proposed Lot 1 is approximately 13.48 hectares in area.

Proposed Lot 2 contains the existing residential dwelling and approved residential building platform located on the lower area of the site. The boundary is proposed along the existing fence line and will result in a site area of approximately 2.0 hectares. The building platform approved by resource consent RM130036 has an area of 277m².

Proposed Lot 3 is located to the east of the site and follows the existing boundary to the north, east and west with a new boundary following existing patterns of vegetation and topography to the south. The proposed site has an area of approximately 2.8 hectares. A residential dwelling and building platform of 600m² are proposed on this site.

Proposed Lot 4 is the result of a proposed boundary adjustment with the existing adjoining Lot 3 DP 443946 which contains an established residential dwelling. The purpose for the boundary adjustment is for the owner of Lot 3 DP 443946 to have control over their main view shaft from their dwelling. Proposed Lot 4 will increase in area from 1.4324 hectares to 2.6 hectares.

A copy of the proposed subdivision scheme plan is included as Attachment [D].



1.2.2 Staging

The subdivision is to be undertaken in two stages. The applicant volunteers a staging condition as follows:

This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in two stages as follows:

- Stage 1 – Lots 3 and 4
- Stage 2 – Lots 1 and 2

All necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent) are completed for each stage.

1.2.3 Residential Building Platforms

The residential dwelling and associated building platform on Lot 2 were approved by resource consent RM120249 and variation RM130036. A copy of those consents are included as Attachment [L]. That consent has been given effect to. The building platform has not yet been registered on the title. The approved building platform, having an area of 277m², is shown on the Scheme Plan included as Attachment [D] to this application. The applicant volunteers a condition of this consent requiring the building platform to be registered as part of the subdivision requirement.

A building platform and associated residential dwelling are proposed on Lot 3. The proposed building platform is 600m² in area and includes the proposed residential dwelling and shed. The applicant volunteers a height restriction within that platform of 6.0m above finished ground level. The applicant anticipates a standard condition of consent requiring the building platform and associated conditions to be registered at the time of subdivision. Details on the proposed dwelling and shed are discussed in section 1.2.4 below.

Proposed Lot 1 includes the remainder of the application site. An existing barn is located midway up on the site and within an area of established vegetation. This proposal seeks to identify a building platform around the barn with an extension to the platform area to enable the barn to be added to in the future. This area of the site includes a number of old car bodies, boat storage, a caravan and other numerous machinery parts. Along with a condition of consent requiring the building platform to be established at the time of subdivision, the



applicant volunteers a condition of consent that prior to 224 (c) the cars, boats, machinery and various parts are to be removed from this area of the site.

1.2.4 Residential Dwelling and Shed

A residential dwelling and shed are proposed to be located within the proposed building platform on Lot 3. The two bedroom dwelling, including outdoor decks, has a floor area of approximately 200m² and measures 5 metres in height.

The shed has a similar floor area and height and is located directly behind the dwelling house and offset slightly to the south. The shed includes a rumpus room being the guest area associated with the main dwelling. The shed is for parking of vehicles and boat, the storage of sports equipment and associated tools and equipment for the property. A lean to is located to the south of the shed. The lean too is for storage of firewood and includes an exterior wash down area.

A copy of the floor plans and elevations for the proposed house and shed are included as Attachment [E].

Both buildings have been designed to have a rural character being typical of a barn building found throughout rural areas. The buildings have a low profile and have been designed to nestle into the site and be subservient in the landscape. The shed will be excavated down by a maximum of approximately 3.5m. Earthworks details are included in section 1.2.5 below.

Building materials are simplistic and have been chosen to be recessive in this location. The neutral tones including the grey cladding and roofing have been selected to harmonise with the grey shrub land location characteristic to the site.

All the main glazing areas of the dwelling has been setback beneath large eaves to reduce any potential reflectivity.

Building materials, images and details are provided as follows:



Photos 1 and 2:

Cladding and roofing will be corrugate iron finished in Sandstone Grey in a low gloss (G10) finish, having an RV less than 30%. Form, height, cladding and colour of building shown being similar to the proposed dwelling and shed.

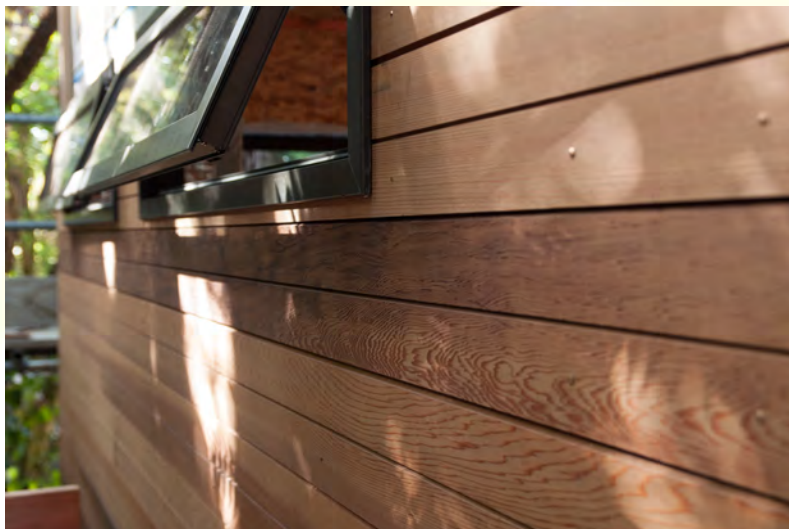


Photo 3:

Feature natural wood areas include the lean-to located on the south of the dwelling and the slatted timber drop down eave located to the north.



1.2.5 Earthworks

Earthworks will be undertaken as part of the subdivision. Earthworks associated with subdivision are required to extend the right of way access to the building area on proposed Lot 3. Earthworks include an approximate total volume of cut to fill being 830m³. Trenching for services is minor as servicing infrastructure is located on the site boundary.

Earthworks associated with building platform are required for the placement of the shed and landscaping purposes. Approximately 530m³ of cut to fill being required for placement of the shed with a maximum cut of 3.5m. Earthworks for the building platform will be undertaken as part of the subdivision. Material excavated will remain on site and is to be used for extending the mound as shown on the proposed landscape plan in Attachment [F]. Any excess material will be disposed of to the approved fill site (RM160129) located lower down on the application site. No material will be transported off site.

A Construction Management Plan is included as Attachment [N]. The applicant anticipates a condition of resource consent requiring that all works are undertaken in accordance with the Construction Management Plan.

1.2.6 Landscaping

Planting on Lot 2 is already completed in accordance with the underlying land use consent. No additional planting is required.

No additional planting is proposed on Lot 1 at this stage. However, a volunteered consent notice condition will require landscape planting and wilding tree management to take place prior to the construction of the residential dwelling. A copy of the volunteered consent notice is included as Attachment [O] to this application.

Landscaping on Lot 3 forms an important component of this application for both mitigation purposes and internal amenity reasons. Proposed planting on Lot 3 is to be undertaken in two stages with Stage 1 being planting associated with subdivision for mitigation and Stage 2 being planting associated with land use consent for mitigation of the dwelling, amenity and ecological enhancement. The planting stages are discussed as follows:

Stage 1 Planting and Mounding

Stage 1 mitigation planting is associated with subdivision and the identification of the building platform on Lot 3. Proposed planting includes 18 mountain beech to the north and west of the



building platform. Proposed mounding includes an extension to the existing mound in the location of the proposed mountain beech tree planting. The mound is to be extended to the same height. The applicant volunteers a condition of consent that Stage 1 planting and mounding is undertaken in accordance with the landscape plan prior to 224 (c).

The planting and mounding is detailed on the proposed landscape plan included as Attachment [F] and is discussed in the Landscape Report contained in Attachment [G].

Stage 2 Planting and Mounding

Stage 2 planting is associated with the construction of the dwelling located within the building platform. The planting includes large areas of native grey shrubland species. Due to the large areas of planting it is considered a better outcome that the planting is established at such time as the dwelling is constructed and occupation of the site will ensure a better management and survival rate for the planted species.

The proposed Stage 2 planting is for both visual mitigation and ecological enhancement of the site and enhancement of amenity values. The intention of this planting (both Stage 1 and 2) is to encourage bird life into the site from the large gully directly adjoining the site to the north.

To ensure the planting is undertaken as proposed and managed appropriately, the applicant volunteers a consent notice condition referencing the approved landscape plan and requiring all planting to be completed within the first planting season following occupation of the dwelling and replacement of species if they fail to survive.

A major component of this application includes the intention to progressively remove the rapidly spreading wilding pines located across proposed Lots 1 and 3. The applicant volunteers a consent notice condition that requires the existing pines to be progressively removed from the site over the next ten years. A ten year period is sought as initially the pines will provide protection for the new planting to become established. In addition, the applicant volunteers a consent notice requirement over both Lots 1 and 3 that wilding pine management is carried out annually and necessary removal of wilding species is undertaken when required. A copy of the proposed consent notices are included as Attachment [O].

1.2.7 Access

Access to all lots is gained over the existing formed right of way easement which runs in a west/east direction. The existing access way has a legal width of 7.0m. The first 600m of the access is sealed and formed to a width of 3.5m. Grass passing verges extend on both sides



for the majority of this length. The access for the next 400m is gravel with a formed width of 3.5m and a legal width of 7.0m. From the existing barn the access is to be extended to proposed Lot 3 boundary with a legal width proposed of 7.0m and a formed width of 3.5m.

The existing access way will service six lots. The access way exceeds those design requirements set out under NZS4404:2010.

The formation of the new access to the boundary of Lot 3 is located through an area of existing vegetation. The new access way will be 3.5m wide and finished in compacted gravel. Earthworks are required for the formation of the new access as part of the subdivision works and are discussed in section 1.2.5 above.

The driveway to the proposed dwelling will be extended as part of the land use consent. The driveway is located through an area of existing vegetation with the location being agreed between neighbouring property owners and the applicant. The driveway to the new dwelling will be constructed to a width of 3.5 metres and formed in compacted gravel. Earthworks are required for the formation of the access as part of the land use works and are discussed in section 1.2.5 above.

1.2.8 Servicing

Proposed Lots 1, 2 and 4 are fully serviced with power, phone and water reticulation. Wastewater is disposed of to site for the existing dwellings.

A potable water supply is available and will be extended to the boundary of Lot 3 as part of the subdivision works and will then be extended to the building platform as part of the land use consent component.

The existing bore is located on the adjoining site Lot 1 DP 471143. The bore currently services four residential dwellings and the Beaver Contractors yard area. This equates to a take of 10,500 litres per day under current Council standards of 2,100 litres/lot/day. There is available capacity to supply Lots 1 and 3 without the requirement for Otago Regional Council consents where a permitted water take of 25,000 litres per day is provided.

A copy of the water testing results are contained within Attachment [J] to this application. The water test results confirm that the water supply is of a potable standard and meets the NZ Drinking Water Standards. Appropriate easements will be extended as shown on the scheme plan in Attachment [D].



Effluent will be treated and disposed of by way of an individual on-site system. On site testing on Lots 1 and 3 has been undertaken and a copy is contained in Attachment [H] to this application. The results show that site soil drainage is suitable for onsite disposal for both sites. The detailed design of the effluent system is a requirement of building consent and will be provided at this time. A consent notice is volunteered which will secure the requirement to submit wastewater design detail at the time of building consent approval. A copy of the consent notice is included as Attachment [O].

Stormwater on Lots 1 and 3 is to be disposed of onsite via subsoil soakage. There is ample room on the site for on site soakage.

Electricity and telecommunications are already provided to the boundary of the site and will be extended to provide for to the residential dwelling. Confirmation from Chorus and Aurora are contained within Attachment [K].

1.3 Statutory Provisions

The site is located within the Rural General Zone of Queenstown Lakes District Plan. The site does not contain any known protected items, areas of significant vegetation or designations. The requirements for resource consent are set out below.

Subdivision consent is sought as two components. With Part 1 being the boundary adjustment and proceeding as a standalone Controlled Activity and Part 2 being the subdivision of three lots proceeding as a Discretionary Activity.

1.3.1 Subdivision Consent

Part 15 Subdivision of the Operative District Plan sets out the following:

15.2.3.2 Controlled Subdivision Activities

The matters in respect of which the Council has reserved control are listed with each Controlled Activity.

(i) *Boundary adjustment in the Rural General Zone, provided that:*

(a) *Each of the lots must have a separate certificate of title; and*

Each lot is held within a separate certificate of title.

(b) *Any approved residential building platform must be retained in its approved location; and*



Lot 1 DP 443946 contains an existing building platform, this remains unchanged.

- (c) *No new residential building platforms shall be identified and approved as part of a boundary adjustment; and*

New building platforms are being identified as part of the subdivision application but not as they relate to the proposed boundary adjustment. The applicant seeks a separate part of this decision to be issued as it applies to the boundary adjustment. The boundary adjustment could be undertaken independently as a controlled activity from this proposal but has been included to avoid a double up in process. Therefore, as a technicality, the boundary adjustment part of this application does not include any new residential building platform.

- (d) *There must be no change in the number of residential building platforms or residential buildings per lot; and*

There will not be a change in the number of residential building or building platforms per lot as part of this boundary adjustment.

- (e) *There must be no change in the number of non-residential buildings per lot; and*

There will not be a change in the number of non-residential buildings per lot.

- (f) *The adjusted boundaries must not create non-compliance with any Part 5 Rural General Zone site and zone standards; and*

The adjusted boundaries will not create any non-compliance with any Part 5 site of zone standards.

- (g) *No additional saleable lots shall be created; and*

No additional saleable lots will be created by the boundary adjustment.

- (h) *If one of the lots contains no building or residential building platform then no smaller lot shall be created without a building or residential building platform on it; in respect of:*

- *The location of the proposed boundaries, including their relationship to approved residential building platforms, existing buildings, and vegetation patterns and existing or proposed accesses;*
- *Boundary treatment;*



- *Easements for access and services.*

Both lots contain buildings.

Overall, provided the proposed boundary adjustment is processed as a standalone activity, the boundary adjustment is a controlled activity.

15.2.3.3 Discretionary Subdivision Activities

- (vi) *In the Rural General Zone all subdivision and location of residential building platforms shall be a Discretionary Activity*

15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

i Lot Sizes

Rural General - No minimum discretionary activity

iii Building Platforms - Rural-General

(b) In the Rural General (and Gibbston Character) Zones

Every allotment created shall have one Residential Building Platform approved at the time of the subdivision of not less than 70m² in area and not greater than 1000m² in area

15.2.21 Earthworks

15.2.21.1 Controlled Subdivision Activity – Earthworks

Earthworks associated with any subdivision of land in any zone except for any of the Special Zones that are listed in Section 12 of the District Plan other than the Rural Visitor Zone and any of the Ski Area Sub-Zones are a Controlled Activity with the Council reserving control in respect to the matters listed in Rule 22.3.2.2(a)(i)-(ix) in Section 22.

Overall, subdivision consent is required for a boundary adjustment as a Controlled Activity and subdivision consent to create three allotments as a Discretionary Activity.

1.3.2 Land Use Consent

Part 5 of the Operative District Plan sets out the following:

5.3.3.2 Controlled Activities



i Buildings

(b) The construction of any new building contained within a residential building platform approved by resource consent; in respect of:

- (i) external appearance;*
- (ii) associated earthworks, access and landscaping;*
- (iii) provision of water supply, sewage treatment and disposal, electricity and telecommunication services.*

The proposed dwelling will be constructed within the approved building platform on Lot 3 being proposed as part of the subdivision consent. Land use consent is required as a Controlled Activity.

The relevant assessment matters for the activity are set out in Part 4.0 – Assessment of Effects on the Environment.

1.3.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

All applications for resource consent need to be determined if they apply under the 'National Environmental Standard for Assessing and Managing Contaminates in Soil to Protect Human Health' (NES).

A comprehensive review of District and Regional Council records has been undertaken and no evidence was found to suggest a HAIL activity had (or is being) undertaken on the subject site. A copy of Council records is contained in Attachment [P] to this application.

2.0 ASSESSMENT OF THE ACTIVITIES EFFECT ON THE ENVIRONMENT

2.1 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:

It is considered that the proposal will not result in any significant adverse effect on the environment that cannot be avoided or mitigated and the location proposed is considered appropriate.



2.2 An assessment of the actual or potential effect on the environment of the activity:

2.2.1(a) Permitted Baseline

Section 104 of the Resource Management Act 1991 provides that 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. Permitted Activities are limited in the Rural General Zone.

2.2.1(b) Consented Baseline

Resource consent RM120249 and variation RM130036 approved the residential dwelling and building platform on Lot 2 and are key to this application whereby the effects of this development have already been approved and established at this location.

An established and consented barn is located on proposed Lot 1.

Earthworks consent has recently been approved for a fill site lower down on Lot 1 being RM160129.

2.2.2 Any physical effect on the locality, including any landscape and visual effects

Landscape and visual effects have been assessed as part of the landscape report included as Attachment [G]. The report confirms that effects can be appropriately avoided or mitigated.

2.2.3 Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects

Additional housing in the district will result in positive effects for the neighborhood and wider community.

2.2.4 Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity

The subject site has previously been used for grazing and has not been identified as containing any unique ecosystems. As such, it is considered that the proposed development will not result in the disturbance of any unique habitat and will not have any adverse effect upon any significant ecosystems.



2.2.5 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

No such values are known to be associated with the site. Rather, the management of the land, particularly the wilding pines will result in positive effects for future generations.

2.2.6 Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants

The proposal does not include the discharge of contaminants.

2.2.7 Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations

The subject site is not recognized as being susceptible to any natural hazards. The proposed activity does not include the use of hazardous substances or installations.

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

Refer to Part 2.2.7 above.

2.4 If the activity includes the discharge of any contaminant, a description of—

- (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
- (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:

Refer to Part 2.2.6 above.

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

Actual and potential adverse effects of the proposal have been considered in Part 2.2. A number of conditions of consent have been detailed throughout the application document including volunteered consent notices contained in Attachment [O] and landscape planting in Attachment [F].

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



The site has been designed where building platforms are located away from neighboring property owners and will not be readily visible from neighbouring dwellings. Neighbouring housing is located over 100m away and separated by existing topography and vegetation. The proposed sites are topographically and visually contained.

Consultation has been undertaken with the other users of the right of way access to the sites, being potentially affected parties in relation to access. All parties having a right of access over the road have provided affected party approval to the proposal. A copy of the approvals are contained in Attachment [I].

No other persons are considered affected by the activity.

2.7 If the scale and significance of the activity's 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 above or beyond standard consent conditions is considered necessary.

2.8 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 not have any adverse effect on the exercise of a protected customary right.

3.0 DISTRICT PLAN: OBJECTIVES AND POLICIES ASSESSMENT

3.1 Proposed District Plan

The Queenstown Lakes Proposed District Plan (PDP) was publicly notified on 26th August 2015.

The relevant chapters of the PDP that apply to this application include:

- Chapter 3 – Strategic Direction
- Chapter 6 – Landscapes
- Chapter 21 – Rural
- Chapter 27 – Subdivision and Development



▪ Chapter 30 – Energy and Utilities

A detailed assessment of the Objectives and Policies is included as Attachment [Q] to this application. When looked at overall, the proposal is consistent with the direction of the Proposed District Plan. Challenges to the PDP including the Rural and Landscape sections are outstanding and the weight that can be afforded to the criteria is yet to be determined.

3.2 Operative District Plan

As discussed in section 1.3 above, the proposed activity is a Discretionary Activity in accordance with the provisions of the Queenstown Lakes Operative District Plan (ODP).

The relevant chapters of the ODP that apply to this application include:

- Section 4 – District Wide Issues
- Section 5 – Rural General
- Section 14 - Transport
- Section 15 – Subdivision and Development
- Section 22 - Earthworks

A detailed assessment of the Objectives and Policies is included as Attachment [Q] to this application. When looked at overall, the proposal is consistent with the outcomes sought by the District Plan.

4.0 DISTRICT PLAN: RULES AND ASSESSMENT CRITERIA

4.1 Landscape Assessment

Environment Court Decision C203/2004 classified the landscape within which the site is part of a Visual Amenity Landscape. Further to this decision a Formal Order was issued from the court instructing the Council to correct their landscape line located through the subject site. A copy of the Court Order is attached as Attachment [R] to this application. The Landscape Architect, Dr Marion Read, discusses the landscape classification in detail and confirms the site as being appropriately classified as a Visual Amenity Landscape.

The following assessment matters relate to Visual Amenity Landscape and are summarized from Dr Marion Reads report below:

- (a) *Effects on natural and pastoral character.*
- (b) *Visibility of development.*
- (c) *Form and Density of Development.*



- (d) *Cumulative effects of development on the landscape.*
- (e) *Rural Amenities.*

4.1.1 *Effects on Natural and Pastoral Character*

Pastoral character is very limited on the site and surrounding environment. Natural character is diminished as a result of extensive wilding species across the site. This application will result in a positive effects on natural character through removal and ongoing management of the wilding species and enhancement of natural character through indigenous re-vegetation planting.

Dr Marion Read has provided a comprehensive analysis of landscape character under the District Plan assessment criteria. A copy of her report is included as Attachment [G]. Dr Read's findings as they relate to Natural and Pastoral Character are summarized as follows:

I considered that the future establishment of two more dwellings in accordance with the proposed conditions will not have an adverse effect on the character, and that the control of wilding species and planting of indigenous vegetation will actually enhance the character and improve the quality of the landscape in the vicinity. (para. 4.8)

I consider that the extent to which the proposal would domesticate the landscape would be insignificant in effect. (para. 6.2.1.3)

As noted, revegetation planting, a commitment to manage wilding conifers and other weeds and to remove wildings form Lot 3 will all heighten the natural character of the most eastern part of the site adjacent to the ONL (para. 6.2.1.4)

4.1.2 *Visibility of Development*

The site is topographically diverse and development has been specifically located where visibility is limited and can be further mitigated through appropriate planting. Proposed boundaries have been positioned where they follow natural lines of the landscape. The proposal will not be highly visible nor will it be visually prominent. The development does not constitute sprawl along the districts roads.

The proposed dwelling on Lot 3 will be clad in materials that are naturally recessive to the site. Proposed planting will be effective in screening and integrating the future built development into the surrounding environment. The future dwelling on Lot 1 will not be visible from outside of the site.



Dr Marion Read has provided a comprehensive visibility analysis of the proposed development in accordance with the District Plan assessment criteria. A copy of her report is included as Attachment [G]. Dr Read's findings as they relate to visibility are summarized as follows:

A dwelling on Lot 3 will be visible against the backdrop of the higher mountainside in views from SH 6. It will form a small and recessive element in these views and I do not consider that it would break the line and form of any skyline, ridge, hill or prominent slope. (para. 6.2.2.2)

While development on Lot 3 would be visible from public roads (SH 6 and the Remarkables Ski Field Road) it is intended to mitigate this visibility with the planting of mountain beech trees. This will ensure that the level of visibility is such that it will not be visually prominent from either of these locations. (para. 6.2.2.1)

In conclusion, while a dwelling on proposed Lot 3 will be partially visible from some public and private locations it is considered that it would not have any adverse effects on visual amenity which are more than insignificant in degree. A future dwelling on Lot 1 would not be visible from outside of the subject site and its immediate environs. (para. 5.10)

4.1.3 Form and Density of Development

Natural topography and vegetation ensures that the proposed building platforms will not be highly visible from public places or nearby properties.

The proposed building platforms are located in an area of established development where an existing access way will be utilized and serving infrastructure can easily be extended.

Dr Read has provided an assessment in accordance with the District Plan assessment criteria as it relates to the proposed form and density of the proposal. A copy of her report is included as Attachment [G]. Dr Read's findings as they relate to form and density are summarized as follows:

...the proposed development is concentrated in an area with a higher potential to absorb development. (para. 6.2.3.3)

The proposed development will not introduce densities reflective of urban areas. (para. 6.2.3.3)



In my opinion there are no alternative locations within 500m of either proposed platform which would result in lesser adverse effects, noting that these are considered to be insignificant. (para. 6.2.3.4)

4.1.4 Cumulative Effects of Development on the Landscape

The proposed development is topographically contained within an isolated pocket of land which is separated from the adjoining sites. The proposal will retain a rural quality through the careful location of the building platforms, design controls and appropriate landscape planting.

Dr Read has provided an assessment in accordance with the District Plan assessment criteria as it relates to the potential cumulative effects of the proposed development on the landscape. A copy of her report is included as Attachment [G]. Dr Read's findings as they relate to cumulative effects are summarized as follows:

The proposed development will not degrade or domesticate the landscape to any appreciable degree. (para. 6.2.4.2)

While development proposals in this location need to be sensitive, I consider that the proposed design controls will ensure that future development will not bring the land use to a threshold with respect to the vicinity's ability to absorb development. (para. 6.2.4.2)

The most significant adverse effects on landscape character and quality which exist on the subject site are a result of the presence of the wilding trees and other weed vegetation on the site. The proposed development will assist in diminishing these adverse effects by the reintroduction of a diverse range of indigenous vegetation and the control and removal of wilding species. It is considered that the net effect will be a positive effect on the natural character of the site (para. 6.2.4.3)

4.1.5 Rural Amenities

The proposal has been designed to ensure rural amenity values are maintained through appropriate location of building platforms, volunteered design controls and landscape planting.

Dr Read has provided an assessment in accordance with the District Plan assessment criteria relating to rural amenity. A copy of her report is included as Attachment [G]. Dr Read's findings as they relate to rural amenity effects are summarized as follows:



The proposed development will not affect visual access to open space and views across the landscape from public roads. It will not compromise the ability to undertake agricultural activities on surrounding land. The proposed development will not require infrastructure consistent with urban landscapes and the landscaping proposed is consistent with traditional rural elements. The proposed platforms are well set back from boundaries so as to avoid adverse effects on neighbours. (para. 6.2.5.1)

4.2 Infrastructure

4.2.1 Water Supply

The applicant proposes to supply water to the proposed building platforms from an existing bore located on the adjoining property. The bore has sufficient capacity to supply the sites and easements are already in place to secure this supply.

A water quality analysis has been undertaken which confirms the water is suitable for drinking purposes and complies with the New Zealand Drinking Water Standards. A copy of the report is contained within Attachment [J].

4.2.2 Onsite Waste Water Management

It is proposed that waste water will be treated and disposed of by individual on-site systems. Onsite soils assessment for both proposed building platforms has been undertaken and confirmation of suitability of soils is included as Attachment [H]. This assessment concludes that the site has available a reasonable area of ground with soils of adequate capacity to accommodate the treatment or effluent to land via sub-soil treatment methods in accordance with AS/NZS 1547:2012 for the residential loadings anticipated in this development.

A consent notice is volunteered to be secured on both lots to ensure details and specifications of a suitably designed system is provided at the time of building consent.

4.2.3 Telecommunications and Power Supply

Confirmation for the supply of telecommunications and power supply have been provided from Aurora and Chorus.



4.3 Access and Earthworks

Access will be gained off the existing entrance to the property directly from the Kingston Road, State Highway 6. Appropriate sight distances can be achieved from the access way and the access design is of a suitable standard to cater for the activity.

The access is constructed to a standard exceeding Council specifications.

It is considered that appropriately worded conditions of consent will ensure the extension to the access is constructed in accordance with NZS4404:2010.

A Construction Management Plan is included as Attachment [N]. The applicant anticipates a standard condition of resource consent requiring all earthworks to be undertaken and mitigation in place in accordance with the Construction Management Plan.

Access location has been carefully considered to ensure it is positioned within the proximity of established vegetation. The existing vegetation will screen views of any accessway from outside of the site. The dwelling, shed and existing and proposed vegetation will screen views of the earthworks associated with the placement of the buildings. At such time as works are completed and the site re-established, cut slopes will not be distinguishable from outside of the site.

The landscape mound to the south will be extended to a maximum of 1.0m above existing ground level. The mound will be revegetated as shown on the Landscape Plan. The mound to the north is existing and is to be extended at the same level as part of this proposal. The mound will be revegetated as shown on the proposed landscape plan.

The construction phase will be temporary and of short duration. Appropriately worded conditions of consent will ensure these temporary effects are appropriately avoided or mitigated. All exposed surfaces will be re-vegetated in accordance with the Construction Management Plan and Landscape Plan. Cut slopes will be battered back to no more than a six to one gradient to allow for revegetation and mowing. No retaining is required. Earthworks are internal and setback from property boundaries.



5.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal aligns with the Rural General Zone requirements. Future development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy, and mitigate adverse effects of activities on the environment.

Overall, the proposal is in keeping with the purpose and principles of the RMA.

AEE prepared by Karen Hanson

CLARK FORTUNE MCDONALD AND ASSOCIATES.

15th December 2016

Updated 17th May 2017



ATTACHMENT [B].....	Certificate of Title and Encumbrances
ATTACHMENT [C].....	Site Location Plan
ATTACHMENT [D].....	Subdivision Scheme Plan
ATTACHMENT [E].....	Dwelling and Shed Plans
ATTACHMENT [F].....	Landscape Plan
ATTACHMENT [G].....	Landscape Report
ATTACHMENT [H].....	Onsite Wastewater Soils Assessment
ATTACHMENT [I].....	Affected Party Approvals
ATTACHMENT [J].....	Citilab – Water Quality Testing
ATTACHMENT [K].....	Confirmation: Chorus and Aurora
ATTACHMENT [L].....	RM120249 and variation RM130036
ATTACHMENT [M].....	Earthworks Consent RM160129
ATTACHMENT [N].....	Construction Management Plan
ATTACHMENT [O].....	Volunteered Consent Notices
ATTACHMENT [P].....	NES Records
ATTACHMENT [Q].....	Objectives and Policies Assessment
ATTACHMENT [R].....	Court Order

APPENDIX 3 – ENGINEERING REPORT

ENGINEERING REPORT

TO: Hamish Anderson

FROM: Warren Vermaas

DATE: 17/02/2017

APPLICATION DETAILS	
REFERENCE	RM161251
APPLICANT	N McDonald
APPLICATION TYPE & DESCRIPTION	SUBDIVISION / LAND USE TO undertake earthworks for building platforms and extending access way and subdividing existing lot.
ADDRESS	Kingston Road (SH6)
ZONING	Rural General
LEGAL DESCRIPTION	Lot 1 DP 443946 & Lot 3 DP 443946
SITE AREA	Lot 1 – 19.4165ha & Lot 3 – 1.4324ha
ACTIVITY STATUS	Discretionary

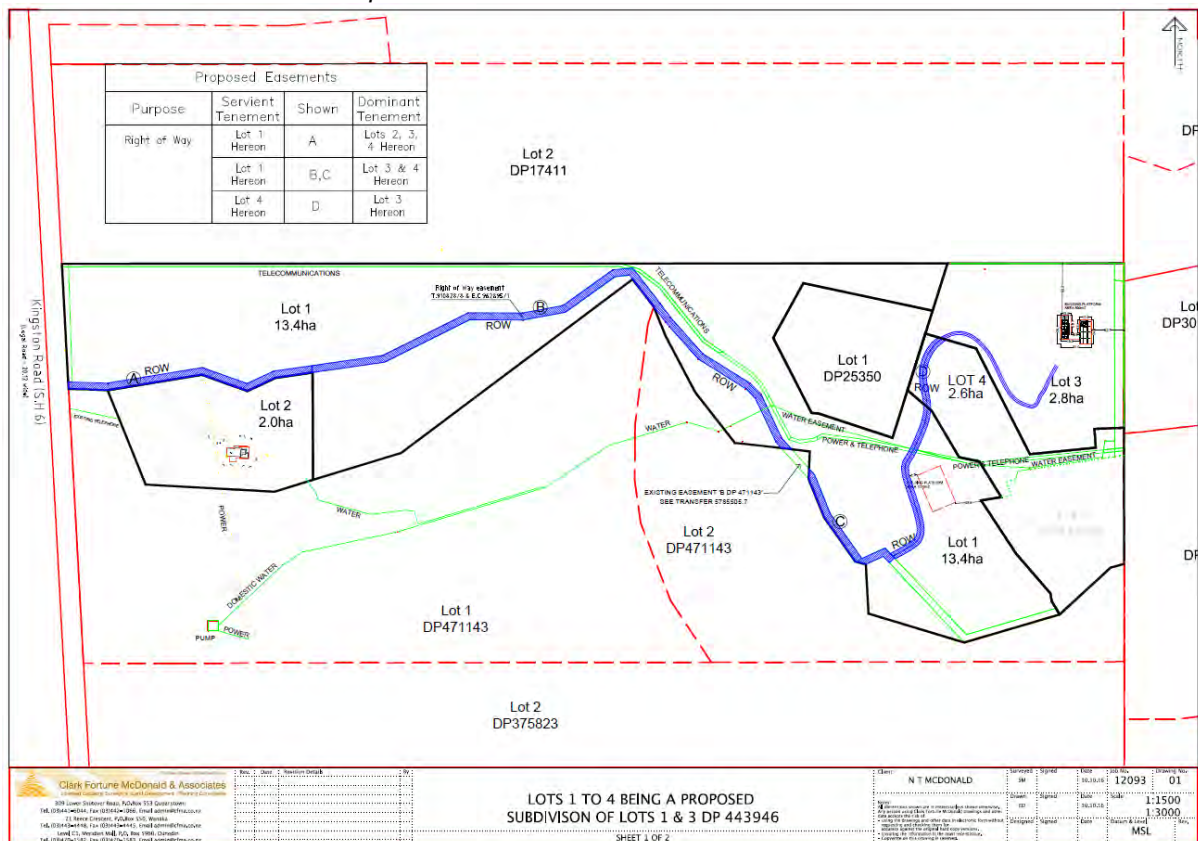
Application	Reference Documents	Consent Application.
	Previous Relevant Consents	RM120249 and RM130039 – Approved the residential dwelling and associated building platform on proposed Lot 2. This building platform has not been registered against the title.
	Date of site visit	09/01/2017

Site Location Diagram



Comments		
SITE DETAILS	Existing Use	Lot 1 DP 443946 contains a residential dwelling to the West of the site and an existing farm shed and workshop located to the East of the site.
	Neighbours	Beavers Contracting's yard is located to the South of the site with SH6 running along the Western boundary. The Remarkables Mountain range is located to the East and two rural residential dwellings located to the immediate South East of the site and East of the proposed building platforms.
	Topography/Aspect	The topography is diverse and undulating. Generally the site slopes from West to East rising from 300masl to 500masl.
	Water Bodies	Nil

Proposed subdivision of Lots 1 & 3 DP 443946



ENGINEERING			COMMENTS	Condition
TRANSPORT	Access	Means of Access & Vehicle crossing	<p><u>Access</u></p> <p>Access to all of the proposed lots is gained over the existing formed RoW easement which runs in a West to East direction. The first approximate 600m of the access is sealed with a formed width of 3.5m with grass passing verges along each side of this. Beyond this, the next 400m is a gravel unsealed road with a formed width of 3.5m and a legal width of 7m. This existing unsealed road currently terminates at the existing farm shed and workshop and it has been proposed to extend this road to the boundary of the proposed Lot 3. This access way was previously assessed under RM120249 where it was noted at that time that the access way was serving 4 dwelling units and had the capacity to serve 6 units. Under this application the access way will be serving six units so I am satisfied that the access way has the capacity to serve these six lots.</p> <p>Council standards for roads serving 6 units are to be formed in accordance with Table 3.2 Road Design Standards, Rural Live and Play figure "E1". The minimum standard includes a 6m legal width with 2.5m formed carriageway, 0.5m shoulders and passing bays every 50m.</p> <p>I am satisfied that the proposed 7m legal width with 3.5m formed unsealed extension is in general compliance with Council standards with the exception that no passing bays are indicated on the drawings. I recommend that road widening is undertaken with passing bays every 50m and where there are bends in the access road and where sightlines may be restricted due to topography.</p> <p>As this access way will now serve 6 lots, I recommend a condition requiring the access way to be named in accordance with the Council Road Naming Policy.</p>	<p>X</p> <p>X</p>
			<p><u>Vehicle crossings</u></p> <p>The existing vehicle crossing off SH6 has been formed in general accordance with Diagram 3 of Appendix 7 of the District Plan. I am satisfied that this crossing point is capable of two way traffic, has good sightlines in both directions of SH6, and has been assessed by NZTA previously. I make no recommendations in this regard. Lot 1 which contains the existing shed and has an existing vehicle crossing. I make no further comment in this regard.</p> <p>Lot 2 has an existing vehicle crossing off the RoW and I am satisfied that this was assessed at the time the residential unit was established under RM120249. No further comments are required for proposed Lot 2.</p> <p>Lots 3 will require a new vehicle crossing from the RoW to the site boundary and a new access way to be formed to the new building platform. I recommend a consent condition that the new access way and vehicle crossing are constructed in accordance with Council standards.</p> <p>Proposed Lot 4 has an existing vehicle crossing and access way which service the existing residential dwelling located on site. I am satisfied that these were assessed at the time of their construction. No further comments made in this regard.</p>	X

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	The proposed earthworks have been proposed to occur in two stages. Stage one is the formation of the extension of the existing access way to the boundary of Lot 3. Stage two will comprise of the access way from the boundary of Lot 3 to the building platform of Lot 3, inclusive of foundation excavations. No material will be taken off site. Excess material will be used in the formation of landscape features, or disposed of on the approved fill site located to the West of the site.	
		Cut /Fill Volume (m ³)	Stage one : 400m ³ cut to fill ; Stage two 960m ³ cut to fill	
		Total Volume (m ³)	1360m ³	
		Area Exposed (m ²)	320m ²	
		Max Height Cut/Fill (m)	1.0m (cut) ; 1.0m (fill)	
		Prox. to Boundary	As the proposed earthworks mainly relate to the formation of an access way I am satisfied that that no adverse effects will occur on any neighbouring properties. This is despite the fact that the proposed Lot 3 access way will cross the boundaries of proposed Lot 4 because it will be formed as part of the subdivision prior to the creation of Lot 4. I make no further comment in this regard.	
		Prox. to Water	None	
	Stability	Geotech assessment by	None required	
		Report reference	None required	
		Rock breaking	None anticipated	
		Rock blasting	None anticipated	
		Preconstruction survey	Not required	
		Retaining	None proposed	
		Recommendations on cut/batter slopes	None recommended	
		Fill certification/specific foundation design required	Not required for road formation	
		Engineers supervision	Not required	
		Uncertified fill covenant	Not required	
		Schedule 2a Certificate	Not required	
		Clean fill only	Not required	
	Site Management	Report reference	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with the 'Guide to Earthworks in the Queenstown Lakes District' brochure and the Construction Management Plan submitted as part of this application.	X
		Specific sedimentation management		
		Specific stormwater management		
		Neighbours	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	

	Traffic management	I am satisfied that traffic management will not be necessary.	
	Construction crossing	Not required as the earthworks and construction are at the end of a lengthy access way.	
	Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	X

SERVICES	Existing Services		As confirmed by a site visit, proposed Lots 2 and 4 are fully serviced with wastewater (to ground), water (from bore), power and telecommunications.	
	Water	Potable	As mentioned above, Lots 2 and 4 are supplied with water from an existing bore located on the adjoining Lot 1 DP 471143 which also supplies the neighbouring Beavers Contracting yard. The total water take from this bore at present equates to 10,500L/day which is under the permitted 25,000L/day. I am satisfied that the proposed addition of Lots 1 & 3 will be able to be supplied with the required 2,100L/day without requiring any ORC consents. Easements are existing and proposed to allow this extension of the water supply to Lots 1&3 and I recommend that the extension to the water supply is completed in accordance with Council standards and the final design is submitted to Council for review and acceptance. Water quality test results dated 18 October 2016 have been supplied as part of this application, which provide evidence that the water supply is potable. I accept these results and make no further comments.	X
		Fire-fighting	The residential dwellings located on Lots 2 and 4 are existing and no upgrades are proposed. I am satisfied that the fire fighting facilities on these lots have been previously assessed and I make no comment on these. I recommend that a 30,000L water storage tank is installed on each Lot 1 & 3 at the time a dwelling is erected, which will hold a 20,000L static supply for fire fighting purposes in accordance with Council standards. I am satisfied that there is adequate water supply to services these tanks.	X
	Effluent Disposal		It is proposed to dispose of effluent onsite with the use of a primary and secondary treatment onsite disposal system. A site soils report from Southern Monitoring Services has been supplied as part of this application which confirms this proposal as feasible for Lots 1 & 3. I recommend a consent condition that at the time a dwelling is erected, a suitable effluent disposal system design is submitted to Council for review and acceptance prior to works commencing on site.	X
	Stormwater		The Onsite Wastewater disposal soils assessment identifies the soils as being Loams with good drainage. I am satisfied that onsite disposal of stormwater is feasible and will be covered under the Building consent application. I make no further comments in this regard.	
	Power & Telecoms		Aurora and Chorus have supplied written confirmation giving a high expectation of the existing services in the area being capable of supplying the additional Lots 1 & 3 with power and telecommunications. I recommend that written confirmation is provided from these service providers that the services have been extended at the time of subdivision.	X

NATURAL HAZARDS	Hazards on or near the site	The following hazards have been identified onsite : Liquefaction LIC 1(P) Alluvial Fan	
	Hazard assessment by	Royden Thomson, Geologist	
	Report reference	McDonald dwelling site Lot 1 DP 26733, Coneburn SD. This is the site on the proposed Lot 2 of this application.	
	Report on Hazards	In his report, Royden Thompson concludes that the risk of liquefaction is nil due to the water table being very low. As the original site is located to the West at a lower altitude, this risk is only going to improve as we move East to the subject site which is located at a higher altitude. I accept the findings of this report and make no recommendations in this regard. The above report concludes that flooding due to the alluvial fan risk is minimal due to the site location and elevation. I accept this conclusion and make no further comment in this regard.	

PROJECT INFORMATION	Developers Engineering Representative	None required	
	Notice of commencement	Not required	
	Traffic Management Plan	Not required	
	Design Certificates	Not required	
	Completion Certificates	Not required	
	As built	Require asbuilts for all services.	X

TITLES	Consent Notices	The applicant has proposed a Consent Notice for Lots 1 & 3 which refer to building controls and the provision of an engineer designed effluent system and fire fighting water storage tanks. I recommend that these Consent Notices are adopted.	X
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved.	X
	Road Names on title plan	Required as 6 Lots are being serviced	X
	Building platforms	Digital location on survey plan required.	X
	Amalgamation Condition	Not required	

1.0 **RECOMMENDED SUBDIVISION CONDITIONS**

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

General

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being 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>

2. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lots 3 and 4

Stage 2: Lots 1 and 2

The stages set out above may be progressed in any order and combined in any order, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991. Any balance lots created shall either be serviced to Council's standards or held together in one title with a serviced lot.

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

3. 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.
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 acceptance, 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) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 & 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an unsealed vehicle crossing to Lot 3 from the shared right of way to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - c) The provision of a shared right of way from SH6 to Lots 1-4 herein that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Passing bays shall be provided at 50m intervals and also at bends where the sight lines are restricted. Provision shall be made for stormwater disposal from the carriageway.

Advice Note: For clarity the shared ROW can remain as sealed and unsealed sections.

- d) The provision of an access way to the Lot 3 Building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. 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 and Water reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
5. 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.

To be monitored throughout earthworks

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

On completion of earthworks

7. 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.

To be completed before Council approval of the Survey Plan

8. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]

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) 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) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.co.nz/mohlabs/labmain.asp>).
- e) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- 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 area 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 net area 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 submission of Completion Certificates from the Contractor and the Engineer advised in **Condition (3)** for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- i) Road naming shall be carried out, and signs installed to the shared right of way from SH6, in accordance with Council's road naming policy.
- j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Conditions/Consent Notices

10. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles 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 **XXXXXX**.
 - b) At the time a dwelling is erected on Lots 1 & 3, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling.
 - c) At the time that a dwelling is erected on Lots 1 & 3, the owner for the time being is to treat the domestic water supply by filtration and disinfection so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
 - d) At the time a dwelling is erected on Lots 1 & 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting 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 New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS 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 Council's standards for rural roads (as per Council's 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 NZFS 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.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

Advice Note:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. 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.

Further conditions below

2.0 RECOMMENDED LANDUSE CONDITIONS

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

General

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being 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>

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 the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and acceptance, 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) Provision of a minimum supply of 2,100 litres per day of potable water to the building platforms on Lots 1 & 3 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
 - b) The provision of an unsealed vehicle crossing to Lot 3 from the shared right of way to be in terms of Diagram 2 Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
 - c) The provision of a shared right of way from SH6 to Lots 1-4 herein that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Passing bays shall be provided at 50m intervals and also at bends where the sight lines are restricted. Provision shall be made for stormwater disposal from the carriageway.

Advice Note: For clarity the shared ROW can remain as sealed and unsealed sections.

 - d) The provision of an access way to the Lot 3 Building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice figure E1. 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 and Water reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.
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.

To be monitored throughout earthworks

5. 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

On completion of earthworks

6. 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.

To be completed when works finish and before occupation of the dwelling

7. Prior to the occupation of the dwelling, the consent holder shall complete the following engineering works:
- 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) The completion and implementation of all certified works detailed in **Condition (3)** above.
 - c) The consent holder shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the dwelling.
 - d) Any power supply connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - e) Any wired telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
 - f) The submission of Completion Certificates from the Contractor and the Engineer advised in **Condition (2)** for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC’s Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - g) Road naming shall be carried out, and signs installed to the shared right of way from SH6, in accordance with Council’s road naming policy.
 - 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) At the time a dwelling is erected on Lots 1 & 3, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre firefighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A firefighting 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 New Zealand Fire Service (NZFS) as larger capacities and flow rates may be required.

The NZFS 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 Council’s standards for rural roads (as per Council’s 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 NZFS 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.

Firefighting water supply may be provided by means other than the above if the written approval of the NZFS Central North Otago Area Manager is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- j) 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 of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. 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:



Warren Vermaas
RESOURCE MANAGEMENT ENGINEER

Reviewed by:



Michael Wardill
RESOURCE MANAGEMENT ENGINEER

APPENDIX 4 – LANDSCAPE ARCHITECT'S REPORT

- [] Document Transmittal
- [] Minutes of meeting
- [X] Memorandum
- [] Record Note



To	:	QLDC	From	:	Rebecca Lucas
Attn	:	Hamish Anderson	Date	:	27.4.17
Subject	:	RM161251 - McDonald Subdivision – PEER REVIEW MEMO 2			

1.0 INTRODUCTION

- 1.1 An application has been made by Mr Neil McDonald for the subdivision of Lot DP 443946, the establishment of two residential building platforms and construction of one dwelling, RM161251. The application was submitted by Clark Fortune McDonald and Associates with a Landscape and Visual Effects Assessment Report by Dr Marion Read, dated 12 December 2016. I have completed a peer review of Dr Read's report for QLDC.
- 1.2 An amended report from Dr Read dated 24 April 2017 was then submitted by the applicant. The amended report included further discussion on cumulative effects, specifically assessment criteria 5.4.2.2(3)(d) of the District Plan. I have read Dr Read's amended report and accept and agree with the amendments.
- 1.3 I note that affected party approval has been provided by neighbouring property owners to the south of the subject site, Lot 2 DP 471143 and Lot 1 DP 471143. A covenant has also been volunteered by the applicant for no further subdivision over proposed Lot 3 of the site.

2.0 DR READ'S AMENDED REPORT

- 2.1 I agree with Dr Read in paragraph 6.2.4.2 that "the proposal will not degrade or domesticate the landscape to any appreciable degree" and "the proposed design controls will ensure that future development will not bring the land use to a threshold with respect to the vicinity's ability to absorb development" as long as the suggested further planting mitigation is included as detailed in my original memo and graphic attachments dated 22.3.17.
- 2.2 The additional planting I have recommended includes an area of grey shrubland and one native beech tree to soften and partly screen the future dwelling from Peninsula Road and SH6. An additional 9 native beech trees located up slope from the proposed dwelling will provide a backdrop similar to the surrounding treed vegetation cover that screens and absorbs the existing houses in the vicinity.

3.0 CONCLUSION

- 3.1 With the inclusion of the additional mitigation planting and the covenant regarding no further subdivision I agree with Dr Read that the proposal meets its requirements for development in the Visual Amenity Landscape, specifically with regard to cumulative effects.

- [] Document Transmittal
- [] Minutes of meeting
- [X] Memorandum
- [] Record Note



To	:	QLDC	From	:	Rebecca Lucas
Attn	:	Hamish Anderson	Date	:	22.3.17
Subject	:	RM161251 - McDonald Subdivision – PEER REVIEW			

1.0 INTRODUCTION

- 1.1 An application has been made by Mr Neil McDonald for the subdivision of Lot DP 443946, the establishment of two residential building platforms and construction of one dwelling, RM161251. The application was submitted by Clark Fortune McDonald and Associates with a Landscape and Visual Effects Assessment Report by Dr Marion Read, dated 12 December 2016. I have been commissioned by Queenstown Lakes District Council (QLDC) to prepare a peer review of Dr Read's report.
- 1.2 I have read Dr Read's report and made a site visit with Ms Karen Hanson and also viewed the proposal from the surrounding area to ascertain visibility of the proposed building platforms. I accept and agree with Dr Reads report, subject to the items discussed below.

2.0 DR READ'S REPORT

The Proposal

- 2.1 In paragraph 2.5 Dr Read describes landscaping requirements for Lot 3. I have reviewed the Proposed Structural Landscape Plan and have some suggestions on how to increase the mitigation success of the plan so that the proposed house is better absorbed into the landscape when viewed from SH6 and Peninsula Road. I have overlaid Dr Read's plan onto the QLDC aerial photograph and scaled the images using the subdivision plan. Please refer to Attachment 1, showing suggested additions to the Proposed Structural Landscape Plan, Attachment 2, a photograph taken from the northwest corner of the proposed house towards Peninsula Road and Attachment 3, a photograph of the building platform taken from Peninsula Road.
- 2.2 The photograph in Attachment 2 shows that a view corridor exists from the house location through existing site vegetation to Peninsula Road and SH6. This is confirmed by the photograph included in Attachment 3 taken from Peninsula Rd. Once the wilding pines are removed the view corridor would be widened to include the Reid property on SH6 and further visibility from SH6 to the north of the Reid cottage. I recommend that an additional mountain beech tree is added to the landscape plan to replace the pine tree in photograph 2 and further groups of Mt beech are added behind the building platform to provide a backdrop to a future house. An area of grey shrubland is also included to screen the gap between the pine tree and the existing briar/grey shrubland. The proposed planting will not entirely screen the proposed house but it will ensure that it is successfully absorbed into the surrounding vegetation from Peninsula Rd and SH6 viewpoints. It is noted that grey shrubland has been selected to retain views

from the building platform to the Frankton Arm of Lake Wakatipu as these species will not grow tall enough to obscure the view from the proposed house.

- 2.3 In paragraph 2.6 of her report Dr Read describes proposed mitigation for a future dwelling on Lot 1 requiring a landscape plan, mitigation of a proposed dwelling by planting indigenous vegetation and a staged plan for removal of wilding tree species. I note that the building platform on Lot 1 is surrounded by tall trees, mostly wilding species, so it is difficult to determine the visibility of a future house in this location. Some of the trees could be useful for screening a future dwelling so should also be considered when the landscape plan for this Lot is prepared. A staged removal of wilding trees utilising the screening provided whilst indigenous screen planting established would provide a better outcome. This should be reflected in the conditions of consent.

Site Description

- 2.4 I agree with the site description found at paragraph 3.1 and also add that some large exotic trees exist in the vicinity of the applicant's caravan on Lot 1. These trees are mostly wilding species but could be used as screening for a future house within a staged removal plan. I also understand that fill from the Kawarau Bridge construction is currently being dumped at the western extent of the site nearby SH6 and that a landscape plan has been prepared for this area. I consider that it is important that this fill is shaped to form a natural contour and appropriately planted.

Landscape Character Assessment

- 2.5 As described in paragraph 4.7 the conditions associated with the 2 building platforms include the removal of wilding tree species and woody weeds such as broom from the site. Screen planting proposed includes indigenous mountain beech and grey shrubland which will provide additional native seed source to the area. These are both positive outcomes of the proposed subdivision.

Visual Effects Assessment

- 2.6 Dr Read has listed several potential locations in paragraph 5.2, both public and private, that the proposal could be visible from. She has not included Peninsula Road which can be seen from the building platform of Lot 3 above a section of SH6. I have assessed the proposal from Peninsula Road and determine that the building platform will be visible within an area of grass. I consider that in addition to the building controls offered further planting mitigation is required to ensure that the proposed house is not prominent when viewed from Peninsula Road and SH6. Please refer to Attachment 1, Read Landscape Plan Overlay.

Effects on natural and pastoral character

- 2.7 I agree that the proposed building platforms and future houses on Lot 1 and Lot 3 will not have any significant effect on the natural and pastoral character of the site. The addition of indigenous vegetation and the removal of wilding and pest plant species will be a positive effect. If the same conditions regarding removal of wilding and pest species could be added to Lot 2 this would be even more beneficial to the site and surrounding landscape as until there is no seed source the pest plants will continue to spread.



Visibility of development

- 2.8 As previously discussed the building platform on Lot 3 is also visible from Peninsula Road. To reduce the impact of this view and the view from SH6 I recommend additional planting of beech trees to the front and rear of the proposed house and an area of grey shrubland as shown on the Landscape Structure Plan.
- 2.9 The Lot 1 building platform is not visible due to the existing large trees, mostly pine trees. These trees and the existing deciduous trees should be utilised in a staged removal to provide screening to a future house while indigenous screen planting establishes and is tall and dense enough to provide visual mitigation.

Conclusion

- 2.10 I agree with the majority of Dr Read's Landscape Assessment for this proposal to subdivide land on the lower slope of the Remarkables and create 2 building platforms.
- 2.11 I have found that the building platform on Lot 3 will also be visible from Peninsula Road and I recommend that additional planting be included on the Structural Landscape Plan as shown in Attachment 1. This will also further mitigate views from SH6. I consider that it is important to further mitigate these views as the building platform is located on the lower slopes of the Remarkables mountains, just below the ONL boundary line.
- 2.12 In the suggested conditions of consent wilding tree species and pest plants are to be removed in a staged eradication within Lots 1 and 3 and replaced with indigenous vegetation. This is a positive effect but there is also potential to use the existing vegetation as screening while the replacement indigenous plants grow big enough to provide screening and then remove the wilding species. This is particularly applicable to Lot 3 as many large trees are existing. This could be written into the Conditions of Consent.

Recommendations

- 2.13 Condition 1 should be revised to include a revised landscape plan with further mitigation including additional beech trees and grey shrubland planting on Lot 1 as shown in Attachment 1, Read Landscape Plan Overlay.
- 2.14 Condition 2 should refer to Lots 1 and 3 not Lots 1 and 2.
- 2.15 Condition 2 b iv should include reference to utilising existing large trees as screening within the staged removal plan while indigenous screen planting establishes.

3.0 CONCLUSION

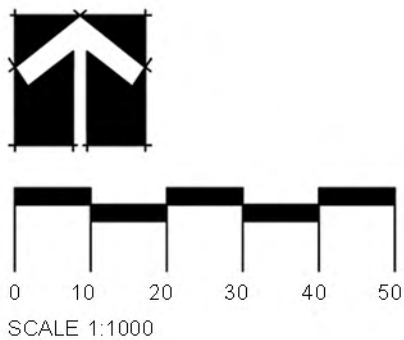
- 3.1 With the inclusion of the additional mitigation planting and amended conditions of consent I agree with Dr Read that the proposal meets its requirements for development in the Visual Amenity Landscape.






ATTACHMENTS

1. Read Landscape Plan Overlay
2. Photograph from building platform to northwest.
3. Photograph of site from Peninsula Road





- Additional mitigation planting in red
-  existing pine tree (to be removed)
 -  add 10 No Fuscaspora cliffortioides
 -  add grey shrubland species as per Read Landscapes planting legend (right)

REFERENCE AERIAL - NOT TO SCALE



PLAN TO SHOW READ LANDSCAPES MITIGATION PLAN OVER AERIAL PHOTOGRAPH

READ LANDSCAPES PLANT LEGEND

- Tree Planting**
- Fuscaspora cliffortioides 18 @ 5m centres
- Grey Shrubland Planting**
- Shrubs @ 1m centres:
- Aristotelia fruticosa
 - Coprosma propinqua
 - Coprosma rugosa
 - Carmichaelia petriei
 - Corokia cotoneaster
 - Veronica cupressoides
 - Olearia odorata
- Small trees @ 1.5m centres:
- Olearia lineata
 - Olearia hectorii
 - Sophora microphylla
 - Myrsine divaricata
 - Leptospermum scoparium
- Edge planting @ 1m centres:
- Aciphylla aurea
 - Melicytus alpinus
 - Poa cita
 - Chionochloa rigida (damp hollows)
- Planting is to merge into the existing grey shrubland



Project: NT McDonald
Subdivision Lot 1 DP 443947

Title: **OVERLAY TO READ LANDSCAPES PROPOSED MITIGATION PLAN**

Location: QUEENSTOWN - KINGSTON HIGHWAY

Rev	Description	By	Date
NOT FOR CONSTRUCTION			

Scale:	Job No:
1:1000 @ A3	2684
Drawn / Checked:	Date:
JD / RL	22.03.17

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Drawing No: **L1**

State Highway 6

Peninsula Road



PHOTOGRAPH TAKEN FROM BUILDING PLATFORM LOOKING TOWARDS PENINSULA ROAD

96
building platform



PHOTOGRAPH TAKEN FROM PENINSULA ROAD LOOKING TOWARDS BUILDING PLATFORM

APPENDIX 3 COUNCIL'S S100 DECISION

FILE REF: RM161251

TO: Quinn McIntyre – Manager, Resource Consents

FROM: Hamish Anderson

DATE: 29 September 2017

SUBJECT: Requirement to hold a hearing pursuant to Section 100 of the Resource Management Act 1991 (RMA).

N McDonald applied for resource consent to create two additional building platforms and undertake a four lot residential subdivision including a boundary adjustment, and for consent to erect a dwelling within an identified residential building platform located at 287 Kingston Road.

On 7 June 2017 the application was publically notified and notice of the application was served on surrounding properties in the near vicinity of the application site that may be adversely affected by the proposal, and to those properties that had provided affected party approval. The submission period closed on 5 July 2017 with one submission being received.

That submission was received from the New Zealand Transport Agency and was neutral provided the applicant upgraded the vehicle crossing to meet New Zealand Transport Agency standards. The applicant has agreed to do this and now the New Zealand Transport Agency has amended its submission to be in support of the application.

The persons served notice of the application are listed in the applicable section 95 (notification) report which is attached as Appendix 1.

A report has been prepared (attached as Appendix 2) for this application which outlines the assessment that has been undertaken of the proposal against the provisions of the District Plan and the RMA.

The Resource Management Act 1991 allows for consideration of this application without a hearing under section 100 of the Act which states:

Section 100. Obligation to hold a hearing

A hearing need not be held in accordance with this Act in respect of an application for a resource consent [...] unless –

- (a) The consent authority considers that a hearing is necessary; or*
- (b) Either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.*

The applicant has advised they do not wish to be heard at a hearing and no other party wishes to be heard.

Given the conclusions contained in the report attached, a formal hearing of the application is not necessary for the substantive determination of this application.

Report prepared by

Decision made by



Hamish Anderson
CONSULTANT SENIOR PLANNER



Quinn McIntyre
MANAGER RESOURCE CONSENTS



Proposed Easements			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way	Lot 1 Hereon	A	Lots 2, 3, 4 Hereon
	Lot 1 Hereon	B,C	Lot 3 & 4 Hereon
	Lot 4 Hereon	D	Lot 3 Hereon

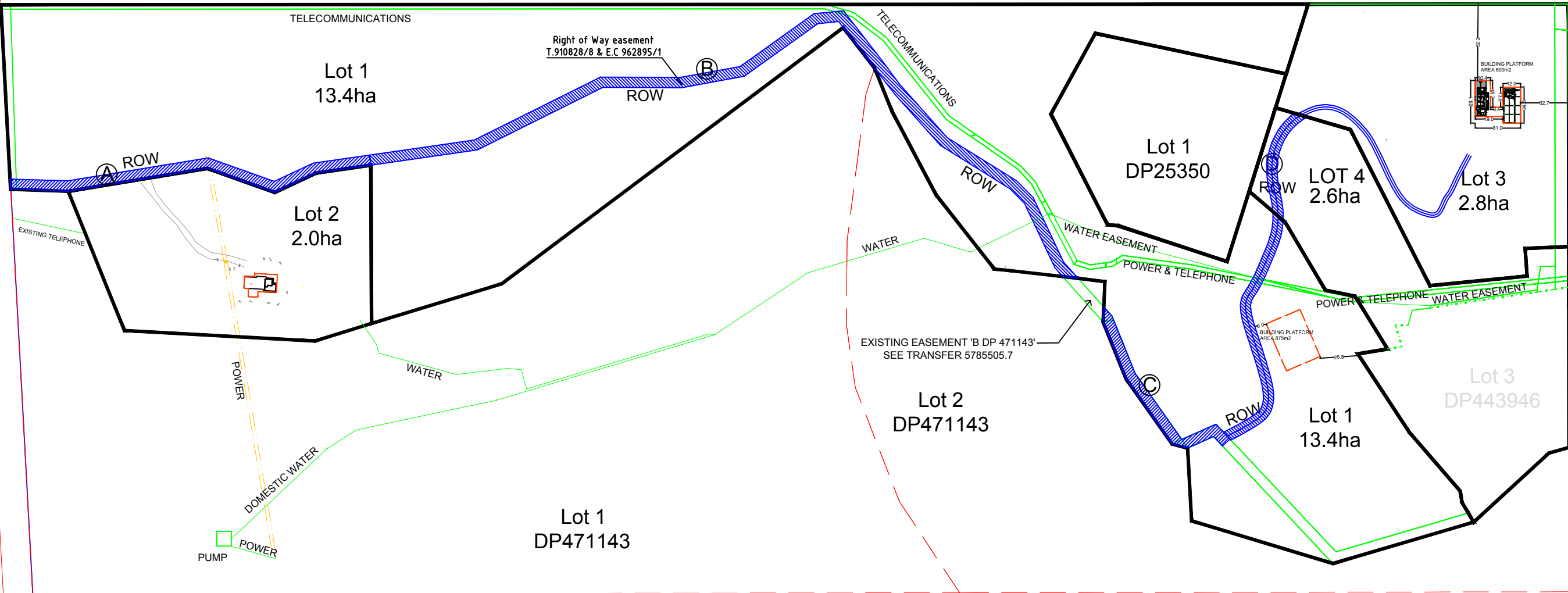
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017

Lot 2
DP17411

Kingston Road (S.H 6)
(Legal Road - 20.12 wide)



Lot 2
DP375823

 **Clark Fortune McDonald & Associates**
Licensed Cadastral Surveyors - Land Development - Planning Consultants
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
21 Reece Crescent, P.O.Box 550, Wanaka
Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz
Level C1, Meridian Mall, P.O. Box 5960, Dunedin
Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

**LOTS 1 TO 4 BEING A PROPOSED
SUBDIVISION OF LOTS 1 & 3 DP 443946**

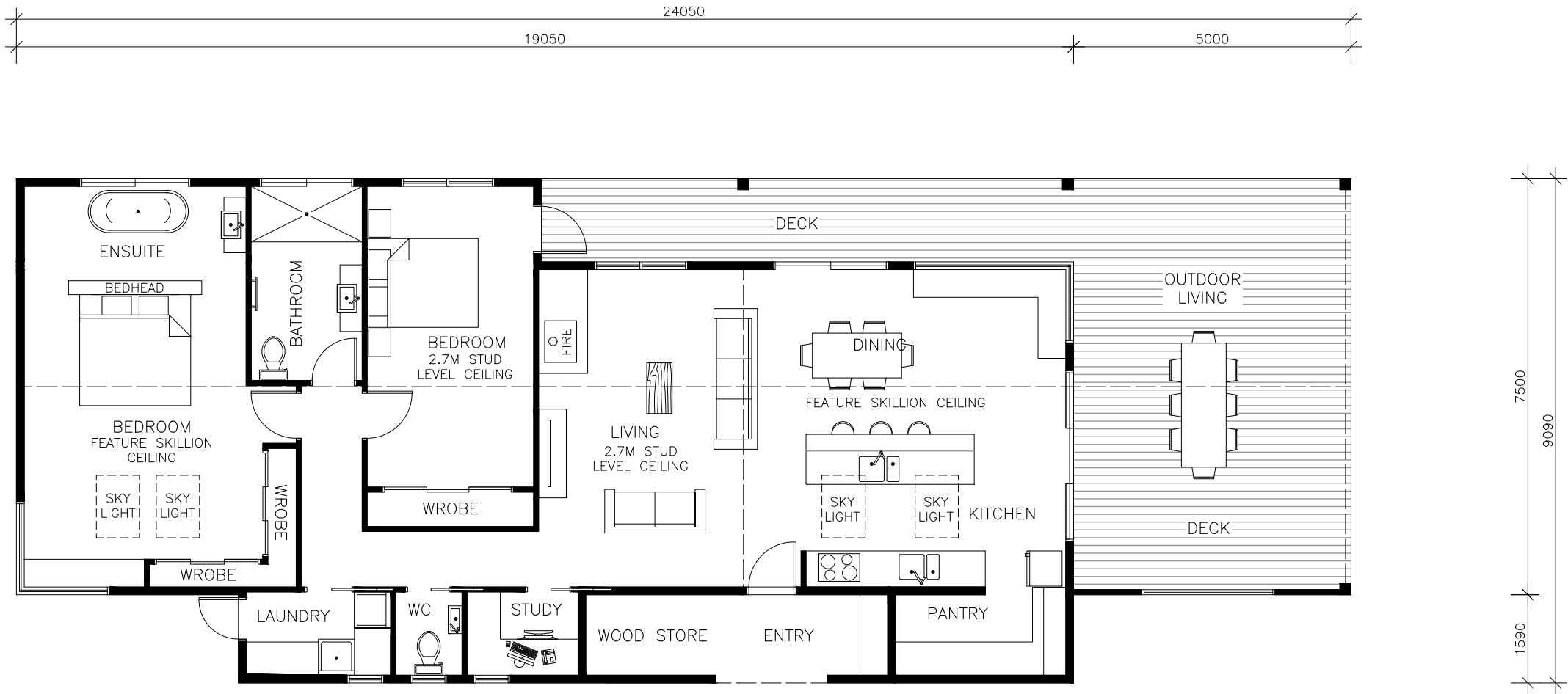
SHEET 1 OF 2

Client N T MCDONALD	Surveyed SM	Signed	Date 10.10.16	Job No. 12093	Drawing No. 01
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	Designed	Signed	Date	Datum & Level MSL	Rev. A
	<small>Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.</small>				

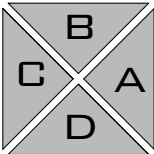
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017



FP FLOOR PLAN



ELEVATIONS

FLOOR AREAS	
RESIDENCE	143.77M ²
DECKS/OUTDOOR LIVING	51.89M ²
TOTAL	195.66M ²

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING CONSTRUCTION



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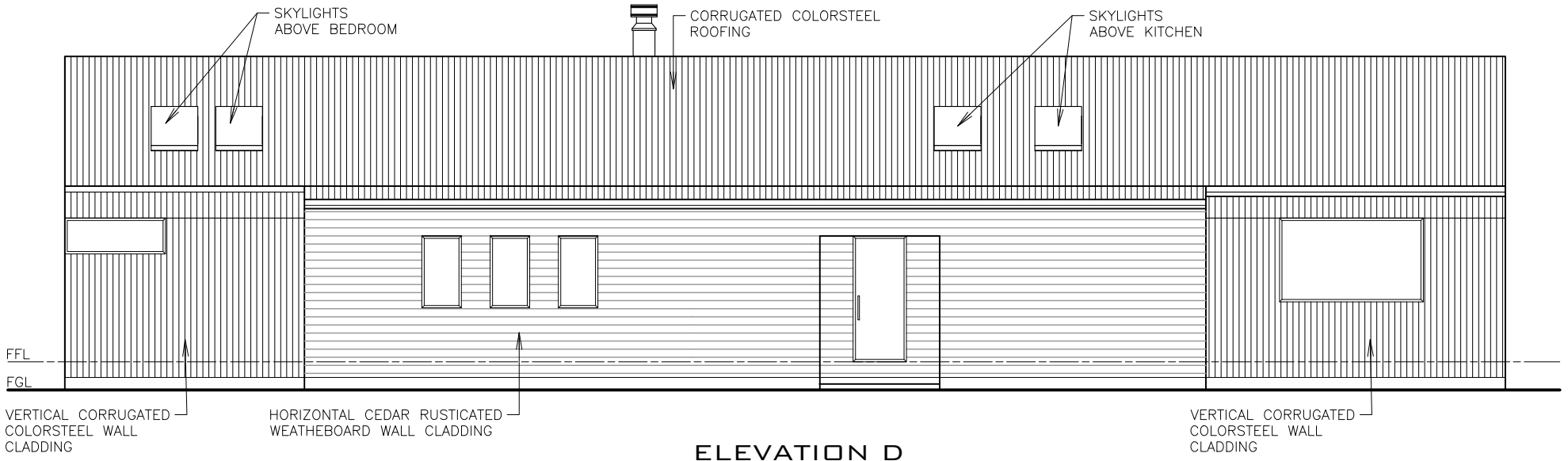
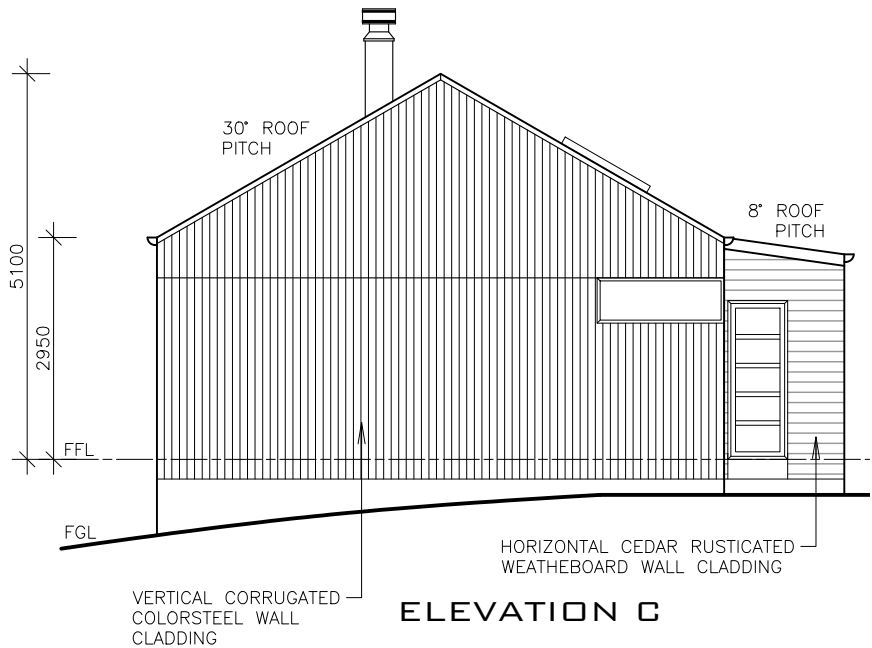
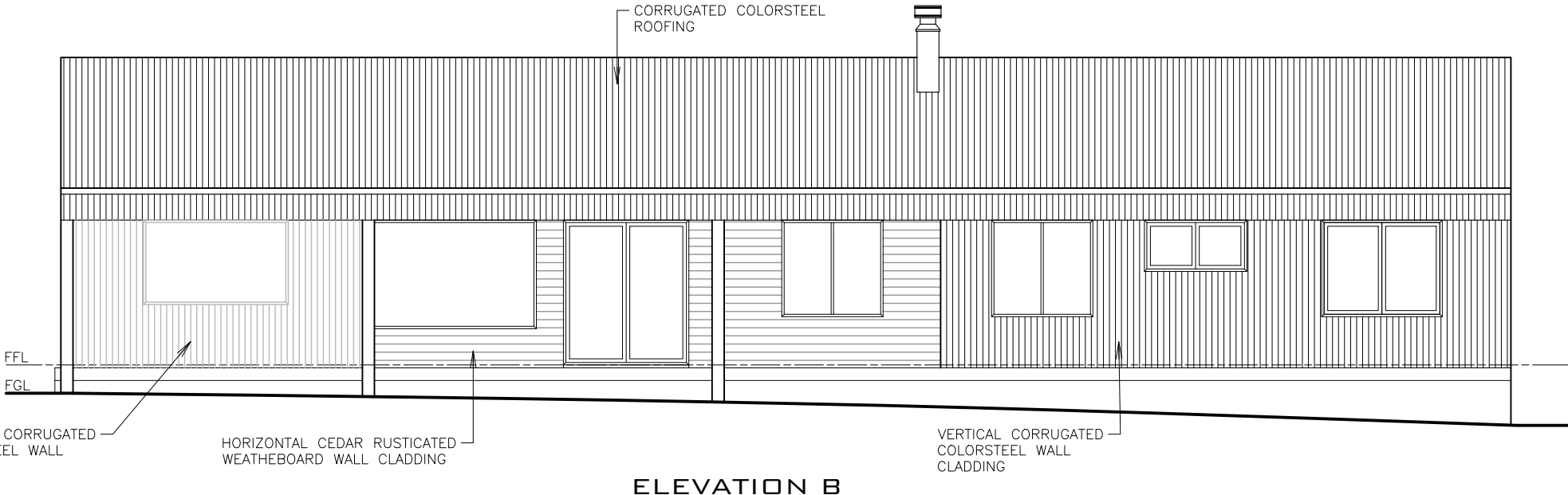
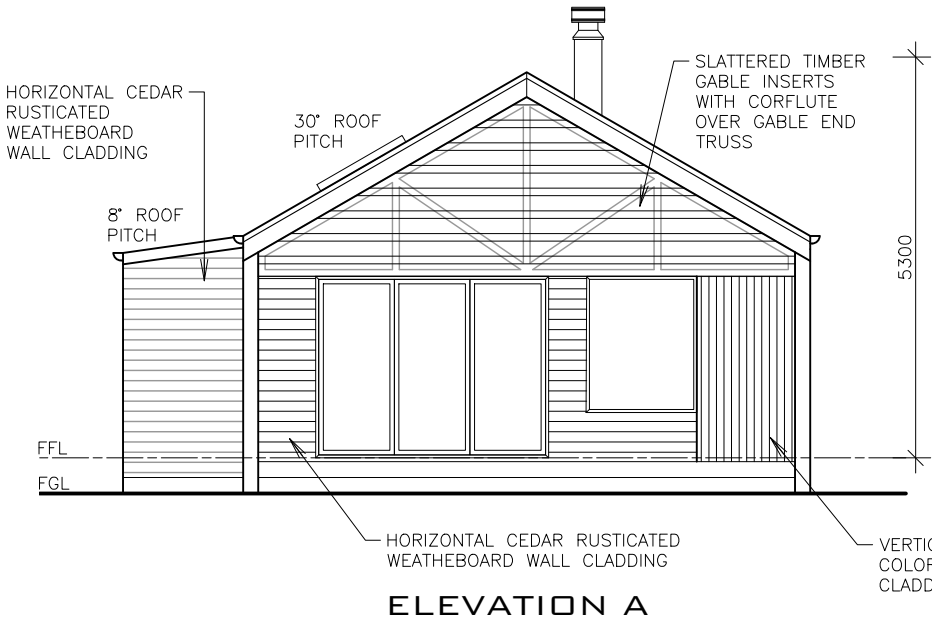
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PASQUALE RESIDENCE
DRAWING NAME:
FLOOR PLAN

DRAWING STATUS:
CONCEPT DRAWINGS
DATE: MAY 2017
SCALE: 1:100 @ A3
JOB NUMBER: DDC1670
DRAWING NO: A101

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017



EV ELEVATIONS

DDC

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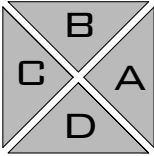
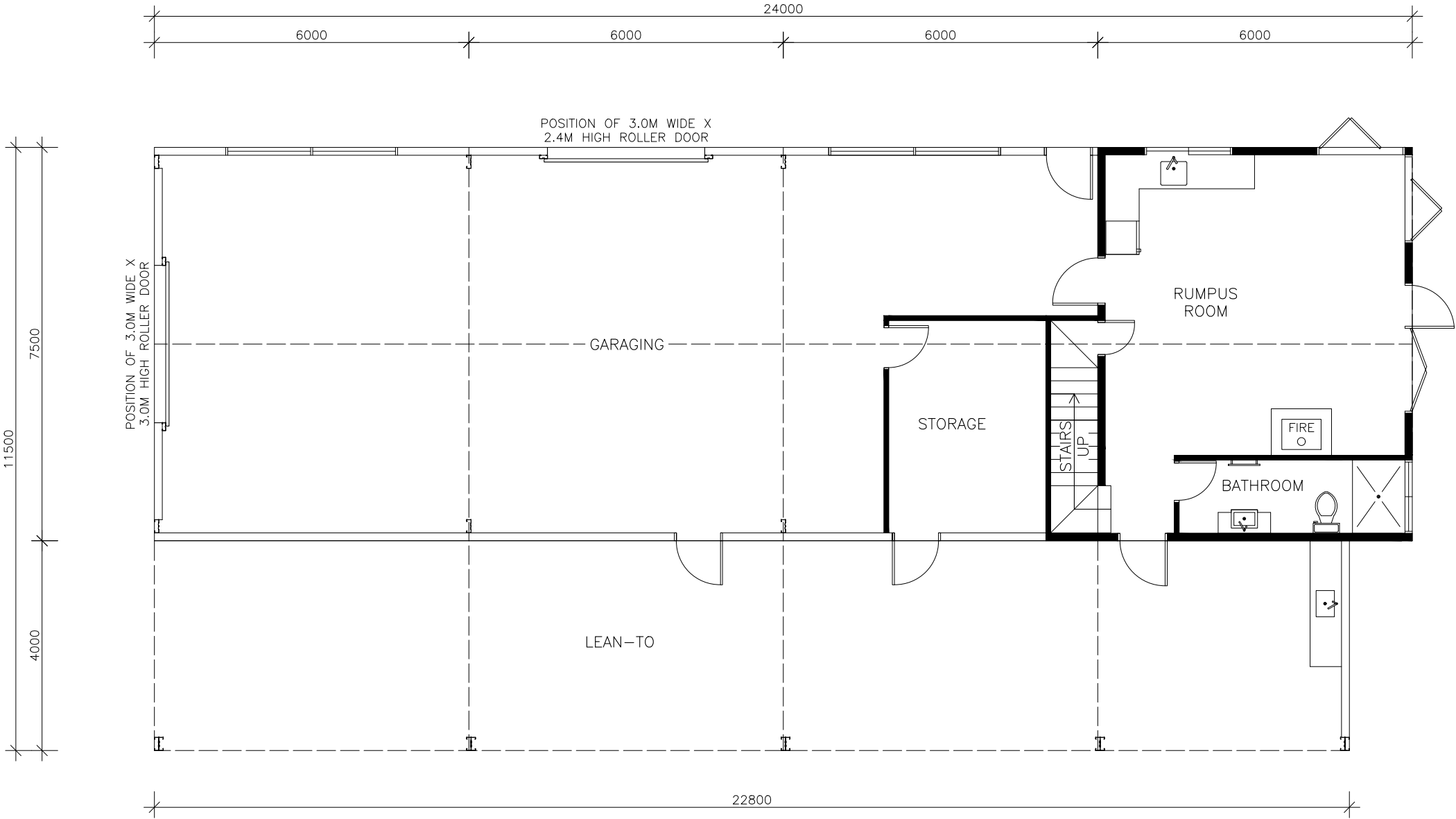
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DATE:	MAY 2017	SCALE:	1:100 @ A3
JOB NUMBER:	DDC1670	DRAWING NO:	A102

ELEVATIONS

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017



ELEVATIONS

FLOOR AREAS	
RUMPUS	49.23M ²
GARAGING/STORAGE	130.75M ²
LEAN-TO	91.20M ²
TOTAL	271.18M²

FP FLOOR PLAN



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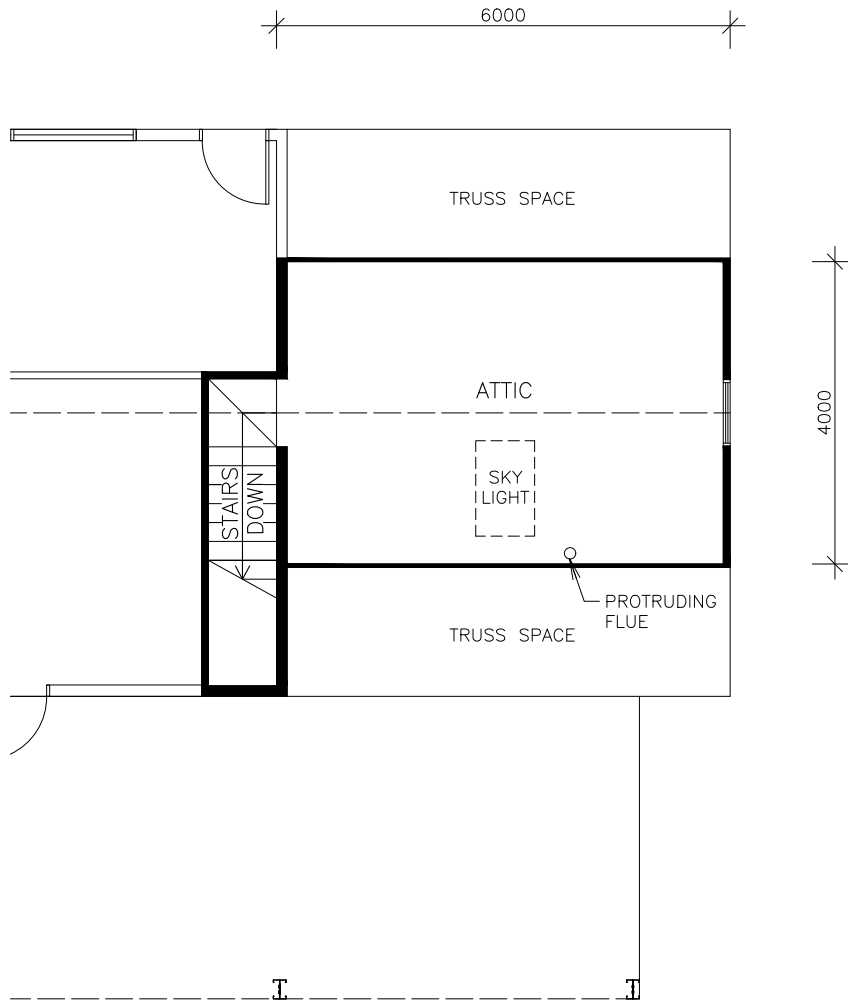
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PASQUALE OUTBUILDING
DRAWING NAME:
FLOOR PLAN

DRAWING STATUS:
CONCEPT DRAWINGS
DATE: MAY 2017
JOB NUMBER: DDC1670
SCALE: 1:100 @ A3
DRAWING NO: **A101**

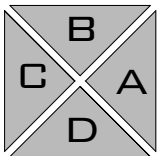
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017



FP ATTIC FLOOR PLAN



ELEVATIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING CONSTRUCTION



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A: 94 Airport Road, RD1, Alexandra 9391

PROJECT NAME:
PASQUALE OUTBUILDING

DRAWING NAME:
ATTIC FLOOR PLAN

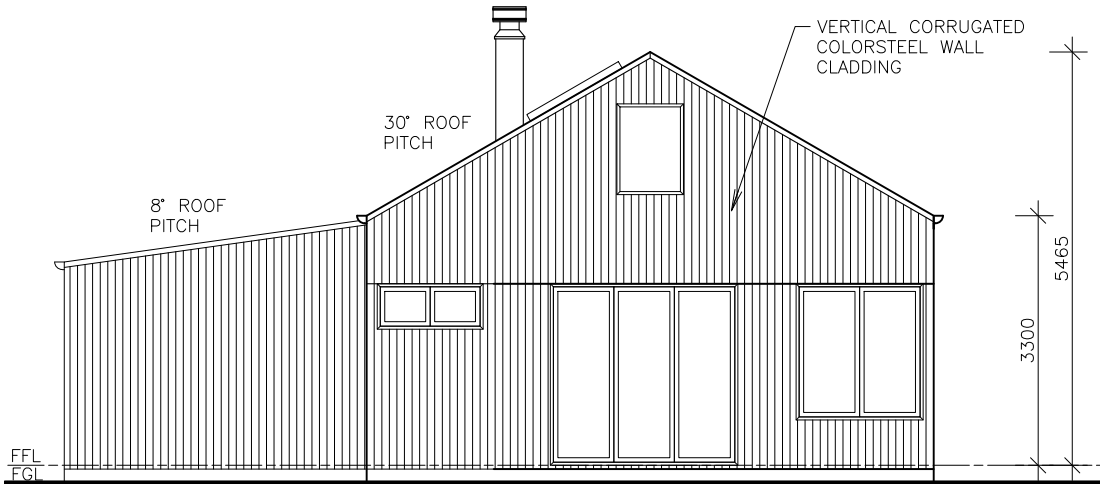
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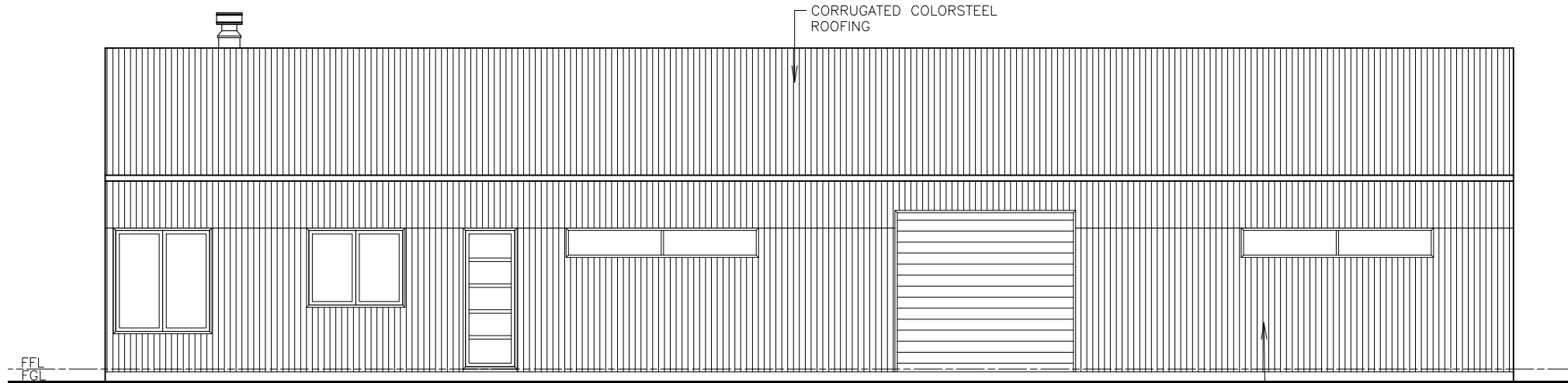
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017

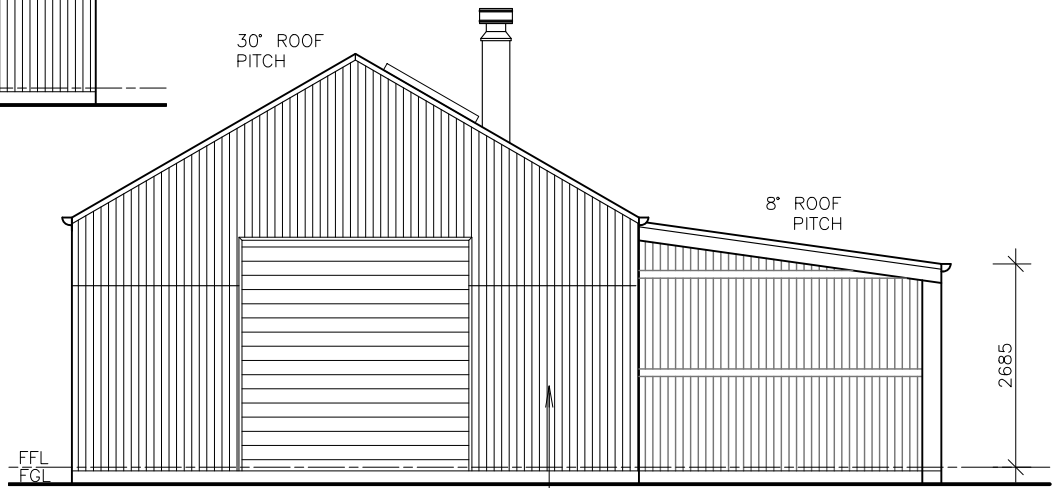


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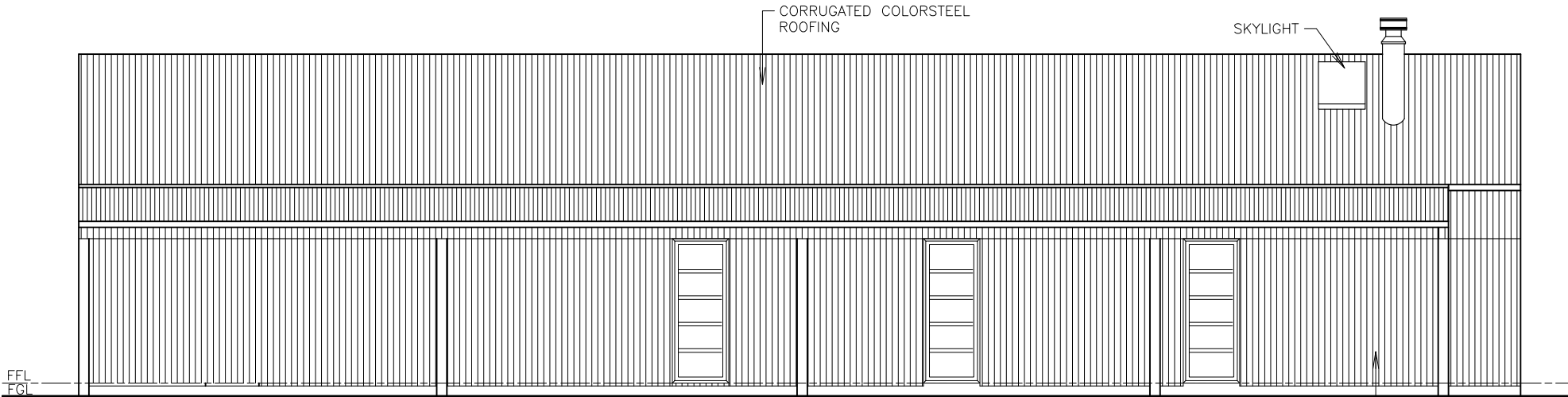


ELEVATION B

EV ELEVATIONS



ELEVATION C



ELEVATION D

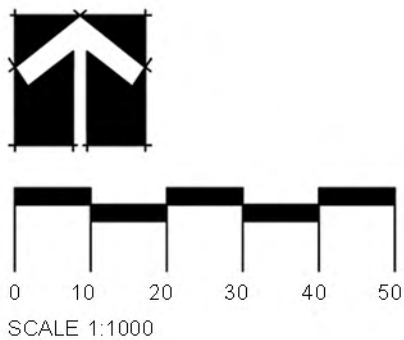


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A: 94 Airport Road, RD1, Alexandra 9391

PROJECT NAME:
PASQUALE OUTBUILDING
DRAWING NAME:
ELEVATIONS

DRAWING STATUS:
CONCEPT DRAWINGS

DATE:	SCALE:
MAY 2017	1:100 @ A3
JOB NUMBER:	DRAWING NO:
DDC1670	A103



- Additional mitigation planting in red
- existing pine tree (to be removed)
 - add 10 No Fuscaspora cliffortioides
 - add grey shrubland species as per Read Landscapes planting legend (right)

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM161251

Friday, 29 September 2017

REFERENCE AERIAL - NOT TO SCALE



PLAN TO SHOW READ LANDSCAPES MITIGATION PLAN OVER AERIAL PHOTOGRAPH

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 - Olearia hectorii
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- Planting is to merge into the existing grey shrubbyland



Project: NT McDonald
Subdivision Lot 1 DP 443947

Title: **OVERLAY TO READ LANDSCAPES PROPOSED MITIGATION PLAN**

Location: QUEENSTOWN - KINGSTON HIGHWAY

Rev	Description	By	Date
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NOT FOR CONSTRUCTION

Scale:	Job No:
1:1000 @ A3	2684
Drawn / Checked:	Date:
JD / RL	22.03.17

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