

**DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL****RESOURCE MANAGEMENT ACT 1991**

Applicant:	Daren M Blanchard
RM Reference:	RM181227
Location:	103 Alpine Retreat Road, near Queenstown
Proposal:	Land use consent to identify a residential building platform, and construction of a residential unit with associated access and landscaping.
Type of Consent:	Land Use Consent
Legal Description:	Lot 6 DP 22956 in RT OT 14D/1123
Valuation Number:	2907309304
Zoning:	Operative - Rural General Proposed - Rural
Activity Status:	Non-Complying Activity
Limited Notification:	13 May 2019
Commissioner:	W D Whitney
Date of Decision:	22 October 2019
Decision:	Granted Subject to Conditions

A. INTRODUCTION

A.1 Background

1. Mr Daren M Blanchard has applied to the Queenstown Lakes District Council to identify a residential building platform, to construct a new residential unit within that platform, and to undertake associated access and landscaping. The site subject to this application is described as Lot 6 DP 22956 as held in Computer Freehold Register (now Record of Title) OT 14D/1123 in the Otago Land Registration District.
2. The site has an area of 7.9250 hectares more or less and has frontage to Moke Lake Road. Access to the site is achieved from Alpine Retreat Road being a private road (right of way) that zigzags up the slope adjacent to the southern boundary of the site. The site is irregular in shape (particularly due to the southern boundary that accommodates the Alpine Retreat Road zigzags); and the site has a gentle slope adjacent to Moke Lake Road and then slopes steeply up to its eastern boundary.
3. The site is located approximately 5.5 kilometres west of Queenstown and is situated on the west facing mountain slopes below a ridge which runs south from the summit of Bobs Peak (1099m). While the lower part of the site has been released from a cover of exotic conifers; the mid to upper parts of the site are covered in a mixed conifer forest which holds dense pockets of manuka scrubland. This vegetation pattern thins near the top of the site (adjacent to the eastern boundary).
4. Alpine Retreat Road provides access from Moke Lake Road to the Alpine Retreat rural lifestyle subdivision that is located in the Rural Lifestyle Zone. Dwellings have been constructed on many of the allotments in this subdivision; and up to 50 properties are served by Alpine Retreat Road.
5. The subject site is separated from properties in the Rural Lifestyle Zone by Lot 41 DP 20650 (that contains the carriageway of Alpine Retreat Road and which is subject to a right of way as confirmed by Record of Title OT 14D/1123) and by Lot 44 DP 20650 which comprises a strip of common land (owned by the owners of properties in the Alpine Retreat subdivision). Lot 44 DP 20650 includes a strip of land immediately to the east of the subject site.

6. The site is subject to right of way easement L on DP 22933. This right of way is 10 metres in width and is located immediately adjacent to the eastern boundary of the site. Right of way easement L provides legal access to 5 properties generally to the north of the subject site being Lots 1-3 DP 22933 and Lot 1 and Lot 2 DP 27471. Right of way L connects to Alpine Retreat Road (Lot 41 DP 20650); and a metalled carriageway exists within the right of way that extends along much of the eastern boundary of the site, terminating at an existing cottage on the property (described further below). It is noted that the right of way carriageway does not extend to the northern boundary of the site and therefore currently does not provide trafficable access to the 5 properties that have the benefit of the right of way easement L.

A.2 Planning History

7. The land comprising the site originally formed part of a larger property being Lot 2 DP 20565. The current site, being Lot 6 DP 22956, was created by a subdivision in about 1992.
8. On 16 September 1993 land use consent RM 930401 was granted to CJ Kwant & H Knuesel to erect a dwelling house on the site. This dwelling house has been constructed; and this is described in the current application as a cottage.
9. On 1 May 1995 land use consent RM 950224 was granted to H Knuesel to construct a carport (to be attached to the cottage).
10. On 9 August 2018 land use consent RM 180709 was granted to the current applicant to replace an existing garage, to undertake alterations and additions to the existing cottage and to establish a new garage. It appears that while the existing garage has been removed; that the other works authorised by RM 180709 are yet to be undertaken.
11. The consented plans for RM 930401 confirm that the ground floor of the cottage has an area of 89.1m² and that the loft has an area of 27.6m². The living room extension to the cottage authorised by RM 180709 is 12m² in area. The total consented area of the cottage is therefore 128.7m².
12. The built development authorised by RM 930401, RM 950224 and RM 180709 is located in the north-eastern corner of the subject site. Access to the cottage and carport (and the future garage) is achieved utilising the metalled carriageway adjacent to the eastern boundary within easement L; and this metalled carriageway formation extends onto Lot 41 DP 20650 to connect to the sealed carriageway of Alpine Retreat Road.

A.3 The Proposal

13. The applicant initially proposed to identify a Residential Building Platform (“RBP”) in the location of the new residential unit. At the hearing it was confirmed that the RBP would be extended to include the built development authorised by RM 930401, RM 950224 and RM 180709; being the existing cottage, carport and development (including the new garage) authorised by RM 180709.
14. The portion of the RBP that is to accommodate the new residential unit is located generally to the south of the existing cottage and carport and the new garage consented by RM 180709. Access to the new residential unit will be achieved utilising the existing carriageway in right of way L, and the first portion of this carriageway is to be upgraded to a sealed standard (discussed below).
15. The part of the RBP to accommodate the new residential unit is regular in shape, measuring 20.87m by 47.9m – that portion of the RBP being approximately 1000m² in area. This portion of the RBP is set back a minimum of 15 metres from the site’s eastern boundary and is clear of the existing right of way easement L as shown on DP 22956.
16. The part of the RBP to contain the new residential unit is surrounded by a Residential Curtilage Area as shown on the Landscape Plan as amended subsequent to the hearing.
17. The new residential unit, that is to be the applicant’s new dwelling, is in two levels, comprising a total area of approximately 343m². The upper level contains the entry to the building as well as a double garage and carport, three bedrooms, a small multi-functional space and laundry/bathroom areas. The lower level comprises the living spaces including kitchen, dining area and lounge.
18. An outdoor deck is accessed from the lower level facing south-west and this has an area of 12m² and is surrounded by a glass balustrade. A terraced area extends from the living area to the north which is adjoined by a 10m by 4m pool and attached shower/sauna room. Overall this terraced area comprises 45m². The total footprint of the new residential unit built development, including decks and terraces, is approximately 555m².
19. The new residential unit will have a maximum height of 7.1 metres above original ground level. The plans provided with the application confirm that the building will be clad primarily in charred Abodo timber. Concrete foundations will be finished in black plaster. The trim and roof will be finished in “Flaxpod” which has a light reflectance value (LRV) of 7%.

20. It is noted that a suite of conditions have been volunteered by the applicant in the application documentation, subsequent to the receipt of submissions and at the hearing, to mitigate effects. The proposal as presented to the Commission at the hearing (and incorporating volunteered conditions) is summarised below:

- An extended RBP of 1,405m² to include the new residential unit and the built development authorised by previous land use consents.
- A suite of volunteered design control conditions for a residential unit within the RBP.
- The residential unit proposed in the application is to be in accordance with the dwelling design detailed in the Architectural Package, being architectural plans of the new residential unit.
- Withdrawal of any proposal to undertake a visitor accommodation activity within the existing cottage (as included in the application as lodged).
- Withdrawal of a proposal to construct a freestanding swimming pool and spa adjacent to the cottage (that was to be associated with the originally proposed visitor accommodation use).
- Potable water for the new residential unit to be sourced from an on-site bore in the south-west corner of the site.
- The provision of 45,000 litres of storage of water for firefighting purposes.
- Sealing of the driveway from the sealed carriageway of Alpine Retreat Road to the main gate (being part way along right of way easement L).
- Landscape plantings to provide screening adjacent to that part of the RBP to accommodate the proposed residential unit and the Residential Curtilage Area; such planting to provide screening between the new residential unit and the carriageway in right of way L and the common lot being Lot 44 DP 20650; and to provide screening for the lower portions of the new residential unit.
- Retention of existing vegetation on the site within a 40 metre strip to the west of built development on the site (to be described as a Forest and Scrubland Retention Area) to maintain screening of the existing built development on the site and the new residential unit as viewed generally from the west and south-west (the vegetation to be retained to exclude woody weed species and wilding exotic trees).
- General compliance with the landscaping and engineering conditions; along with the other conditions contained in Appendix 6 to the section 42A report.

A.4 Zoning

Operative District Plan

21. The site is zoned Rural General as shown on Map 38 of the Operative Queenstown Lakes District Plan (Operative District Plan/District Plan).
22. Rule 5.3.3.3i(a) confirms that the addition, alteration or construction of any building and any physical activity associated with any building such as roading, landscaping and earthworks is a discretionary activity in the Rural General Zone where not located on a residential building platform.
23. Rule 5.3.3.4v confirms that identification of any building platform greater than 1000m² in area is a non-complying activity in the Rural General Zone.
24. Site Standard 5.3.5.1vi(a) stipulates that the minimum setback from internal boundaries for buildings shall be 15 metres. In this instance it is proposed to construct a retaining wall approximately 8.9 metres from the existing right of way easement L, which is where the boundary of the net area of the site is located; and accordingly Site Standard 5.3.5.1vi(a) is breached. A breach of Site Standard 5.3.5.1vi(a) is a restricted discretionary activity in terms of Rule 5.3.3.3xi.
25. Mr Macdonald's planning report advised that Rule 5.3.3.3i(a) and Rule 5.3.3.4(v) are now inoperative as corresponding rules in the Proposed District Plan must now be treated as operative pursuant to section 86F(1) of the Resource Management Act 1991 (the Act). As a consequence the proposal has status as a restricted discretionary activity (only) under the Operative District Plan.

Proposed District Plan

26. Decisions on Stage 1 of the Proposed Queenstown Lakes District Plan (Proposed District Plan) were notified on 7 May 2018. The subject site is zoned Rural in the Proposed District Plan.
27. Rule 21.4.9 provides for the use of land or buildings for residential activity except as provided for in any other rule as a discretionary activity.
28. Rule 21.4.10 provides for the identification of a building platform not less than 70m² and not greater than 1000m² as a discretionary activity. As the building platform exceeds 1000m² it is a non-complying activity in terms of Rule 21.4.34.

29. Rule 21.4.11 provides for the construction of any building including the physical activity associated with buildings including roading, access, lighting, landscaping and earthworks, not provided for by any other rule as a discretionary activity.
30. Standard 21.5.1 stipulates that the setback of any building from internal boundaries shall be 15 metres. A breach of Standard 21.5.1 is a restricted discretionary activity in terms of that rule. As noted above a retaining wall is proposed to be constructed approximately 8.9 metres from the existing right of way easement L which is where the boundary of the net area of the site is located.
31. The Commission has been advised Rules 21.4.9 – 21.4.11 and Rule 21.4.34 of the Proposed District Plan are to be treated as operative pursuant to section 86F of the Act. The proposal therefore has status as a non-complying activity in terms of the Proposed District Plan.

A.5 Submissions

32. Six submissions were received within the statutory submission period which closed on 11 June 2019. The submissions of Roland & Valerie Meyer, Margaret & Roger Taylor, Alpine Retreat Services Limited, Simone Schenirer & Gavin Kouwenhoven, Philip Sohmen and Ryan Daniel all oppose the proposal. It is noted that several of the submitters objected to the use of the cottage for visitor accommodation and that this aspect of the proposal was withdrawn prior to the hearing.
33. The Commission has given consideration to all of the submissions received in response to the application.

A.6 Reports and Hearing

34. The Commission has had the benefit of a planning report dated 28 August 2019 prepared by Mr Kenny Macdonald, a Senior Planner with the Queenstown Lakes District Council; a Landscape Assessment Review dated 27 January 2019 and a Landscape Assessment Addendum dated 26 August 2019 both prepared by Ms Renée Davies, Principal Landscape Architect at 4 Sight Consulting; an Engineering Report prepared by Mr Michael Pridham, Resource Engineer with the Queenstown Lakes District Council dated 15 March 2019; and additional engineering comments from Mr Michael Wardill, Team Leader – Resource Management Engineering with the Queenstown Lakes District Council dated 27 August 2019.

35. At the hearing on Thursday 19 September 2019 the Commission was assisted by Mr Macdonald, Ms Davies and Mr Pridham. Ms Charlotte Evans, Senior Planning Support and Ms Trish Anderson, Planning Support (both with the Queenstown Lakes District Council), provided administrative support at the hearing.
36. Prior to the hearing the Commission had the opportunity to consider the application and supporting material; the submissions; the section 42A report and appendices thereto; and the pre-circulated written evidence prepared by Mr Woodward for the applicant. Various documents were appended to Mr Woodward's evidence including comments with respect to transportation matters prepared by Mr Andy Carr of Carriageway Consulting in a document dated 9 July 2019 (Appendix F to Mr Woodward's evidence). In the company of Mr Macdonald the Commission conducted a site inspection on the morning of the hearing on 19 September 2019.
37. At the hearing the applicant was represented by Mr Woodward, Resource Management Planning Consultant with Southern Planning Group; Mr Steve Skelton, Registered Landscape Architect and Director of Patch Limited; and by Mr Blanchard (the applicant). Mr Woodward confirmed that Mr David Rider, a Senior Engineering Geologist/Geoprofessional with RDA Consulting, was available to participate at the hearing by telephone if required.
38. None of the submitters appeared at the hearing. On 13 September 2019 Mr Ryan Daniel forwarded an emailed statement containing additional points in support of his submission; and this was tabled at the hearing. An email, also dated 13 September 2019, was tabled from Roland & Valerie Meyer which noted that the applicant had withdrawn the visitor accommodation component of the application and that the submitters are happy with that. It is also noted that an email dated 15 July 2019 sent on behalf of Alpine Retreat Services Limited (Appendix B to Mr Woodward's evidence) confirmed that that submitter is willing to retract its request to be heard in relation to the application on the basis that the undertakings made by the applicant to the submitter in email correspondence are enacted. This includes sealing of a portion of the driveway within right of way L, the planting of natives as shown on a landscape plan and removal of the visitor accommodation component of the original application.
39. The planning, landscape and engineering reports were taken as read and Mr Pridham, Ms Davies and Mr Macdonald were invited to comment following the presentation of the evidence. Of particular note is that Mr Macdonald, following his consideration of the evidence presented at the hearing, stood by his recommendation that land use consent should be granted.

40. During his reply Mr Woodward noted that additional information was to be provided by the applicant by close of business on Friday 20 September 2019. This included confirmation from Mr Rider with respect to water tank size and location to confirm that 45,000 litres would be available for firefighting supply; an amended landscape plan to show the strip of vegetation to be retained; and a plan showing the extended RBP to include the proposed residential unit and the existing built development on the site. Leave was granted for this information to be lodged on 20 September 2019; and the Commission confirms that the additional information was received on that date.
41. Following Mr Woodward's reply on 19 September 2019 the hearing was adjourned.

A.7 Principal Issues in Contention

42. The principal issues in contention are whether the effects on the environment of permitting the proposed land use activity (being the identification of the residential building platform and the new residential unit) on the subject site are greater than minor; whether such activity is contrary to the objectives and policies of the Operative District Plan and the Proposed District Plan; and whether a significant precedent would result if land use consent is granted.

B. EFFECTS ON ENVIRONMENT

B.1 Permitted Baseline

43. The consent authority may disregard an adverse effect of the activity if a District Plan or National Environmental Standard (NES) permits an activity with that effect. Within the Rural General Zone of the Operative District Plan and the Rural Zone of the Proposed District Plan (or in any NES) there is no permitted baseline which authorises a residential building platform (including a RBP that exceeds 1000m²) or a new residential unit on the site.

B.2 Existing Environment

44. The activities authorised by the land use consents RM 930401, RM 950224 and RM 180709 form part of the existing or consented environment. The existing formation and use of the right of way carriageway in easement L also forms part of the existing environment.

45. The receiving environment also contains a number of residential units located upslope and generally to the east of the site. These residential units are in the Rural Lifestyle Zone under both the Operative District Plan and the Proposed District Plan. Mr Macdonald noted that the neighbouring residential units are typically situated on lots varying in size from about 3000m² to 5000m²; and he noted that, in the absence of any blanket land use consent, that residential development on those allotments that are currently vacant cannot be considered as part of the receiving environment.

B.3 Affected Persons Approvals

46. No written approvals have been provided with the application.

B.4 Assessment Matters

47. The Operative District Plan contains assessment matters in Part 5 that are relevant to development in the Rural General Zone; and the Proposed District Plan contains assessment matters in Part 21 that are relevant to development in the Rural Zone.
48. Mr Macdonald's report has assessed the effects of the activity in terms of the relevant assessment matters. This approach is appropriate in this instance, and the Commission has assessed the actual and potential effects of the proposed activity having regard to the relevant assessment matters presented in the Operative District Plan and the Proposed District Plan.
49. Clause 5.4.2.1 of the Operative District Plan advises that there are three steps in applying the assessment criteria. These include Step 1 – Analysis of the Site and Surrounding Landscape, Step 2 – Determination of Landscape Category and Step 3 – Application of the Assessment Matters.
50. Ms Davies and Mr Skelton have noted that the site is located within an Outstanding Natural Landscape (ONL) pursuant to both the Operative District Plan and the Proposed District Plan. The Commission has therefore determined that the proposal should be assessed on the basis of being in an ONL.
51. The Landscape Assessment lodged with the application assessed the proposal in terms of the relevant assessment matters contained in clause 5.4.2.2(2) of the Operative District Plan and these matters were also addressed in Ms Davies's Landscape Assessment Review. Given that the Landscape Architects are in general agreement with respect to the detailed assessment matters the Commission considers that it is appropriate to address the effects of the proposal adopting the headings contained in Mr Macdonald's section 42A report rather than discussing the proposal in terms of each of the detailed assessment matters listed in clause 5.4.2.2(2).

For the avoidance of doubt the Commission confirms that it has considered the proposal in terms of the assessment matters listed in the Operative District Plan and the Proposed District Plan.

B.5 Landscape Effects

52. The Patch Limited Landscape Assessment noted that the site is discretely located; and that the surrounding mountains and ridges of Wedge Peak to the west, Bobs Peak to the north and Ben Lomond to the east and south screen much of the site from public view. The Landscape Assessment noted that the new residential unit and curtilage area may potentially be visible from public views being a distant portion of Lake Wakatipu at a distance of over 3 kilometres; a short length (250m) of the Glenorchy-Queenstown Road; and from the intersection of the Glenorchy-Queenstown Road and Geary Lane at a distance of approximately 1.4 kilometres. Ms Davies acknowledged that there are very limited public view points of the proposed new residential unit and that they are distant views. She noted that the existing complex topography and vegetative cover of the steep slopes on which the proposal is located will ensure that any effects are contained; and as such any effects on the openness of the landscape are considered to be low.
53. The Patch Limited Landscape Assessment noted that the proposed new residential unit and curtilage area may potentially be visible from private views being from some homes to the west of Alpine Retreat Road and the common land immediately to the east of the site (Lot 44); and from private homes and access roads to the west, within the Hammock Ridge residential development on the opposite side of the valley at distances ranging from 670 metres to 1 kilometre.
54. From these private homes the proposed development will be screened and absorbed within proposed and existing vegetation, landform and settlement patterns. New indigenous plantings, as proposed on the landscape plan, will further visually screen and absorb the proposed new residential unit, as viewed from above and below. From more distant private properties to the west, across the valley, the dense stand of mixed conifers on the site obscures this view and the proposed development will not detract from the natural landscape character as viewed from these places.

55. In terms of visual coherence and the integrity of the landscape it is noted that whilst the proposed new residential unit sits very near a ridgeline and is located on a mountain slope; it sits on the slope that has a significant degree of foreground topography and vegetation. Furthermore there are existing trees behind the proposed new residential unit that provide a backdrop to the site, thus diminishing its ability to read as being on the ridgeline. Ms Davies noted that the site is located in the foreground of a higher mountain slope, of which the mountain peaks are significantly more prominent than the lower slopes and ridgeline on which the site sits.
56. In terms of cumulative effects the proposal will result in increased density of rural residential development with the associated presence of domestic activity and built form. While Ms Davies considers that the proposed development would introduce elements inconsistent with the natural character of the site; she acknowledged that the site and landscape has an established canopy of trees with good ability to absorb well integrated residential development.
57. Ms Davies considered it critical that the natural context of the landscape setting is retained and protected to enable development to be adequately hidden within the landscape and thus reducing any potential incremental degradation of the natural character. This is to be achieved by the applicant's proposal to retain vegetation (apart from woody weed species and wilding exotic trees) in a 40 metre strip generally to the west of the existing and proposed built development on the site.
58. Positive effects are associated with the planting of indigenous vegetation as proposed in the landscape plan; and with the retention of existing vegetation to provide screening of both the new residential unit and the existing built development on the site.
59. The Commission's conclusion is that any adverse landscape effects will be no greater than minor.

B.6 Rural Amenity

60. The site is adjacent to the common land being Lot 44 DP 20650. The Commission is satisfied, having regard to the design of the building, its location below the level of the right of way and the landscape plantings proposed, that the proposal will not have an adverse effect that is greater than minor on the rural amenity values enjoyed by the users of Lot 44. It is also appropriate to acknowledge, in the context of rural amenity, that the proposed new residential unit will be well separated from dwellings in the immediate locality, being those in the Rural Lifestyle Zone at Alpine Retreat.

61. The use of the new residential unit is unlikely to have any noticeable effects beyond the site boundaries except in relation to vehicle movements along the existing driveway (which is to be sealed in part). The Commission notes, in particular, that the breach of the internal boundary setback rule is due to the proximity of a retaining wall to the right of way easement L. This retaining wall is located downslope of the right of way carriageway and will generally not be visible from higher elevations.
62. The Commission is satisfied that any effects of the proposal on rural amenity, including any such effects associated with the boundary setback breach, will be negligible upon residents of the Alpine Retreat Rural Lifestyle Zone, on any users of the right of way in easement L or on any users of the common property in Lot 44 to the east.

B.7 Access & Servicing

63. Access to the site is achieved via Alpine Retreat Road which has a sealed carriageway and which serves up to 50 properties. The Commission concurs with Mr Carr's comments to the effect that the current formation will be appropriate to serve the development; and the Commission concurs with Mr Macdonald's opinion that the addition of a single residential unit will have a minimal and acceptable effect on the wear and tear of the carriageway in Alpine Retreat Road.
64. Access into the site is to be achieved by the existing driveway which in part is located within Lot 41 DP 20650 and which in part is within the right of way easement L adjacent to the eastern boundary of the site. As previously noted the applicant now proposes to seal a portion of the existing driveway within Lot 41 DP 20650 and within easement L (to the gateway). It is acknowledged that Lot 41 DP 20650 is under the control of Alpine Retreat Services Limited. Mr Woodward advised that the email forwarded on behalf of Alpine Retreat Services Limited dated 15 July 2019 accepts the undertakings proposed by the applicant, which includes the sealing of the driveway from the main gate to Alpine Retreat Road. The Commission accepts Mr Woodward's opinion that sealing of the driveway within Lot 41 DP 20650 has been agreed to by that Company; and there is therefore no impediment to such sealing proceeding.
65. Mr Daniel's submission has raised concerns relating to additional traffic movements across the access in front of his property, citing existing problems with traffic noise and dust. Again it is acknowledged in this context that the applicant now proposes to seal the first portion of the existing driveway to the gate. The Commission considers that the increase in traffic associated with one additional residential unit will have a less than minor effect in terms of traffic noise and in terms of any dust effect on neighbouring properties.

66. The establishment of a new residential unit will result in limited additional vehicle movements utilising the existing driveway; and the Commission is satisfied any effects in terms of noise and dust on Mr Daniel's property will be satisfactorily mitigated.
67. As previously noted the right of way subject to easement L is for the benefit of five other properties. It was noted at the hearing that two of these properties contain dwellings and that these achieve access direct from Moke Lake Road, these properties being 222 and 226 Moke Lake Road.
68. As previously noted potable water is to be sourced from an on-site bore. This bore has been drilled in the south-west corner of the site under the Otago Regional Council consent RM 18.112.01. Mr Rider, in correspondence dated 23 August 2019, has advised that the results of a 30 hour flow test equate to a potential volume of 5,760 litres per day. Accordingly the bore is capable of providing well in excess of 2,100 litres per day albeit that the applicant has indicated that it wishes to take 1,500 litres per day; with additional domestic water being obtained from rainwater sources. The Commission understands that rainwater is not considered to constitute a 'consistent supply' for the purposes of calculating a minimum potable water supply. The Commission also notes that the existing cottage is connected to the Alpine Retreat Water Scheme; and that the underlying ORC consent for that water take allows for 4,650 litres per day per lot.
69. The Commission is satisfied that an adequate domestic water supply can be provided in this instance.
70. Mr Woodward confirmed on 20 September 2019 that a minimum of 45,000 litres of static water is to be provided for firefighting purposes to both the cottage and the new residential unit. Four 25,000 litre tanks are to be established to provide the required static firefighting volume and also to provide extra storage for rainwater capture. The tanks are located adjacent to a hard stand area generally to the south of the new residential unit.
71. The applicant proposes to install an Oasis 2000 secondary treatment system for wastewater disposal to serve the new residential unit. The septic tank and disposal field will be located to the north-west of the proposed residential unit. This is in addition to the existing septic tank and disposal fields that serve the cottage on the site.
72. As noted above rainwater is intended to be harvested and captured for potable water supply. The applicant also proposes to install an irrigation pond to be fed by existing stormwater overland flow and rock seepage. This pond will have a minimum of 100m³ of storage providing a nominal 60m³ of useable irrigation water supply at the site.

73. The applicant has provided correspondence from Aurora Energy dated 28 September 2018 and from Chorus dated 30 October 2018 which confirm that electricity and telecommunication services can be provided to serve the new residential unit.
74. The Commission concurs with Mr Macdonald that the proposed new residential unit can be adequately serviced. Any adverse effects in terms of servicing can be addressed by adherence to appropriate conditions of consent, generally in accordance with Mr Pridham's recommendations.

B.8 Hazards

75. Mr Macdonald advised that there are no identified natural hazards in the location of the residential building platform and proposed new residential unit. On this basis the Commission concurs with Mr Macdonald that no further assessment is required.
76. The applicant has submitted a Geotechnical Assessment Report prepared by RDA Consulting which contains a number of recommendations, including in relation to site preparation, structural rock characteristics, ground bearing capacity, stormwater disposal, retaining, and cut/batter slopes. Mr Pridham is satisfied that the recommendations made are feasible and appropriate. Accordingly the Commission accepts that any geotechnical and associated effects can be mitigated by conditions of consent consistent with the Council's Guidelines for Environmental Management Plans – June 2019.
77. Any potential adverse effects associated with earthworks will therefore be satisfactorily mitigated.

B.9 Summary : Effects and Assessment Matters

78. The Commission finds that the adverse effects of the proposal are no greater than minor having regard, in particular, to Ms Davies's opinion that the new residential unit will integrate well with the existing landscape character and will not degrade any qualities associated with the existing landscape. Furthermore the Commission considers that any adverse effects can be satisfactorily mitigated through adherence to conditions of land use consent, including those volunteered by the applicant. The proposal is considered to be appropriate having regard to the relevant assessment matters stated in Part 5 of the Operative District Plan and Part 21 of the Proposed District Plan.

C. THE QLDC DISTRICT PLAN: OBJECTIVES AND POLICIES

79. Parts 4 and 5 of the Operative District Plan contain objectives and policies for the whole district being District Wide and for Rural Areas, respectively. The objectives and policies from Parts 4 and 5 have been discussed in Mr Macdonald's section 42A report, and to a large degree the objectives and policies relate to matters already discussed above in the context of the effects and assessment matters. It is neither desirable nor necessary, therefore, to undertake a line by line analysis of every objective and policy as this would involve a significant amount of repetition without materially advancing the Commission's analysis of this application.

C.1 Part 4

80. Part 4.1 of the Operative District Plan relates to the Natural Environment. Objective 1 in clause 4.1.4 and its related policies seek generally to protect and enhance ecosystems and habitats, preserve natural character, protect outstanding natural landscapes, and manage land resources. The current proposal will have low adverse effects on the outstanding natural landscape and will preserve the natural character, while having no notable adverse effects on ecosystems or habitats. It is also acknowledged that the proposal to use indigenous plantings in the vicinity of the new residential unit will have a minor positive ecological effect; and that much of the site will remain in its present state. The Commission concurs with Mr Macdonald that the proposal is consistent with this objective and related policies.
81. Part 4.2 of the Operative District Plan relates to Landscape and Visual Amenity. Clause 4.2.4(2) confirms that the outstanding natural landscapes are the romantic landscapes – the mountains and the lakes – landscapes to which section 6 of the Act applies. The key resource management issues within outstanding natural landscapes are their protection from inappropriate subdivision, use and development, particularly where activity may threaten the landscapes openness and naturalness.
82. Objective 4.2.5 is:

“Objective:

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

83. Objective 4.2.5 is supported by a number of policies. Policies of relevance include Policy 1 Future Development which relates to the effects of development; Policy 2 which relates to Outstanding Natural Landscapes; Policy 8 that relates to Avoiding Cumulative Degradation; Policy 9 that relates to Structures; and Policy 17 that relates to Land Use.

84. Policy 1 – Future Development – is to avoid, remedy or mitigate the effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation; to encourage development and/or subdivision to occur in areas of the District that have a greater potential to absorb change without detracting from landscape and visual amenity values; and to ensure that subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

85. In this instance the site and surrounding area is not vulnerable to degradation and has greater potential to absorb change. This policy is therefore satisfied in this instance.

86. Policy 2 that relates to Outstanding Natural Landscapes (District-Wide/Greater Wakatipu) states as follows:

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

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

87. In this instance the openness and naturalness of the wider landscape will be maintained and, cumulatively, additional effects will be minimal and will not push the site or landscape over a threshold whereby the landscape cannot absorb any further change. Again it is noted that the site adjoins a Rural Lifestyle Zone and is serviced by the same infrastructure (including road access); and the existing cottage and the proposed new residential unit will, to any outside observer, form part of the same wider pattern of development. As a consequence the Commission is satisfied that the proposal is consistent with allowing limited subdivision and development in those areas with higher potential to absorb change. The proposal is also consistent with protecting the naturalness and enhancing amenity values and views from public roads.

88. In terms of Policy 8 – Avoiding Cumulative Degradation – the Commission is satisfied that the density of subdivision and development will not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape; and that the proposal is consistent with encouraging comprehensive and sympathetic development in rural areas.

89. In terms of Policy 9 – Structures – the proposal is consistent with encouraging structures which are in harmony with the line and form of the landscape; and the proposed new residential unit will not breach any skyline, ridge and prominent slope or hill top. Recessive colours are proposed to be used in construction.
90. Policy 17 – Land Use – encourages land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape. The Commission is satisfied that the proposal is consistent with this policy.
91. The Commission concurs with Mr Macdonald that the proposal is consistent with Objective 4.2.5 and the supporting policies.
92. Part 4.9 of the Operative District Plan relates to Urban Growth. Objective 4.9.3.1 and its relevant supporting policy state as follows:

Objective 1 – Natural Environment and Landscape Values

Growth and development consistent with the maintenance of the quality of the natural environment and landscape values.

Policies ...

- 1.1 *To ensure new growth occurs in a form which protects the visual amenity, avoids urbanisation of land which is of outstanding landscape quality, ecologically significant, or which does not detract from the values of margins of rivers and lakes.*

...”

93. In this instance the proposed development does not constitute urbanisation as it relates to the construction of a single new residential unit. Based on the landscape assessments provided Mr Macdonald considers that the landscape values are sufficiently preserved and that the proposal is consistent with this objective and policy. The Commission concurs.
94. There are no other objectives and policies stated in Part 4 that are of any particular relevance in this instance.

C.2 Part 5

95. Part 5 of the Operative District Plan contains objectives and policies that specifically relate to Rural Areas. Objective 1 and its associated policies seek to allow the establishment of a range of activities that are managed in such a way as to protect the character and landscape values of the rural area:

“Objective 1 – Character and Landscape Value

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

Policies:

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

96. In terms of Policy 1.1 the district wide landscape objectives and policies have been considered fully above. In terms of Policy 1.3 the Commission concurs with Mr Macdonald that the site has no particular value for productive rural activities due to the existing vegetation cover and the steep topography of the site.

97. In terms of Policy 1.4 the activity is not based on the rural resources of the area; and the Commission is satisfied that the activity will not adversely impact the character of the rural area at Alpine Retreat Road. The Commission concurs with Mr Macdonald that the proposal will maintain the character and landscape value of the surrounding area by ensuring the new residential unit is not overtly visible with increased domestication almost being imperceivable from wider public view points.

98. The Commission also considers that the proposal is consistent with Policies 1.6, 1.7 and 1.8. Adverse effects on landscape values will be avoided or, where they have the potential to occur, will be mitigated by topography and existing and proposed vegetation. The Patch Landscape Assessment and Ms Davies have found that the built development will be located in an area with capacity to absorb such additional development; that the proposal will not have adverse effects in terms of buildings being on skylines or ridges; and that the structure proposed will not be located on a prominent slope due to the difficulty in viewing the development from public places.
99. Objective 3 and associated policies seek to avoid, remedy or mitigate adverse effects of activities on rural amenity:

“Objective 3 – Rural Amenity

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

Policies:

...

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

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

...

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

...”

100. The proposal will not compromise the ability of any existing or expected rural land uses or land management practices to be undertaken. Again the Commission notes in this context the close proximity of the subject site to the Rural Lifestyle Zone which is a focus for residential activity in this locality.
101. In terms of Policy 3.5 the proposal includes a breach of a boundary setback (the boundary being determined by the edge of the right of way, rather than the legal boundary with Lot 44). The Commission is satisfied that this breach is insignificant and will be almost imperceptible to most adjacent owners and occupiers.
102. There are no other objectives and policies stated in Part 5 that are of any particular relevance in this instance.

C.3 Summary: Operative District Plan Objectives and Policies

103. The Commission finds that the proposal is consistent with, and is therefore not contrary to, the objectives and policies presented in Parts 4 and 5 of the Operative District Plan that are relevant to the application.

D. PROPOSED DISTRICT PLAN

104. Stage 1 of the Proposed District Plan was publicly notified on 26 August 2015 and has proceeded to the appeal stage. Stage 1 of the Proposed District Plan includes Chapter 3 (Strategic Direction); Chapter 6 (Landscapes & Rural Character); and Chapter 21 (Rural).
105. Mr Macdonald has considered the proposal in terms of the objectives and policies contained in Chapters 3, 6 and 21 in Stage 1 of the Proposed District Plan; and the relevant objectives and policies were provided to the Commission at the hearing. The Commission does not propose to reproduce these objectives and policies in this decision or to discuss them to a greater extent than is necessary.

D.1 Chapter 3 (Strategic Direction)

106. In terms of Objective 3.2.5 and Policies 3.3.24 and 3.3.30 in Chapter 3 (Strategic Direction) of the Proposed District Plan the Commission acknowledges that the development will be located in an area with capacity to absorb change without detrimentally affecting landscape character or having unacceptable effects on rural amenity. Cumulative effects will not unacceptably alter the character of the surrounding rural environment. As previously noted adverse effects have been found to be, for the most part, less than minor; with any effects on the rural amenity experienced by particular neighbours being no more than minor.
107. The Commission concurs with Mr Macdonald that the proposal is aligned with the strategic objectives and policies presented in Chapter 3 of the Proposed District Plan.

D.2 Chapter 6 (Landscapes & Rural Character)

108. In terms of Policies 6.3.4, 6.3.5 and 6.3.11 of the Proposed District Plan the Commission notes that the proposal will not result in residential development to an urban density; that the applicant has volunteered conditions relating to exterior lights and lightspill which are an appropriate form of mitigation; and that proposed landscaping, although small in scale, will be ecologically viable and will be consistent with the surrounding character.

109. Policy 6.3.12 recognises that subdivision and development is inappropriate in almost all locations in Outstanding Natural Landscapes; meaning successful applications will be exceptional cases where the landscape can absorb the change and where the buildings and structures and associated roading and boundary changes will be reasonably difficult to see from beyond the boundary of the site subject to application.
110. In this instance the Commission is satisfied that the landscape has capacity to absorb the change proposed and that the development will be reasonably difficult to see from beyond the boundary of the site, with the exception of the common boundary to the east that is shared with Lot 44 DP 20650. Views of the development from Lot 44 DP 20650 will be available from only a limited area, will be intermittent, and will not significantly detract from wider views of the mountains and Lake Wakatipu to the south-west and west. It is also noted, in the context of Policy 6.3.16, that the surrounding landscape is not consistently open, due to the presence of large swathes of established vegetation and the varied topography. The proposal will not affect openness.
111. The Commission concurs with Mr Macdonald that the development is aligned with the relevant objectives and policies presented in Chapter 6 of the Proposed District Plan.

D.3 Chapter 21 (Rural)

112. The proposal has been considered in terms of Objective 21.2.1 and Policies 21.2.1.3 – 21.2.1.5, 21.2.1.8 and 21.2.1.9 of the Proposed District Plan. In summary the Commission finds that landscape and rural amenity values will be sufficiently maintained while the small breach of an internal boundary setback, as proposed, will not be prominent or lead to inappropriate adverse effects. Dust, visual, noise and odour effects will be nil to minimal and generally will not be noticeable when considered against the existing effects of domestication in the surrounding area. Adverse effects of lights can be adequately mitigated by conditions of consent; while increased firefighting capabilities are now to be provided.
113. The Commission concurs with Mr Macdonald that the proposal is in accordance with the relevant objectives and policies presented in Chapter 21 of the Proposed District Plan.

D.4 Summary : Proposed District Plan Objectives and Policies

114. The Commission has concluded that the proposal is consistent, and is therefore not contrary to, the objectives and policies of the Proposed District Plan.

E. SECTION 104D

115. Section 104D of the Act stipulates that a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either –
- The adverse effects of the activity on the environment will be minor; or
 - The application is for an activity that will not be contrary to the objectives and policies of both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.
116. In this instance the Commission is satisfied that the adverse effects of the activity on the environment will be minor; and that the activity will not be contrary to the objectives and policies of the Operative District Plan and the Proposed District Plan.
117. The Commission therefore concludes that the proposal passes through both of the gateways specified in section 104D of the Act.

F. REGIONAL POLICY STATEMENT, PROPOSED REGIONAL POLICY STATEMENT AND PARTIALLY OPERATIVE REGIONAL POLICY STATEMENT

118. The Regional Policy Statement for Otago became operative on 1 October 1998. Decisions on submissions on the Proposed Regional Policy Statement were issued on 1 October 2016; and the Partially Operative Regional Policy Statement for Otago became operative on 14 January 2019.
119. Objectives and policies from the Operative Regional Policy Statement and from the decisions version of the Proposed Regional Policy Statement are referred to in Mr Macdonald's section 42A report.
120. The Commission notes that the objectives and policies contained in the Operative Regional Policy Statement, the Proposed Regional Policy Statement and the Partially Operative Regional Policy Statement are expressed in general terms and are therefore of limited assistance in assessing the current proposal. The Commission notes, however, that the objectives and policies of the Operative Regional Policy Statement are given effect to through the Operative District Plan.
121. The Commission concurs with Mr Macdonald that the proposal is consistent with and/or aligned with the objectives and policies of the Operative Regional Policy Statement, the Proposed Regional Policy Statement and the Partially Operative Regional Policy Statement.

G. RELEVANT PROVISIONS OF OTHER PLANNING DOCUMENTS

122. Section 104(1)(b) of the Act directs that the consent authority have regard to the relevant provisions of a national environmental standard; a national policy statement; and any plan or proposed plan (which includes a regional plan).
123. None of these other statutory planning documents have any particular relevance to the current proposal.

H. OTHER MATTERS

124. Section 104(1)(c) of the Act requires the consent authority to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.
125. Precedent is a matter of relevance in terms of section 104(1)(c) given that land use consent is sought for a non-complying activity.
126. The Commission has given consideration to whether granting consent to the proposal will establish a significant precedent. It is noted, in the first instance, that non-complying activity status has resulted from the expansion of the RBP to include built development that has resulted from previous land use consents. As a consequence the area of the RBP has expanded from approximately 1000m² (as originally proposed) to 1405m². This amendment is considered beneficial as the cottage, which has a consented floor area of 128.7m², is to be held in the same RBP as the proposed new residential unit. It is noted, in this context, that the definition of “Residential Flat” contained in the Proposed District Plan stipulates that the total floor area of a residential flat must not exceed 150m² in the Rural Zone; and the cottage therefore complies with the definition of “Residential Flat” contained in the Proposed District Plan.
127. As noted in Mr Woodward’s memorandum of 20 September 2019 the expanded RBP results in effectively a residential unit with associated residential flat scenario. The end result equates to the level of development permitted by Rule 21.4.5 of the Proposed District Plan which provides for one residential unit, which includes a single residential flat for each residential unit and any other accessory buildings, within any building platform approved by resource consent as a permitted activity in the Rural Zone. This amendment to the RBP is considered to go a long way to addressing Mr Daniel’s concerns with respect to the potential for two independent dwelling structures to be present on the site resulting in some form of “subdivision by proxy” as opined in his written statement that was tabled at the hearing.

128. Given that the expanded RBP incorporates existing and consented built development that is difficult to see from public places outside the site the Commission concludes that the current proposal can be distinguished from future applications. Furthermore the Commission has found that any adverse effects of the proposed activity on the environment will be less than minor and that the proposal is not contrary to the objectives and policies of the Operative District Plan and the Proposed District Plan.
129. Accordingly the Commission is satisfied that the proposal will not establish a significant precedent if consent is granted.

I. PART 2 OF THE ACT

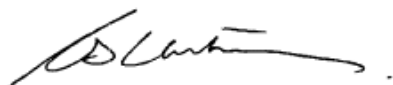
130. The Commission records here that it is aware of the developing caselaw around the relevance of Part 2 to resource consent applications. Until such time as the caselaw is further settled the Commission considers it prudent to undertake an assessment in terms of Part 2 matters.
131. Part 2 of the Act contains sections 5 to 8. The Commission refers to these in reverse order.
132. Section 8 requires the Commission, in exercising its functions on this application, to take into account the principles of the Treaty of Waitangi. No issues were raised in reports or evidence in relation to section 8.
133. Section 7 directs that in achieving the purpose of the Act particular regard is to be had to certain matters. The Commission is satisfied, having regard to the matters addressed in Parts B - D of this decision that the proposal will serve to achieve efficient use and development of natural and physical resources, to maintain and enhance amenity values and the quality of the environment, and to recognise the finite characteristics of natural and physical resources being relevant matters stated in section 7(b), (c), (f) and (g) of the Act. In terms of section 7(b) and (g) the proposal represents efficient development of a natural resource which has the capacity to absorb such development. In terms of section 7(c) and (f) amenity values and the quality of the environment will be maintained and finite resources, being the land resource, will not be degraded.
134. There are no other matters stated in section 7 which are of any particular relevance to the current application.

135. Section 6 sets out a number of matters which are declared to be of national importance and directs that these be recognised and provided for. Section 6(b) identifies the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development as being a matter of national importance. In this instance the Commission is satisfied that the proposal will not result in inappropriate development of an outstanding natural landscape and that the activity can be successfully absorbed in this location. No other matters of national importance as listed in section 6 are relevant in this instance.
136. Section 5 sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Taking into account the definition of sustainable management contained in section 5(2), the Commission considers that the application will achieve the purpose of the Act. In this instance the adverse effects of the land use activity are to be sufficiently avoided, remedied or mitigated by the suite of conditions volunteered by the applicant; and the Commission has concluded that the proposal will not degrade the potential of any natural or physical resource, will not notably affect the life-supporting capacity of air, water, soil or ecosystems, and that the proposal successfully avoids and mitigates adverse effects on the environment to an appropriate degree.

J. OUTCOME

137. Section 104 of the Act directs that when considering an application for resource consent and any submissions received in response to it, the Commission must, subject to Part 2, have regard to the actual and potential effects on the environment of allowing the activity together with the relevant provisions of the Operative District Plan and of the Proposed District Plan. In the course of considering the application and submissions and in reaching this decision the Commission has followed this process. Under section 104B the Commission has discretion to grant or refuse consent to the application. Following consideration of the application and submissions the Commission hereby grants land use consent to the application for the reasons detailed in this decision, subject to the conditions specified in Appendix 1 to this decision.

This decision on RM 81227 is dated 22 October 2019



W D Whitney
INDEPENDENT COMMISSIONER

APPENDIX 1 – Consent Conditions

APPENDIX 1 – CONSENT CONDITIONS

1. That the development must be undertaken/carried out in accordance with the plans:
 - ‘Site Plan’ – Reference PA 17139 IS08 by Patch Ltd, dated 20 November [sic] 2019 – that shows a Residential Building Platform of 1,405m²
 - ‘Location Plan’ by Kerr Ritchie, Drawing No. 10-01, dated 25.10.18
 - ‘Site Plan – Entry Level’ by Kerr Ritchie, Drawing No. 10-02, dated 25.10.18
 - ‘Plan – Entry Level’ by Kerr Ritchie, Drawing No. 10-03, dated 25.10.18
 - ‘Plan – Living Level’ by Kerr Ritchie, Drawing No. 10-04, dated 25.10.18
 - ‘Roof Plan’ by Kerr Ritchie, Drawing No. 10-05, dated 25.10.18
 - ‘Finishes Plan’ by Kerr Ritchie, Drawing No. 13-01, dated 25.10.18
 - ‘Finishes Plan’ by Kerr Ritchie, Drawing No. 13-02, dated 25.10.18
 - ‘Elevations’ by Kerr Ritchie, Drawing No. 20-01, dated 25.10.18
 - ‘Elevations’ by Kerr Ritchie, Drawing No. 20-02, dated 25.10.18
 - ‘Elevations’ by Kerr Ritchie, Drawing No. 20-03, dated 25.10.18
 - ‘Sections’ by Kerr Ritchie, Drawing No. 30-01, dated 25.10.18
 - ‘Sections’ by Kerr Ritchie, Drawing No. 30-02, dated 25.10.18
 - ‘Long Sections’ by Kerr Ritchie, Drawing No. 30-03, dated 25.10.18
 - ‘Long Sections’ by Kerr Ritchie, Drawing No. 30-04, dated 25.10.18
 - ‘Landscape Plan’ – Reference PA17139 IS07 by Patch Ltd, dated 20 November [sic] 2019

stamped as approved on **22 October 2019**

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.
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 May 2018 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>

5. The materials and colours approved by way of this resource consent are as follows:
 - External walls – Burnt Abodo; Plastered block;
 - Roof – Colorsteel tray (Flaxpod)

Any amendment to the specified colours and/or materials shall be certified by the Council prior to use on the building. The exterior colours shall be derived from the natural landscape and in the natural range of browns, greens and greys, with a light reflectance value of less than 20%.

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

6. Prior to any works on site, the consent holder shall submit a landscape plan to Council's Team Leader: Resource Consents for review and certification. The landscape plan shall be in general accordance with the landscape plan submitted on 20 September 2019 ('Landscape Plan' – Reference PA17139 IS07 by Patch Ltd, dated 20 November [sic] 2019). It is acknowledged that the Landscape Plan submitted on 20 September 2019 now provides for:
 - a) An amended domestic curtilage area to align directly across the entrance driveway from the eastern end of the water tanks.
 - b) An amended list of proposed plants species, with references to *Leptospermum scoparium* – Manuka and *Pittosporum tenuifolium* – kohuhu removed and replacing them with low/moderate flammability species appropriate to the local ecological requirements and providing a similar level of screening to Manuka and kohuhu. A list of low and moderate flammability species is available here: <https://fireandemergency.nz/at-home/flammability-of-plant-species/#low>
 - c) A native understorey or alpine shrubland planting along the south-western façade of the proposed residential unit to ensure screening of the plastered block wall face.
 - d) The details of plant species, methods of ground preparation for planting, plant numbers, planting density, and plant sizes at the time of planting.
 - e) An on-going maintenance and weed control program designed to ensure that adequate care of the planted material is undertaken through to establishment (relevant also for fire control ie. removal of dead branches on the ground and dry rank grass etc). The weed control program makes provision for replacement of newly planted trees and/or shrubs that die or become diseased, and shall extend for a minimum of three years following completion of the first planting.
 - f) A Forest and Scrubland Retention Area within which indigenous and exotic vegetation shall be retained and managed as mixed forest and scrubland provided that woody weed species such as broom and gorse and wilding exotic trees as listed in Rule 34.4 of the Proposed District Plan may be removed at any time. Within this 40 metre band that extends from right of way easement L (to the south of the residential unit) to the site boundary (to the north of the cottage/residential flat) any trees that need to be removed due to being dead or diseased must be replaced by an appropriate exotic or indigenous species that will reach similar height.
7. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council's Resource Management Engineering Team for review and acceptance. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:
 - a) Administrative Requirements
 - i) Weekly site inspections
 - ii) Notification and management of environmental incidents
 - iii) Records and registers

- iv) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - v) Site induction
- b) Operational Requirements
- i) Erosion and sedimentation (including Erosion and Sediment Control Plan “ESCP”)
 - ii) Dust
 - iii) Cultural heritage
 - iv) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the RDA Consulting Geotechnical Assessment report, dated 02/11/2018.

8. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council’s Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined at Section 4.2.4 in Queenstown Lakes District Council’s Guidelines for Environmental Management Plans. These plans must be updated when:
- a) The construction program moves from one Stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
9. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with the requirements of Section 3.3.3 of the Queenstown Lakes District Council’s Guidelines for Environmental Management Plans.
10. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements within Section 3.1 of the *Queenstown Lakes District Council’s Guidelines for Environmental Management Plans*.

Advice notes for Environmental Management Conditions (7 –10):

- ‘Suitably Qualified and Experienced Person’ is defined in the *Queenstown Lakes District Council’s Standard for Environmental Management Plans*.
- means a mandatory confirmation point beyond which no further construction activities may commence until Council has provided notice to the Consent Holder that the HOLD POINT matter(s) have been accepted as suitable.

- 'Consent Holder' may also refer to the nominated Principal Contractor where those functions and duties have been delegated. However, the ultimate responsibility for ensuring these conditions are complied with will continue to be with the Consent Holder.

11. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering 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 this representative 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.
12. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the RDA Consulting Geotechnical Assessment report, dated 02/11/2018 and who shall supervise the excavation procedure and retaining wall construction and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
13. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks and construction

14. All works shall be undertaken in accordance with the most current version of the EMP required under condition 7 as accepted as suitable by Council.
15. The EMP shall be accessible on site at all times during work under this consent.
16. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
17. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined in Section 1.2 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Resource Management Engineering Team.
18. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined in Section 3.5 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
19. In accordance with Section 3.3 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
 - a) Report to QLDC, details of any Environmental Incident within 12 hours of becoming aware of the incident.

- b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
20. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined in Section 3.4 of the Queenstown Lakes District Council's Guidelines for Environmental Management Plans.
21. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
22. The earthworks, batter slopes, retaining and site management shall be undertaken in accordance with the recommendations of the Geotechnical Assessment report by RDA Consulting, dated 02/11/2018 job number 50502.
23. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
24. 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.
25. No earthworks, temporary or permanent, are to breach the boundaries of Lot 6 DP 22956.

Hours of Operation – Earthworks

26. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): 8.00am to 6.00pm.
 - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

Accidental Discovery Protocol

27. If the consent holder:
- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
- (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

- b) does not have an Archaeological Authority from Heritage New Zealand Pouhere Taonga *and* discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

On completion of earthworks

- 28. On completion of earthworks within the building footprint and prior to the construction of the residential unit, the consent holder shall ensure that either:

- a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional;

Or

- b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed when works finish and before occupation of residential unit

- 29. Prior to the occupation of the residential unit, the consent holder shall register the approved building platform.

- 30. Prior to the occupation of the residential unit, the consent holder shall complete the following:

- a) The submission of a detailed plan accurately showing the extent of sealing to be undertaken on the access road. This plan should be in general accordance with the sketch submitted to Council via email on 15 August 2019 and included in Mr Macdonald's s42A report on RM 181227 as Figure 1.
- b) The sealing of the portion of the accessway shown in the plan required to be submitted in accordance with condition 30 (a) above. The works shall include flush edges only and shall not include the provision of kerb and channel infrastructure.

- c) The provision of an effluent disposal system to service the new residential unit in accordance with the RDA Consulting Ltd report (dated 02/11/2018, job number 50502) submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.
- d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.
- e) Over and above the existing water supply that serves the cottage (residential flat), the provision of an additional minimum supply of 2,100 litres per day of potable water to the residential unit that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008). To clarify the residential unit must be supplied with a minimum of 2,100 litres per day of potable water from an on-site bore or private water scheme at any given time to provide a consistent supply; and rainwater supply is not considered to constitute such a 'consistent supply'.
- f) Discharges of pool water shall be prevented from running over or near any onsite wastewater disposal areas.
- g) The provision of a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice. This shall include:
 - i) Percolation testing to be undertaken at the individual soak pit locations to confirm soakage. A copy of the test results shall be provided and shall be in general accordance with the "Acceptable Solutions and Verification Methods for New Zealand Building Code Clause: E1 Surface Water".
 - ii) The final design and sizing of each soak pit shall be based on the individual percolation test results prior to installation of the individual soak pit infrastructure
- h) Any power supply connections shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- i) Any wired telecommunications connections shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
- 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) Prior to the occupation of the residential unit, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a minimum 55,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for the residential unit 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 residential units. In the event that the proposed residential unit provides for more than single family occupation then the consent holder is to consult with the Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

The FENZ 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 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 FENZ 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 Fire and Emergency New Zealand Fire Risk Management Officer 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.

Notes:

*1. Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new residential unit. Given that the proposed residential unit is approximately 20km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire Brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in both the residential unit and the cottage/residential flat.*

2. The minimum of 45,000 litres static fire fighting reserve is to serve both the residential unit and the cottage (residential flat).

Following completion of the residential unit

31. The landscape plan certified as part of Condition 6 shall be implemented within 12 months from the completion of construction of the residential unit, and thereafter shall be maintained and irrigated in accordance with the plan. If any tree or plant as shown on the certified landscape plan shall die or become diseased it shall be replaced within 12 months.

New Building Platform to be registered

32. At any point prior to occupation of the residential unit, the consent holder shall provide a 'Land Transfer Covenant Plan' showing the location of the approved building platform (as shown the Site Plan – Reference PA17139 IS08 by Patch Ltd, dated 20 November [sic] 2019). The consent holder shall register this "Land Transfer Covenant Plan" on Record of Title Identifier OT14D/1123 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.
33. The consent holder shall provide the registered Land Transfer Covenant Plan to Council within 6 weeks of it being registered on the Record of Title.

Prior to the registration of the building platform on the Register of Title

34. Prior to the building platform being registered on the Record of Title, the consent holder shall complete the following:
- a) A digital plan showing the location of the building platform as shown on the Land Transfer Plan shall be submitted to the Manager of Resource Management Engineering at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - b) Provision of an additional minimum supply of 2,100 litres per day of potable water to the building platform on Lot 6 DP 22956 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).

Ongoing Conditions/Covenants

35. At the time that the building platform is registered on the Record of Title for the site, the consent holder shall register the following conditions as a covenant pursuant to section 108(2)(d) of the Resource Management Act 1991 for works to be carried out at the time a residential unit is proposed:
- a) All future buildings shall be contained within the Building Platform as shown as Covenant Area X as shown on Land Transfer Plan XXXXX
 - b) At the time a residential unit is erected on Lot 6 DP 22956, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation.
 - c) At the time a residential unit is erected on Lot 6 DP 22956, the owner for the time being shall construct an access way to the residential unit that complies with Council's standards applicable at that time.

- d) At the time a residential unit is erected on Lot 6 DP 22956, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by RDA Consulting Onsite Domestic Wastewater Design Report, dated 02/11/2018. The proposed wastewater system shall be subject to Council review prior to implementation and shall be installed prior to occupation of the residential unit.
- e) The drinking water supply is to be monitored in compliance with the Drinking Water Standards for New Zealand 2005, by the consent holder, and the results forwarded to the Environmental Health Team Leader at Council. The Ministry of Health shall approve the laboratory carrying out the analysis. Should the water not meet the requirements of the standard then the consent holder shall be responsible for the provision of water treatment to ensure that the Drinking Water Standards for New Zealand 2005 are met or exceeded.
- f) Prior to the occupation of any residential unit on Lot 6 DP 22956, domestic water and fire fighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static fire fighting reserve within a minimum 55,000 litre tank (or equivalent). Alternatively, a 7,000 litre fire fighting reserve is to be provided for the residential unit in association with a domestic sprinkler system installed to an approved standard. The water tank shall be located in the position shown on the Kerr Ritchie Site Plan – Entry Level Design Plan (dated 25.10.18, drawing no. 10-02). A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 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 residential units. In the event that the proposed residential unit provides for more than single family occupation then the consent holder is to consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

The FENZ 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 that is suitable for parking a fire appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any subdivision consent). 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 FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Fire fighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method.

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

Notes:

*1. Fire and Emergency New Zealand considers that often the best method to achieve compliance with SNZ PAS 4509:2008 is through the installation of a home sprinkler system in accordance with Fire Systems for Houses SNZ 4517:2010, in each new residential unit. Given that the proposed residential unit is are approximately 10km from the nearest FENZ Fire Station the response times of the New Zealand **Volunteer** Fire brigade in an emergency situation may be constrained. It is strongly encouraged that a home sprinkler system be installed in both the residential unit and the cottage/residential flat.*

2. The minimum of 45,000 litres static fire fighting reserve is to serve both the residential unit and the cottage (residential flat).

- g) The landscape plan certified as part of Condition 6 of RM181227 shall be maintained and irrigated in accordance with the plan. If any tree or plant as shown on the certified landscape plan shall die or become diseased it shall be replaced within 12 months.
- h) The Forest and Scrubland Retention Area shall be retained and managed in accordance with Condition 6f) of RM 181227.
- i) All buildings within the building platform shall be restricted to the following design controls:
 - i) External wall claddings shall be limited to the following:
 - Plaster or textured concrete which meets the colour controls.
 - Local schist or river stone.
 - Timber weatherboard or board and batten.
 - Alternative material which meet the colour and glare controls.
 - ii) All external walls, joinery, trims and attachments, gutters, spouting, downpipes, chimney, flues, satellite dishes and solar panels shall be coloured in the natural hues of green, brown or grey with a Light Reflectance Value (LRV) of between 7% and 20%.
 - iii) The roofing materials of all buildings shall be corrugate or tray steel, shingles or cedar shakes finished in dark recessive tones of grey, green or brown with a LRV of between 7% and 20% and have a matt finish, if painted, or a living roof of a vegetation coverage consistent with the surrounding landscape. Membrane roofs are appropriate for small building links.
 - iv) All ancillary structures (for example: garden sheds and garages) shall be clad and coloured to match the residential unit.

- v) All roof pitches to be either
 - mono-pitch forms to slope with the natural contours of the adjoining landform or
 - Gable forms with a minimum pitch of 25 degrees.
 - vi) Buildings shall not exceed 8m in height above ground level.
 - vii) The total footprint of buildings within the platform shall not exceed 500m².
 - viii) The exterior face of all curtains, blinds or other window coverings shall be coloured to meet the exterior colour and LRV controls.
 - ix) Solar panels shall only be installed on the roof where they are not visible from public roads
- j) *Landscape Controls*
- i) All external lighting shall be down lighting only and not be used to highlight buildings or landscape features visible from beyond the property boundary. All external lighting shall be no higher than 1.2m above ground level and be limited to the curtilage area only.
 - ii) All domestic landscaping and structures including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, vehicle parking, pergolas and lawns shall be confined to the curtilage area as shown on the certified Landscape Plan.
 - iii) All water tanks to be partially or wholly buried. If partially buried, tanks shall be of dark recessive colouring which meets the building colour controls and/or be visually screened by planting as to be not visible from beyond the subject property boundary.
 - iv) Any entranceway structures from the property boundary shall be to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber, steel or schist stone and be consistent with traditional rural elements and gateways.
 - v) Any fences are to be standard rural character fences only, being post and wire or post and rail at a maximum height of 1.2m. Mesh fencing may be used for pest management purposes.
 - vi) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised and vegetated to blend into the natural landforms.
 - vii) The surface of all access roads and driveways shall be a local stone chip or gravel, chip seal, a dark coloured and textured concrete or a dark coloured or vegetated impermeable surface.
 - viii) No concrete kerb and channels shall be used for the access road and driveway

Advice Notes

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

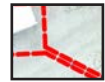
For Your Information

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

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

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

LEGEND



Residential Building Platform 1,405m²



Forest and scrubland retention area boundary

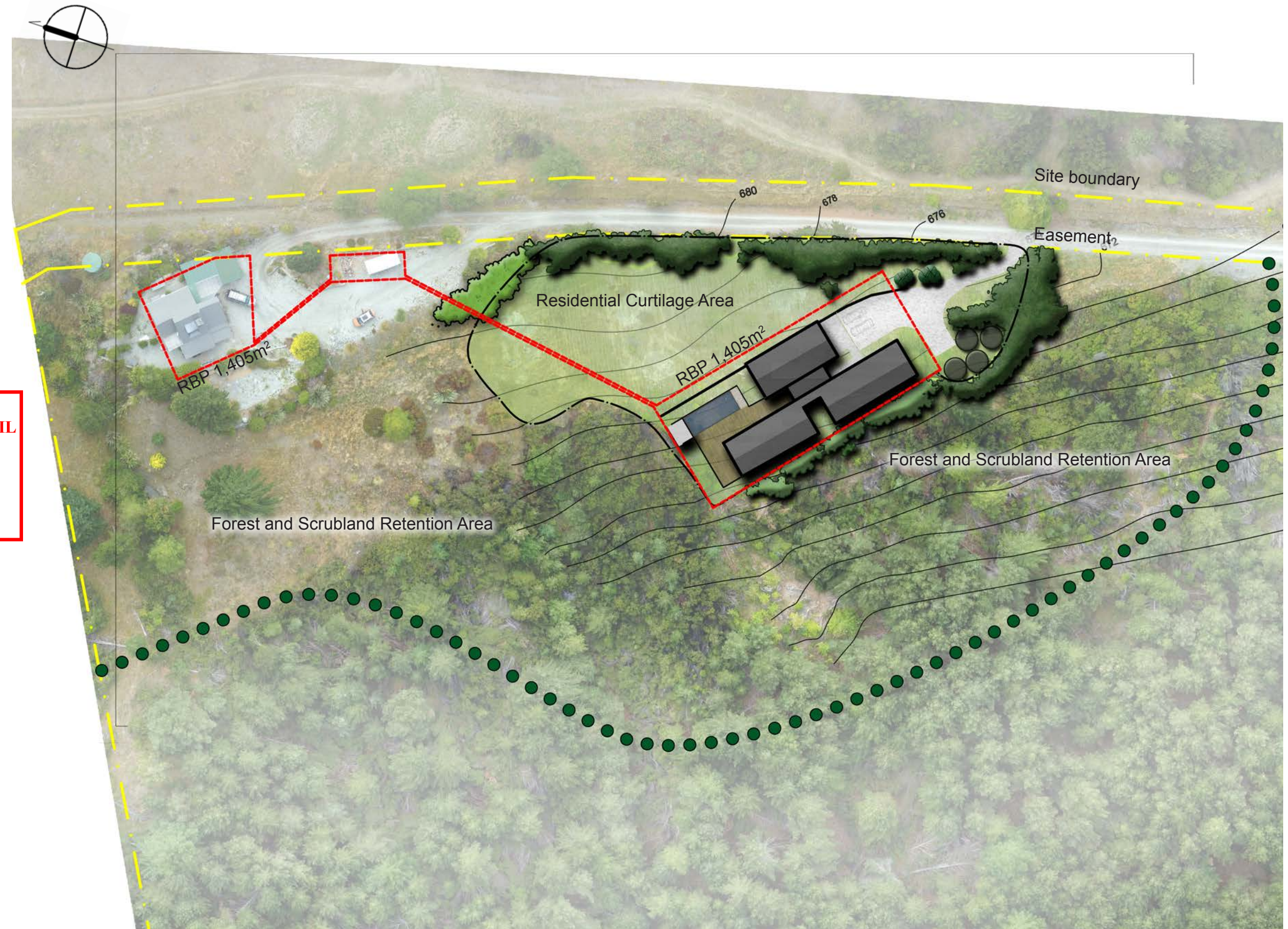
Forest and scrubland retention area

Area of existing mixed exotic and native vegetation to be retained and managed as mixed forest and scrubland. Woody weed species such as broom and gorse a wilding trees referred in Chapter 34 of the PDP may be removed at any time. Area may be managed with active planting or passive regeneration.

QUEENSTOWN LAKES DISTRICT COUNCIL

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RM181227**

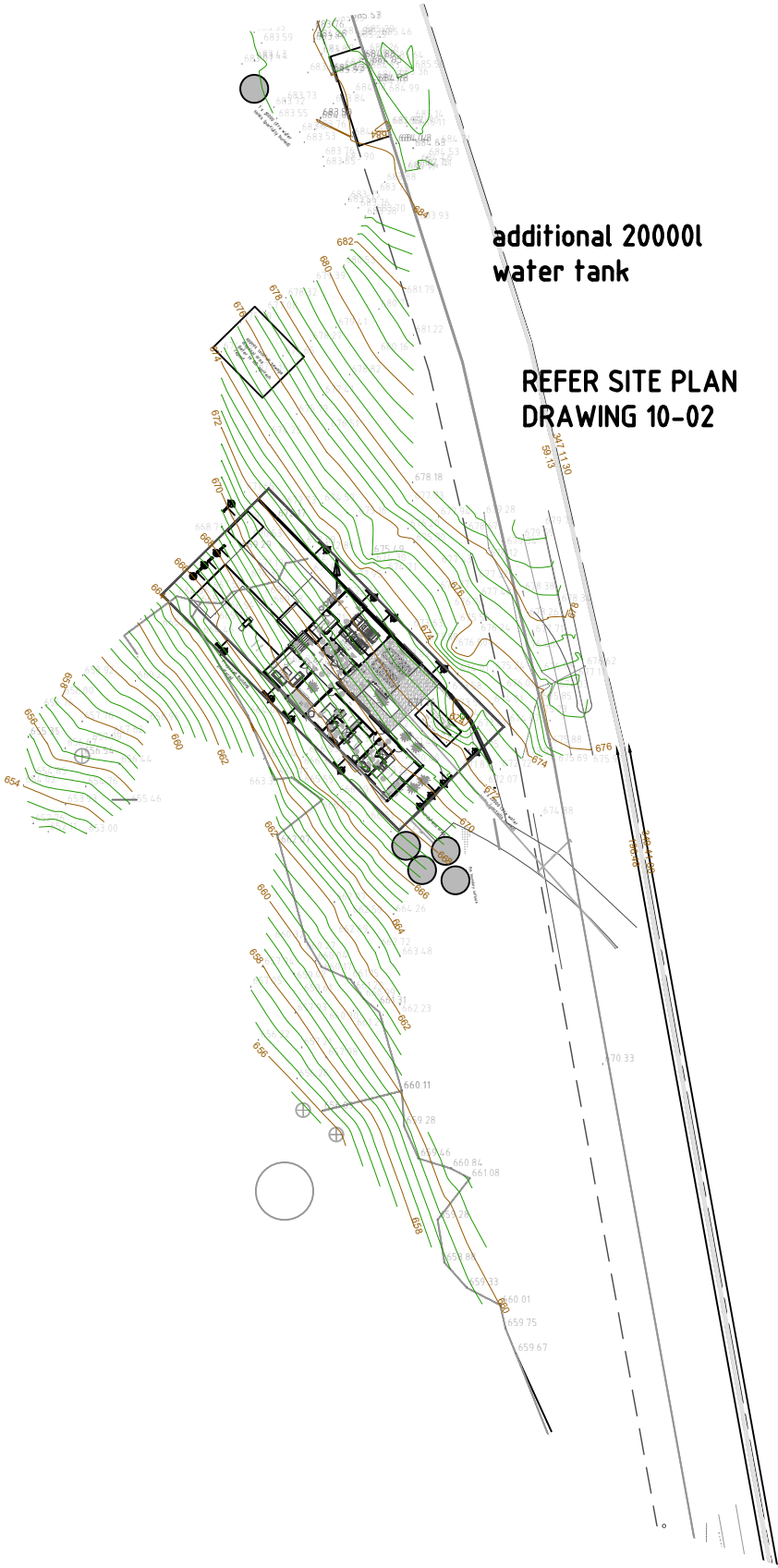
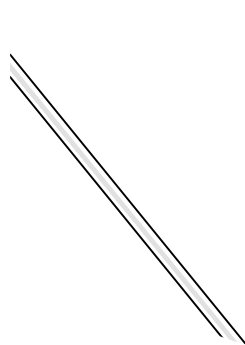
Tuesday, 22 October 2019



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RM181227

Tuesday, 22 October 2019



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3. Do not scale from drawings. All dimensions govern.
4. Alterations to the drawings must be notified to the Architect in writing.

New House, Alpine Retreat, Queenstown
for Daren and Martina Blanchard
>>> po box 1894 queenstown 9348 new zealand TEL +64 3 441 4513 EMAIL bronwen@kerrritchie.com WEBSITE www.kerrritchie.com >>>

LOCATION PLAN

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>>> ARCHITECTURE >> LANDSCAPE >>>

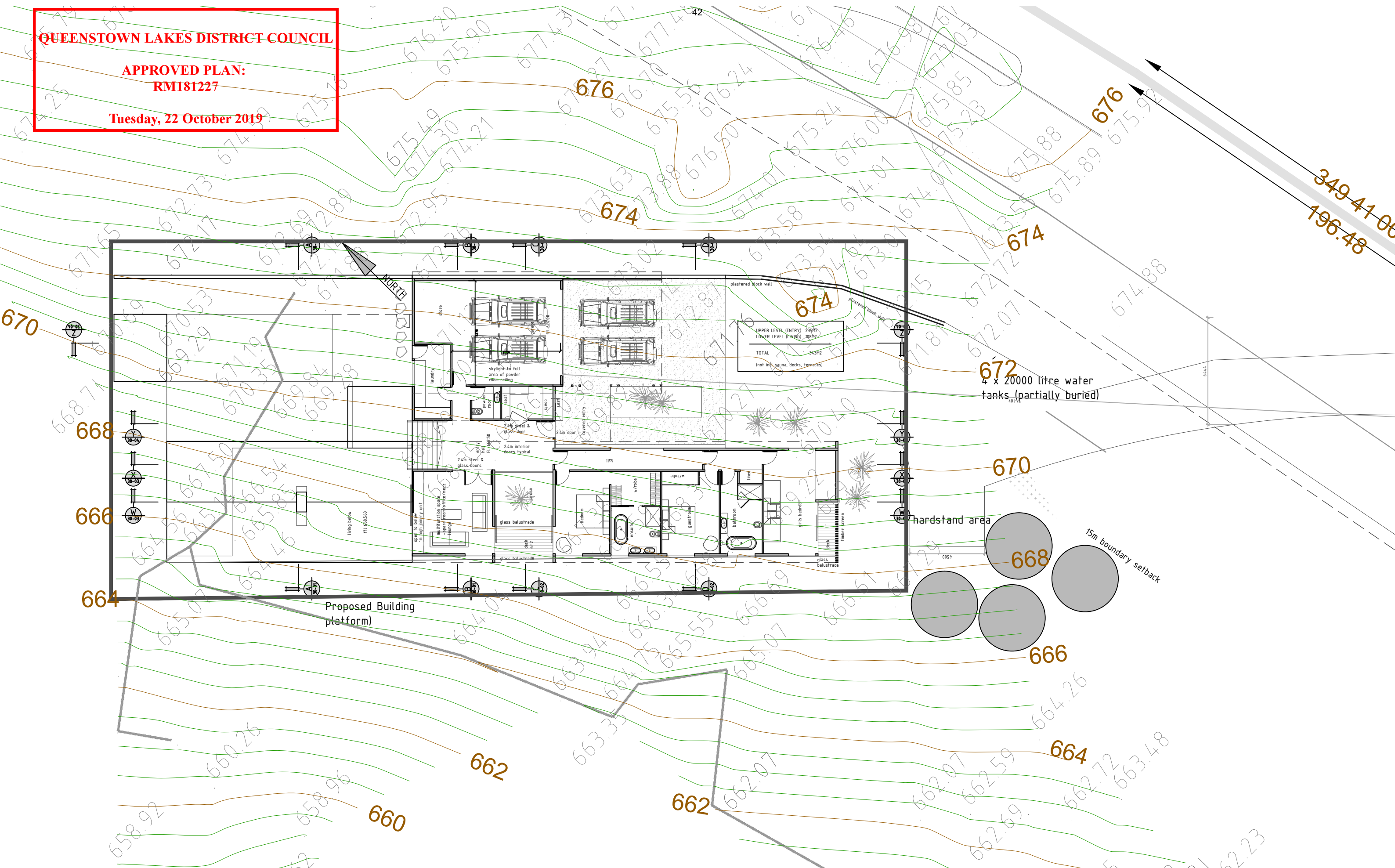
series:
Prelim
Design

job:	394
date:	25.10.18
drawn:	pr/bk
scale:	1:2000
drawing no.:	10-01

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SITE PLAN-ENTRY LEVEL

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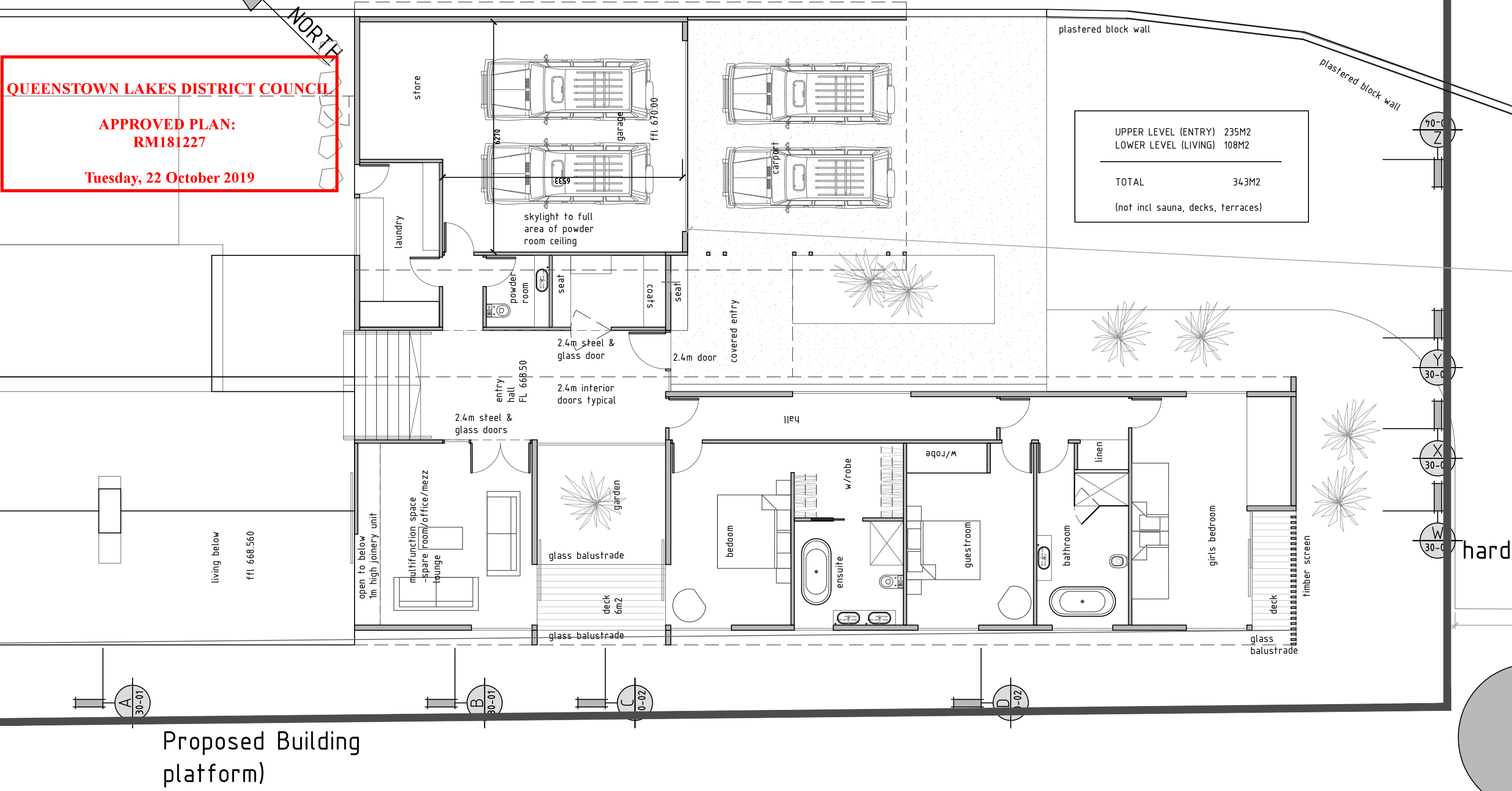
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date:	25.10.18
drawn:	pr/bk
scale:	1:200
drawing no.:	10-02

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Proposed Building
platform)

PLAN-ENTRY LEVEL

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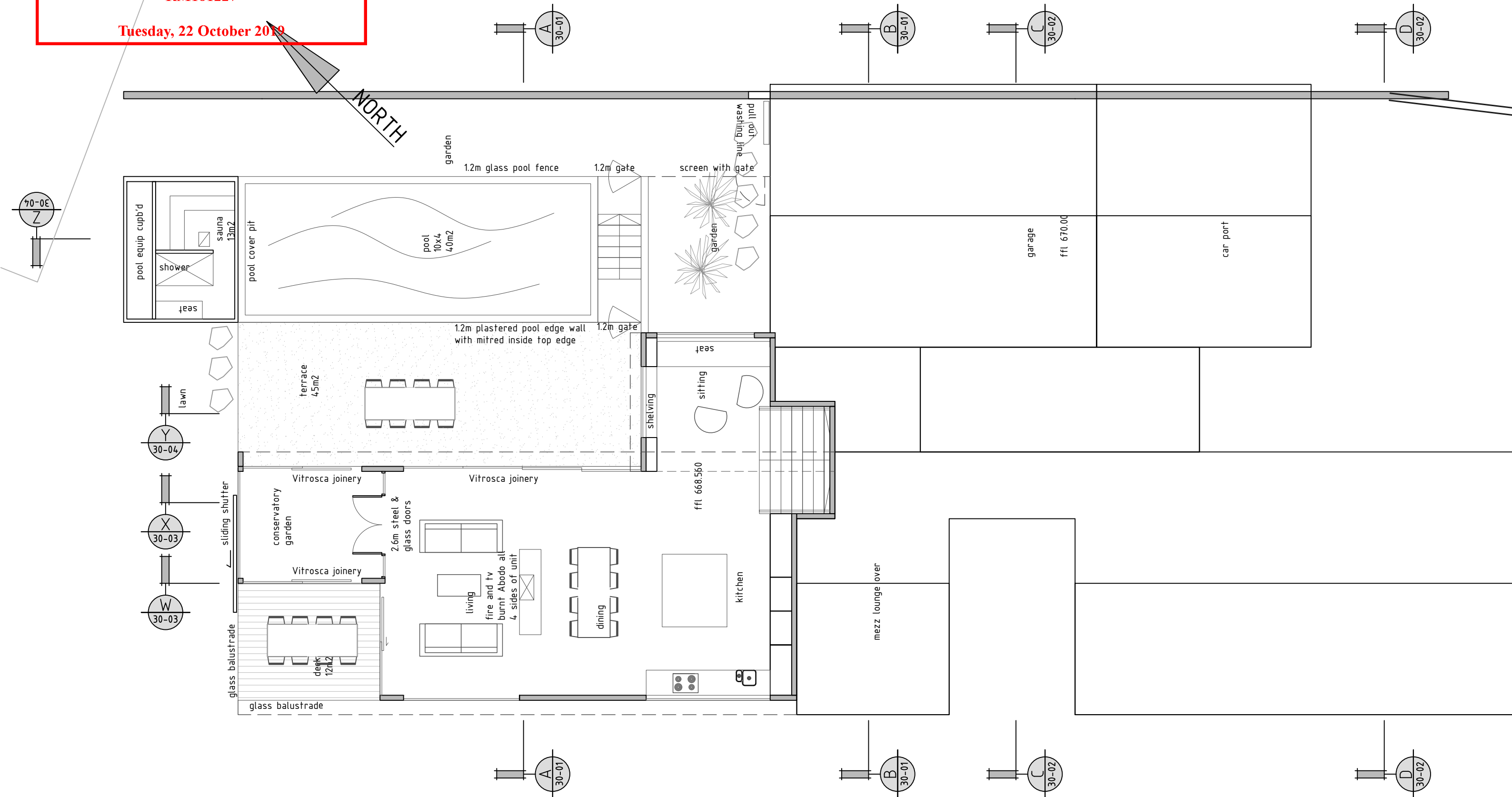
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series:	Prelim Design
job:	394
date:	25.10.18
drawn:	pr/bk
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PLAN-LIVING LEVEL

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for Daren and Martina Blanchard

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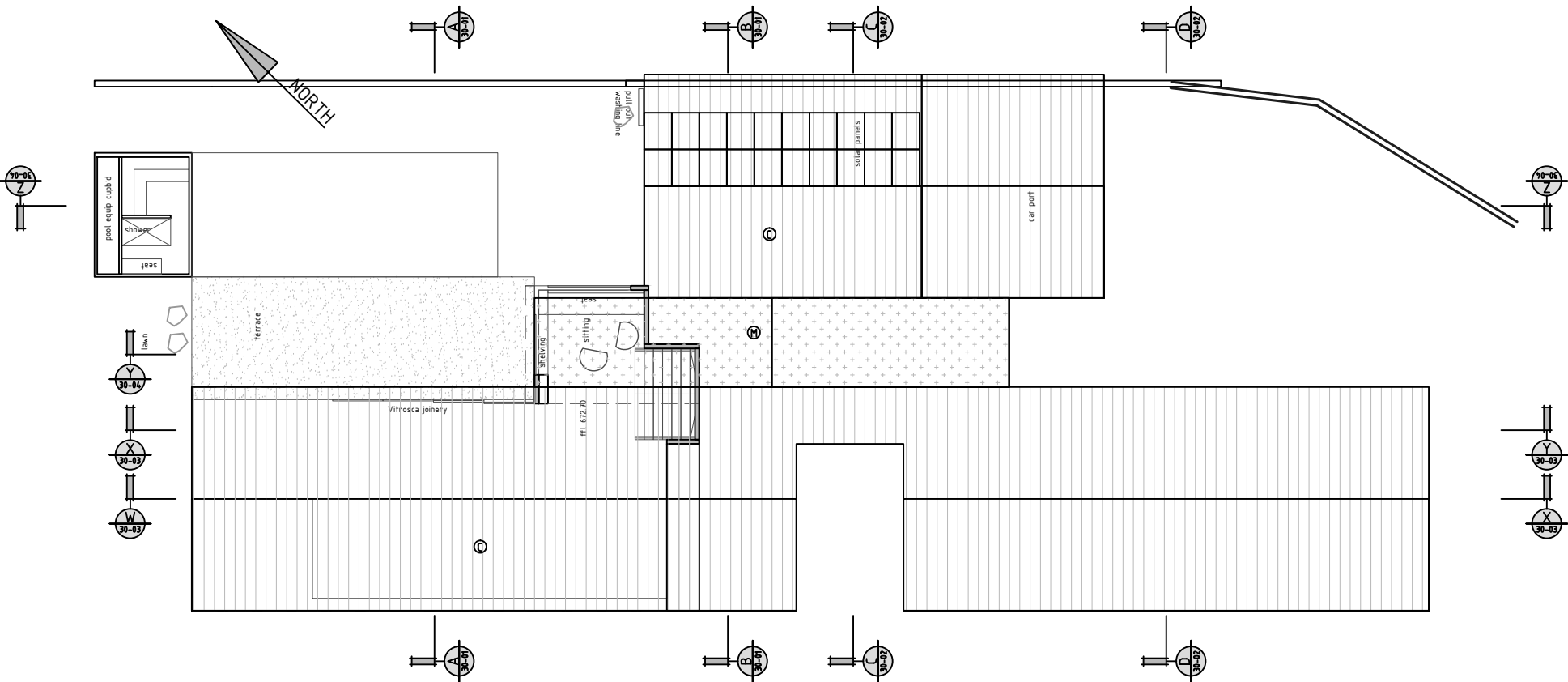
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date:	25.10.18
drawn:	pr/bk
scale:	1:100
drawing no.:	10-04

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM181227

Tuesday, 22 October 2019



key

- Ⓒ Colorsteel tray roofing/ trims
colour - Flaxpod
- Ⓑ Burnt Abodo
- ⒫ Plastered Block
- Ⓖ Glass Balustrade
- Ⓜ membrane roof

ROOF PLAN

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series:
Prelim
Design

job:	394
date:	25.10.18
drawn:	pr/bk
scale:	1:200
drawing no.:	10-05

floor finishes

Fa	concrete slab with float finish only
Fb	engineered timber overlay on concrete slab
Fc	engineered timber overlay on timber subfloor
Fd	tiles on concrete slab
Fe	Caesarstone tiles on tile & slate underlay & timber subfloor
Ff	exposed aggregate conc floor
Fg	vitex decking 150x25

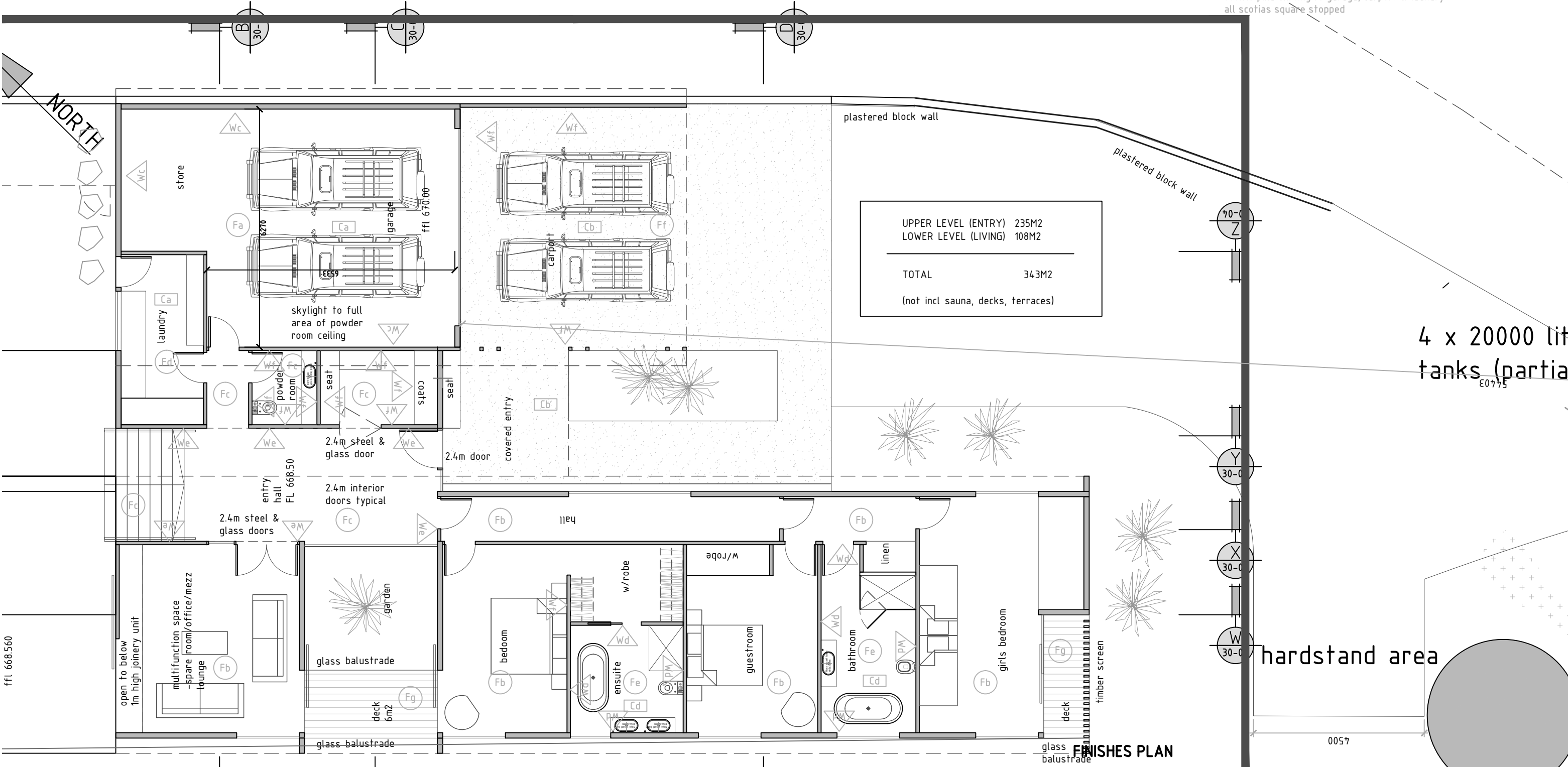
watl. finishes

Wa	plasterboard - standard with flush skirting & negative detail
Wb	plasterboard - water resistant
Wc	selected plywood
Wd	13mm Caesarstone lining over 9mm Villaboard substrate
We	burnt Abodo T&G lining
Wf	lawson cyprus T&G lining

ceiling finishes

Ca	plasterboard - standard 13mm
Cb	lawson cyprus T&G lining
Cc	selected plywood
Cd	plasterboard - water resistant 13mm

notes:
Wall linings standard 10mm plasterboard unless noted otherwise
Ceiling linings 20mm t&g lawson cypress unless noted otherwise
generally flush skirtings with negative detail except 140x18 pine skirting to garage, carport & laundry
all scotias square stopped

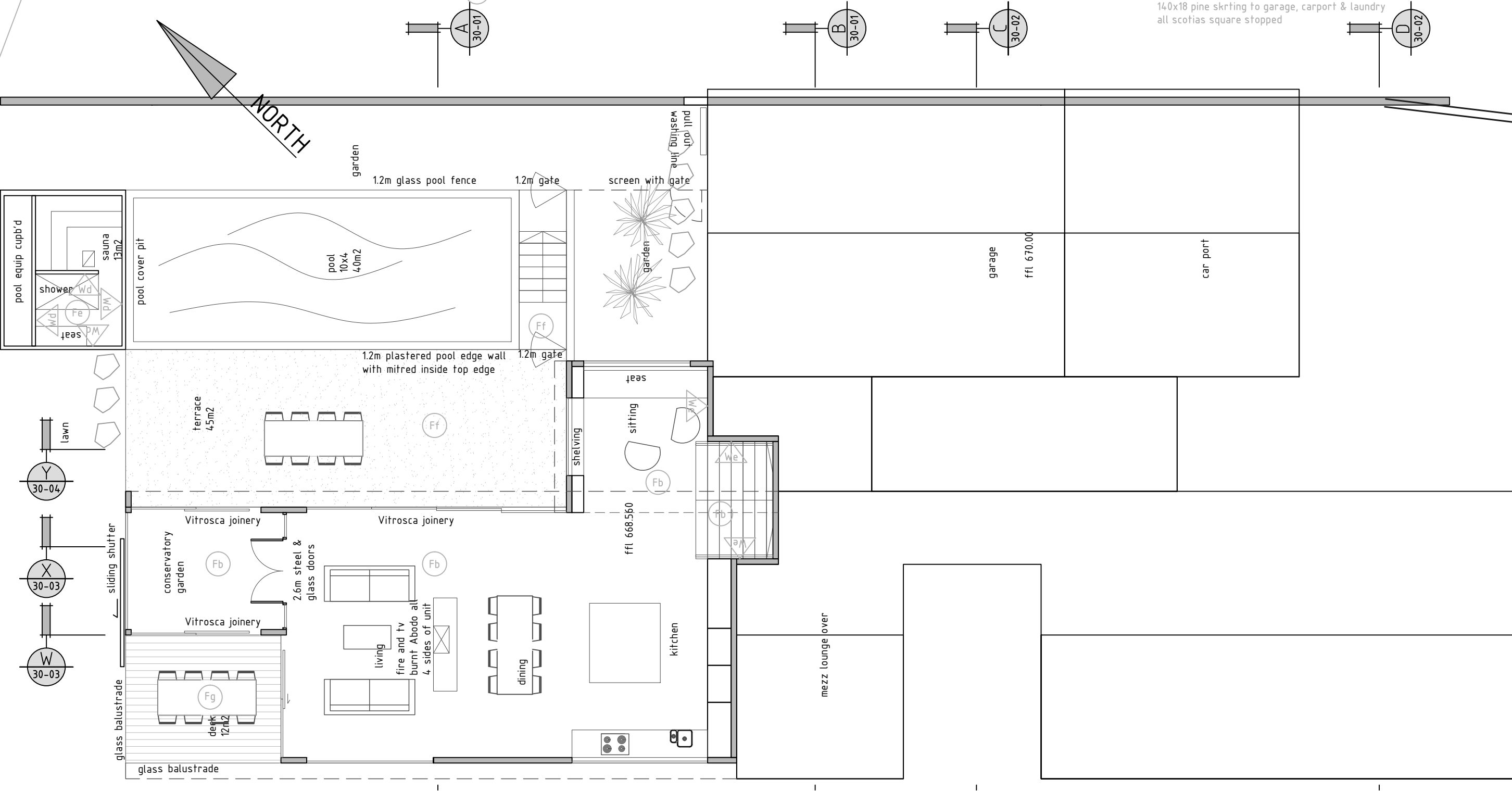


Fa	concrete slab with float finish only
Fb	engineered timber overlay on concrete slab
Fc	engineered timber overlay on timber subfloor
Fd	tiles on concrete slab
Fe	Caesarstone tiles on tile & slate underlay & timber subfloor
Ff	exposed aggregate conc floor
Fg	vitex decking 150x25

Wa	plasterboard - standard with flush skirting & negative detail
Wb	plasterboard - water resistant
Wc	selected plywood
Wd	13mm Caesarstone lining over 9mm Villaboard substrate
We	burnt Abodo T&G lining
Wf	lawson cyprus T&G lining

Ca	plasterboard - standard 13mm
Cb	lawson cyprus T&G lining
Cc	selected plywood
Cd	plasterboard - water resistant 13mm

notes:
Wall linings standard 10mm plasterboard unless noted otherwise
Ceiling linings 20mm t&g lawson cypress unless noted otherwise
generally flush skirtings with negative detail except
140x18 pine skirting to garage, carport & laundry
all scotias square stopped



FINISHES PLAN

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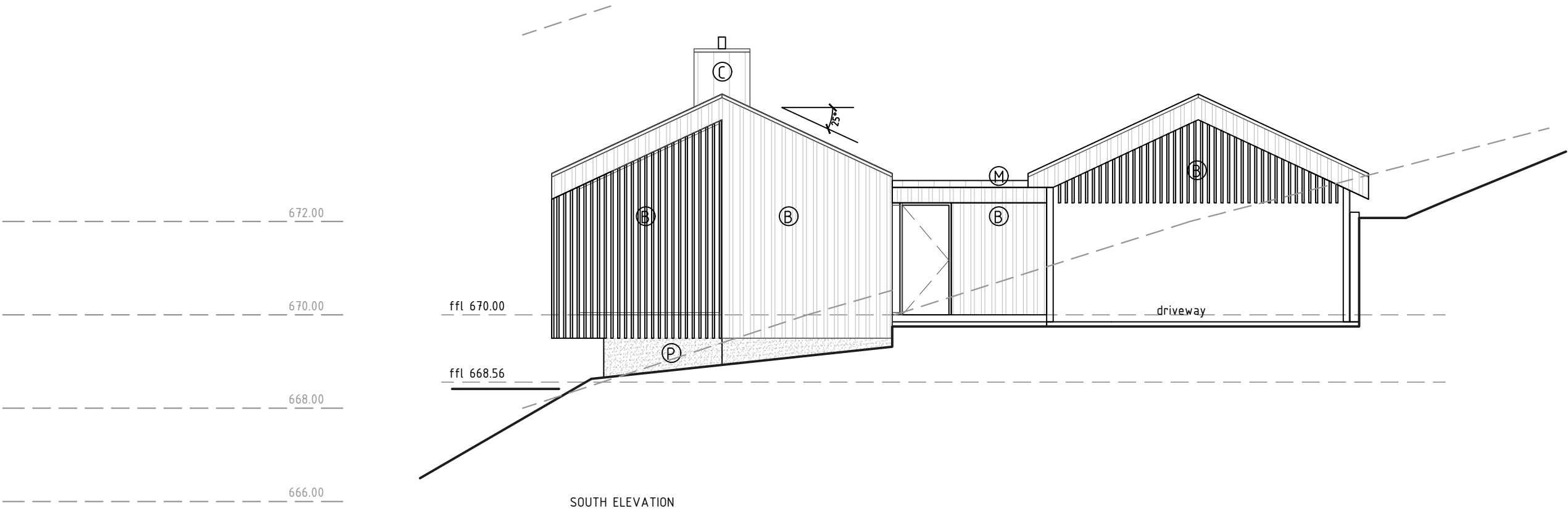
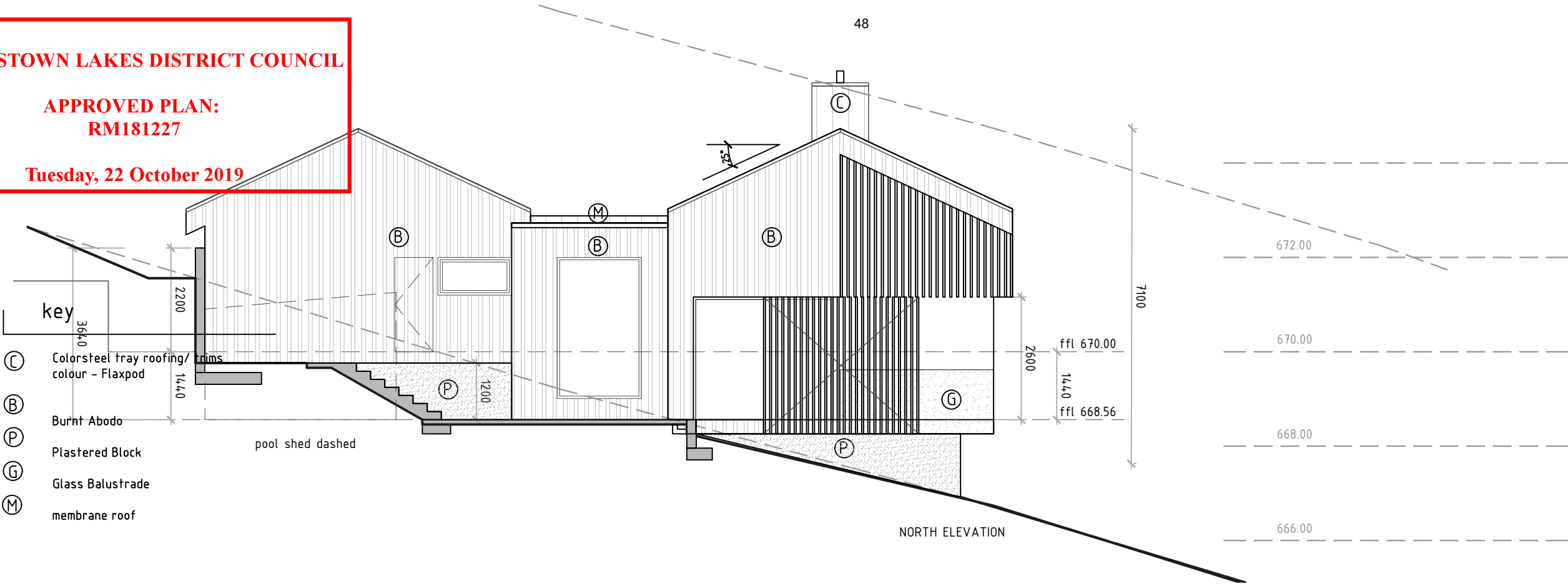
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job: 394
date: 25.10.18
drawn: pr/bk
scale: 1:100
drawing no.: 13-02

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM181227

Tuesday, 22 October 2019



ELEVATIONS

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series:
Prelim
Design

job: 394
date: 25.10.18
drawn: pr/bk
scale: 1:100
drawing no.: 20-01

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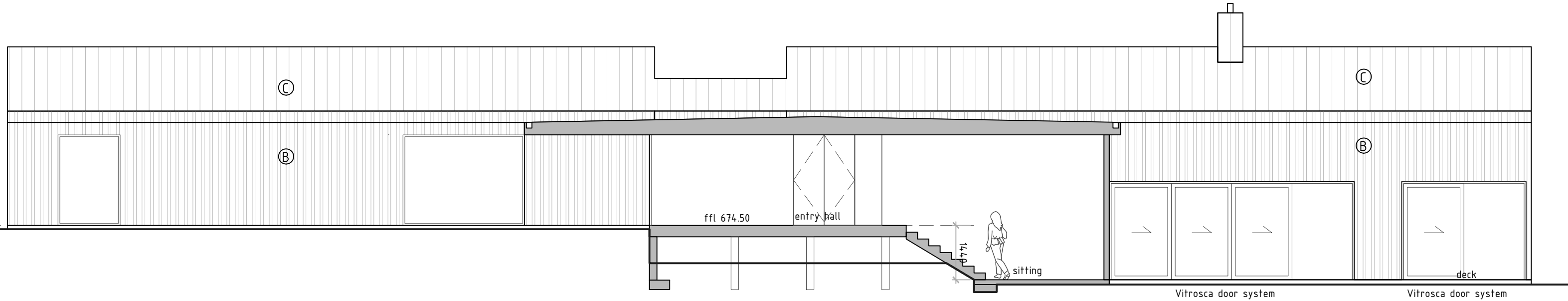
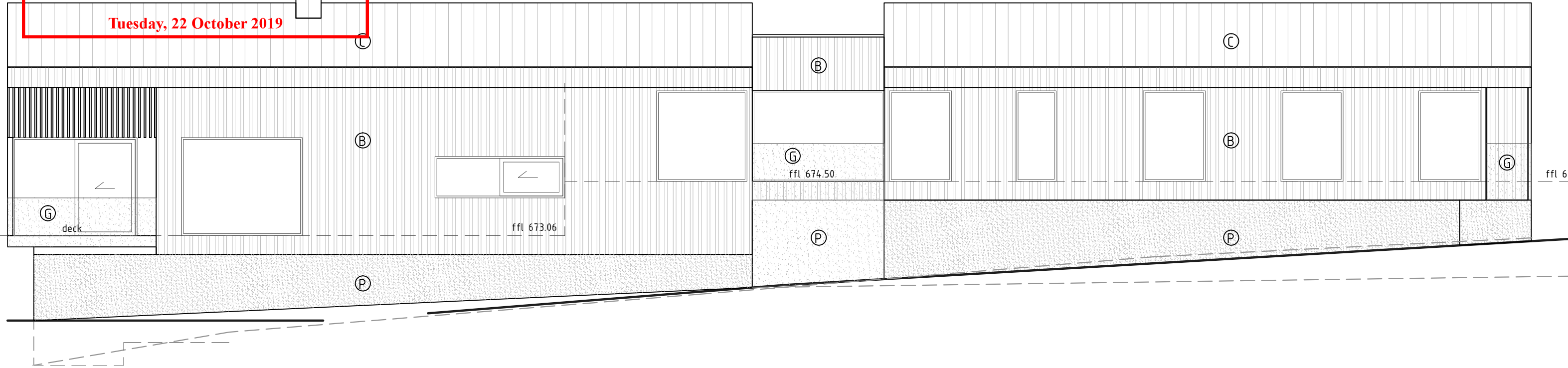
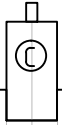
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EAST ELEVATION / SECTION THRU ENTRY & SITTING AREA

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ELEVATIONS

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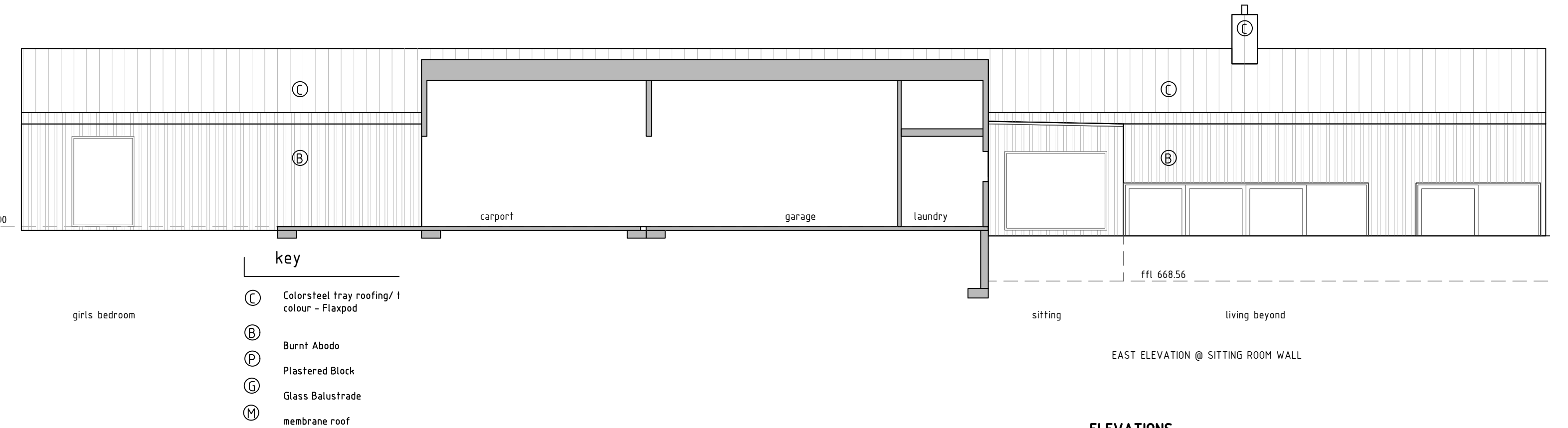
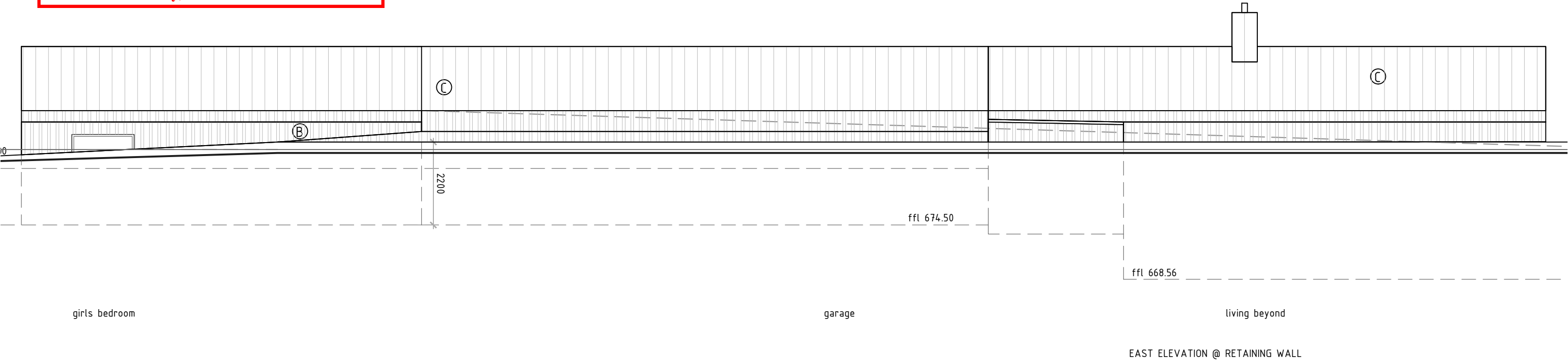
series:
Prelim
Design

job:	394
date:	25.10.18
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scale:	1:100
drawing no.:	20-02

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- key
- Ⓒ Colorsteel tray roofing/ t colour - Flaxpod
 - Ⓑ Burnt Abodo
 - ⒫ Plastered Block
 - Ⓖ Glass Balustrade
 - Ⓜ membrane roof

ELEVATIONS

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series:
Prelim
Design

job:	394
date:	25.10.18
drawn:	pr/bk
scale:	1:100
drawing no.:	20-03

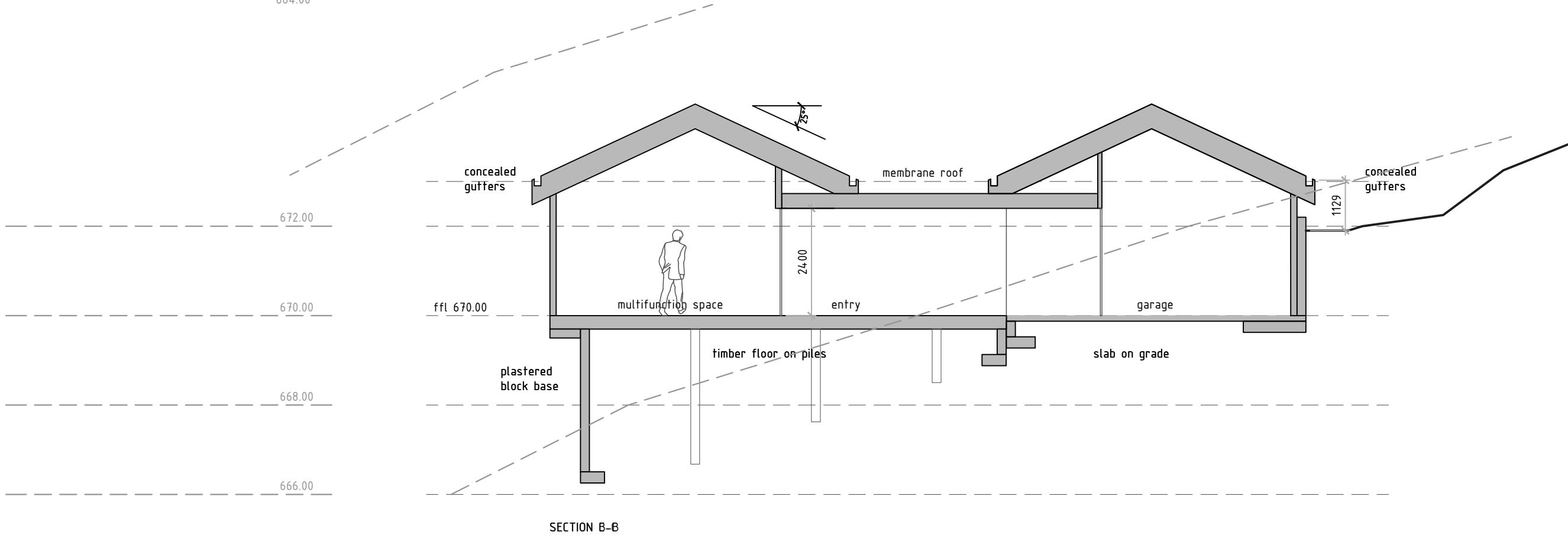
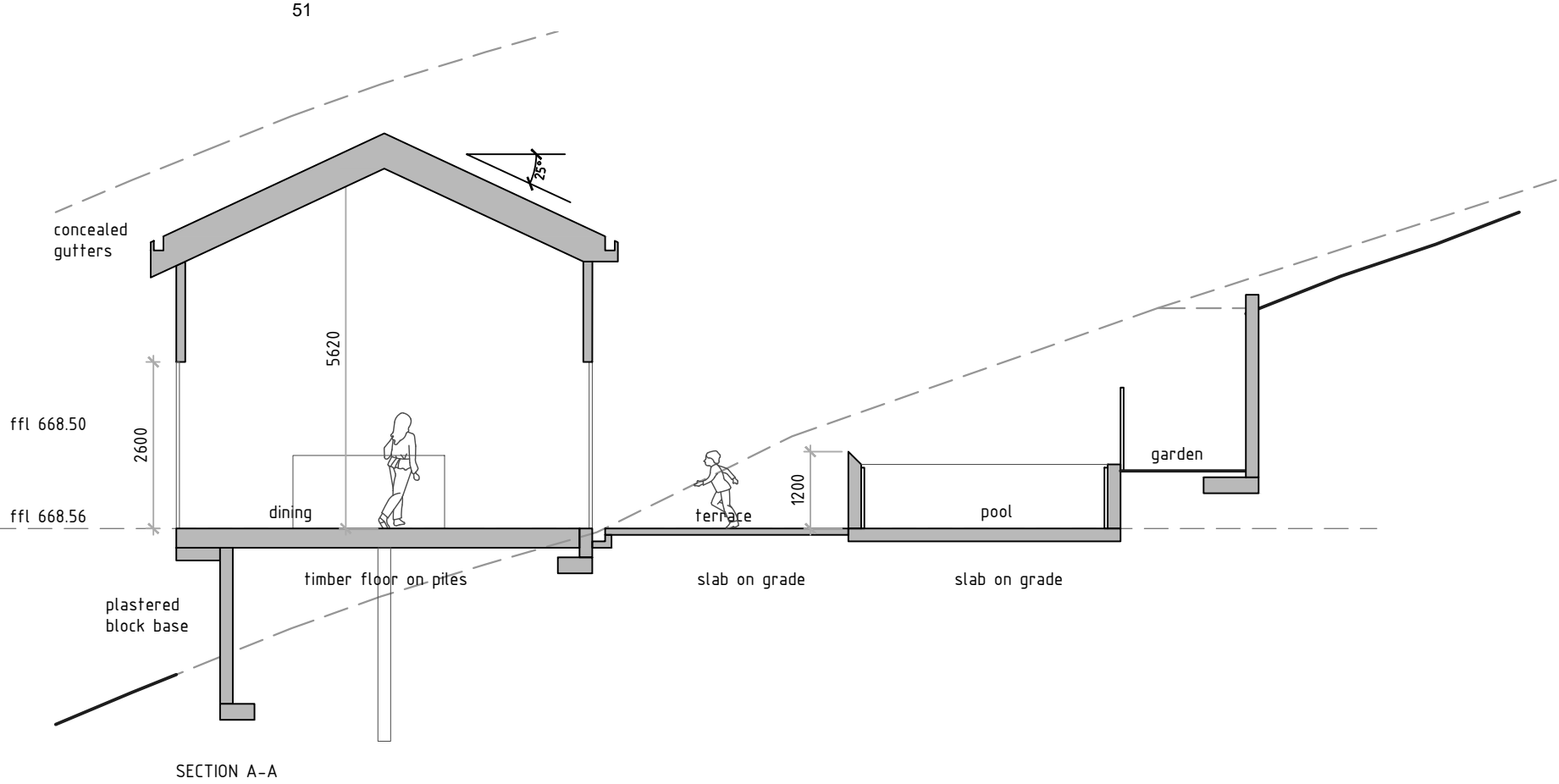
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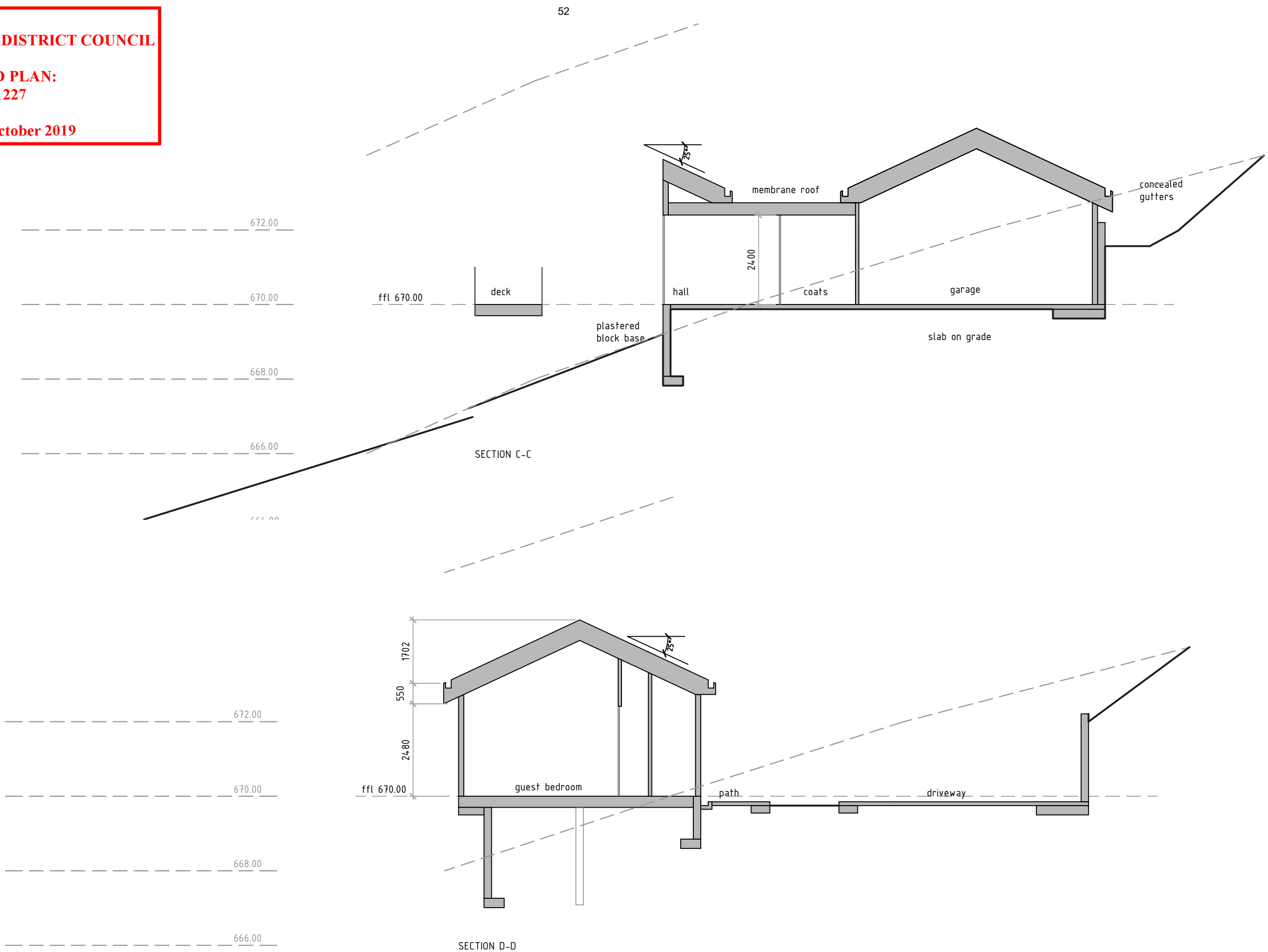
SECTIONS

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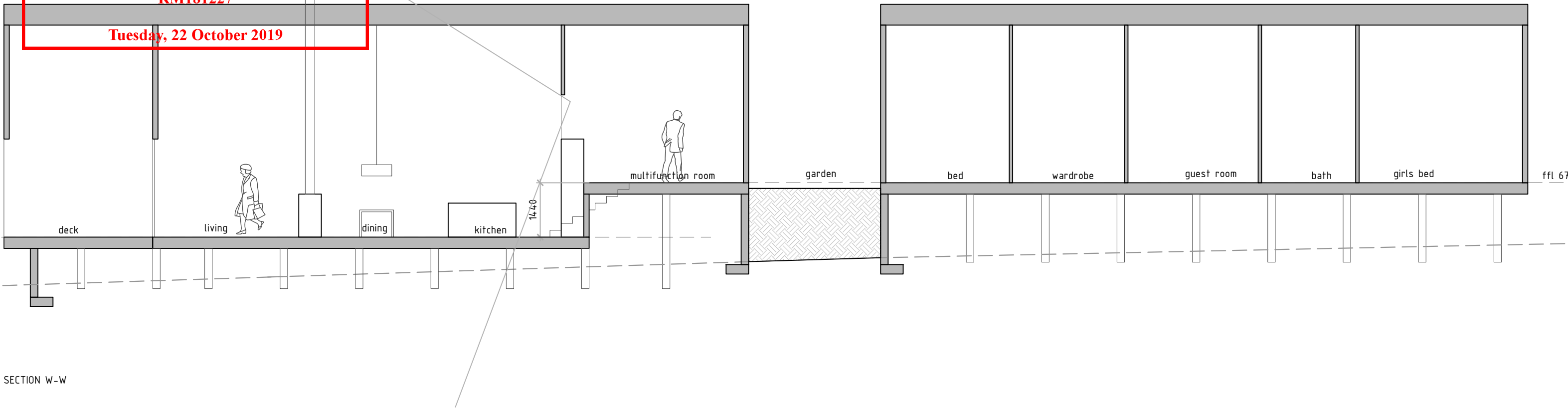
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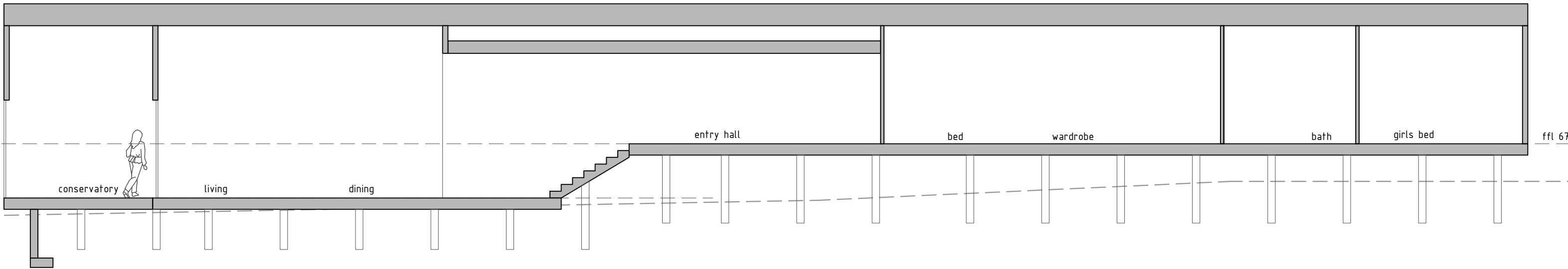
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SECTION W-W



SECTION X-X

LONG SECTIONS

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series:
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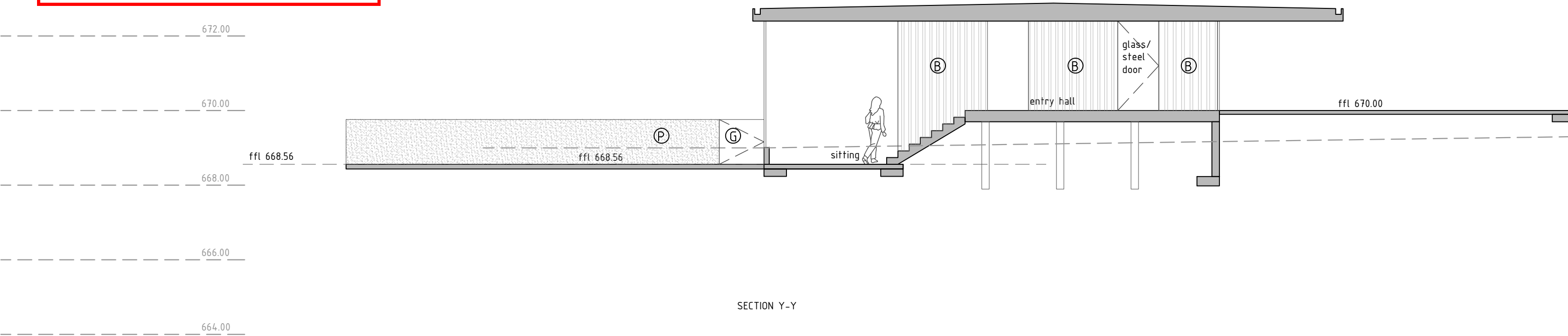
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scale:	1:100
drawing no.:	30-03

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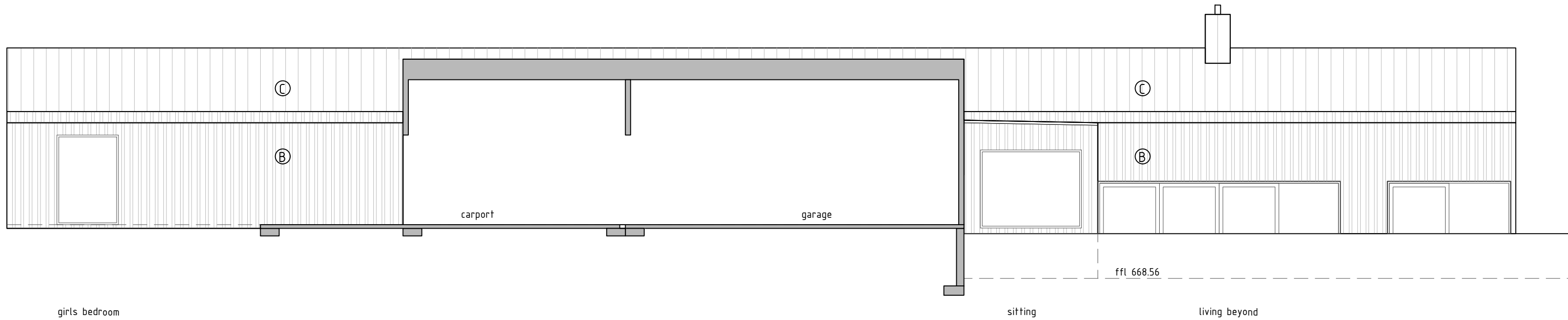
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SECTION Y-Y



SECTION Z-Z

EAST ELEVATION @ SITTING ROOM WALL

LONG SECTIONS

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


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LEGEND

-  Approved planting (RM180709)
-  Proposed plant group 1 - easement planting
-  Proposed plant group 2 - screening vegetation
-  Proposed *Fuscospora cliffortioides*
-  Forest and scrubland retention area boundary

Plant group 1

Common name	Species	Spacing	Grade	Quantity
Mountain beech	<i>Fuscospora cliffortioides</i>	1.5m	PB5	45
Marble leaf	<i>Carpodetus serratus</i>	1.5m	PB18	27
Broadleaf	<i>Griselinia littoralis</i>	1.5m	PB5	27
Mountain wineberry	<i>Aristotelia fruserrata</i>	1.5m	PB5	9
Korimiko	<i>Hebe salicifolia</i>	1.5m	PB3	18
Snow tussock	<i>Chionochloa rigida</i>	1.5m	PB3	36
Mountain astelia	<i>Astelia nervosa</i>	1.5m	PB5	18

Plant group 2

To be planted in mixed groups of six every 3m.

Common name	Species	Spacing	Grade	Quantity
Three finger	<i>Pseudopanax colensoi</i> var. <i>ternatus</i>	1.5m	PB12	12
Karamu	<i>Coprosma robusta</i>	1.5m	PB5	12
Broadleaf	<i>Griselinia littoralis</i>	1.5m	PB8	12

Plant groups 1 and 2

Installation and maintenance

- All rank grass, weeds, dead branches and other vegetation within the planting areas shall be cleared prior to planting.
- All planting shall be fertilised and be protected from browsing animals with cover guards.
- All trees to be staked and tied.
- Planting areas shall be subject to an ongoing maintenance period of 6 months. This is to include watering, weeding, pruning to ensure healthy plant establishment and growth and reduce fire risk.
- Planting to be monitored for a period of three years while establishing. If in that period any plant or tree shall die or become diseased, it shall be replaced during the next available planting season.

Forest and scrubland retention area

Area of existing mixed exotic and native vegetation to be retained and managed as mixed forest and scrubland. Woody weed species such as broom and gorse a wilding trees referred in Chapter 34 of the PDP may be removed at any time. Area may be managed with active planting or passive regeneration.

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