

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

<b>Applicant:</b>	McCulloch Trustees 2004 Limited & E J L Guthrie
<b>RM reference:</b>	RM170831
<b>Application:</b>	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) to construct a residential unit, shed, and establish a building platform.</p> <p>Application under Section 221 of the Resource Management Act 1991 (RMA) to cancel condition b) of Consent Notice 6882525.2 to allow the construction of buildings outside a building platform.</p>
<b>Location:</b>	56 Arrowtown-Lake Hayes Road, Lake Hayes
<b>Legal Description:</b>	Lot 2 Deposited Plan 366461 held in Computer Freehold Register 269324
<b>Operative Zoning:</b>	Rural General
<b>Proposed Zoning:</b>	Rural General (Stage 1 – Decisions Version 2018)
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Publicly Notified
<b>Delegated Authority:</b>	Alana Standish, Senior Planner
<b>Final Decision:</b>	<b>GRANTED SUBJECT TO CONDITIONS</b>
<b>Date Decisions Issued:</b>	<b>8 June 2018</b>

**SUMMARY OF DECISIONS**

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

## 1. PROPOSAL AND SITE DESCRIPTION

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

## 2. NOTIFICATION, SUBMISSIONS AND OBLIGATION TO HOLD A HEARING

The application was publicly notified on 15 November 2017 and notice of the application was served on properties which may be adversely affected by the proposal, specifically those with an interest in a water supply pipeline which runs under the site of the proposed shed.

No submissions have been received and therefore no submitters have indicated they wish to be heard if a hearing is held. The consent authority does not consider a hearing is necessary.

A decision under section 100 of the Act to not hold a hearing was made by Mr Quinn McIntyre (Manager, Resource Consents) on 19 April 2018.

## 3. THE PLANNING FRAMEWORK

This application must be considered in terms of Section 104 of the Resource Management Act 1991. Section 8 of the S42A report outlines S104 of the Act in more detail.

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

### 3.1 RELEVANT PLAN CONSIDERATIONS

#### 3.1.1 OPERATIVE DISTRICT PLAN

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

- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standards 22.3.3(i)(a) and (ii)(a)(i) in regard to volume of earthworks and upslope cut or batter. The applicant proposes to undertake 4530m<sup>3</sup> of earthworks, breaching the maximum permitted volume of 1000m<sup>3</sup> while the access will have an upslope cut greater than 1m in height. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standards 22.3.3(v)(a) and (b) in regard to proximity of earthworks to a water body. The applicant proposes to undertake earthworks immediately adjacent to an existing pond and shall also position material within 7m of the water body. Council's discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a) for the proposed construction of buildings which are not contained within an approved building platform. Both the proposed residential unit and shed will be constructed outside an approved building platform. Although the application includes the establishment of a building platform around the proposed residential unit, this is not established at the time of application.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(b) for the identification of a building platform between 70m<sup>2</sup> and 1000m<sup>2</sup> in size.

### 3.1.2 DECISIONS VERSION (STAGE 1) OF THE PROPOSED DISTRICT PLAN (2018)

Council notified its 'decisions on submission' version of the Proposed District Plan on 5 May 2018. The subject site is not proposed to be rezoned under Stage 1 with rural areas to be dealt with under Stage 2. However, the proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity resource consent pursuant to Rule 26.5.8 for the proposed development within the setting or extent of a Category 2 Heritage Feature. The adjacent Stone Stables are a Category 2 feature (Ref: 111).

### 3.1.3 PROPOSED DISTRICT PLAN (STAGE 2) NOTIFIED VERSION (2017)

Council notified the Proposed District Plan (Stage 2) on 23 November 2017, which contains the following rules with immediate legal effect, for which this proposal requires consent:

- A **restricted discretionary** activity resource consent pursuant to Rule 24.5.7 for the proposed construction of a building within 30m of a waterbody. It is proposed to construct the residential unit 7m of a water body. Council's discretion is restricted to:
  - Indigenous biodiversity values.
  - Natural Hazards.
  - Visual amenity values.
  - Landscape and natural character.
  - Open space.
- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.11 for proposed earthworks which exceed 2500m<sup>3</sup> where the slope is 10° or greater. Council's discretion is restricted to:
  - Soil erosion, generation and run-off of sediment.
  - Landscape and visual amenity.
  - Effects on infrastructure, adjacent sites and public roads.
  - Land stability.
  - Effects on water bodies, ecosystem services and indigenous biodiversity.
  - Cultural and archaeological sites.
  - Nuisance effects.
  - Natural Hazards.
  - Functional aspects and positive effects.
- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.20 for proposed earthworks which are not setback at least 10 metres from the bed of a water body. It is proposed to undertake earthworks within 7m of a water body. Council's discretion is restricted to:
  - Soil erosion, generation and run-off of sediment.
  - Landscape and visual amenity.
  - Effects on infrastructure, adjacent sites and public roads.
  - Land stability.
  - Effects on water bodies, ecosystem services and indigenous biodiversity.
  - Cultural and archaeological sites.
  - Nuisance effects.
  - Natural Hazards.
  - Functional aspects and positive effects.

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

Based on the Preliminary/Detailed Site Investigation prepared on behalf of the applicant the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site. The applicant proposes to disturb soil and change the use of land from productive to non-productive land.

- Pursuant to Clauses 9(1) and 9(3) of the NES, the application requires **controlled** consent.

### 3.3 RESOURCE MANAGEMENT ACT 1991

A **discretionary** activity consent pursuant to Section 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Condition b) of Consent Notice 6882525.2 to allow the construction of buildings outside the building platform.

### 3.4 SUMMARY OF ACTIVITY STATUS

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

## 4. SUMMARY OF EVIDENCE HEARD

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

## 5. PRINCIPAL ISSUES IN CONTENTION

The principal issues arising from the application, section 42A report and content of submissions are:

- The effects of establishing a residential unit, shed, building platform and varying a consent notice are landscape and visual, heritage values, effects on a waterbody, land stability, erosion, sediment runoff, effects relating to soil contaminants and servicing and access.

The findings relating to these principal issues of contention are outlined in Section 8.2.2 of the attached S42A report.

## 6. ASSESSMENT

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

Actual and potential effects on the environment have been addressed in Section 8.2 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under section 108 of the RMA as required to avoid, remedy or mitigate adverse effects. Proposed changes to consent notice can be granted under s221. A summary of conclusions of that report are outlined below:

- The adverse effects of the activity are acceptable as the effects of proposed development are mostly contained within the application site given the topography and landscaping of the subject site.
- Any effects on the environment will be minimal as the proposal is located in an area that is able to absorb the development and protect landscape values.
- Appropriate site management practices can ensure land stability, erosion and sediment run-off will not affect the nearby waterbody.
- There is evidence of contaminated soils on site, however the DSI found that the levels of contaminants did not exceed the applicable NES Regulations. It was considered that the effects on human health would be minimal and Mr Midgley recommended approval subject to conditions.
- The site can be appropriately serviced and accessed, and the proposed shed over an existing water pipeline can be accepted.



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

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the District Plan and contaminants found on site are acceptable in regards to National Environmental Standards.

- The proposal is consistent with the relevant objectives and policies of the Operative District Plan (Part 4 – District Wide Matters, Part 5 – Rural General and Ski Area Subzone and Part 22 – Earthworks). The proposal will retain the rural qualities of the landscape with minimal effects and provided the suggested earthworks conditions are adopted the adjoining sites will not be adversely effected.
- The proposal is also consistent with the relevant objectives and policies found in the Proposed District Plan Stage 1 Decisions Version and Stage 2 Notified Version (Chapter 3 – Strategic Direction, Chapter 6 – Landscapes and Rural Character, Chapter 24 – Wakatipu Basin, Chapter 25 – Earthworks and Chapter 26 – Historic Heritage).

## 6.3 PART 2 OF THE RMA

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

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

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

### 8. DECISION ON APPLICATION PURSUANT TO SECTION 221 OF THE RMA

1. Pursuant to section 221 of the RMA consent is **granted to cancel** condition b) of Consent Notice 6882525.2 as it relates to Lot 2 Deposited Plan 366461 held in Computer Freehold Register 269324. The cancellation of the consent notice will allow the construction of a building outside the residential building platform.

*Note:*

- *All other conditions of Consent Notice 6882525.2 continue to apply.*

### 9. OTHER MATTERS

#### *Local Government Act 2002: Development Contributions*

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

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

#### *Administrative Matters*

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

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

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

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

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

If you have any enquiries please contact Kenny MacDonald on phone (03) 441 0499 or email [Kenny.Macdonald@qldc.govt.nz](mailto:Kenny.Macdonald@qldc.govt.nz).

Report prepared by

Decision made by



Kenny MacDonald  
**SENIOR PLANNER**



Alana Standish  
**SENIOR PLANNER**

**ANNEXURE 1 – Consent Conditions**

**ANNEXURE 2 – Section 42A Report**

<i>Appendix 1</i>	Suggested Conditions – Decision 1
<i>Appendix 2</i>	Suggested Conditions – Decision 2
<i>Appendix 3</i>	Applicant's AEE
<i>Appendix 4</i>	Council's Engineering Report
<i>Appendix 5</i>	Landscape Architect's Report by Steve Skelton of Patch
<i>Appendix 6</i>	PSI/DSI by Claude Midgley of Insight Engineering
<i>Appendix 7</i>	Heritage Impact Assessment by Robin Miller of Origin

# **ANNEXURE 1**

## **Consent Conditions**

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Site Plan' by Aurum Survey, Drawing and Issue No. 4186.2R.2C, dated 21 August 2017
  - 'Proposed Platform & Access, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.2R. 1C, dated 8 Sept 2016
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.2R. 3A, dated 9 Sept 2016
  - 'North Elevation' by Spi.rus Limited, Issue RC, Rev A03, dated May 2016
  - 'East Elevation' by Spi.rus Limited, Issue RC, Rev A04, dated May 2016
  - 'South Elevation' by Spi.rus Limited, Issue RC, Rev A05, dated May 2016
  - 'North East Elevation' by Spi.rus Limited, Issue RC, Rev A06, dated May 2016
  - 'Floor Plan' by Spi.rus Limited, Issue RC, Rev A01, dated May 2016
  - 'Roof Plan' by Spi.rus Limited, Issue RC, Rev A02, dated May 2016
  - 'Plans, Section and Elevations' by Calder Stewart, Drawing No. SK1, dated 20/04/2017
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.3R. 3C, dated 6 May 2017
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.3R. 1C, dated 6 May 2017
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.3R. 2B, dated 6 May 2017

**stamped as approved on 30 May 2018**

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.

### Landscaping

4. A landscaping plan shall be submitted to and approved by Council prior to any development of the site. The submitted plan shall include numbers, species and grade of proposed plants and shall also include any existing trees within the site boundaries to the east of the proposed shed. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

In this instance the landscape plan should be designed to meet the following objectives:

- Screening of the proposed shed from State Highway 6. Planting should extend at least 15m beyond the line of the south-western and north-eastern extents of the shed and should be of a rapidly growing evergreen species typical of rural landscapes which can be hedged and topped such that its mature height can be controlled to avoid shading of the State Highway.

### **General conditions**

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

*Note: The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz>

### **Ongoing Conditions/Covenants**

6. Prior to the commencement of works, 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 dwelling is proposed:
  - a) At the time a residential unit is proposed and prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building. Any Schedule 2A certificate recommendations for ongoing works, monitoring or maintenance requirements to be completed by the landowner on an ongoing basis shall be adhered to at all times.
  - b) Council has given consent for the registered owner of Lot 2 DP 366461 to place a structure as agreed to by RM170831 over an existing water supply pipeline and easement; and
    - i) The registered owner:
      - a) Agrees that those other parties (besides the registered owner of Lot 2 DP 366461) that have an interest in the water supply easement shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the water supply infrastructure, including access to the land by maintenance vehicles and construction machinery; and
      - b) Indemnifies those other parties (besides the registered owner of Lot 2 DP 366461) that have an interest in the water supply pipeline and easement against any claims or damage to or by third parties caused by the presence of the structure over the existing stormwater easement.
      - c) Agrees to pay for any costs over and above regular (pipelines not covered by buildings) costs incurred during maintenance of the water pipeline that result from the building being located above the water pipeline.
      - d) The building foundations and works required over the water supply pipeline shall be undertaken in accordance with the drawings approved by resource consent RM170831.

### **Prior to the commencement of works**

7. The consent holder 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 these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

8. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following requirements:
  - a) The provision of a water supply to each building platform within the lot in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
    - i) Installation of an Acuflo CM2000 toby valve for each building platform located at the road reserve boundary.
    - OR
    - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
  - b) The provision of a foul sewer connection from the building platform to Council's reticulated sewerage system in accordance with Council's standards and connection policy. The costs of the connections shall be borne by the consent holder.
  - c) The provision of sealed vehicle crossings to the lot from Arrowtown – Lake Hayes Road to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. For clarity this involves upgrading the existing crossing point.
  - d) The provision of an access way to the building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. All areas of the existing and proposed access greater than 1 in 6 gradient shall be sealed in accordance with Council standards. Provision shall be made for stormwater disposal from the carriageways.
  - e) The provision of a natural hazard report from a suitably qualified and experienced Chartered Professional Engineer with competence in geotechnical engineering which includes assessment against all natural hazards specific to the building platform being created under this development. This shall include a definitive liquefaction assessment and details of 1% AEP flood level freeboard heights, as relevant to the proposed platform. The report shall take consideration of the preliminary Geosolve report, 'Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent'
9. 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 preliminary Geosolve report, '*Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent*' and the Natural Hazard assessment in Condition (8) above who shall supervise the earthworks and submit a Schedule 2A with completion report on completion of earthworks.
10. The consent holder 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.

***To be completed prior to the commencement of any works to construct a building***

11. On completion of earthworks within the building footprint and prior to the commencement of the construction of the building, 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 dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

***Registration of the building platform on the Computer Freehold Register***

12. Prior to registration of the building platform, a digital plan showing the location of the building platform as shown on the survey plan / 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.
13. At the time the building platform is established and prior to construction of the dwelling, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the approved building platform (as per the approved plan titled 'Site Plan' by Aurum Survey, Drawing and Issue No. 4186.2R.2C, dated 21 August 2017). The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier 76752 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

***To be completed prior to the commencement of works to construct the dwelling***

14. Prior to the commencement of works to construct the residential unit, the consent holder shall complete the following:
  - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this development to the Manager of Resource Management Engineering at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water and Wastewater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all works detailed in Condition (8) above.
  - c) The consent holder shall provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to the suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the proposed building platform is suitable for building development. In the event that the site conditions within the building platform are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and acceptance full details of such works.

The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction. Where any buildings are to be founded on fill that has not been certified in accordance with NZS 4431:1989, the foundations of the building shall be designed by a suitably qualified engineer and a corresponding producer statement shall be submitted to the Manager of Resource Management Engineering at Council. Any ongoing mitigation building set-backs, heights and foundation design measures, shall be registered as covenant notices on the relevant title.

- d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform.
- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made available to the building platform.
- f) The submission of contractors Completion Certificates stating that the works have been completed in accordance with the accepted designs for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Water, and Wastewater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

***To be monitored throughout earthworks***

- 15. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
- 16. 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.
- 17. 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.

***To be completed when works finish and before use of the building***

- 18. Prior to the occupation of any dwelling on the lot, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided.



Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with 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 service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 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.

**Advice Note:** 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 dwelling. Given that the proposed dwelling is approximately 5km 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 the new dwelling.

19. Any power supply connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
20. Any wired telecommunications connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
21. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

22. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

***To be completed prior to the commencement of any works associated with the construction of the shed***

23. The foundations of the shed shall be designed by a suitably qualified engineer taking into account the recommendations of the Lewis Bradford Consulting Engineers letter, 'John Guthrie Proposed Shed – Building over Water Pipe' dated 14 February 2018 provided with the application.
24. 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.
25. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

Advice Notes

This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

# **ANNEXURE 2**

## **S42A Report**

**FILE REF: RM170831**

**TO** Quinn McIntyre – Manager, Resource Consents

**FROM** Kenny Macdonald – Senior Planner

**SUBJECT** Report on a Publicly Notified Consent Application.

**SUMMARY**

**Applicant:** McCulloch Trustees 2004 Limited & E J L Guthrie

**Location:** 56 Arrowtown-Lake Hayes Road, Lake Hayes

**Proposal:** Application under Section 88 of the Resource Management Act 1991 (RMA) to construct a residential unit, shed, and establish a building platform.

Application under Section 221 of the Resource Management Act 1991 (RMA) to cancel condition b) of Consent Notice 6882525.2 to allow the construction of buildings outside a building platform.

**Legal Description:** Lot 2 Deposited Plan 366461 held in Computer Freehold Register 269324

**Operative Plan Zoning:** Rural General

**Proposed Plan Zoning:** Rural

**Public/Limited Notification Date:** 15 November 2017

**Closing Date for Submissions:** 13 December 2017

**Submissions:** None

**RECOMMENDATION**

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

1. It is considered that the adverse effects of the activity will be minor.
2. The proposal is not contrary to the relevant objectives and policies of the Operative District Plan or Proposed District Plan.
3. The proposal promotes the overall purpose of the RMA.

## 1. INTRODUCTION

My name is Kenny Macdonald. I am a resource consents Senior Planner with Queenstown Lakes District Council. I have been employed in this role for over a year. Prior to this I was employed as a resource consents Planner with Queenstown Lakes District Council. I hold the qualification of a Bachelor of Arts of Environmental Planning from the University of Strathclyde, Glasgow, Scotland and I am an associate member of the New Zealand Planning Institute, which brings with it obligations with regard to continuing professional development.

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

This report contains a recommendation that is in no way binding.

## 2. PROPOSAL AND SITE DESCRIPTION

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

I refer to the report entitled, 'Resource Consent Application To Construct A Residential Dwelling, Accessory Building And Establish A Building Platform', prepared by Scott Freeman of Southern Planning Group attached as Appendix 3, and hereon referred to as the applicant's AEE.

The applicant has provided a detailed description of the proposal, the site and locality, and relevant resource consent history in Sections 2 - 4 of the applicant's AEE. This description is considered accurate and is adopted for the purpose of this report with the following additional comment:

Following receipt of the application and discussion with the applicant, the proposal has been amended to include cancellation of condition b) of Consent Notice 6882525.2 to allow the construction of a building outside a building platform, and consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 to disturb soil and change the use of productive land.

I have undertaken a site inspection and it is apparent that a significant portion of the proposed earthworks have already taken place in order to clear the site of the proposed building platform. The earthworks required to form the driveway access do not appear to have been undertaken.

## 3. SUBMISSIONS

### 3.1 SUBMISSIONS

The application was publicly notified and notice of the application was served on properties which may be adversely affected by the proposal, specifically those with an interest in a water supply pipeline which runs under the site of the proposed shed. No submissions were received.

The application included Affected Party Approvals from the following persons:

Person (owner/occupier)	Address (location in respect of subject site)
Caviar Property Trust Limited	72 Arrowtown-Lake Hayes Road – Lot 1 DP 22585
J M Martin	18 Arrowtown-Lake Hayes Road – Lot 2 DP 320468
J M Martin	Lake Hayes-Arrow Junction Highway – Lot 4 DP 22585
E J L Guthrie	Arrowtown-Lake Hayes Road – Lot 1 DP 366461



● - Application site
 ◆ - Affected Party Approval

#### 4. CONSULTATION AND WRITTEN APPROVALS

The application included written approvals from the owners of 3 properties in the vicinity of the application site. However, the plans signed by those property owners did not include the proposed shed and did not specify that works would occur over the water supply pipeline. As a result, the owners of these properties were considered to among those affected and served notice. Therefore, no written approvals form part of my consideration.

#### 5. PLANNING FRAMEWORK

##### 5.1 THE OPERATIVE DISTRICT PLAN

The site is zoned Rural General and the purpose of the zone is to manage activities so they can be carried out in a way that protects and enhances nature conservation and landscape values; sustains the life supporting capacity of the soil and vegetation; maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and ensures a wide range of outdoor recreational opportunities remain viable within the Zone. The zone is characterised by farming activities and a diversification to activities such as horticulture and viticulture. The zone includes the majority of rural lands including alpine areas and national parks.



The relevant provisions of the Plan that require consideration can be found in Chapter 4 (District-wide Issues), Chapter 5 (Rural Areas), and Chapter 22 (Earthworks).

The proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standards 22.3.3(i)(a) and (ii)(a)(i) in regard to volume of earthworks and upslope cut or batter. The applicant proposes to undertake 4530m<sup>3</sup> of earthworks, breaching the maximum permitted volume of 1000m<sup>3</sup> while the access will have an upslope cut greater than 1m in height. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standards 22.3.3(v)(a) and (b) in regard to proximity of earthworks to a water body. The applicant proposes to undertake earthworks immediately adjacent to an existing pond and shall also position material within 7m of the water body. Council's discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a) for the proposed construction of buildings which are not contained within an approved building platform. Both the proposed residential unit and shed will be constructed outside an approved building platform. Although the application includes the establishment of a building platform around the proposed residential unit, this is not established at the time of application.
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(b) for the identification of a building platform between 70m<sup>2</sup> and 1000m<sup>2</sup> in size.

#### DECISIONS VERSION (STAGE 1) OF THE PROPOSED DISTRICT PLAN (2018)

Council notified its 'decisions on submission' version of the Proposed District Plan on 5 May 2018. The subject site is not proposed to be rezoned under Stage 1 with rural areas to be dealt with under Stage 2. However, the proposed activity requires resource consent for the following reasons:

- A **restricted discretionary** activity resource consent pursuant to Rule 26.5.8 for the proposed development within the setting or extent of a Category 2 Heritage Feature. The adjacent Stone Stables are a Category 2 feature (Ref: 111).

#### PROPOSED DISTRICT PLAN (STAGE 2)

Council notified the Proposed District Plan (Stage 2) on 23 November 2017, which contains the following rules with immediate legal effect, for which this proposal requires consent:

- A **restricted discretionary** activity resource consent pursuant to Rule 24.5.7 for the proposed construction of a building within 30m of a waterbody. It is proposed to construct the residential unit 7m of a water body. Council's discretion is restricted to:
  - Indigenous biodiversity values.
  - Natural Hazards.
  - Visual amenity values.
  - Landscape and natural character.
  - Open space.
- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.11 for proposed earthworks which exceed 2500m<sup>3</sup> where the slope is 10° or greater. Council's discretion is restricted to:
  - Soil erosion, generation and run-off of sediment.
  - Landscape and visual amenity.
  - Effects on infrastructure, adjacent sites and public roads.
  - Land stability.
  - Effects on water bodies, ecosystem services and indigenous biodiversity.
  - Cultural and archaeological sites.

- Nuisance effects.
  - Natural Hazards.
  - Functional aspects and positive effects.
- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.20 for proposed earthworks which are not setback at least 10 metres from the bed of a water body. It is proposed to undertake earthworks within 7m of a water body. Council's discretion is restricted to:
    - Soil erosion, generation and run-off of sediment.
    - Landscape and visual amenity.
    - Effects on infrastructure, adjacent sites and public roads.
    - Land stability.
    - Effects on water bodies, ecosystem services and indigenous biodiversity.
    - Cultural and archaeological sites.
    - Nuisance effects.
    - Natural Hazards.
    - Functional aspects and positive effects.

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

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

Based on the Preliminary/Detailed Site Investigation prepared on behalf of the applicant the proposed activity is on a piece of land that is, or is more than likely to be, a HAIL site. The applicant proposes to disturb soil and change the use of land from productive to non-productive land.

- Pursuant to Clauses 9(1) and 9(3) of the NES, the application requires **controlled** consent.

### 5.4 RESOURCE MANAGEMENT ACT 1991

A **discretionary** activity consent pursuant to Section 87B in accordance with Section 221 of the RMA which specifies a change to/cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to cancel Condition b) of Consent Notice 6882525.2 to allow the construction of buildings outside the building platform.

### 5.5 SUMMARY OF ACTIVITY STATUS

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

## 6. STATUTORY CONSIDERATIONS

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

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

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



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

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

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

The application must also be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources.

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

## **7. INTERNAL REPORTS**

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

- Engineering Report by Council's Resource Management Engineer, Mr Giller. This is included in Appendix 4.

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

## **8. ASSESSMENT**

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

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

### **8.1 LANDSCAPE CLASSIFICATION**

The site is identified in Appendix 8a of the Operative District Plan as being within a Visual Amenity Landscape. The landscape assessment by Mr Steve Skelton of Patch Landscape submitted with the application (attached as Appendix 5) agrees with this classification. I accept Mr Skelton's assessment and will assess the site as being within a Visual Amenity Landscape.

### **8.2 EFFECTS ON THE ENVIRONMENT**

#### **8.2.1 The Permitted Baseline**

The consent authority *may* disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all buildings in the Rural General Zone require consent although earthworks up to 1000m<sup>3</sup> in volume can be undertaken as a permitted activity, subject to limitations on cut or batter for an access, angle of cuts or batters, and maximum height of fill, as well as setbacks from waterbodies. The permitted baseline is considered to be of little relevance to the proposal.

#### **8.2.2 Actual and Potential Effects on the Environment**

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

### Landscape effects

Mr Skelton has provided an assessment of the proposal in terms of effects on the nearby Morven Hill Outstanding Natural Landscape (ONL) and has found that effects on the open character of the ONL will be low to negligible due to the topography of the site and surrounding land, existing vegetation, and distance from some locations where the development may be visible. Similarly, Mr Skelton finds that, due to the topography of the site and existing vegetation, the proposed dwelling and earthworks will not be readily visible from outside the site and will not detract from public or private views that are otherwise characterised by natural or Arcadian pastoral landscapes.

Mr Skelton comments that the proposed shed has limited potential to be visible from State Highway 6 and that visibility is restricted by existing trees along the north western side of the Stage Highway. It is unclear whether these trees are partially located within the applicant's property as they are situated outside the existing fenceline but appear to be partially within the site boundary when viewed against the property boundaries on Council's GIS system and on composite plans provided by Aurum Survey as part of the application. In any case, Mr Skelton suggests additional planting be provided along the boundary to mitigate any potential increase in visibility of the shed and this is accepted.

Mr Skelton's assessment finds that the form and density of the development will be separated from adjoining lots, will be typical of the rural living character of the surrounding area, and will allow the majority of the site to remain in its existing park-like form. I accept Mr Skelton's assessment and further consider that the landform allows the dwelling to be discretely tucked into an area of extremely limited visibility which has capacity to absorb further built form. The proposed shed will not be overtly visible from public or private places to such an extent as to unacceptably detract from the character of the landscape and is of a form and style which is typical of rural and rural lifestyle areas throughout the district.

Mr Skelton considers that the development will retain the moderate to low ratio of built form to open space and will be contained within a discreet landscape unit. Mr Skelton considers that the proposal will not cross a threshold with respect to the landscape's ability to absorb change. I accept Mr Skelton's assessment in this regard.

In relation to rural amenity, Mr Skelton reiterates that the site has a very limited profile from public spaces and that views across the landscape will be maintained. The proposal will not compromise existing or future agricultural activities on the site or neighbouring land and will not introduce elements which are inconsistent with traditional rural elements. I accept Mr Skelton's assessment.

### Visual effects

As discussed above, the topography of the site allows the dwelling and earthworks to be tucked discretely into the undulating form of the land and these elements of the proposal will not be overtly visible. The proposed shed will be located on a ridge but will be screened by some of the surrounding landform, existing vegetation and can be further mitigated by additional planting. Its distance from viewpoints to the southwest along the State Highway will ensure that it does not form a prominent feature and additional planting can further reduce its visibility from the locations.

### Effects on Heritage values

The applicant has already obtained an archaeological authority from Heritage New Zealand Pouhere Taonga as well as a Heritage Setting Impact Assessment by Robin Miller of Origin Consultants which is attached as Appendix 7 of this report. Mr Miller has found that the formation of the driveway will have effects on the heritage character of the Stables that are no more than minor due to the proposed route and gravel finish of the driveway. Similarly, the proposed dwelling will be located behind the Stables, at a lower elevation, and will not address the heritage directly by facing away from it. Furthermore, the design of the building is low-key and small scale, incorporates traditional elements such as stone cladding, and will not compete with the Stables in bulk and form while the proposed style is complementary to the historic farmstead but retains a clear, contemporary origin. I accept Mr Miller's assessment and consider that effects on the heritage character of the protected feature will not be impacted to any considerable degree.

### Effects on a waterbody

The proposal includes earthworks and construction of a dwelling within close proximity of an existing waterbody. Council's Resource Management Engineer, Aaron Giller, has reviewed the proposal and is satisfied that the earthworks can be achieved without adverse effects to the manmade pond provided site management conditions are adhered to. I therefore consider that the earthworks, provided Mr Giller's conditions are included, will have minimal effects on ecosystems and indigenous biodiversity. Due to the topography of the site, the waterbody is not readily visible from outside the site and the proposed earthworks and dwelling in close proximity will not significantly detract from the visual amenity or landscape character associated with the pond. The pond and the land around it, including the site of the earthworks and dwelling, is on private land, is not open to the public, and as a result of the topography of the site, is enclosed by the surrounding landform; meaning that it does not provide benefits to the general public as open space.

### Land stability, erosion and sediment run-off

Mr Giller's report also identifies that a substantial portion of the proposed earthworks has already been carried out and that the portions of the cleared area are at relatively low levels, contrary to the advice contained in the expert advice submitted with the application. Nonetheless, Mr Giller is satisfied that appropriate conditions can ensure the final building platform is stable and situated above flood levels. As discussed above, Mr Giller is satisfied that appropriate site management practices can ensure that sediment run-off does not negatively affect the nearby waterbody.

### Effects relating to soil contaminants

The applicant engaged Insight Engineering to undertake a Preliminary and Detailed Site Investigation (PSI and DSI) to assess whether the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NES) apply to the site. A report was prepared by Claude Midgley of Insight Engineering and is attached as Appendix 6 of this report. The site inspection carried as part of Mr Midgley's assessment found evidence of contamination in the form of a stockpile of material which included treated timber which had been burnt, and piece of potentially asbestos-containing fibre cement board. The DSI found that levels of contaminants do not exceed the applicable standards in the NES Regulations and recommended approval subject to conditions intended to minimise risk to human health during the construction period. I accept Mr Midgley's conclusions in this regard and consider that effects relating to soil contaminants will be minimal.

### Effects relating to servicing, including access

Mr Giller has addressed servicing and access to the development in his report. Mr Giller has commented on access to the development, with particular detail given to the gradient of the proposed access. Mr Giller considers that access can be formed to meet the relevant District Plan standards and recommends conditions in this regard.

Mr Giller comments that he is satisfied that all necessary services can be provided to the development and recommends conditions requiring certain details to be confirmed via an engineering acceptance process prior to work commencing on site. He is satisfied that some servicing issues can be dealt with during the Building Consent process.

The application proposes to construct the shed over an existing private water pipeline and associated easement. Notice of the application was served on properties with an interest in the easement and no submissions were received. The applicant has provided a letter and structural concept design from Lewis Bradford Consulting Engineers which addresses how the shed will be constructed to ensure that the integrity of the pipeline is maintained and that detailed design can be submitted during the Building Consent application. Mr Giller recommends a condition in this regard. I consider it appropriate to ensure that alternative pipeline arrangements can be made in the event that maintenance or replacement of the pipe is necessary in the future and that additional costs associated with this should be borne by the applicant. I recommend conditions in this regard.

### Consent Notice variation and building platform

The removal of Condition b) of Consent Notice 6882525.2 is largely a procedural matter only which is required in order to allow the construction of the buildings. The Consent Notice has been carried down from previous titles and was intended to restrict built development to an approved platform which, following further adjustment of the boundaries, is now located on the adjoining property to the north west – Lot 1 DP 366461.

The applicant has proposed the establishment of a building platform around the proposed residential unit and this can be established on the title by an appropriate title instrument. This building platform is not much larger than the footprint of the proposed dwelling and will not promote further, intense development of the subject. The proposed shed is not subject to a proposed building platform.

I consider that the variation of the Consent Notice and establishment of a new building platform will have minimal adverse effects.

## **8.3 DISTRICT PLAN PROVISIONS**

The proposal must be assessed against the relevant provisions of both the Operative and Proposed District Plans.

In this regard, Sections 4 (District-wide Issues), 5 (Rural General and Ski Area sub zone), and 22 (Earthworks) of the Operative District Plan are relevant.

Chapters 3 (Strategic Direction), 6 (Landscapes and Rural Character), and 26 (Historic Heritage) of Stage 1 of the PDP are relevant along with Chapters 24 (Wakatipu Basin) and 25 (Earthworks) of Stage 2.

An assessment against the relevant objectives and policies of these chapters follows.

### **Operative District Plan**

#### **Section 4 – District-wide Issues**

##### **4.2.5 Objective and Policies**

###### **Objective:**

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

###### **Policies:**

###### ***1 Future Development***

*(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.*

*(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detracting from landscape and visual amenity values.*

*(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.*

###### ***4. Visual Amenity Landscapes***

*(a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity landscapes which are:*

- highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and*
- visible from public roads.*

*(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.*

*(c) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

### 8. Avoiding Cumulative Degradation

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

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

*(b) to encourage comprehensive and sympathetic development of rural areas.*

### 9. Structures

*To preserve the visual coherence of:*

*(b) visual amenity landscapes*

- by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and*

*(c) All rural landscapes by*

- providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

### 12. Transport Infrastructure

*To preserve the open nature of the rural landscape by:*

- encouraging the location of roads, car parks and tracks along the edges of existing landforms and vegetation patterns.*
- discouraging roads and tracks on highly visible slopes.*
- requiring that all construction be with minimum cut and fill batters and that all batters be shaped in sympathy with, existing landforms.*
- requiring that all disturbed areas be revegetated at the end of construction.*
- encouraging where appropriate car parks to be screened from view.*

## 4.9.3 Objectives and Policies

### 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.*

*1.2 To ensure growth does not adversely affect the life supporting capacity of soils unless the need for this protection is clearly outweighed by the protection of other natural or physical resources or important amenity values.*

### Objective 3 - Residential Growth

*Provision for residential growth sufficient to meet the District's needs.*

#### Policies

*3.4 To provide for lower density residential development in appropriate areas and to ensure that controls generally maintain and enhance existing residential character in those areas.*

As discussed in Section 8.2.2 above, the proposal is considered to avoid and mitigate adverse effects on landscape and visual amenity values. Due to the topography of the landform, the dwelling and access and subsequent associated residential activity are able to be hidden within the site and only visible from a limited area. In this regard, the characteristics of the site allow the landscape to absorb additional development. While the proposed residential unit will not be highly visible from public places, it is acknowledged that the proposed shed will be situated in a position on, or near to a ridgeline. However, the shed will be screened from public places by a combination of existing topography and planting, additional mitigation planting; and where visible will be located at such a distance as to ensure it will not form a prominent feature. Although mitigation planting would be linear with the State Highway to the south east, this is not considered to be contrary to the purpose of the policy as linear vegetation already exists along this boundary. The proposed structures will be screened from roads either by the existing landform or vegetation, thereby maintaining the naturalness of the environment.

As considered by Mr Skelton, the proposal will retain the rural qualities of the landscape “through the use of rural landscape elements and by maintaining a moderate to low ratio of built form to open space”. I have accepted Mr Skelton’s assessment and consider the proposal to be consistent with the related policies.

The application does not propose to introduce any new transport infrastructure on highly visible slopes and proposed parking areas will be, for the most part, entirely screened from view from outside the site. Proposed earthworks, while extensive, will be consistent with the natural, highly uneven, sloping terrain; and can be revegetated by way of consent condition.

The proposal will provide for low density residential development in area which is capable of absorbing such development while maintaining the existing character. The proposed buildings will be of a style and scale which is sympathetic to the local rural character while the development can be undertaken without detrimental effects on the landscape quality and the values of the adjacent waterbody on site.

## **Section 5 – Rural General and Ski Area Sub-Zone**

### **5.2 Rural General and Ski Area Sub-Zone - Objectives and Policies**

#### **Objective 1 - Character and Landscape Value**

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

#### **Policies:**

- 1.1 Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*
- 1.2 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.*
- 1.3 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.*
- 1.4 Ensure activities not based on the rural resources of the area occur only where the character of the rural area will not be adversely impacted.*
- 1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.*
- 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.*

#### **Objective 3 - Rural Amenity**

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

#### **Policies:**

- 3.1 Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.*
- 3.2 Ensure a wide range of rural land uses and land management practices can be undertaken in the rural areas without increased potential for the loss of rural amenity values.*
- 3.3 To avoid, remedy or mitigate adverse effects of activities located in rural areas.*
- 3.5 Ensure residential dwellings are setback from property boundaries, so as to avoid or mitigate adverse effects of activities on neighbouring properties.*

As assessed previously, the proposal is considered to have minimal impacts on the character and landscape value of the rural area. The dwelling will be located close to the existing group of buildings and the development will not compromise the ability of the remainder of the site to be utilised for productive uses. As stated above, the buildings will be located in an area that is able to absorb the proposed development and will either avoid or mitigate adverse effects on landscape values. The proposed shed will provide a building capable of facilitating productive activity. Effects of the shed close to a ridge are appropriately mitigated by additional and existing planting and distance of the development from public areas with a view into the site.

The proposed residential unit is located well away from other property boundaries in a secluded hollow that will not detrimentally affect other properties. There do not appear to be intensive productive uses on neighbouring properties that might give rise to reverse sensitivity effects.

## **Section 22 – Earthworks**

### 22.2 Objectives and Policies

#### Objective 1

*Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.*

#### Policies:

*1.1 Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients.*

*1.2 Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks.*

*1.3 Require remedial works and re-vegetation to be implemented in a timely manner.*

*1.4 Avoid, remedy or mitigate the long term adverse effects of unfinished projects.*

#### Objective 2

*Avoid, remedy or mitigate the adverse effects of earthworks on rural landscapes and visual amenity areas.*

#### Policies:

*2.2 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.*

*2.3 Ensure cuts and batters are sympathetic to the line and form of the landscape.*

*2.4 Ensure remedial works and re-vegetation mitigation are effective, taking into account altitude and the alpine environment. Note: The objectives and policies in Section 4.2 of the District Plan are also relevant to earthworks.*

#### Objective 3

*Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.*

#### Policies:

*3.1 Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites.*

*3.2 Ensure earthworks do not cause or exacerbate flooding, and avoid, remedy or mitigate the adverse effects of de-watering.*

*3.3 Avoid the adverse effects of earthworks on steeply sloping sites, where land is prone to erosion or instability, where practicable. Where these effects cannot be avoided, to ensure techniques are adopted that remedy or mitigate the potential to decrease land stability.*

#### Objective 6

*Maintain or improve water quality of rivers, lakes and aquifers.*

#### Policies:

*6.1 Avoid the adverse effects of earthworks in close proximity to water bodies, where practicable. Where these cannot be avoided, ensure that sediment control techniques are put in place to avoid, remedy or mitigate sediment run-off.*

The proposed earthworks, while substantial, will be almost exclusively hidden from outside the site and once complete will present as a natural part of the steeply undulating landform. They will not be prominent from outside the site. Provided Mr Giller's suggested conditions are adopted, the earthworks will provide a safe and stable building site which is resistant to flooding and does not jeopardise the quality of the watercourse. The earthworks will be suitably engineered and will be setback a significant distance from property boundaries which will ensure that the stability of adjoining sites are not adversely affected.

## **Proposed District Plan**

### **Chapter 3 – Strategic Direction**

#### **3.2 Strategic Objectives**

*3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that the character of rural landscapes, significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. (also elaborates on S.O.3.2.5 following)*

*3.2.3 A quality built environment taking into account the character of individual communities. (addresses Issues 3 and 5)*

*3.2.3.1 The District's important historic heritage values are protected by ensuring development is sympathetic to those values.*

*3.2.5 The retention of the District's distinctive landscapes. (addresses Issues 2 and 4)*

*3.2.5.1 The landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features are protected from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.*

*3.2.5.2 The rural character and visual amenity values in identified Rural Character Landscapes are maintained or enhanced by directing new subdivision, use or development to occur in those areas that have the potential to absorb change without materially detracting from those values.*

#### **3.3 Strategic Policies**

##### **Heritage**

*3.3.16 Identify heritage items and ensure they are protected from inappropriate development. (relevant to S.O. 3.2.2.1, and 3.2.3.1)*

##### **Rural Activities**

*3.3.20 Enable continuation of existing farming activities and evolving forms of agricultural land use in rural areas except where those activities conflict with significant nature conservation values or degrade the existing character of rural landscapes. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)*

*3.3.22 Provide for rural living opportunities in areas identified on the District Plan maps as appropriate for rural living developments. (relevant to S.O. 3.2.1.7, 3.2.5.1 and 3.2.5.2)*

*3.3.24 Ensure that cumulative effects of new subdivision and development for the purposes of rural living does not result in the alteration of the character of the rural environment to the point where the area is no longer rural in character. (relevant to S.O. 3.2.1.8, 3.2.5.1 and 3.2.5.2)*

*3.3.26 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)*

##### **Landscapes**

*3.3.29 Identify the District's Outstanding Natural Landscapes and Outstanding Natural Features on the District Plan maps. (relevant to S.O.3.2.5.1)*

*3.3.30 Avoid adverse effects on the landscape and visual amenity values and natural character of the District's Outstanding Natural Landscapes and Outstanding Natural Features that are more than minor and or not temporary in duration. (relevant to S.O.3.2.5.1)*

*3.3.31 Identify the District's Rural Character Landscapes on the District Plan maps. (relevant to S.O.3.2.5.2)*

*3.3.32 Only allow further land use change in areas of the Rural Character Landscapes able to absorb that change and limit the extent of any change so that landscape character and visual amenity values are not materially degraded. (relevant to S.O. 3.2.19 and 3.2.5.2)*

The above objectives and policies, with the exception of those relating to heritage items, are considered to be similar to those of the ODP addressed above. The proposal is considered to be consistent with these objectives and policies.

With regards to heritage matters, the proposal does not include any physical change to the heritage items themselves and will only affect the setting or the stables. The proposed dwelling has been designed to complement the style and character of the stable building by using similar materials with a traditional roof pitch, while retaining a contemporary feel. The building will be located to the rear of the stables in a discrete hollow and will have minimal impacts on the heritage character and values of the stables. The development is considered to be in accordance with these policies.



## **Chapter 6 – Landscapes and Rural Character**

### Managing Activities in the Rural Zone, the Gibbston Character Zone, the Rural Residential Zone and the Rural Lifestyle Zone

6.3.4 *Avoid urban development and subdivision to urban densities in the rural zones. (3.2.2.1, 3.2.5.1, 3.2.5.2, 3.3.13-15, 3.3.23, 3.3.30, 3.3.32).*

6.3.5 *Ensure that the location and direction of lights does not cause excessive glare and avoids unnecessary degradation of views of the night sky and of landscape character, including of the sense of remoteness where it is an important part of that character. (3.2.5.1, 3.2.5.2, 3.3.19, 3.3.20, 3.3.30, 3.3.32).*

6.3.10 *Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes adjacent to Outstanding Natural Features does not have more than minor adverse effects on the landscape quality, character and visual amenity of the relevant Outstanding Natural Feature(s). (3.2.5.1, 3.3.30).*

6.3.11 *Encourage any landscaping to be ecologically viable and consistent with the established character of the area. (3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.30, 3.3.32).*

### Managing Activities in Rural Character Landscapes

6.3.19 *Recognise that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent with the objectives and policies of the Plan. (3.2.1.1, 3.2.1.7, 3.2.5.2, 3.3.20- 24, 3.3.32).*

6.3.20 *Encourage plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change. (3.2.1.8, 3.2.5.2, 3.3.22, 3.3.24, 3.3.32).*

6.3.21 *Require that proposals for subdivision or development for rural living in the Rural Zone take into account existing and consented subdivision or development in assessing the potential for adverse cumulative effects. (3.2.1.8, 3.2.5.2, 3.3.23, 3.3.32).*

6.3.23 *Ensure incremental changes from subdivision and development do not degrade landscape quality or character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.21, 3.3.24, 3.3.32).*

6.3.26 *Avoid adverse effects on visual amenity from subdivision, use and development that:*

- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.30, 3.3.32).*

6.3.27 *In the Wakatipu Basin, avoid planting and screening, particularly along roads and boundaries that would degrade openness where such openness is an important part of its landscape quality or character. (3.2.1.1, 3.2.1.8, 3.2.5.2, 3.3.20-21, 3.3.24-25, 3.3.32).*

6.3.29 *Encourage development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landforms and to rural character. (3.2.1.1, 3.2.1.8, 3.3.21, 3.3.24, 3.3.32).*

As above, these policies and objectives are very similar to those already considered as part of the ODP assessment. The exception is policy 6.3.20 which encourages plan changes to Rural Lifestyle or Rural Residential instead of ad-hoc development. In this case, the development is appropriate due to particular site conditions and it is considered that rezoning would not be appropriate or efficient for this site.

Overall, the proposal is broadly consistent with these objectives and policies.

## **Chapter 26 – Historic Heritage**

### 26.3 Objectives and Policies

26.3.1 *Objective - The District's historic heritage is recognised, protected, maintained and enhanced.*

### Policies

*26.3.1.3 Protect historic heritage values while managing the adverse effects of land use, subdivision and development, including cumulative effects, taking into account the significance of the heritage feature, area or precinct.*

*26.3.1.4 Where activities are proposed within the setting or extent of place of a heritage feature, to protect the heritage significance of that feature by ensuring that:*

- a. the form, scale and proportion of the development, and the proposed materials, do not detract from the protected feature located within the setting or extent of place;*
- b. the location of development does not detract from the relationship that exists between the protected feature and the setting or extent of place, in terms of the values identified for that feature;*
- c. existing views of the protected feature from adjoining public places, or publicly accessible places within the setting or extent of place, are maintained as far as is practicable;*
- d. hazard mitigation activities and network utilities are located, designed, or screened to be as unobtrusive as possible.*

As discussed in the effects assessment, the proposed dwelling within the setting of the stables is considered to be recessive, complementary in style and materials, and will not attempt to mimic the heritage feature. It will be located to the rear of the lot, behind the stables and in a discrete hollow and will not be visible from public places. The proposal is considered to meet the above objectives and policies.

## **Chapter 24 – Wakatipu Basin**

### 24.2 Objectives and Policies

*24.2.1 Objective - Landscape and visual amenity values are protected, maintained and enhanced.*

### Policies

*24.2.1.2 Ensure subdivision and developments are designed (including accessways, services, utilities and building platforms) to minimise modification to the landform, and maintain and enhance the landscape character and visual amenity values.*

*24.2.1.3 Ensure that subdivision and development maintains and enhances the Wakatipu Basin landscape character and visual amenity values identified for the landscape character units as described in Schedule 24.8.*

*24.2.1.4 Maintain and enhance the landscape character and visual amenity values associated with the Zone and Precinct and surrounding landscape context by controlling the colour, scale, form, coverage, location (including setbacks from boundaries and from Identified Landscape Features) and height of buildings and associated infrastructure, vegetation and landscape elements.*

*24.2.1.5 Require all buildings to be located and designed so that they do not compromise the qualities of adjacent or nearby Outstanding Natural Features and Outstanding Natural Landscapes, or of identified landscape features.*

*24.2.1.7 Control earthworks and vegetation clearance so as to minimise adverse changes to the landscape character and visual amenity values.*

*24.2.1.8 Ensure land use activities protect, maintain and enhance the range of landscape character and visual amenity values associated with the Zone, Precinct and wider Wakatipu Basin area.*

*24.2.1.9 Provide for activities that maintain a sense of openness and spaciousness in which buildings are subservient to natural landscape elements.*

*24.2.1.11 Manage lighting so that it does not cause adverse glare to other properties, roads, public places or the night sky.*

*24.2.3 Objective – Reverse sensitivity effects are avoided or mitigated where rural living opportunities, visitor and tourism activities, community and recreation activities occur.*

### Policies

*24.2.3.2 Ensure reverse sensitivity effects on residential lifestyle and non-residential activities are avoided or mitigated.*

*24.2.3.3 Support productive farming activities such as agriculture, horticulture and viticulture in the Zone by ensuring that reverse sensitivity issues do not constrain productive activities.*

*24.2.4 Objective - Subdivision and land use development maintains and enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.*

### Policies

*24.2.4.3 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.*

*24.2.4.4 Ensure development does not generate servicing and infrastructure costs that fall on the wider community.*

*24.2.4.5 Ensure development infrastructure is self-sufficient and does not exceed capacities for infrastructure servicing.*

The above objectives and policies and also similar to those found in the District-wide and Rural General chapters of the ODP and the development has been found to be consistent with these. By way of additional comment, the proposal is considered to maintain the landscape character and visual amenity values identified for the Lake Hayes Slopes Landscape Character Unit and will not generate significant lighting that will cause glare. This can be further limited by conditions of consent. The proposal is considered to be consistent with these policies and objectives.

## **Chapter 25 – Earthworks**

### 25.2 Objectives and Policies

*25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment and maintains landscape and visual amenity values.*

### Policies

*25.2.1.1 Ensure earthworks minimises erosion, land instability, and sediment generation and off-site discharge during construction activities associated with subdivision and development.*

*25.2.1.2 Protect the following valued resources including those that are identified in the District Plan from the inappropriate adverse effects of earthworks:*

- b. the amenity values of Rural Landscapes and other identified amenity landscapes;*
- c. significant Natural Areas and the margins of lakes, rivers and wetlands;*
- e. the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga;*
- f. heritage sites, precincts and landscape overlays; and*

*25.2.1.3 Avoid, where practicable, or remedy or mitigate adverse visual effects of earthworks on visually prominent slopes, natural landforms and ridgelines.*

*25.2.1.4 Manage the scale and extent of earthworks to maintain the amenity values and quality of rural and urban areas.*

*25.2.1.5 Design earthworks to recognise the constraints and opportunities of the site and environment.*

*25.2.2 Objective – The social, cultural and economic well being of people and communities benefit from earthworks while being protected from adverse effects.*

### Policies

*25.2.2.2 Ensure that earthworks are designed and undertaken in a manner that does not adversely affect infrastructure, buildings and the stability of adjoining sites.*

*25.2.2.3 Encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.*

*25.2.2.4 Undertake processes to avoid adverse effects on cultural heritage, including wāhi tapu, taonga, and archaeological sites, or where these cannot be avoided, effects are remedied or mitigated.*

### 25.3 Other Provisions and Rules

*25.2.2.5 Manage the potential adverse effects arising from exposing or disturbing accidentally discovered material by following the Accidental Discovery Protocol in Schedule 25.10.*

*25.2.2.6 Ensure that earthworks that generate traffic movements maintain the safety of roads and accesses, and do not degrade the amenity and quality of surrounding land.*

*25.2.2.7 Ensure that earthworks minimises natural hazard risk to people, communities and property, in particular earthworks undertaken to facilitate land development or natural hazard mitigation.*

The objectives and policies of the Earthworks chapter of the PDP address many of the same issues in similar ways to those of the ODP which have already been assessed above. I note that the PDP objectives and policies appear to place greater emphasis on heritage sites such as the application site, and specifically state that traffic movements generated by earthworks should maintain the safety of roads and accesses and not degrade amenity. I do not consider that the proposed earthworks are substantial enough to significantly alter the character of the setting and negatively impinge on the heritage place. Conditions of consent can also be imposed to ensure that road safety is not compromised and to maintain amenity. I consider the proposal to accord with these objectives and policies.

Overall, the proposal is consistent with the objectives and policies of both the ODP and PDP.

#### **8.4 OTHER MATTERS UNDER SECTION 104(1)(b))**

##### **Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NES)**

The proposal has triggered the requirement for consent under the NES and this has been assessed above. Contaminants on the site have been found to be within acceptable levels and the development is not likely to pose a risk to human health.

#### **8.5 PRECEDENT**

I consider the development can be accommodated due to the discrete location of the dwelling and site-specific characteristics that will ensure buildings do not become a prominent feature of the landscape. I do not consider that the development would create a precedent.

### **9. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991**

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

Similarly, the Proposed District Plan has been created to give effect to the purposes and principles of the RMA and although these provisions are not certain at this time, it is considered that the consistency of the proposal with these provisions and the similarity to the ODP assessment demonstrates that the proposal accords with Part 2 of the Act.

### **10. RECOMMENDATION**

Having regard to the matters set out in section 104 and foregoing assessment, it is my conclusion that the proposal is appropriate in this location. I consider that effects from the development will mostly be contained within the application site and that the proposal will have effects on the environment that are minimal. I also consider that the proposal is consistent with the objectives and policies of both the Operative and Proposed District Plans and as a result, is also consistent with Part 2 of the RMA.

Overall, and in accordance with the assessment contained in this report, I consider that the proposal should be approved pursuant to Section 104B of the Act, subject to the inclusion of suitable conditions.

Should consent be granted, a draft set of conditions of consent are attached as Appendices 1 and 2.

Report prepared by

Reviewed by



Kenny Macdonald  
**SENIOR PLANNER**



Paula Costello  
**TEAM LEADER: RESOURCE CONSENTS**

<b>Attachments:</b>	Appendix 1	Suggested Conditions – Decision 1
	Appendix 2	Suggested Conditions – Decision 2
	Appendix 3	Applicant's AEE
	Appendix 4	Council's Engineering Report
	Appendix 5	Landscape Architect's Report by Steve Skelton of Patch
	Appendix 6	PSI/DSI by Claude Midgley of Insight Engineering
	Appendix 7	Heritage Impact Assessment by Robin Miller of Origin
<b>Report Dated:</b>	8 June 2018	

General Conditions

1. Consent is given to cancel condition b) of Consent Notice 6882525.2 only as it relates to Lot 2 DP 366461. Within 3 months of the date of this consent, the consent holder and Council shall vary the consent notice and execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.

# **APPENDIX 1**

## **Suggested Conditions – Decision 1**

General Conditions

1. Consent is given to cancel condition b) of Consent Notice 6882525.2 only as it relates to Lot 2 DP 366461. Within 3 months of the date of this consent, the consent holder and Council shall vary the consent notice and execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.



## **APPENDIX 2**

### **Suggested Conditions – Decision 2**

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Site Plan' by Aurum Survey, Drawing and Issue No. 4186.2R.2C, dated 21 August 2017
  - 'Proposed Platform & Access, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.2R. 1C, dated 8 Sept 2016
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.2R. 3A, dated 9 Sept 2016
  - 'North Elevation' by Spi.rus Limited, Issue RC, Rev A03, dated May 2016
  - 'East Elevation' by Spi.rus Limited, Issue RC, Rev A04, dated May 2016
  - 'South Elevation' by Spi.rus Limited, Issue RC, Rev A05, dated May 2016
  - 'North East Elevation' by Spi.rus Limited, Issue RC, Rev A06, dated May 2016
  - 'Floor Plan' by Spi.rus Limited, Issue RC, Rev A01, dated May 2016
  - 'Roof Plan' by Spi.rus Limited, Issue RC, Rev A02, dated May 2016
  - 'Plans, Section and Elevations' by Calder Stewart, Drawing No. SK1, dated 20/04/2017
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.3R. 3C, dated 6 May 2017
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.3R. 1C, dated 6 May 2017
  - 'Earthworks Plan, Lot 2 DP 366461, Lake Hayes for J Guthrie' by Aurum Survey, Drawing and Issue No. 4186.3R. 2B, dated 6 May 2017

**stamped as approved on 30 May 2018**

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.

### Landscaping

4. A landscaping plan shall be submitted to and approved by Council prior to any development of the site. The submitted plan shall include numbers, species and grade of proposed plants and shall also include any existing trees within the site boundaries to the east of the proposed shed. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

In this instance the landscape plan should be designed to meet the following objectives:

- Screening of the proposed shed from State Highway 6. Planting should extend at least 15m beyond the line of the south-western and north-eastern extents of the shed and should be of a rapidly growing evergreen species typical of rural landscapes which can be hedged and topped such that its mature height can be controlled to avoid shading of the State Highway.

### **General conditions**

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

*Note: The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz>

### **Ongoing Conditions/Covenants**

6. Prior to the commencement of works, 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 dwelling is proposed:
  - a) At the time a residential unit is proposed and prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building. Any Schedule 2A certificate recommendations for ongoing works, monitoring or maintenance requirements to be completed by the landowner on an ongoing basis shall be adhered to at all times.
  - b) Council has given consent for the registered owner of Lot 2 DP 366461 to place a structure as agreed to by RM170831 over an existing water supply pipeline and easement; and
    - i) The registered owner:
      - a) Agrees that those other parties (besides the registered owner of Lot 2 DP 366461) that have an interest in the water supply easement shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the water supply infrastructure, including access to the land by maintenance vehicles and construction machinery; and
      - b) Indemnifies those other parties (besides the registered owner of Lot 2 DP 366461) that have an interest in the water supply pipeline and easement against any claims or damage to or by third parties caused by the presence of the structure over the existing stormwater easement.
      - c) Agrees to pay for any costs over and above regular (pipelines not covered by buildings) costs incurred during maintenance of the water pipeline that result from the building being located above the water pipeline.
      - d) The building foundations and works required over the water supply pipeline shall be undertaken in accordance with the drawings approved by resource consent RM170831.

### **Prior to the commencement of works**

7. The consent holder 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 these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.

8. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (5), to detail the following requirements:
  - a) The provision of a water supply to each building platform within the lot in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
    - i) Installation of an Acuflo CM2000 toby valve for each building platform located at the road reserve boundary.
    - OR
    - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
  - b) The provision of a foul sewer connection from the building platform to Council's reticulated sewerage system in accordance with Council's standards and connection policy. The costs of the connections shall be borne by the consent holder.
  - c) The provision of sealed vehicle crossings to the lot from Arrowtown – Lake Hayes Road to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. For clarity this involves upgrading the existing crossing point.
  - d) The provision of an access way to the building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. All areas of the existing and proposed access greater than 1 in 6 gradient shall be sealed in accordance with Council standards. Provision shall be made for stormwater disposal from the carriageways.
  - e) The provision of a natural hazard report from a suitably qualified and experienced Chartered Professional Engineer with competence in geotechnical engineering which includes assessment against all natural hazards specific to the building platform being created under this development. This shall include a definitive liquefaction assessment and details of 1% AEP flood level freeboard heights, as relevant to the proposed platform. The report shall take consideration of the preliminary Geosolve report, 'Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent'
9. 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 preliminary Geosolve report, '*Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent*' and the Natural Hazard assessment in Condition (8) above who shall supervise the earthworks and submit a Schedule 2A with completion report on completion of earthworks.
10. The consent holder 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.

***To be completed prior to the commencement of any works to construct a building***

11. On completion of earthworks within the building footprint and prior to the commencement of the construction of the building, 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 dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

***Registration of the building platform on the Computer Freehold Register***

12. Prior to registration of the building platform, a digital plan showing the location of the building platform as shown on the survey plan / 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.
13. At the time the building platform is established and prior to construction of the dwelling, the consent holder shall provide a "Land Transfer Covenant Plan" showing the location of the approved building platform (as per the approved plan titled 'Site Plan' by Aurum Survey, Drawing and Issue No. 4186.2R.2C, dated 21 August 2017). The consent holder shall register this "Land Transfer Covenant Plan" on Computer Freehold Register Identifier 76752 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

***To be completed prior to the commencement of works to construct the dwelling***

14. Prior to the commencement of works to construct the residential unit, the consent holder shall complete the following:
  - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this development to the Manager of Resource Management Engineering at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water and Wastewater reticulation (including private laterals and toby positions).
  - b) The completion and implementation of all works detailed in Condition (8) above.
  - c) The consent holder shall provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to the suitability of land for building construction" in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the proposed building platform is suitable for building development. In the event that the site conditions within the building platform are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and acceptance full details of such works.

The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction. Where any buildings are to be founded on fill that has not been certified in accordance with NZS 4431:1989, the foundations of the building shall be designed by a suitably qualified engineer and a corresponding producer statement shall be submitted to the Manager of Resource Management Engineering at Council. Any ongoing mitigation building set-backs, heights and foundation design measures, shall be registered as covenant notices on the relevant title.

- d) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform.
- e) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made available to the building platform.
- f) The submission of contractors Completion Certificates stating that the works have been completed in accordance with the accepted designs for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Water, and Wastewater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

***To be monitored throughout earthworks***

- 15. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
- 16. 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.
- 17. 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.

***To be completed when works finish and before use of the building***

- 18. Prior to the occupation of any dwelling on the lot, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided.

Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with 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 service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 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.

**Advice Note:** 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 dwelling. Given that the proposed dwelling is approximately 5km 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 the new dwelling.

19. Any power supply connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
20. Any wired telecommunications connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
21. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

22. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

***To be completed prior to the commencement of any works associated with the construction of the shed***

23. The foundations of the shed shall be designed by a suitably qualified engineer taking into account the recommendations of the Lewis Bradford Consulting Engineers letter, 'John Guthrie Proposed Shed – Building over Water Pipe' dated 14 February 2018 provided with the application.
24. 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.
25. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

Advice Notes

This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).



## **APPENDIX 3**

### **Applicant's AEE**

# **RESOURCE CONSENT APPLICATION TO CONSTRUCT A RESIDENTIAL DWELLING, ACCESSORY BUILDING AND ESTABLISH A BUILDING PLATFORM**

**E J L Guthrie**

56 Arrowtown-Lake Hayes Road, Wakatipu Basin

August 2017



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## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>Site Address</b>	56 Arrowtown Lake Hayes Road
<b>Applicants Name:</b>	E J L Guthrie
<b>Address for Service</b>	E J L Guthrie C/- Southern Planning Group PO BOX 1081 QUEENSTOWN 9348  Attention: Scott Freeman
<b>Site Legal Description:</b>	Lot 2 Deposited Plan 366461
<b>Site Area:</b>	10.4130 hectares (more or less)
<b>Operative District Plan Zoning:</b>	Rural General Zone
<b>Brief Description of Proposal:</b>	Construct a new residential dwelling and accessory building on the site, together with establishing a building platform
<b>Summary of Reasons for Consent:</b>	Resource consent is required under the provisions of the Operative District Plan and Proposed District Plan

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

**List of Information Attached:**

Appendix [A]	Certificate of Title
Appendix [B]	Legal Encumbrances
Appendix [C]	Architectural Package
Appendix [D]	Site Plan
Appendix [E]	Heritage Setting Impact Assessment/Archaeological Authority
Appendix [F]	Earthworks – Residential Dwelling
Appendix [G]	Preliminary Geotechnical Assessment
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Appendix [I]	Storage Shed - Architectural Specifications
Appendix [J]	Storage Shed – Zoomed in Site Plan
Appendix [K]	Storage Shed – Earthworks Specifications



.....  
**Scott Freeman**

14<sup>th</sup> August 2017

## 2.0 RESOURCE MANAGEMENT PLANNING BACKGROUND

Based on the available Council records, the site has a reasonably extensive resource management planning background in terms of resource consents being issued by the Council. Such resource consents are summarised below.

### 2907/62-15

On the 25<sup>th</sup> of January 1998, the Council authorised the conversion of the first level of the historic stone stables into a residential dwelling.

### RM950026

RM950026 issued on the 6<sup>th</sup> of March 1995, authorised a three bay garaged to be developed adjacent to the main residential dwelling on the site.

### RM990801

RM990801 issued on the 15<sup>th</sup> of February 2000, authorised a boundary adjustment between Lots 2 and 3 DP 22585.

### RM020706

RM990801 issued on the 29<sup>th</sup> of January 2003, authorised the subdivision of Lot 2 DP 300028, to allow the creation of two allotments, being sized at 7.117 hectares (Lot 1) and 5.579 hectares (Lot 2).

A designated residential building platform was approved within Lot 1.

### RM030367

RM030367 issued on the 27<sup>th</sup> of June 2003, authorised additions to the main residential dwelling, in the form of an outdoor room and bedroom wing.

### RM051030

RM051030 issued on the 8<sup>th</sup> of February 2005, authorised the subdivision of Lots 1 and 2 that were created by RM020706, being a subdivision of Lot 2 DP 300029.

In terms of the background to RM051030, the consent holder for RM020706 sought to undertake a boundary adjustment for the allotments subject to RM020706. However, certification had been obtained pursuant to Section 223 of the Resource Management Act 1991, which mean that a new resource consent was required for the boundary adjustment. In effect, RM051030 replaced RM020706. RM051030 has been given effect to by the consent holder.

### RM100028

RM100028 issued on the 17<sup>th</sup> of February 2010, issued internal alterations to a Council Category 2 Heritage Building (referenced #111). This building is the main residential dwelling located on the site.

## RM170044

RM170044 issued on the 6<sup>th</sup> of July 2017, authorised (in part) a boundary adjustment between Lot 1 DP 366461 and Lot 2 DP 366461. The subdivision component of RM170044 has not been given effect to at the time of lodging this application.

### **3.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT**

#### **3.1 Site Details & Surrounding Environment**

The irregular shaped site is legally described as Lot 2 Deposited Plan 366461. The site is 10.4130 hectares (more or less) in area. The Certificate of Title is contained within **Appendix [A]**.

The site is contained within the broader triangular shaped wedge of land that is located between the Arrowtown-Lake Hayes Road and Lake Hayes-Arrow Junction Highway (State Highway 6).

The land within this broad triangular shaped wedge is generally highly modified, with rural lifestyle living characteristics dominating the setting. Such characteristics includes a large number of residential buildings, consented building platforms and significant mature vegetation. The southern end of the broad triangular shaped wedge contains the Amisfield Bistro and Cellar Door, together with a large area of vines.

The site has frontage to both the Arrowtown-Lake Hayes Road and Lake Hayes-Arrow Junction Highway. The primary vehicle access to the site is from the Arrowtown-Lake Hayes Road, while a secondary vehicle to the site can occur from the Lake Hayes-Arrow Junction Highway.

A large number of buildings are generally located in the central area of the site. Such buildings consist of the historic Bendemeer Homestead and Stone Stables, together with a number of accessory buildings that include a three bay garage, pool (and associated out building), glasshouses, hut and tennis courts.

The Bendemeer Homestead is the main residential dwelling on the site, while the first level of the Stone Stables contains a smaller residential dwelling.

Due to the early development of the site in the context of the Wakatipu Basin, the site contains a large number of mature tree specimens. The dominant vegetation is located primarily in the general vicinity of the Bendemeer Homestead.

The land in the immediate context of the Bendemeer Homestead is highly manicured, while land in the eastern portion of the site is roughly managed brown top grass.

The topography throughout the site is highly varied. The eastern portion of the site is reasonably steep land that drops down into a pond. The central portion of the site containing the bulk of the built form is reasonably level in terms of gradient, while the meandering



driveway area drops down to the Arrowtown-Lake Hayes Road. To the north of the Stone Stables is a small pond.

### 3.2 Legal Encumbrances

A number of legal encumbrances are contained on the Certificate of Title for the site. The legal encumbrances are contained within **Appendix [B]**.

The relevance (or not) of the subject legal encumbrances are addressed below.

#### Land Covenant in Deed 819988.1

Land Covenant in Deed 819988.1 relates to the previous installation, operation and maintenance of domestic water supply scheme that relates to the site and a number of other nearby allotments. This document was formally signed by the parties on the 25<sup>th</sup> of September 1992.

#### Land Covenant in Deed 819988.2

Land Covenant in Deed 819988.2 relates to the previous installation of a rural irrigation water irrigation supply scheme that relates to the site and a number of other nearby allotments. This document was formally signed by the parties on the 25<sup>th</sup> of September 1992.

#### Land Covenant in Deed 813715

Land Covenant in Deed 813715 deals with a private covenant that relates to a number of allotments, including the allotment that is subject to this application. This document was formally signed by the parties on the 27<sup>th</sup> of September 1992.

Land Covenant in Deed 813715 prescribes a range of land use restrictions on four separate allotments, originally consisting of Lots 1 to 4 DP 22585.

It is noted that the proposal that is subject to this application does not breach the requirements of Land Covenant in Deed 813715.

Two of the original allotments have been further subdivision, as outlined below.

#### *Lot 1 DP 22585*

This allotment is owned by Caviar Property Trust Limited.

#### *Lot 2 DP 22585*

Subsequent to the signing of the Land Covenant in Deed 813715, Lot 2 DP 22585 has been subdivided into two allotments. Such allotments are legally described as Lot 1 DP 366461 (owned by J J A Gurnsey) and Lot 2 DP 366461 (owned by the applicant to this application).

### *Lot 3 DP 22585*

Subsequent to the signing of the Land Covenant in Deed 813715, Lot 3 DP 22585 has been subdivided into two allotments. Such allotments are legally described as Lots 1 and 2 DP 320468. Both allotments are owned by J M Martin.

### *Lot 4 DP 22585*

This allotment is owned by J M Martin.

### Land Covenant in Deed 5681549.1

Land Covenant in Deed 5681549.1 relates to a private covenant that emanated from the subdivision resource consent RM051030 that was instigated by the applicant for this application. This document was formally signed by the parties on the 5<sup>th</sup> of December 2002.

Specifically, Land Covenant in Deed 5681549.1 provides a number of development restrictions for one of the allotments created via RM051030 being Lot 1 DP 366461 (owned by J J A Gurnsey).

It is noted that the proposal that is subject to this application does not breach the requirements of Land Covenant in Deed 5681549.1.

### Consent Notice 6882525.2

Consent Notice 6882525.2 relates to a number of servicing and building design controls in terms of the development of Lot 1 DP 346982 (such allotment being created through RM051030). Consent Notice 6882525.2 is dated the 3<sup>rd</sup> of March 2006.

It is noted that the proposal that is subject to this application does not breach the requirements of Consent Notice 6882525.2. It is noted that this document was varied via RM170044.

## **4.0 THE PROPOSED DEVELOPMENT**

### **4.1 Overview**

The applicant seeks resource consent to construct a residential dwelling and accessory building on the site, in conjunction with undertaking earthworks to allow for the development of these buildings and associated vehicle access. It is also proposed to establish a new building platform in the position of the proposed residential dwelling.

The details of the overall proposal are addressed below.

## 4.2 Proposed Residential Dwelling

The applicant has lived at the site for over 25 years. During this time, the applicant has undertaken significant physical restoration, enhancement and extensions to both the historic Homestead and Stone Stables. Combined with these physical works, the applicant has also established a number of supporting smaller buildings throughout the site, together with extensive landscaping that merges into the historic vegetation.

The applicant resides in the large Homestead. The applicant is proposing to develop the new residential dwelling on the site, in order to 'downscale' his family living requirements into a smaller, modern designed building.

The residential dwelling has been designed by Spirus Architecture, with the overall Architectural Package being contained within **Appendix [C]**. The Site Plans that depicts the location of the residential dwelling is contained within **Appendix [D]**.

The residential dwelling is to be located to the north-east of the Stone Stable, approximately 37 metres at the closest point between the existing and proposed buildings.

The residential dwelling will be located in a gully, at the toe of a recently excavated embankment. To the immediate west of the residential dwelling is a small pond. The land around the residential dwelling rises steeply in terms of gradient.

The design of the proposed residential dwelling is a modern reflection on the traditional Central Otago architectural style.

In this regard, the specific design approach is to present the overall structure in a broken down form of three smaller 'cottage' scaled elements. A rustic shed is centrally located, with two crofter cottage forms which are simply presented. The proposed building materials are traditional stone and corrugated iron, with the predominant use of a gabled roof structure.

The residential dwelling provides a central living area, two bedrooms, a glasshouse area, a library, with supporting ancillary features. Outdoor living areas are provided around the residential dwelling.

The residential dwelling has an irregular rectangle shape, measuring approximately 30.8 metres by 10.7 metres at the extreme points.

The maximum height of the residential dwelling is approximately 5.8 metres above the original ground level. This height represents the extremity of the chimney structure. The majority of the residential dwelling is located well below the chimney.

The Architectural Package illustrates the range of external materials and colours to be utilised on the proposed buildings in terms roofing, walls, metal window and door joinery.

A parking area will be established on the south-western side of the residential dwelling.

It is not intended to undertake any mitigating landscaping on the site in terms of developing the residential dwelling. This approach is adopted due to the location of the residential dwelling within the site.

### **4.3 Building Platform & Design Controls**

As part of this application, it is proposed to establish a designated residential building platform in the position of the residential dwelling. The building platform is indicated within the plans contained within Appendix [D].

The building platform has a rectangle shape, measuring 36 metres by 15 metres, with an overall area of 540m<sup>2</sup>.

Should the residential dwelling that is proposed as part of this application not be built, or if future additions are proposed to the constructed residential dwelling, then the following design controls are volunteered:

- a) All future buildings shall be contained within the approved building platform.
- b) The maximum height for all buildings being located within the approved building shall be 7 metres, when measured from a RL 394.35m.
- c) All roof claddings shall be steel (corrugated or tray), slate or a 'green roof' system for all buildings.
- d) All steel roofing for all buildings shall be painted or otherwise colour treated in a dark recessive hue in the natural range of browns, greens and greys. All finished roof materials shall comply with a reflectivity value of less than 36%.
- e) Exterior wall materials for all new buildings shall consist of one or more of the following: local stone (schist); timber claddings which are left to weather or finished in clear stain, or painted; 'Linea' weatherboard cladding systems or similar; or smooth plaster finish.
- f) Exterior colours for all new buildings shall be earthy and recessive; in the natural range of browns, greens and greys; (in materials stated above) and have a reflectivity value of less than 36%.

The above requirements can be imposed as a condition of consent.

### **4.4 Heritage Considerations**

Under both the Operative and Proposed District Plans, the Homestead and Stone Stables are listed as Protected Features.

On Planning Maps 30 of both the Operative and Proposed District Plans, reference #111 denotes the 'Homestead and Stone Stables, Bendemeer Station' as having a Council Category of 2. The buildings are not presently categorised with Heritage New Zealand.

Under the Proposed District Plan, Rule 26.6.7 within the Heritage Chapter states the following:

### ***Development within the curtilage or setting<sup>3</sup>***

*Works including earthworks, signage, lighting, street furniture, new buildings and structures.*

*\*Restricted Discretion is limited to:*

*The extent of the development and the cumulative effects on the building or feature, and its setting.*

The following note is included for Rule 26.6.7:

*Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010*

Based on the existence of the Homestead and Stone Stables and Rule 26.6.7 from the Proposed District Plan, Origin Consultants have compiled a Heritage Setting Impact Assessment. This document is contained within **Appendix [E]**.

In summary, the Heritage Setting Impact Assessment deals with the historical development of the site, brief identification of heritage significance, a heritage setting impact assessment and finally, consideration of the relevant heritage objectives and policies from the Proposed District Plan.

The applicant has obtained an archaeological authority from Heritage New Zealand (dated 17<sup>th</sup> of October 2016) in relation to the proposed residential dwelling and access to this building. The archaeological authority is contained within Appendix [E].

## **4.5 Access for the Residential Dwelling/Building Platform**

The access to the residential dwelling will occur from the Arrowtown-Lake Hayes Road, then via the existing driveway that serves the Homestead, and in turn via a new accessway that will loop behind and around the Stone Stable, down to the new residential dwelling location.

Aurum Survey Consultants Limited have compiled a plan that depicts the new accessway, combined with a typical cross section. These specifications are illustrated in the zoomed in Site Plan as contained within Appendix [D].

## **4.6 Earthworks for the Residential Dwelling**

The earthworks associated with this application have been compiled by Aurum Survey Consultants Limited and are contained within **Appendix [F]**. Also included within Appendix [F] is the original ground contours in the position of the residential dwelling/building platform, prior to the excavation of this land.

The earthworks relates to the establishment of the area that will contain the residential dwelling/building platform and the access to the residential dwelling from the existing access on site.

It is noted that the noted that the earthworks in the location of the residential dwelling/building platform have been largely undertaken, hence this aspect of the application requires a retrospective resource consent.

The total area of the earthworks is 2500m<sup>2</sup>, while the cut/fill volume is 2000<sup>3</sup>. The maximum height of cut is 5 metres, while the maximum fill height is 1.5 metres.

#### **4.7 Infrastructure Servicing & Geological Assessment**

The site is connected to reticulated services in the form of water supply, wastewater, power and telecommunications. Stormwater will be disposed to ground on site in accordance with the Council requirements.

In relation to the wastewater disposal, a 150mm sewer drain is available at the gateway of the new access to the residential dwelling. With appropriate routing (indicated on the Aurum Survey Consultant Limited plans), it is achievable to provide a gravity sewer drainage connection to the residential dwelling. The 150mm sewer drain that continues down the site's access to the Arrowtown-Lake Hayes Road is of an ample size and can handle the additional demand created by the residential dwelling.

In terms of the water supply, adjacent to the sewer drain is a 50mm watermain. This watermain will be extended to the residential dwelling. Suitable pressure within the new dwelling would be achieved by way of a standard private pressure boosting pump.

In terms of the ability of connecting to the Council reticulated services, Council has confirmed that approval to connect can be authorised via this application.

The applicant will install fire-fighting storage on the site in accordance with Council requirements.

Geosolve were engaged to provide a Preliminary Geotechnical Assessment that accompanies the development of the residential dwelling. A copy of the Preliminary Geotechnical Assessment is contained within **Appendix [G]**. The Preliminary Geotechnical Assessment makes a number of recommendations which are expected to form conditions of consent.

#### **4.8 Affected Person Approvals**

The applicant has obtained the affected party approval of the following adjoining and/or nearby landowners:

- J J A Gurnsey (Lot 1 DP 366461)
- Caviar Property Trust Limited (Lot 1 DP 22585)
- J M Martin (Lot 2 DP 320468 & Lot 4 DP 22585)

The affected party approvals are contained within **Appendix [H]**.

#### **4.9 Proposed Storage Shed**

The applicant is seeking to develop a storage shed that will be located in close proximity to the Lake Hayes-Arrow Junction Highway. The architectural specifications for the shed are contained within **Appendix [I]**. The shed will be used for storing the applicant's personal items and equipment (i.e. domestic residential use). The Site Plan and Sections for the storage shed are contained within **Appendix [J]**.

The rectangular shaped (measuring 37m by 10m) will be placed in a parallel position next to the Lake Hayes-Arrow Junction Highway. At the closest point, the shed will be located 24m from the Lake Hayes-Arrow Junction Highway. The shed will have an area of 370m<sup>2</sup>.

The shed has an elevational height of approximately 5.2m to the top of the slight gabled roof. Due to the undulating ground levels, the shed will have a maximum height of 5.89m from the original ground level.

The shed will be finished in ZinaCore roof and wall claddings, with the overall external colour being Permanent Green. The Colorcote chart indicating this material/colour is contained within Appendix [I].

The shed will provide a number of openings for access. Such openings will face the Lake Hayes-Arrow Junction Highway. Vehicular access to the sheds openings will created between the structure and the Lake Hayes-Arrow Junction Highway. Access to the shed will occur between the Lake Hayes-Arrow Junction Highway and the internal access from the Arrowtown-Lake Hayes Road.

Earthworks will be required in order to establish a level building position for the shed. Specifically, the following earthworks are proposed:

- |                        |                    |
|------------------------|--------------------|
| - Area:                | 1630m <sup>2</sup> |
| - Volume of Cut:       | 260m <sup>3</sup>  |
| - Volume of Fill:      | 270m <sup>3</sup>  |
| - Maximum Cut Height:  | 1.5m               |
| - Maximum Fill Height: | 1,6m               |

The earthworks specifications for the shed are contained within **Appendix [K]**.

Landscaping is proposed in order to visually mitigate the shed, particularly when viewed from a north-westerly direction. Such landscaping will consist of a variety of native species that will

reach a height of between 3m to 5m. The applicant requests that the final designed landscape plan for this planting is submitted to Council for approval, prior to the construction of the shed.

The shed is largely screened from the Lake Hayes-Arrow Junction Highway due to existing vegetation. Should this vegetation be removed or die, the applicant will accept a condition of consent that similar (and evergreen replacement planting is to occur, thereby visually shielding the shed from the Lake Hayes-Arrow Junction Highway.

## 5.0 DESCRIPTION OF PERMITTED ACTIVITIES

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

The permitted baseline/consented baseline is of little relevance to the proposal (aside from a level of complying earthworks), as such requires resource consent under the Operative District Plan.

## 6.0 STATUTORY CONSIDERATIONS

### 6.1 Queenstown Lakes Operative District Plan

#### Section 5 - Rural General Zone

The site is contained within the Rural General Zone under the Operative District Plan. Under this zoning, this proposal requires the following resource consents:

- **Discretionary Activity** consent pursuant to Rule 5.3.3.3(i)(a) for the construction of a buildings (residential dwelling and shed) located outside of an approved building platform.
- **Discretionary Activity** consent pursuant to Rule 5.3.3.3(i)(b) for the identification of a building platform (between the size of 70m<sup>2</sup> to 1000m<sup>2</sup>).

#### Section 22 - Earthworks

In terms of the proposed earthworks, the following resource consents are required:

- **Restricted Discretionary Activity** consent pursuant to Rule 22.3.3(i)(a) as the maximum volume of earthworks will exceed 1000m<sup>2</sup>.
- **Restricted Discretionary Activity** consent pursuant to Rule 22.3.3(ii)(a)(i) as the proposed accessway will have an upslope cut/batter greater than 1m, measured vertically.



- **Restricted Discretionary Activity** consent pursuant to Rule 22.3.3(v) as earthworks greater than 20m<sup>3</sup> will take place within 7m of a watercourse.

## 6.2 Proposed District Plan

Pursuant to Section 86(B)(3) of the Resource Management Act 1991, the rules applicable within the Historic Heritage Chapter have immediate legal effect from the date of public notification of the Proposed District Plan.

It is not proposed to physically alter either the Homestead or Stone Stables as part of this application.

As outlined above, Origin Consultants consider that the proposed works contained in this application are located within 'setting' of the Stone Stables (being listed as a Category 2 protected feature within the Proposed District Plan). As such, a Restricted Discretionary activity resource consent is required pursuant to Rule 26.6.7.

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

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

## 7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

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

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

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

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

#### Introduction

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

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

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

Taking on board the matters that must be assessed through Clause 7(1) of the Act, and the applicable District Plan Assessment Matters, the proposal is considered to raise the following actual or potential effects on the environment.

#### *People & Built Form*

The site is contained within the broad triangular shaped wedge of land that is located between the Arrowtown-Lake Hayes Road and Lake Hayes-Arrow Junction Highway. As stated above, this area of land is generally highly modified with rural lifestyle living characteristics dominating the setting. Such characteristics includes a large number of residential buildings, consented building platforms and significant mature vegetation.

The site itself contains a variety of buildings, with the historic Bendemeer Homestead and Stone Stables dominating the setting. A variety of other buildings exist, consisting of a three bay garage, pool (and associated out building), glasshouses, hut and tennis courts.

The site is contained within a Visual Amenity Landscape. Located in the general vicinity is Lake Hayes (an Outstanding Natural Feature) and Morven Hill (part of an Outstanding Natural Landscape). Due to distance, location, topography and existing vegetation, the residential dwelling will have no discernible effect on Lake Hayes or Morven Hill. The shed will be separated from Morven Hill by existing vegetation and the Lake Hayes-Arrow Junction Highway. While the shed is located near Morven Hill, a combination of existing/proposed vegetation and recessive external colours will ensure that the landscape values associated with Morven Hill are not adversely affected.

In terms of the potential effects upon the natural and pastoral character of the locality, the proposed buildings (in particular the residential dwelling) will be set amongst an area characterised by rural living type development (with associated domestic landscaping). The proposed buildings will have a low impact on the openness and landscape character of the area.

In terms of potential visibility, the residential dwelling is located in a low position in the site. This position means that the residential dwelling will not be visible from either the Arrowtown-Lake Hayes Road and Lake Hayes-Arrow Junction Highway (and other nearby public places).

In terms of the actual and potential visibility of the shed, the existing vegetation located between this structure and Lake Hayes-Arrow Junction Highway will assist with visually mitigating this building. Additional landscaping located on the north-western side of the shed will also assist with blending this building when viewed from a north-westerly direction, primarily consisting of Lake Hayes (and its associated walking track located on the north-western side of the lake). The recessive external colour proposed for the shed will also assist with allowing this building to blend into its setting.

In terms of the form and density of development, the proposed buildings (and ancillary activities such as earthworks and access) will be contained within a rural living area characterised by a significant number of buildings and generally mature domestic vegetation.

Due to the characteristics of the location (as outlined above) and the placement/design of the proposed buildings, it is considered that there will not be adverse cumulative effects of over development of the landscape.

The proposed residential dwelling is an appropriate design response for rural structures in the Wakatipu Basin. The array of external materials and colours to be used are appropriate in a rural context due to their general recessive nature. Such external materials and colours will assist in allowing the proposed buildings to blend into the location.

Overall, adverse effects on the environment in terms of people and built form will be less than minor in relation to the built form contained in this application.

### *Heritage Considerations*

The Heritage Setting Impact Assessment compiled by Origin Consultants has considered the development of the residential dwelling in the context of the historic Bendemeer Homestead and Stone Stables.

In undertaking the Heritage Setting Impact Assessment, Origin Consultants have considered the relevant matters within the Operative and Proposed District Plans in terms of the residential dwelling and the new access to the rear of the Stone Stables.

Through location and design of the new access, Origin Consultants consider that this access will blend into the setting of the historic buildings and that the effects will be no more than minor.

In terms of the residential dwelling, Origin Consultants consider that through topography, orientation, height and the specific design of this building, that the residential dwelling will be a subservient structure to the historic buildings located on the site, and that the effects will be no more than minor.

In summary, Origin Consultants state:

*In summary, the location and design of the proposed new dwelling and drive mean that they will not be dominant features within the spatial context of the historic buildings at Bendemeer – instead they will blend in and be in keeping with the Homestead and Stables. Accordingly, the proposals are considered to have no more than minor effects on the historic heritage significance of the setting of Bendemeer Homestead and Stables.*

Further to the above, it is noted that an archaeological authority has been obtained from Heritage New Zealand in relation to the residential dwelling and access.

Based on the views of Origin Consultants, it is considered that the residential dwelling and new access will have no adverse effects on the heritage components of the site.

#### *Infrastructure & Earthworks*

The proposed development can be properly serviced through existing reticulated connections for wastewater, water supply, power and telephone, while conditions of consent can control stormwater and fire-fighting storage. Based on the above, no adverse effects will occur as a result of the servicing of the proposed development.

Earthworks are proposed in terms of the development of the site. Conditions of consent will ensure that no adverse effects occur as a result of the earthworks associated with the development of the site.

#### Access

Access to the residential dwelling will be obtained from the Arrowtown-Lake Hayes Road, while access to the shed can occur from both the Arrowtown-Lake Hayes Road and the Lake Hayes-Arrow Junction Highway.

Based on the residential use of both buildings, it is considered that vehicle access to the site can occur without causing safety and efficiency issues on the nearby roading network.

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

No hazardous substances will be used as part of this proposal.

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

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

N/A

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

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

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

The affected party approvals of the potentially affected parties are included within the application.

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

No monitoring is required other than standard conditions of consent (and the conditions proposed as part of this application).

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

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

## **8.0 SECTION 95 NOTIFICATION**

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)).

In addition, Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed activity is not likely to have adverse effects on the environment that are minor or more than minor and no persons are considered adversely affected.

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

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

## **9.0 SECTION 104 (1)(b) ASSESSMENT**

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

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

The relevant objectives and policies that relate to the proposal from the Operative and Proposed District Plan are addressed below.

### **Operative District Plan**

Relevant Objectives and Policies from within Section 4 (District Wide), Section 5 (Rural) and Plan Change 49 (Earthworks) apply to the proposed development. When assessed against these relevant provisions, the proposed development is considered to be consistent with the desired outcomes of these planning provisions.

### **Section 4 – District Wide**

#### **4.2 Landscape and Visual Amenity**

##### **Objective:**

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

**Policies:**

**1 Future Development**

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

As addressed in the preceding assessment it is assessed that the site has the ability to absorb the proposed buildings without detracting from the landscape values of the visual amenity landscape. To a limited extent the proposal harmonises with natural topography.

The proposal is in accordance with the above objective and policies.

**4 Visual Amenity Landscapes**

- (a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity which are:*
  - highly visible from public places and other places which are frequented by members of the public generally; and*
  - visible from public roads.*
- (b) To mitigate loss of or enhance natural character by appropriate planting and landscaping.*
- (b) To discourage linear tree planting along roads as a method of achieving (a) or (b) above.*

The residential dwelling will not be highly visible from public places and other places which are frequented by the members of the public generally due to its location, topography and existing vegetation. The proposed dwelling is not likely to adversely affect the naturalness of the landscape and the amenity values of views from public places and public roads.

The location of the shed will be visible at distance when viewed from the north-western side of Lake Hayes. However, a combination of a considerable distance, recessive external materials and additional landscaping will ensure that this structure is not highly visible from the available

Lake Hayes viewing catchment. Intermittent views will be available of the shed (through existing vegetation) when viewed from the Lake Hayes Arrow Junction Highway. Travellers along this stretch of road are generally travelling at speed, therefore a combination of this factor, existing landscaping, low building height and recessive external materials, will mean that the is not highly visible from the adjoining road.

The application does not propose linear planting along any road.

The proposal is in accordance with the above policy.

## 8 *Avoiding Cumulative Degradation*

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

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

As addressed in the preceding assessment the proposed dwelling will not overly domesticate the landscape resulting in cumulative degradation.

The proposal is in accordance with the above policy.

## 9 *Structures*

*To preserve the visual coherence of:*

*(a) outstanding natural landscapes and features and visual amenity landscapes by:*

- encouraging structures which are in harmony with the line and form of the landscape;*
- avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops;*
- encouraging the colour of buildings and structures to complement the dominant colours in the landscape;*
- encouraging placement of structures in locations where they are in harmony with the landscape;*
- promoting the use of local, natural materials in construction.*

*(b) visual amenity landscapes*

- by screening structures from roads and other public places by vegetation whenever possible to maintain and enhance the naturalness of the environment; and*



*(c) All rural landscapes by*

- *limiting the size of signs, corporate images and logos*
- *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

It is considered that both buildings will fit into the line and form of the site through appropriate earthworks.

The shed will be located at the top of a sloping piece of land, however, this outcome will be mitigated through the use of recessive external materials and additional landscaping.

The proposal is in accordance with the above policy.

## *17 Land Use*

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

The proposal is not likely to generate any adverse effects on the open character and visual coherence of the surrounding landscape given the location of the proposed built form and existing/proposed landscaping.

The proposal is in accordance with the above policy.

## Part 5 - Rural

### **Objective 1 - Character and Landscape Value**

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

*Policies:*

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

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

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

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

The proposed development will not prevent the ability to continue rural activities on the site.

The proposal is accordance with these policies.

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

As addressed in the preceding assessment any effects from the proposed development on rural character of the surrounding landscape will be small.

The proposal is accordance with this policy.

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

The proposed buildings promote recessive colours and the existing/proposed plantings are considered appropriate to mitigate any effects created on the landscape values of the District.

The proposal is accordance with this policy.

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

For the same reasons as outlined above it is considered that the existing the landscape has the ability to absorb the proposed development.

The proposal is accordance with this policy.

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

The residential dwelling is located in a gully. While the shed is located near the top of a slope, the effects of building in this location area mitigated to recessive building materials and landscaping.

The proposal is accordance with this policy.

### **Proposed District Plan**

A new Rural chapter of the QLDC District Plan was notified on 26 August 15. Relevant objectives and policies are listed in Chapter 6 (Landscapes), Chapter 21 (Rural) and Chapter 26

(Historic Heritage) Whilst limited weight should be given to these provisions given the early stage of the District Plan notification process they can be considered at a broad level.

Objective 6.3.1 and associated policies promotes the protection of Rural Landscapes from inappropriate subdivision and development. Objective 6.3.2 and associated policies promotes the avoidance of cumulative effects on landscape character and amenity values by subdivision and development. Objective 21.2.8 and associated policies promotes the avoidance of subdivision and development in rural areas that are unsuitable for development.

Under these provisions the Rural Zone seeks to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. As detailed Section 7 of this report the proposed buildings will not detract the landscape and visual amenity values of the surrounding landscape. Given the characteristics of the site the proposed dwelling will not overly domesticate the landscape resulting in cumulative degradation. The proposed buildings will have no effect on established farming activities on the site and in the surrounding area. Overall, the proposed development is consistent with the objectives and policies of the Proposed District Plan.

The development of the residential dwelling has been considered against relevant objectives and policies within Chapter 26 (Historic Heritage). In terms of Policy 26.5.1.2, based on the assessment compiled by Origin Consultants, the residential dwelling and new access can be undertaken without adversely affecting the historic buildings located on the site. It is considered that the development of the residential dwelling and access will not adversely affect the historic buildings located on the site.

### Summary

Having considered the proposal in terms of the objectives and policies contained within both the District Plan and Proposed District Plan; it is assessed that the proposal is aligned with the relevant provisions.

## **10 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2**

### **10.1 Section 5**

The purpose of the Act is "to promote the sustainable management of natural and physical resources". Section 5(2) of the Act defines "sustainable management" as:

*... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while –*

- (a) Sustaining the potential of natural and physical resources ... to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*

- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

It is considered that the overall impact of the proposal in the context of the immediate and wider landscape values will not be adverse. The proposal reflects the on-going importance in continuing to meet people's expectations about those values, and consequential "well-being", both now and in the future, is acceptable.

## **10.2 Sections 6 and 7 of the Act**

In relation to Section 6 of the Act, it is considered that there are no matters of national importance requiring scrutiny for this proposal.

In relation to Section 7 of the Act, of relevance are the maintenance and enhancement of amenity values (section 7(c)) and the maintenance and enhancement of the quality of the environment (section 7(f)). It is considered that there will be no significant adverse effect on amenity values or on the quality of the environment, either in their physical sense or in the subjective sense.

Overall, it is considered that the proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

## **11 CONCLUSION**

Resource consent is sought to develop a new residential dwelling and shed within Lot 2 Deposited Plan 366461. It is also proposed to established a building platform.

The overall planning status of the proposal is that of a Discretionary Activity.

The actual and potential effects on the environment have been outlined in section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

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

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

## **APPENDIX 4**

# **Council's Engineering Report**



## ENGINEERING REPORT

**TO:** Kenny MacDonald

**FROM:** Aaron Giller

**DATE:** 28/03/2018

APPLICATION DETAILS	
REFERENCE	RM170831
APPLICANT	E Guthrie
APPLICATION TYPE & DESCRIPTION	Establish a building platform, construction of a residential dwelling and access, construction of a storage shed, and earthworks.
ADDRESS	56 Arrowtown-Lake Hayes Road
ZONING	Rural General
LEGAL DESCRIPTION	Lot 2 DP 366461
SITE AREA	104,130m <sup>2</sup>
ACTIVITY STATUS	Discretionary

Application	Reference Documents	The application
	Previous Relevant Consents	There are no relevant previous consents.
	Date of site visit	11/09/2017

### Location Diagram



Comments		
	Existing Use	10.413ha Rural General lot with multiple existing residential dwellings
	Neighbours	Affected Person's Agreement for the proposed residential dwelling and building platform has been provided from the owners of Lot 1 DP 22585, the owners of Lot 1 DP 366461 and the owners of Lot 2 DP 320468 and Lot 4 DP 22585.
	Topography/Aspect	The site is rolling farmland. The proposed building platform site slopes moderately towards the west and the proposed shed site slopes towards the northwest.
	Water Bodies	There is a pond immediately to the west of the proposed residential dwelling building platform.

ENGINEERING			COMMENTS	Condition
		Parking	Two car parks are required in accordance with District Plan requirements.  Based on the preliminary information provided with the application, I am satisfied that the car parking area, the manoeuvring area and the formation/surfacing can be compliant with Council standards. A condition of consent has been recommended in this regard.	X
		Means of Access	<b>Vehicle crossings</b> There are two existing vehicle crossings servicing the site. One on Arrowtown – Lake Hayes Road servicing the proposed dwelling and the second on SH6 servicing an existing dwelling and the proposed storage shed. I am satisfied the vehicle movements across the SH6 frontage are unlikely to be increased as a result of the 'farm' related storage shed and make no related recommendations in regard to this existing NZTA controlled crossing point. The existing crossing onto Arrowtown-Lake Hayes Rd shall be upgraded to a sealed surface in accordance with Council's standards. A consent condition has been recommended in this regard.  The access way to the dwelling building platform has an average gradient of 1 in 7.5. I am therefore, satisfied that the access way can be compliant with District Plan rule 14.2.4.2 iii (a) which requires the maximum gradient to be 1 in 6, and all other Council standards.  Confirmation that the access way is compliant with District Plan rule 14.2.4.2 iii (a) maximum gradient shall be provided for Engineering approval and a condition of consent has been recommended in this regard. All areas greater than 1 in 6 slope are recommended to be sealed to minimise stormwater effects.  The access way to the storage shed has a maximum gradient of approximately 1:13. The access way is in accordance with District Plan Section 14. The storage shed access way shall be formed in accordance with Councils Standards and a condition of consent has been recommended in this regard.	X

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	<p><b><u>Residential Dwelling</u></b></p> <p>A cut to fill is required next to the existing pond to level the proposed building platform for the residential dwelling.</p> <p>Minor earthworks are required to form the proposed access way to the residential dwelling.</p> <p><b><u>Storage Shed</u></b></p> <p>A cut to fill is required to form the proposed building platform for the storage shed.</p> <p>Earthworks, mainly cut, are required to form the proposed access way to the storage shed.</p>	
		Cut /Fill Volume (m <sup>3</sup> )	Residential Dwelling: Cut 2,000m <sup>3</sup> / Fill 2,000m <sup>3</sup> Storage Shed: Cut 260m <sup>3</sup> / Fill 270m <sup>3</sup>	
		Total Volume (m <sup>3</sup> )	Residential Dwelling: 4,000m <sup>2</sup> Storage Shed: 530m <sup>3</sup> Total: 4530m <sup>3</sup>	
		Area Exposed (m <sup>2</sup> )	Residential Dwelling: 2,500m <sup>2</sup> Storage Shed: 1,630m <sup>2</sup>	
		Max Height Cut/Fill (m)	<p><b>Residential Dwelling:</b> Cut 5m max / Fill 1.5m max I am satisfied that no instability will result provided the residential cut is constructed in accordance with Geosolve geotechnical report referenced below including the further investigations it recommends.</p> <p><b>Storage Shed:</b> Cut 1.5m max / Fill 1.6m max. The cut above the driveway breaches District Plan rule 22.3.3ii(a)(i) and can be addressed under the expert report recommendations.</p>	
		Prox. to Boundary	The proposed earthworks are compliant with District Plan Rule 22.3.3ii(b)(iii)	
		Prox. to Water	<p>4,000m<sup>2</sup> of earthworks are proposed next to the existing manmade pond/dam.</p> <p>This breaches District Plan Rules 22.3.3v(a) and (b) which state that earthworks within 7m of water body not to exceed 20m<sup>3</sup>.</p> <p>I am however satisfied that the earthworks can be achieved without any adverse effects to the onsite manmade pond provided standard site management conditions recommended herein are followed.</p>	<b>X</b>
	Stability	Geotech assessment by	Geosolve Ltd	
		Report reference	Geosolve report , 'Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent'	



		<b>Report Summary</b>	<p>The preliminary geotechnical report states, '<i>The creek to the north of the building platform is sufficiently lower than the proposed building platform to avoid stormwater flow.</i>'</p> <p>The report recommends further investigations be undertaken before detailed design of the foundations of the dwelling.</p> <p>Site inspection indicates that portions of the BP are at relatively low levels contrary to this expert advice however I am satisfied that the rejuvenated site could be set above flood levels. I recommend that a Schedule 2a report be provided addressing the minimum building levels to ensure no inundation during a 1% AEP storm event.</p> <p>The investigations recommended in the report are to be carried out by a suitably qualified geo-professional.</p>	<b>X</b>
		<b>Rock breaking</b>	Schist bedrock is anticipated and a methodology for excavation shall be provided in the geotechnical report.	
		<b>Rock blasting</b>	As above. However, rock blasting is not anticipated.	
		<b>Preconstruction survey</b>	Not required	
		<b>Retaining</b>	There are no retaining walls proposed as part of the earthworks.	
		<b>Recommendations on cut/batter slopes</b>	No permanent cut or batter shall exceed 2V to 1H without specific geotechnical advice.	<b>X</b>
		<b>Fill certification/specific foundation design required</b>	<p>For both the proposed dwelling and the storage shed, either certification from a suitably qualified geo-professional experienced in soils investigations shall be 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 (this will require supervision of the fill compaction by a suitably qualified geo-professional) or the foundations of the dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.</p> <p>A condition of consent has been recommended in this regard.</p>	<b>X</b>
		<b>Engineers supervision</b>	Required for the Schedule 2a Certificate	<b>X</b>
		<b>Uncertified fill covenant</b>	Not required	
		<b>Schedule 2a Certificate</b>	<p>A geotechnical completion report and a Schedule 2A 'Statement of professional opinion as to suitability of land for building construction' in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed building platform is suitable for building development is required.</p> <p>A consent condition has been recommended in this regard.</p>	<b>X</b>
		<b>Clean fill only</b>	Not required	

	<b>Site Management</b>	<b>Report reference</b>	A Guide to Earthworks in the Queenstown Lakes District brochure. As mentioned above, a further geotechnical report is to be provided at Engineering Approval.	
		<b>Specific sedimentation management</b>	Required at Engineering Approval	
		<b>Specific stormwater management</b>	Required at Engineering Approval	
		<b>Neighbours</b>	I am satisfied that the proposed earthworks will not result in any instability outside the lot boundary.	
		<b>Traffic management</b>	Required for improvement to the vehicle crossing (see below)	<b>X</b>
		<b>Construction crossing</b>	Not required with net cut to fill balance in rural situations where the unsealed access provide the same effect.	
		<b>Revegetation</b>	All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised and a condition of consent has been recommended in this regard.	<b>X</b>
	<b>Building over services</b>	<b>Services affected</b>	The proposed storage shed building platform and the proposed storage shed are designed over a private water main with an existing easement in favour of Lots 3, 4, 5, 6, 7 and 8 DP 17200. These are shown on the marked-up water easement certificate provided with the application.	
		<b>Structures within zone of influence</b>	<p>The storage shed building platform and proposed storage shed.</p> <p>A concept plan and methodology for building over the water pipe, Lewis Bradford Consulting Engineers letter, 'John Guthrie Proposed Shed – Building over Water Pipe' dated 14 February 2018 has been provided with the application. The letter recommends that the storage shed foundations be designed by a CPEng Structural Engineer and that test pitting be undertaken at the commencement of work to determine the pipe alignment.</p> <p>The proposal was notified individually to the above-mentioned lot owners and no submissions were received.</p> <p>The design and construction of the storage shed foundations shall be carried out in accordance with the recommendations of the Lewis Bradford Consulting Engineers letter.</p> <p>Appropriate conditions of consent have been recommended in this regard.</p>	<b>X</b>
		<b>Access to services OK</b>	There will be no access to the pipeline after construction of the shed.	
	<b>Summary</b>		In summary, earthworks for this development are feasible and in my opinion will not result in any land instability beyond the site boundaries provided the recommended conditions are applied.	

<b>SERVICES</b>	<b>Existing Services</b>		Council reticulated drinking water and sewerage, and power and wired telecommunications are provided to the existing residential dwelling within the site. It is proposed that they are extended to the building platform as described below.	
	<b>Water</b>	<b>Potable</b>	<p>It is proposed to extend the existing private lateral from the 225 diameter Council water main on Arrowtown - Lake Hayes Road to the building platform as shown on Aurum drawing, "Proposed Platform &amp; Access Lot 2 DP 366461, Lake Hayes for J Guthrie, 4186.2R.1C, 8 September 2016". A booster pump will provide the additional pressure required to supply the building platform.</p> <p>I am satisfied that the proposed water supply is feasible.</p> <p>The water supply design shall be submitted for engineering approval and a condition of consent has been recommended in this regard.</p>	<b>X</b>
		<b>Fire-fighting</b>	<p>I am satisfied that fire-fighting measures can be provided in accordance with Council's standards at the time a dwelling is proposed.</p> <p>A covenant has been recommended in this regard.</p>	<b>X</b>
	<b>Effluent Disposal</b>		<p>I am satisfied that the existing 150 diameter sewer lateral can be extended to the building platform as shown on Aurum drawing, 'Proposed Platform &amp; Access Lot 2 DP 366461, Lake Hayes for J Guthrie, 4186.2R.1C, 8 September 2016'. A design for the new lateral shall be submitted at engineering approval.</p> <p>A consent condition has been recommended in this regard.</p>	<b>X</b>
	<b>Stormwater</b>		<p>A stormwater disposal system discharging to the creek and/or ground is proposed for the building platform. Discharge of stormwater water into a nearby watercourse is a Permitted Activity under ORC Water Plan rule 12.B.18 therefore no ORC consent is required. I am satisfied that this is feasible and the design. A covenant recommended in this regard at the time a dwelling is proposed.</p> <p>I am satisfied that stormwater disposal for the proposed 'Storage Shed' will be a requirement of Building Consent.</p>	<b>X</b>
	<b>Power &amp; Telecoms</b>		A power supply and wired telecommunications connections have been made to the lot and I am satisfied that they can be extended to the proposed building platform. Appropriate conditions of consent have been recommended in this respect.	<b>X</b>

<b>NATURAL HAZARDS</b>	<b>Hazards on or near the site</b>	<p>The QLDC Hazard Register Maps show the area within the western extent of the site falls within the LIC1 liquefaction hazard category, with an assessed liquefaction risk being "Nil to Low". Geosolve assess there may be a greater risk and recommend further investigations to provide a definitive assessment of liquefaction. I accept the expert preliminary assessment and confirm satisfaction that this can be addressed as part of the Schedule 2a certification prior to starting works onsite. No other hazards shown within the site.</p>	<b>X</b>
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<b>Report on Hazards</b>	Not required.	
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<b>PROJECT INFORMATION</b>	<b>Developers Engineering Representative</b>	A developers engineering representative is required for the proposed building platform and a condition of consent has been recommended in this regard.	<b>X</b>
	<b>Notice of commencement</b>	Not required	
	<b>Traffic Management Plan</b>	A traffic management plan is required for the construction of the vehicle crossings on the Arrowtown – Lake Hayes Road. A condition of consent has been recommended in this regard.	
	<b>Design Certificates</b>	As above	
	<b>Completion Certificates</b>	Contractor's completion certificates are required for the water supply and sewerage connection to the proposed building platform and a condition of consent has been recommended in this regard.	<b>X</b>
	<b>As built</b>	As-builts are required for the water supply and sewerage connection to the proposed building platform and a condition of consent has been recommended in this regard	<b>X</b>

<b>TITLE</b>	<b>Covenants/consent notices</b>	<p>Consent Notice 6882525.2 is registered on the title and requires all buildings to be located on the existing building platform and fire-fighting measures to be installed. This relates to a different building platform on the title but still remains relevant.</p> <p>The fire-fighting requirements have been superseded and the current requirements have been conditioned under this consent.</p> <p>Council planner should give consideration to varying the consent notice to reflect the above.</p>	
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## 1.0 **SUMMARY OF ISSUES TO BE ADDRESSED BY THE PLANNER**

**Consider amendment of Consent Notice 6882525.2**

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## 2.0 **RECOMMENDED CONDITIONS**

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

### **LAND USE – NEW RESIDENTIAL BUILDING PLATFORM**

#### ***General conditions***

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

*Note: The current standards are available on Council's website via the following link:*  
<http://www.qldc.govt.nz>

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

2. The owner of the land being developed shall provide a letter to the 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 these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
  - a) The provision of a water supply to each building platform within the lot in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
    - i) Installation of an Acuflo CM2000 toby valve for each building platform located at the road reserve boundary.
    - OR
    - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
  - b) The provision of a foul sewer connection from the building platform to Council's reticulated sewerage system in accordance with Council's standards and connection policy. The costs of the connections shall be borne by the consent holder.
  - c) The provision of sealed vehicle crossings to the lot from Arrowtown – Lake Hayes Road to be in terms of Diagram 2, Appendix 7 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage. For clarity this involves upgrading the existing crossing point.
  - d) The provision of an access way to the building platform that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. All areas of the existing and proposed access greater than 1 in 6 gradient shall be sealed in accordance with Council standards. Provision shall be made for stormwater disposal from the carriageways.
  - e) The provision of a natural hazard report from a suitably qualified and experienced Chartered Professional Engineer with competence in geotechnical engineering which includes assessment against all natural hazards specific to the building platform being created under this development. This shall include a definitive liquefaction assessment and details of 1% AEP flood level freeboard heights, as relevant to the proposed platform. The report shall take consideration of the preliminary Geosolve report, '*Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent*'
4. 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 preliminary Geosolve report, '*Guthrie Cottage, 56 Arrowtown – Hayes Road, Wakatipu, Preliminary Geotechnical Assessment for Resource Consent*' and the Natural Hazard

assessment in Condition (3) above who shall supervise the earthworks and submit a Schedule 2A with completion report on completion of earthworks.

***New Building Platform to be registered***

5. At the time the consent is given effect to, the consent holder shall provide a “Land Transfer Covenant Plan” showing the location of the approved building platform (as per XX plan titled “Proposed Building Platform on Lot 2 DP 366461”, Job No. XX, Revision X, dated X/XX/XXXX). The consent holder shall register this “Land Transfer Covenant Plan” on Computer Freehold Register Identifier 76752 and shall execute all documentation required to register this plan. The costs of doing so are to be borne by the consent holder.

***Prior to the registration of the building platform on the Computer Freehold Register***

6. Prior to the building platform being registered on the Computer Freehold Register, the consent holder shall complete the following:
  - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this development to the Manager of Resource Management Engineering at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all Water and Wastewater reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of the building platform as shown on the survey plan / 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.
  - c) The completion and implementation of all works detailed in Condition (3) above.
  - d) The consent holder shall provide a geotechnical completion report and a Schedule 2A “Statement of professional opinion as to the suitability of land for building construction” in accordance with Section 2.6.1 of QLDC’s Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical professional as defined in Section 1.2.2 and demonstrates to Council that the proposed building platform is suitable for building development. In the event that the site conditions within the building platform are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and acceptance full details of such works. The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction. Where any buildings are to be founded on fill that has not been certified in accordance with NZS 4431:1989, the foundations of the building shall be designed by a suitably qualified engineer and a corresponding producer statement shall be submitted to the Manager of Resource Management Engineering at Council. Any ongoing mitigation building set-backs, heights and foundation design measures, shall be registered as covenant notices on the relevant title.
  - e) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kVA capacity) to the building platform.
  - f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area that provision of underground telephone services has been made available to the building platform.
  - g) The submission of contractors Completion Certificates stating that the works have been completed in accordance with the accepted designs for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Water, and Wastewater reticulation). The certificates shall be in the format of a

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

### ***Ongoing Conditions/Covenants***

7. At the time that the building platform is registered on the Computer Freehold Register 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 dwelling 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 dwelling is proposed and prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building. Any Schedule 2A certificate recommendations for ongoing works, monitoring or maintenance requirements to be completed by the landowner on an ongoing basis shall be adhered to at all times.
  - c) At the time a dwelling is erected on the lot, 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.
  - d) Prior to the occupation of any dwelling on the lot, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with 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 service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by QLDC's standards for rural roads (as per QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 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.

**Advice Note:** 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 dwelling. Given that the proposed dwelling is approximately 5km 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 the new dwelling.

#### **Advice Note:**

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

#### LAND USE – New Dwelling on Building Platform

##### **General**

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any subdivision consent. Council's standards are available at: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

##### ***To be completed prior to construction of the dwelling***

2. Prior to the construction of the dwelling, the consent holder shall complete the registration of the RM170831 building platform on the subject title.

#### LAND USE – Shed

##### **General**

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any subdivision consent. Council's standards are available at: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

##### ***To be completed prior to the commencement of any earthworks for the shed***

2. The foundations of the dwelling shall be designed by a suitably qualified engineer taking into account the recommendations of the Lewis Bradford Consulting Engineers letter, 'John Guthrie



*Proposed Shed – Building over Water Pipe* dated 14 February 2018 provided with the application.

3. 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.
4. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and *'A Guide to Earthworks in the Queenstown Lakes District'* brochure, prepared by the Queenstown Lakes District Council to ensure that neighbouring sites remain unaffected from earthworks. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.

***To be monitored throughout earthworks***

5. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
6. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

***To be completed when works finish and before use of the building***

7. On completion of earthworks within the building footprint and prior to the construction of the dwelling, 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 dwelling shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
  8. Any power supply connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
  9. Any wired telecommunications connections to the building shall be underground from existing reticulation and in accordance with any requirements and standards of the network provider.
  10. All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
  11. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
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Prepared by:

A handwritten signature in blue ink, appearing to read "A. J. Giller".

Aaron Giller  
**RESOURCE MANAGEMENT ENGINEER**

Reviewed by:

A handwritten signature in blue ink, appearing to read "M. Wardill".

Michael Wardill  
**RESOURCE MANAGEMENT ENGINEER**

# **APPENDIX 5**

## **Landscape Architect's Report**



## **LANDSCAPE ASSESSMENT REPORT**

**E J L Guthrie – 56 Arrowtown – Lake Hayes Road,**

**Wakatipu Basin**

**November 2017**

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### **1. INTRODUCTION**

- 1.1. This report provides an assessment of a proposal potential and actual effects on landscape character and visual amenity. The proposal seeks to establish a residential building platform and construct a new residential dwelling and accessory building.
- 1.2. This report includes:
  - A description of the landscape,
  - A description of the proposal,
  - A landscape assessment,
  - Conclusion,
  - Recommendations,
  - Attachments.

## 2. DESCRIPTION OF THE LANDSCAPE

- 2.1. The subject site (**site**) is a legally described as Lot 2 DP 366461 and is a total of 10.4130ha in area. It is an irregular shaped parcel of land which fronts parts of both the Arrowtown – Lake Hayes Road and Lake Hayes – Arrow Junction Road (**SH6**) (**Attachment A**). The site contains a collection of buildings including the historic Bendemeer Homestead, Stone Stables and several smaller accessory buildings including a garage, a pool and pool house, a hut and a tennis court (**Attachment B**). The site contains significant structural vegetation of rural character trees and woodland. The underlying landform is irregular and rolling, containing flat pockets amongst gentle slopes. A distinct gully and water course runs through the site. This landform encloses the site and the watercourse and has been dammed and channeled, creating a central feature. The more open areas of the site are covered in improved grass (mown). The central part of the site which is the subject of this application displays a strong park-like character while the periphery of the site is part of an unmaintained pastoral area.
- 2.2. The site is near the southwestern edge of the Bendameer foothills. It is part of a complex landform between the Bendameer moraine terrace, the Morven Hill *rôche moutonnée* and the lake terraces associated with Lake Hayes. The hummocky terrain of the Bendameer terraces enclose the site, providing a sense of place and framing views towards the distant northern mountains which hold the Wakatipu Basin. The site is part of the Lake Hayes Hills landscape which is characterised by rural living activities, sporadic shelterbelts and amenity planting, viticulture activity and by its associations to Lake Hayes. While the landform holds natural values and the surrounding lands hold a pastoral character, the subject landscape is highly modified.
- 2.3. Appendix 8a – Map 1 of the Queenstown Lakes District Council (**QLDC**) Operative District Plan (**ODP**) identifies the site as part of a Visual Amenity Landscape. (**VAL**) I agree with this landscape category.

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## 3. DESCRIPTION OF THE PROPOSAL

- 3.1. A detailed description of the proposal is contained within the Assessment of Environmental Effects which forms part of to this application.
- 3.2. This proposal seeks to establish a dwelling and a storage shed and access to both structures.

### *Dwelling*

- 3.3. The dwelling will be 221m<sup>2</sup> in area and contained within a proposed 540m<sup>2</sup> building platform and be located to the northeast of the Stone Stable building. The dwelling will be set into the slope of a hill near the natural watercourse which runs through the site. Earthworks totalling 2000m<sup>3</sup> will be required to excavate a flat area. The maximum cut into the slope will be 5m high and a maximum fill will be 1.5m high. Much of these earthworks have already been undertaken and as I understand, require retrospective consent.
- 3.4. The dwelling will be of an articulated form, expressing rural qualities in its materiality and gabled roof. It will be maximum of 7m high from a RL of 394.35. 'glasshouses' will link the main living areas. The roofs will be a profiled metal roof coloured in Grey Friars which has an LRV of 12%. Exterior walls will be a mix of glass, bagged schist stone and profiled metal. Joinery and a pergola will be of 'rustic timber'.

### *Storage Shed*

- 3.5. A storage shed is proposed in another part of the site closer to SH6. This shed will be a rectangular building covering an area of 370m<sup>2</sup>. It will be 5.2m from floor to the peak of a gabled roof. The roof and external walls of the shed will be a ZinaCore material coloured in 'Permanent Green'. Permanent Green is like Resene 'Verdun Green' which has an LRV of 13%. Earthworks will be required to set the shed into the landform. These earthworks will cover an area of 1630m<sup>2</sup>. The shed will display a rural utility character.

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### *Access*

- 3.6. A small extension of an existing accessway will be formed. The existing access to the Homestead will be extended near the Stone Stable to access the proposed dwelling.
- 3.7. The storage shed will be accessed via the existing farm tracks within the site.

## **4. LANDSCAPE ASSESSMENT**

### *Statutory Considerations*

- 4.1. The site is part of the Rural General Zone and is within a VAL. The appropriate assessment matters are contained within the ODP:

#### *5.4.2.2 Assessment Matters (3) Visual Amenity Landscapes*

### *Extent of Effect*

- 4.2. In assessing the extent of effects, this report uses the *NZILA 6.0 Practice Support Documentation, Best Practice Note, Landscape Assessment and Sustainable Management 10.1*, (02/11/10). The scale is:

extreme  
very high  
high  
moderate  
low  
very low  
negligible.

### *Effects on Natural and Pastoral Character*

- 4.3. The site is near the base of the Morven Hill Outstanding Natural Landscape (**ONL**), but SH6 clearly separates the ONL from the VAL characteristics of the subject site. The landform too undergoes a distinct transition on and adjacent to the site between lake terraces associated with Lake Hayes, the Bendameer moraine terrace and the Morven Hill *rôche moutonnée*.
- 4.4. The site is part of an isolated landscape unit within a complex landform and is confined by land to the south, east and north and by mature structural vegetation to the east. This landform and vegetation detaches the site from the surrounding landscape and the site's park-like character is not readily perceived from any public place. It is however readily perceived from the accessway and building platform on the elevated lot to the north of the site legally described as Lot 2DP453236 (**Attachment C**). It is considered from this private place the proposed shed will be visible in the foreground of the Morven Hill ONL. In the wider context of this view which includes many other rural living development. the shed will have a low adverse effect on the open character of the ONL as viewed from this private place.
- 4.5. The shed will also be visible from a distance of more than 2km from private places and the western portion of the Lake Hayes Track which circumnavigates Lake Hayes (**Attachment D**). The dwelling will be recessed well within the landscape by existing vegetation and the landform such that it will be difficult to see. The shed will be well absorbed within the colours of the

vegetation to the south and if seen at all will not detract from the openness of the ONL as it will be seen as a rural structure within the existing pattern of built development.

- 4.6. From all other private and public places the proposal will have a negligible effect on the open character of the ONL.
- 4.7. As described above, the site is part of a landscape which is characterised by rural living type development. The naturalness of the landscape is derived from the landform and structural vegetation. The proposal will site development within this existing rural living character and the Arcadian pastoral character of the landscape will experience a very low adverse effect. This effect will be attributed to the shed and its location in a part of the site which at present is open and pastoral. The remaining pastoral lands of the site and surrounding areas will be unaffected by the development.
- 4.8. In terms of effects on natural character, the earthworks associated with the proposed dwelling are significant and will degrade the natural landform to a slight degree. However, the complexity of the gully landform and the surrounding natural landform will continue to legibly display the landform's natural character. I consider the proposal will have a very low adverse effect on the natural and Arcadian pastoral character of the landscape.
- 4.9. The proposal sites development within a part of the landscape which is part of the historical settlement patterns associated with this part of the Wakatipu Basin. The proposed dwelling will be of a form, scale and materiality which is sympathetic to this historical rural settlement patterns. The shed will appear as a rural utility structure. I consider the location of the proposed dwelling and shed appropriately sites built development such that the density will not reflect over-domestication of the landscape and that the overall quality and character of the site will continue to reflect a rural living landscape.

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#### *Visibility of Development*

- 4.10. The proposed dwelling and shed will not be highly visible from any public place, nor will they be visually prominent such that it detracts from public or private views otherwise characterised by natural or Arcadian pastoral landscapes. The confining element of topography and vegetation described above enclose the site. An existing belt of mature hawthorn) trees exit along the site's SH6 boundary providing a moderate degree of screening for the proposed shed. These trees will be retained by condition and subject to replacement should they die or become



diseased. There is very limited potential for the roof of the proposed shed to be viewed through these trees on skyline as viewed from SH6 (**Attachment E**). I consider that the visibility of the shed would have a negligible adverse effect on the visual amenity but would reduce the sense of openness as experienced from SH6, resulting in a low adverse effect on landscape character. Additional planting (**Attachment F**) on this boundary would better mitigate this potential visual effect of the shed as viewed from this short portion of SH6. Aside from this limited potential view, no part of the proposal will break the line and form of any skyline, ridges or prominent slopes.

- 4.11. As stated above, the earthworks required for the dwelling will have a very low adverse effect on the landscape's natural character (**Attachment G**). However, this will not be a visual effect as that part of the site is only experienced from within the site itself.
- 4.12. No new boundaries are proposed. Built development will be setback from all roads and the shed will be appropriately buffered from SH6 by an existing belt of mature trees. The proposal will not represent sprawl of built development along the roads of the District.

#### *Form and Density of Development*

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- 4.13. The development will occur in a part of the landscape where existing natural topography ensures development will not be highly visible from public places. No new access points are proposed and a small extension to the existing drive within the site will access the proposed buildings.
- 4.14. The proposal locates development within an existing pattern and character of rural living type development. This area has a higher potential to absorb development while the balance of the site will be retained in its existing natural – park-like character. The proposal will not introduce a density of development which is characteristic of urban landscapes. The separation of built development from the adjoining lots and the densities proposed will be in character with the landscape and will not preclude residential development or subdivision on neighbouring land because the adverse cumulative effects would be unacceptably large.

#### *Cumulative Effects of Development on the Landscape*

- 4.15. I consider the proposal will be an appropriate response to the existing landscape patterning within the vicinity of the site. It will not lead to further domestication of degradation of the

landscape such that the existing development and land use represents a threshold with respect to the landscape's ability to absorb change. The overall rural qualities of the landscape will be retained through the use of rural landscape elements and by maintaining a moderate to low ratio of built form to open space. No infrastructure consistent with urban landscapes is proposed.

- 4.16. The proposal will not visually compromise the landscape's natural and Arcadian pastoral character by exacerbating existing and potential adverse effects. Development will be located within a discreet landscape unit defined by topography and other visually significant natural elements such as mature structural vegetation, such that the spread of development will be checked by these natural features.

#### *Rural Amenity*

- 4.17. As stated above the site has a very limited profile from public places and therefore the proposal will maintain adequate and appropriate access to views across the landscape. The proposal will not compromise the ability to undertake agricultural activities on surrounding land and the proposed shed will aid in the undertaking of agricultural activities within the site itself. The proposal does not seek to establish any elements which are inconsistent with traditional rural elements and will not require infrastructure which will be consistent with urban landscapes. All buildings will avoid potential effects on the existing amenity of neighbouring properties.

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## **5. CONSLUSION**

- 5.1. The site is part of a complex landform between the Bendameer moraine terrace, the Morven Hill *rôche moutonnée* and the lake terraces associated with Lake Hayes. It is within the 'Lake Hayes Hills' landscape which is characterised by rural living activities, sporadic shelterbelts and amenity planting, viticulture activity and by its associations to Lake Hayes. The site itself contains a collection of buildings, a watercourse, mature structural vegetation and displays a strong park-like character. The site is enclosed by topography and structural vegetation. It is part of a VAL landscape and is adjacent to the Morven Hill ONL.
- 5.2. This proposal seeks to establish a dwelling, a storage shed and access to both buildings. Earthworks will be required for each building. Both buildings will be coloured in recessive natural hues and will be of a rural appearance.

- 5.3. The proposed shed will result in a low adverse effect on the open character of the ONL as viewed from the accessway to Lot 2 DP 453236 but will otherwise have a very low to negligible adverse effect on the natural and pastoral character of the landscape. The proposed dwelling will not be readily viewed from any public place but the earthworks to form the platform will adversely effect the landscape's natural character to a very low degree. I consider that with additional mitigation planting the visual and character effects of the proposed shed as viewed from a small portion of SH6 can be appropriately mitigated.
- 5.4. Overall, I consider with additional planting as recommended, the proposal will result in no more than very low adverse effects on landscape character and visual amenity.

## 6. RECOMMENDATIONS

- 6.1. I recommend that a group of trees be proposed between the proposed shed and existing hawthorn trees on the SH6 boundary. This planting should extend beyond the footprint of the building by a minimum of 15 m. The planting should be of a rapidly growing evergreen species typical of rural landscape (Leyland Cypress) which can be hedged and topped such that it's mature height can be controlled to avoid shading of SH6.

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Orange line Landscape Category Boundaries as shown on Appendix 8a - Map 2 of the ODP



Landscape - Reference : PA17150 IS02



























## **APPENDIX 6**

### **PSI/DSI**



13 March 2018

John Guthrie  
C/- Southern Planning Group  
PO Box 1081  
Queenstown

Dear John

## **Re. Preliminary and Detailed Environmental Site Investigation for Residential Development at 56 Arrowtown-Lake Hayes Road, Lake Hayes**

**Our Reference: 17019**

### **1 Introduction**

Southern Planning Group (SPG), on behalf of John Guthrie, requested that JKCM Ltd, trading as Insight Engineering (IE), undertake a preliminary and detailed environmental site investigation. The area investigated, herein referred to as 'the site', is located within two portions of the property legally described as Lot 2 DP 366461 at 56 Arrowtown-Lake Hayes Road, Lake Hayes, as outlined in our proposal (reference P17019, fully executed on 13 November 2017).

We understand that the site is proposed to be developed with a new residential dwelling and accessory building, and this report will be used when applying for Resource Consent.

The purpose of this investigation was to assess whether the Resource Management (*National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*) Regulations<sup>1</sup> (herein referred to as the NES) apply to the site, according to criteria specified in NES Regulation 5.

If the NES applies, the investigation would assess the suitability of the site for residential development, in terms of the activities being considered Permitted Activities under Regulations 8(3) and 8(4) respectively.

This report was prepared in general accordance with the Ministry for the Environment (MfE) *Contaminated Land Management Guidelines (CLMG) No. 1: Reporting on Contaminated Sites in New Zealand*<sup>2</sup> and CLMG No. 5: *Site Investigation and Analysis of Soils*<sup>3</sup>.

Figure 1 (Appendix 1) indicates the location of the property and the site. The proposed development plans are provided in Appendix 2.

### **2 Objectives of the Investigation**

The objective was to determine if potentially contaminating historical activities pose an unacceptable risk to human health during and post site development.



## 2.1 Approach

IE completed the following scope of work to satisfy the investigation objectives:

### 2.1.1 Review of Site Information

Several sources were contacted for information relating to the sites past and present uses and to identify any other environmental issues which may be on record. This consisted of:

- Undertaking a site walkover to assess whether any visual or olfactory evidence of contamination is present at the site;
- Interviewing the current land owners to obtain information relating to potentially contaminating activities that may have been undertaken at the site;
- Reviewing publicly available resource consent information held by the Otago Regional Council (ORC);
- Contacting ORC to determine if any property specific records of hazardous activities or industries are held in their database of potentially contaminated sites;
- Reviewing the Queenstown Lakes District Council (QLDC) property files to determine whether any records of contamination at the site are held in their database;
- Reviewing publicly available historical aerial photographs and maps of the site and surrounding area.

### 2.1.2 Intrusive Investigation

Site walkover inspections were undertaken on 26 and 29 November 2017. Soil samples were collected by Claude Midgley of IE on 9 January and 25 February 2018.

## 3 Property and Site Description

Property and site information is summarised in Table 1.

**Table 1: Property and Site Information**

Location	Part of 56 Arrowtown-Lake Hayes Road, Lake Hayes
Legal Description	Lot 2 DP 366461
Property Owners	Ernest John Leslie Guthrie, McCulloch Trustees 2004 Limited and Southern Trustees 2005 Limited
Current Site Use	Agricultural (pastoral grazing)
Proposed Site Use	Rural Residential
Site Area	Approximately 1,000 m <sup>2</sup> (0.1 ha)
Territorial Authority	Queenstown Lakes District Council
Zoning	Rural General

The site setting is summarised in Table 2.

**Table 2: Site Setting**

Topography	<p>The northern area is flat, due to earthworks which were undertaken to create a building platform which cut a section of the slope on the south eastern side of the site. Consequently, the slope on the south eastern edge of the site is very steep, rising approximately 5 m from the site surface.</p> <p>The southern area is relatively flat. It appears that fill has been placed within a depression and this has raised the ground surface to a similar level to the surrounding land. The filled area is easily distinguished from the surrounding land due to the lack of turf establishment. Beyond the site boundary towards the north and south, the land slopes downwards relatively steeply.</p>
Local Setting	<p>The site is located on a property which contains several structures, predominantly used for residential or recreational purposes, although a livestock holding pen is located on the south eastern side of the property.</p> <p>The surrounding land is dominated by low density rural residential dwellings surrounded by large gardens.</p>
Nearest Surface Water & Use	<p>A pond is located approximately 10 m north of the northern area. The pond drains towards the west and drains to Lake Hayes, approximately 560 m towards the west. The pond and Lake Hayes are used for recreational purposes only.</p>
Geology	<p>The GNS New Zealand Geology Webmap<sup>4</sup> indicates that the site is underlain by Aspiring lithologic association Permian-Triassic group, described as “<i>Very well segregated and laminated; abundant pelitic and subordinate psammitic greyschist; minor greenschist and metachert</i>”.</p> <p>Soil encountered on site was described as brown silt with gravels.</p>
Hydrogeology	<p>The site is not located within one of the mapped aquifers within the Wakatipu Basin<sup>5</sup>. A nearby groundwater well, located approximately 225 m east of the northern area, was drilled to a depth of 7.5 m below ground level (bgl). Other wells in the vicinity of the site were either dry (66 m bgl) or required drilling to 150 m bgl to find water.</p> <p>It is expected that groundwater depth will vary depending on the underlying geology and local surface contours. Groundwater depth and flow direction at the site are therefore unknown and specific intrusive investigation would be required to ascertain that information, if groundwater abstraction is required as a potable water source.</p>

**Table 2(cont.): Site Setting**

Groundwater Abstractions <sup>6</sup>	<p>One groundwater abstraction consent was issued for properties located within 250m of the site:</p> <ul style="list-style-type: none"> <li>Consent number 2000.504, a permit to construct a bore at the side of State Highway 6, Lake Hayes for the purpose of single domestic supply, was issued in 2000 for Peter Wilding within a 20 m radius of E1270924 N5010935 (NZTM2000).</li> </ul>
Discharge Consents <sup>6</sup>	IE searched the ORC consents database within 250 m of the site and found no discharge consents.

### 3.1 Current Site Conditions

Claude Midgley of IE completed site walkover inspections on 26 and 29 November 2017. Observations made at that time are summarised in Table 3 and photographs are presented in Appendix 3.

**Table 3: Current Site Conditions**

Visible signs of contamination	<p>A stockpile of branches and treated timber was located on the fill within the southern area. The stockpile appeared to be in an area, measuring approximately 5 m by 5 m, which had been used to burn waste because the site surface in that area contained a thin layer of ash residue estimated at a few millimetres deep (Refer to Figure 2 and Appendix 3). No pieces of fibre cement were observed in the southern area.</p> <p>A piece of potentially asbestos-containing fibre cement board, measuring approximately 5 cm by 5 cm, was found on the building platform in the northern area (Refer to Figure 2 and Appendix 3).</p>
Surface water appearance	Surface water in the nearby ponds appeared murky brown with patches of humic sheen (nonpetroleum sheen) caused by bacterial growth.
Current surrounding land use	Predominantly low density residential use between garden or agricultural land.
Local sensitive environments	The ponds located adjacent to the northern area are considered sensitive environments. Furthermore, the stream flowing from the ponds to Lake Hayes, as well as Lake Hayes and the associated riparian zone bordering the lake are considered sensitive environments.
Visible signs of plant stress	Other than weeds affected by the dry conditions, no visible signs of plant stress were noted.
Additional Observations	None noted.

### 3.2 Interview with Current Owner

John Guthrie (*pers. comm.*) provided the following information:

- Mr Guthrie purchased the property in 1983 and used the site for agricultural purposes (grazing for low numbers of sheep).
- The fill placed in the southern area was sourced from the northern area, while excavating the hillside to create a level building platform.
- Fertiliser has not been applied to the site.
- No rabbit poison has been used at the site. The control strategy is to shoot the rabbits.
- Mr Guthrie indicated that the potentially asbestos-containing cement fibre board may have been part of a shed / barn which had been present at the south western end of the northern area.
- After the shed was demolished, the demolition material which consisted of treated timber was placed on the southern area and burned.

### 3.3 ORC Property Database

Simon Beardmore of the ORC searched the property database on 16 November 2017. The search confirmed that property is not currently on the ORC database, however the absence of information is stated to not necessarily mean that no contamination impacts are present at the property (Appendix 4).

### 3.4 QLDC Property File

The property file<sup>7</sup> contained no records or information relating to potentially contaminating activities.

### 3.5 Certificates of Title

The Certificate of Title provided by Southern Planning Group indicates that the property is owned by McCulloch Trustees 2004 Limited and Ernest John Leslie Guthrie. An earlier Certificate of Title, contained in the QLDC property file, indicates that the property was purchased from Evelyn Frances Caldwell in 1983.

### 3.6 Review of Historical Aerial Photographs and Maps

Photographs in the Crown Collection<sup>8</sup>, the QLDC online geographic information system<sup>9</sup> and Google Earth<sup>10</sup>, as well as topomaps on the MapsPast<sup>11</sup> website, have been reviewed to obtain information on the past uses of the site. Aerial photographs taken between 1956 and 2016, as well as maps created between 1929 and 2009, have been reviewed.

Table 4 summarises the features visible in each image.

**Table 4: Historical Aerial Photographs and Maps**

1929 <sup>11</sup>	The site is part of a large block of land stretching between SH6 and Arrowtown – Lake Hayes Road. No other significant features are apparent on the map.
1949 <sup>11</sup>	The map contains no features other than the outline of Lake Hayes.



**Table 4 (cont.): Historical Aerial Photographs and Maps**

1958 <sup>8</sup>	<p>The northern and southern areas are undeveloped and part of a larger paddock that surrounds a complex of buildings.</p> <p>Three relatively small buildings resembling sheds are visible adjacent to the south western edge of the northern area. The watercourse is visible north of the northern area, but no ponds are present.</p> <p>In the wider area, trees planted in rows, resembling orchards, are visible towards the west and south west.</p>
1959, 1960 and 1966 <sup>8</sup>	No significant changes are apparent at the site or in the surrounding area.
1979 <sup>11</sup>	<p>The area at and around the site is labelled 'Bendemeer' and two black squares representing buildings are visible near to the site. No other significant features are visible at the site or in the surrounding area.</p>
1983 and 1984 <sup>8</sup>	No significant changes are apparent at the site or in the surrounding area.
1989 and 1999 <sup>11</sup>	No significant changes are apparent compared with the 1979 map.
2004 (estimated) <sup>9</sup>	<p>A patch of what appears to be disturbed land is visible in the southern area. The northern area remains unchanged, but a pond is visible north of that area.</p> <p>In the surrounding land, one of the sheds adjacent to the northern area has been removed. Livestock holding pens have been constructed approximately 65 m north east of the southern area. Apart from the construction of a few new dwellings in the wider landscape, no other significant changes are apparent at the site or in the surrounding area.</p>
2004 to 2015 <sup>10</sup>	No significant changes are apparent at the site or in the surrounding area.
2016 <sup>10</sup>	<p>Land disturbance is evident in both the northern and southern areas. Another of the sheds adjacent to the northern area has been removed. A dark circular feature is visible in the southern area.</p> <p>No other significant changes are apparent at the site or in the surrounding area.</p>

### 3.7 Summary of Identified Hazardous Activities and Industries

Two activities noted on the MfE Hazardous Activities and Industries List<sup>12</sup> (HAIL) have been identified during review of the site history:

Category E1 – Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition.

Category G5 – Waste disposal to land.

## 4 Intrusive Investigation

Given the discovery of a broken piece of potentially asbestos-containing fibre cement within the northern area, an investigation was designed according to the New Zealand Guidelines for Assessing and Managing Asbestos in Soil<sup>13</sup> (herein referred to as the BRANZ Guidelines). The findings of this work would determine whether disturbance of soil and change of land use could be considered Controlled Activities under NES Regulations 9(3) and 9(1) respectively.

Initial surface soil sampling (<0.1 m bgl) was undertaken in the northern area on 9 January 2018. The samples were taken at equally spaced distances (grid sampling) across the 600 m<sup>2</sup> area which appeared to have been disturbed according to the 2016 aerial photograph (refer to Table 4). Sample locations are displayed in Figure 3. A few small pieces of broken potentially asbestos-containing fibre cement were encountered in two of the sample locations. All soil samples were submitted for the testing of asbestos presence.

Laboratory results for the initial sampling work indicated that asbestos was present in two areas (grid cells 3 and 5), both of which were adjacent to the location of a shed (grid cell 4) which had been removed in preparation for earthworks associated with the site development. Additional samples were therefore collected on 25 February 2018 using the field screening of bonded asbestos-containing materials (ACM) method detailed in Section 5.3.1 of the BRANZ Guidelines. IE erroneously collected samples from grid cell 4, instead of grid cell 5, however the northernmost sample from grid cell 4 is considered to have been within 3 m the boundary of grid cell 5. Visual screening of the site surface across grid cells 3, 4 and 5 did not reveal any additional fragments of cement fibre board. Representative samples were submitted for semi-quantitative laboratory analysis to quantify the risk to human health.

### 4.1 Methodology

The following was undertaken during the initial soil sampling works:

- Six near-surface (<0.1 m bgl) soil samples were collected from the locations displayed in Figure 2. Each sample was given a unique identifier consisting of the abbreviated site description for the property (ALHR) and a number (1 to 6) corresponding to the location on the site diagram. This sample density is recommended by the BRANZ Guidelines and enables the statistical identification of contamination 'hotspots' with a diameter of 11.8 m to the 95% confidence limit<sup>3</sup>;
- Samples were compressed directly into laboratory supplied containers using a new pair of nitrile gloves for each sample. Prior to sampling, the equipment (hand trowel) was decontaminated using a triple wash procedure with potable water, Decon 90 solution and deionised water;
- Each sample was inspected for visual indicators of contamination;
- Samples were placed into a chilly bin and transported, under standard IE chain of custody procedures, to Environmental and Industrial Analysis Group (EIAG) for analysis; and
- IE requested that EIAG analyse all samples for asbestos presence.

After receipt of the analysis results for the initial samples, additional samples were collected from the locations where asbestos had been demonstrated to be present. The following was undertaken during the additional soil sampling works:

- Field screening was undertaken while wearing disposable overalls, gloves and a half face respirator fitted with new P2/P3 filters. At four locations, 10L of soil was excavated from the near surface (<0.1 m bgl) using a clean spade. The soil was placed onto a plastic sheet and spread out to enable identification of any fragments potentially asbestos containing materials;

- Four near-surface (0.1 m bgl) soil samples were collected from the locations displayed in Figure 3. Each sample was given a unique identifier consisting of the abbreviated site description for the property (ALHR) and the number of the grid where asbestos had been demonstrated to be present (3 and 4) as well as a letter to distinguish the two samples from each grid (A and B) corresponding to the location on the site diagram. This sample density (twice the previous density) is recommended by the BRANZ Guidelines<sup>13</sup> when asbestos is known to be present;
- Samples were compressed directly into laboratory supplied containers using a new pair of nitrile gloves for each sample. Prior to sampling, the equipment (hand trowel) was decontaminated using a triple wash procedure with potable water, Decon 90 solution and deionised water;
- Samples were placed into a chilly bin and transported, under standard IE chain of custody procedures, to Environmental and Industrial Analysis Group (EIAG) for analysis; and
- IE requested that EIAG complete a semi-quantitative analysis of asbestos fibres in each sample.

#### 4.1.1 Quality Assurance / Quality Control

The quality assurance / quality control (QA / QC) procedures employed during the works included:

- Standard sample registers and chain of custody records have been kept for all samples;
- The use of EIAG, accredited by International Accreditation New Zealand (IANZ), to conduct laboratory analyses; and
- During the site investigation every attempt was made to ensure that cross contamination did not occur through the use of the procedures outlined within this document.

## 4.2 Investigation Criteria

### 4.2.1 Soil Criteria

The investigation criteria referenced in this report have been selected from the BRANZ Guidelines, which is the most applicable source of health criteria according to the hierarchy detailed in the MfE *Contaminated Land Management Guidelines No. 2: Hierarchy and Application in New Zealand of Environmental Guideline Values*<sup>14</sup>.

## 4.3 Results

### 4.3.1 Soil Encountered

Near surface soil encountered across the site was described as brown silt with gravels.

### 4.3.2 Laboratory Test Results

Tables 5 and 6 compares soil contaminant concentrations in the samples with the adopted investigation criteria described in Section 4.2.1. The full analytical results are included in Appendix 5.

Table 5: Initial Soil Sample Results

Sample Name	Investigation Results					
	ALHR 1	ALHR 2	ALHR 3	ALHR 4	ALHR 5	ALHR 6
Asbestos Presence	NO	NO	YES	NO	YES	NO
Asbestos Type	-	-	White, Blue and Brown	-	White	-
Size Range	-	-	>7 mm and <2 mm	-	>7 mm	-

Table 6: Additional Soil Sample Results

Sample Name	Investigation Results			
	ALHR3A	ALHR3B	ALHR4A	ALHR4B
Weight of asbestos in >10 mm Fraction	0	0	0	0
Weight of asbestos in 2 mm to 10 mm Fraction	0	0	0	0
Weight of asbestos in < 2 mm Fraction	0	0	0	0

Notes:

All results presented in grams

#### 4.4 Discussion

Initial sampling work confirmed the presence of asbestos containing cement board within an area adjacent to where a shed had been demolished. Detailed soil sampling and semi-quantitative analysis confirmed that no asbestos fibres are present within that area, however two of the sample locations (ALHR4A and ALHR4B) were erroneously placed within the area where the shed had been demolished (grid cell 4), instead of in the adjacent grid cell towards the north (grid cell 5). The location of sample ALHR4B is considered to be close to the boundary of grid cells 4 and 5, with the result potentially being applicable to grid cell 5. Visual assessment of grid cells 3, 4 and 5 did not reveal any additional fragments of cement fibre board.

### 5 Conceptual Site Model

A contamination conceptual site model, presented in Table 7, consists of three primary components to allow the potential for risk to be determined. These are:

- Source of contamination;
- Pathway to allow the contamination to mobilise; and
- Sensitive receptors which may be impacted by the contamination.

**Table 7: Conceptual Site Model**

Source	Pathway	Receptor
Asbestos fibres	Inhalation	Maintenance / Excavation workers;  Site workers;  Future residents and visitors.
Heavy metals in the ash of burnt treated timber	Ingestion of soil; Inhalation of dust; Dermal absorption (direct contact);	
Acceptable risk to human health?	<b>Earthworks associated with land development</b>  Yes: The amount of asbestos fibres is below the human health criteria. The amount of heavy metals present within the ash in the southern area is not considered likely to pose a significant risk to human health.	
	<b>Residential Use</b>  Yes: The amount of asbestos fibres is below the human health criteria. Small amounts of residual heavy metals resulting from burnt treated timber within the southern area are considered likely to become sealed beneath a concrete floor slab, thereby eliminating the potential exposure pathways.	

### 6 Conclusions

Information obtained as part of this investigation (refer to Section 3) indicates that the site has been used for agricultural purposes (pasture). Earthworks have been undertaken to prepare two building platforms and this resulted in the redistribution of excavated material from the northern area to the

southern area. Part of the site preparation involved the demolition of a shed, which may have been constructed with some ACM. A few small pieces of ACM were found in a small portion of the northern area. Mr Guthrie indicated that the waste material, resulting from the demolition of the shed, was burnt in the southern area. A thin layer, measuring a few millimetres deep, of ash residue was observed beneath a stockpile of green waste (tree branches) and treated timber off-cuts in the southern area.

The identified HAIL activities have varied potential to have resulted in significant contamination impacts:

- Category E1: The demolition of a structure containing ACM has the potential to distribute ACM fragments across the site surface; and
- Category G5: Burning of treated timber has the potential to deposit heavy metals (copper, chromium and arsenic) within the area that the materials were burnt.

Asbestos contamination was considered to have the potential for significant risk to human health, whereas the burning of a limited amount of treated timber was not considered likely to deposit a sufficient amount of contaminants that could affect human health during the short-term construction of the proposed accessory building. Health effects resulting from heavy metals require long-term ongoing exposure to be considered significant. Exposure to heavy metals during construction work at the southern area can further be managed by implementing an Environmental Management Plan to ensure that the potential for exposure is minimised or eliminated.

After construction is completed in the southern area, the exposure pathway between any residual contaminants and human receptors is considered likely to be eliminated, given the barrier layer (concrete floor slab) that is proposed to be constructed.

Based on the potential contaminant sources identified during the preliminary environmental investigation, a detailed site investigation was designed according to the BRANZ Guidelines to assess the extent and level of asbestos contamination in the northern area. The southern area was not assessed, based on the low risk to health that has been described previously.

Assessment of the northern area involved initial sampling of surface soils across the area of disturbance, with a density recommended in the BRANZ Guidelines. The samples were submitted to EIAG to test for the presence of asbestos, which confirmed that asbestos was present in two of the six grid cells. These locations corresponded to the location of the demolished shed.

Additional assessment and soil sampling was therefore undertaken at twice the standard sample density, which is recommended in the BRANZ Guidelines when asbestos is known to be present. Surface soil screening was completed, according to the methodology provided in Section 5.3.1 of the BRANZ Guidelines, in grid cells 3 and 4 to identify fragments of ACM. Representative soil samples were also collected for further laboratory testing. IE found no additional ACM fragments within the test locations. Furthermore, EIAG completed semi-quantitative testing of the additional soil samples and reported that no ACM fragments or asbestos fibres were present. This confirms that where ACM fragments had been found, their presence has not resulted in the release of respirable asbestos fibres into the surrounding soil.

IE erroneously performed surface soil screening and sampling in grid cell 4 instead of grid cell 5. However, the results of the initial soil sampling indicated that the asbestos that had been identified in grid cell 5 was in the >7 mm category which suggests that asbestos (if present) would be visually identifiable in that area. No additional fragments of cement fibre board, or any other potentially asbestos-containing materials, were observed in grid cells 3, 4 or 5. Furthermore, sample ALHR4B is considered to have been collected from a location very close to the boundary between grid cells 4 and

5, with the result potentially being applicable to grid cell 5. Based on the field screening observations and laboratory results, it is considered unlikely that grid cell 5 contains a significant amount of asbestos (if any). If fragments of ACM are present, results for samples from grid cell 3 suggest it is unlikely that any respirable asbestos fibres would be present in the soil.

The field screening and laboratory analyses therefore confirm that the concentrations of contaminants do not exceed the applicable standards in NES Regulation 7 (refer to Tables 5 and 6).

Based on the findings of this investigation, the site development (soil disturbance and change of land use) is considered to qualify as a Controlled Activity under NES Regulations 9(1) and 9(3) respectively, because a detailed site investigation exists and the report on the detailed site investigation states that the soil contamination does not exceed the applicable standards in Regulation 7.

## 7 Recommendations

It is recommended that the proposed development is allowed as a Controlled Activity under NES Rules 9(1) and 9(3). Work should be completed under an Environmental Management Plan that provides control measures to minimise or eliminate the risk of exposure to contaminants. Furthermore, workers should be provided with training to identify fragments of ACM, as well as contingency measures to implement if ACM is encountered.

## 8 References

1. Ministry for the Environment 2012: Users' Guide National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
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3. Ministry for the Environment 2011: Contaminated Land Management Guidelines No. 5 – Site Investigation and Analysis of Soils.
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10. Google Earth v7.1.7.2606. Lake Hayes, Central Otago, New Zealand. -44.979988° lon, 168.859286° lat, Eye alt 1.14km. DigitalGlobe 2014. <http://www.earth.google.com>. [March 2018]
11. Mapspast 2017: Current and Historical Topographic Maps (Topomaps) of New Zealand. Viewed at: <http://www.mapspast.org.nz/>

12. Ministry for the Environment 2011: Ministry for the Environment Hazardous Activities and Industries List
13. BRANZ 2017: New Zealand Guidelines for Assessing and Managing Asbestos in Soil.
14. Ministry for the Environment 2011: Contaminated Land Management Guidelines No.2 - Hierarchy and Application in New Zealand of Environmental Guideline Values.

## 9 Limitations

- i. We have prepared this report in accordance with the brief as provided. This report has been prepared for the use of our client, John Guthrie, his professional advisers and the relevant Territorial Authorities in relation to the specified project brief described in this report. No liability is accepted for the use of any part of the report for any other purpose or by any other person or entity.
- ii. The recommendations in this report are based on the ground conditions indicated from published sources, site assessments and subsurface investigations described in this report based on accepted normal methods of site investigations. Only a limited amount of information has been collected to meet the specific financial and technical requirements of the client's brief and this report does not purport to completely describe all the site characteristics and properties. The nature and continuity of the ground between test locations has been inferred using experience and judgement and it should be appreciated that actual conditions could vary from the assumed model.
- iii. Subsurface conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes.
- iv. This Limitation should be read in conjunction with the IPENZ/ACENZ Standard Terms of Engagement.
- v. This report is not to be reproduced either wholly or in part without our prior written permission.

We trust that this information meets your current requirements. Please do not hesitate to contact the undersigned on 021 556 549 if you require any further information. The author is a Certified Environmental Practitioners (CEnvP) under the Environment Institute of Australia and New Zealand (EIANZ) accreditation system.

### Report prepared by



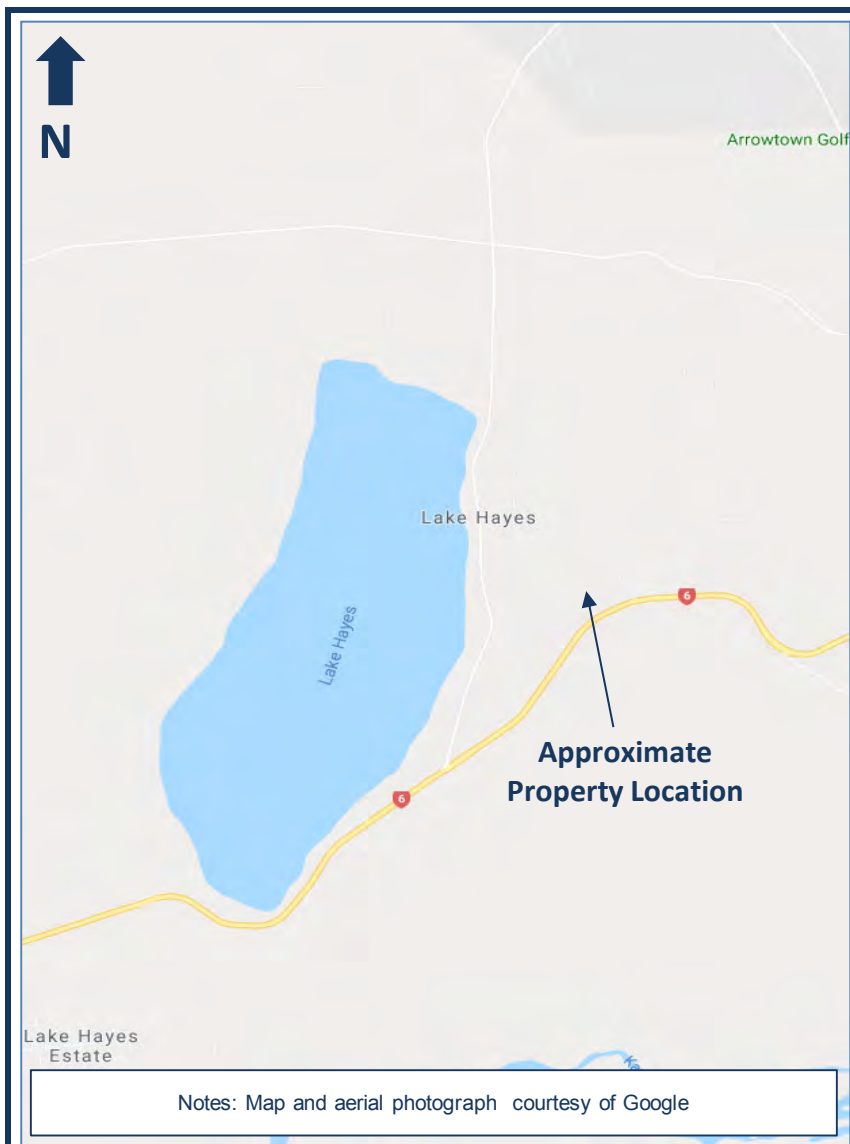
Claude Midgley, CEnvP


Associate Environmental Scientist




## APPENDIX 1

### Figures




Description	Property and Site Location	Figure Number	1	
Project	Environmental Site Investigation 56 Arrowtown Lake Hayes Road, Lake Hayes	Date	Mar-18	
Client	John Guthrie C/- Southern Planning Group	Drawn by	CM	
Project Number	17019	Approved by	JK	



Description	Visual Indicators of Potential Contamination	Figure Number	2	
Project	Environmental Site Investigation 56 Arrowtown Lake Hayes Road, Lake Hayes	Date	Mar-18	
Client	John Guthrie C/- Southern Planning Group	Drawn by	CM	
Project Number	17019	Approved by	JK	

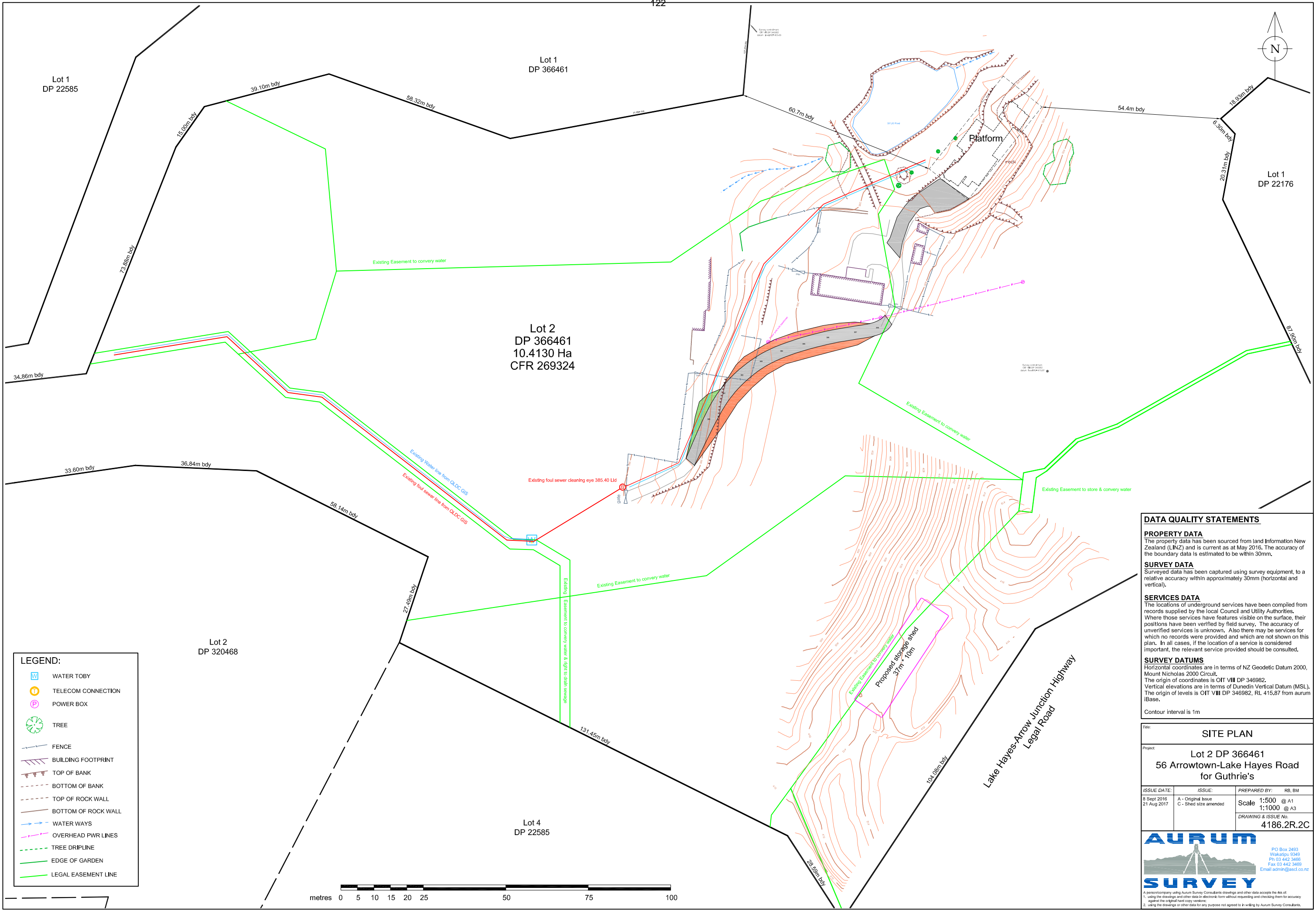


Description	Sample Location Plan	Figure Number	3	
Project	Environmental Site Investigation 56 Arrowtown Lake Hayes Road, Lake Hayes	Date	Mar-18	
Client	John Guthrie C/- Southern Planning Group	Drawn by	CM	
Project Number	17019	Approved by	JK	



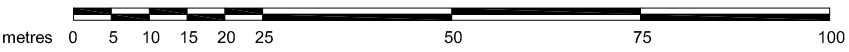
## **APPENDIX 2**

### **Proposed Development Plan**



**LEGEND:**

- WATER TOBY
- TELECOM CONNECTION
- POWER BOX
- TREE
- FENCE
- BUILDING FOOTPRINT
- TOP OF BANK
- BOTTOM OF BANK
- TOP OF ROCK WALL
- BOTTOM OF ROCK WALL
- WATER WAYS
- OVERHEAD PWR LINES
- TREE DRIPLINE
- EDGE OF GARDEN
- LEGAL EASEMENT LINE



**DATA QUALITY STATEMENTS**

**PROPERTY DATA**  
The property data has been sourced from land Information New Zealand (LINZ) and is current as at May 2016. The accuracy of the boundary data is estimated to be within 30mm.

**SURVEY DATA**  
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 30mm (horizontal and vertical).

**SERVICES DATA**  
The locations of underground services have been compiled from records supplied by the local Council and Utility Authorities. Where those services have features visible on the surface, their positions have been verified by field survey. The accuracy of unverified services is unknown. Also there may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provided should be consulted.

**SURVEY DATUMS**  
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit. The origin of coordinates is OIT VIII DP 346982. Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is OIT VIII DP 346982, RL 415.87 from a datum iBase.

Contour interval is 1m

---

**SITE PLAN**

Project: **Lot 2 DP 366461**  
**56 Arrowtown-Lake Hayes Road**  
**for Guthrie's**

ISSUE DATE: 8 Sept 2016 21 Aug 2017	ISSUE: A - Original Issue C - Shed size amended	PREPARED BY: RB, BM Scale: 1:500 @ A1 1:1000 @ A3 DRAWING & ISSUE No. 4186.2R.2C
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**AURUM**  
SURVEY

PO Box 2493  
Wakaipapa 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email admin@aaurum.co.nz

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

## APPENDIX 3

### Site Photographs





Photo 1: Southern area viewed from the west, facing east.



Photo 2: Branches and treated timber on ash residue.



Photo 3: Closer view of branches and treated timber.


Description	Site Photographs	Photos	1 to 3	
Project	Environmental Site Investigation 56 Arrowtown Lake Hayes Road, Lake Hayes	Date Taken	26/11/17	
Client	John Guthrie C/- Southern Planning Group	Taken by	CM	
Project Number	17019	Approved by	JK	





Photo 4: Northern area, showing the excavated building platform viewed from the north east facing south west.



Photo 5: Potentially asbestos-containing cement fibre board fragment.



Photo 6: Potentially asbestos-containing cement fibre board fragment. on building platform.


Description	Site Photographs	Photos	4 to 6	
Project	Environmental Site Investigation 56 Arrowtown Lake Hayes Road, Lake Hayes	Date Taken	29/11/17	
Client	John Guthrie C/- Southern Planning Group	Taken by	CM	
Project Number	17019	Approved by	JK	






Photo 7: Locations of samples ALHR3A and ALHR3B.



Photo 8: Locations of samples ALHR4A and ALHR4B.

Description	Site Photographs	Photos	7 to 8	
Project	Environmental Site Investigation 56 Arrowtown Lake Hayes Road, Lake Hayes	Date Taken	25/02/18	
Client	John Guthrie C/- Southern Planning Group	Taken by	CM	
Project Number	17019	Approved by	JK	

## **APPENDIX 4**

### **ORC Contaminated Land Enquiry**



16 November 2017

Dear Claude,

Thank you for your enquiry regarding information that the Otago Regional Council may hold regarding potential soil contamination at the properties indicated below:

Address	Valuation Number / Legal Description
56 Arrowtown Lake Hayes Road	Lot 2 DP 366461

The Otago Regional Council maintains a database of properties where information is held regarding current or past land-uses that have the potential to contaminated land. Land-uses that have the potential to contaminate land are outlined in the [Ministry for the Environment's Hazardous Activities and Industries List \(HAIL\)](#).

Where investigation has been completed, results have been compared to relevant soil guideline values. The database is continually under development, and should not be regarded as a complete record of all properties in Otago. The absence of available information does not necessarily mean that the property is uncontaminated; rather no information exists on the database. You may also wish to examine the property file at the relevant City or District Council to check if there is any evidence that activities occurring on the HAIL have taken place.

I can confirm that:

The above land does not currently appear on the database.

If your enquiry relates to a rural property, please note that many current and past activities undertaken on farms may not be listed on the database, as they can be more difficult to identify. Activities such as use, storage, formulation, and disposal of pesticides, offal pits, landfills, animal dips, and fuel tanks have the potential to contaminated land.

Similarly, the long-term use of lead-based paints on buildings can, in some cases, cases cause soil contamination. The use of lead-based paint is generally not recorded on the database.

Please feel free to contact me if you have any other enquires, or you would like to discuss the matter further,

Regards,

A handwritten signature in black ink, appearing to read "S. Beardmore".

Simon Beardmore  
Senior Environmental Officer

The enclosed/attached information is derived from the Otago Regional contaminated land register and is being disclosed to you pursuant to the Local Government Official Information and Meetings Act 1987. This information reflects the Otago Regional Council's current understanding of this site, which is based solely on the information obtained by the Council and held on record. It is disclosed only as a copy of those records and is not intended to provide a full, complete or entirely accurate assessment of the site. Accordingly, the Otago Regional Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information. Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

## **APPENDIX 5**

### **Laboratory Results and Chain of Custody Documentation**

Date: Wednesday 17<sup>th</sup> January 2018

Client Reference: 17019

JKCM Limited T/A Insight Engineering  
PO Box 456  
Cromwell 9384

EIAG Reference No: E07880

For the Attention of: Claude Midgley

Dear Claude,

**Re: 56 Arrowtown- Lake Hayes Road**

Test Method – EIAG001: Polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 “Method for the qualitative identification of asbestos in bulk samples”.

Where material weights passed through a 7mm and 2mm sieve and greater than 100g, representative sub samples were taken by cone and quartering using EIAG’s in house method in accordance with the Australian Standard AS4964-2004. Subsamples were weighed.

Asbestos is reported as weight (g) found in each sample/sub sample. Where asbestos has been identified it has been broken down into three categories in accordance with “Guidelines for the Assessment Remediation and Management of Asbestos-Contaminated Sites in Western Australia May 2009”.

Identified asbestos is reported as either      ACM- Asbestos Containing Material  
FA- Fibrous Asbestos  
AF- Asbestos Fines

The samples in this report are reported ‘As Received’. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client.

Six samples were received on Thursday 11<sup>th</sup> January 2018. The samples were taken from 56 Arrowtown- Lake Hayes Road.

The fibre identification analysis results are presented in the appended table.

Should you require further information please contact Jessica Campbell.

Yours sincerely



.....  
Jessica Campbell  
**Key Technical Person**  
**ENVIRONMENTAL AND INDUSTRIAL ANALYSIS GROUP**



**ASBESTOS ANALYSIS REPORT**

 Wednesday 17<sup>th</sup> January 2018

Reference No: E07880

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E07880.1	ALHR1	56 Arrowtown- Lake Hayes Road Grid 1, Soil	
		>7 mm Sample weight: 5.72 g	Organic Fibres No Asbestos Detected
		7-2 mm Sample weight: 20.10 g	Organic Fibres No Asbestos Detected
		<2mm Sample weight: 98.03 g	Organic Fibres No Asbestos Detected
		Total sample weight: 123.85 g	
E07880.2	ALHR2	56 Arrowtown- Lake Hayes Road Grid 2, Soil	
		>7 mm Sample weight: 12.99 g	Organic Fibres No Asbestos Detected
		7-2 mm Sample weight: 28.16 g	Organic Fibres No Asbestos Detected
		<2mm Sample weight: 76.70 g	Organic Fibres No Asbestos Detected
		Total sample weight: 117.85 g	
E07880.3	ALHR3	56 Arrowtown- Lake Hayes Road Grid 3, Soil	
		>7 mm Sample weight: 37.34 g	<b>Chrysotile (White Asbestos)</b> <b>Amosite (Brown Asbestos)</b> <b>Crocidolite (Blue Asbestos)</b> Organic Fibres
		7-2 mm Sample weight: 23.99 g	Organic Fibres Synthetic Mineral Fibres No Asbestos Detected
		<2mm Sample weight: 62.00 g	<b>Chrysotile (White Asbestos)</b> Organic Fibres
		Total sample weight: 123.33 g	

**ASBESTOS ANALYSIS REPORT**

 Wednesday 17<sup>th</sup> January 2018

Reference No: E07880

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E07880.4	ALHR4	56 Arrowtown- Lake Hayes Road Grid 4, Soil	
		>7 mm Sample weight: 37.79 g	Organic Fibres No Asbestos Detected
		7-2 mm Sample weight: 47.93 g	Organic Fibres No Asbestos Detected
		<2mm (Sample weight: 120.97 g)	Organic Fibres No Asbestos Detected
		Sub sample weight: 100.31 g Total sample weight: 206.69 g	
E07880.5	ALHR5	56 Arrowtown- Lake Hayes Road Grid 5, Soil	
		>7 mm Sample weight: 22.87 g	<b>Chrysotile (White Asbestos)</b> Organic Fibres
		7-2 mm Sample weight: 20.39 g	Organic Fibres No Asbestos Detected
		<2mm Sample weight: 62.05 g	Organic Fibres No Asbestos Detected
		Total sample weight: 105.31 g	



**ASBESTOS ANALYSIS REPORT**

 Wednesday 17<sup>th</sup> January 2018

Reference No: E07880

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E07880.6	ALHR6	56 Arrowtown- Lake Hayes Road Grid 6, Soil	
		>7 mm Sample weight: 28.90 g	Organic Fibres No Asbestos Detected
		7-2 mm Sample weight: 35.71 g	Organic Fibres No Asbestos Detected
		<2mm Sample weight: 88.87 g	Organic Fibres No Asbestos Detected
		Total sample weight: 153.48 g	

**Note:** The results contained in this report relate specifically to the samples submitted.

Reporting limit is 0.1g/kg as per the AS4964-2004.

This report is consistent with the Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia – May 2009.

Reporting raw asbestos weights within soil samples is outside of EIAG's IANZ accreditation.

This document may not be reproduced except in full.

Identified By:



.....  
 Jessica Campbell BSc (Geol & Geog)  
 Laboratory/ Quality Manager

Reviewed By:



.....  
 Belinda Hughes (PgDip Env'r)  
 Laboratory Technician

Form No: QLA001				<b>CONTROLLED DOCUMENT</b>							
<b>CHAIN OF CUSTODY FORM</b>				Version Number: 6							
				Issue Date: January 2017							
				Authorised By: Jessica Campbell							
				Document is Uncontrolled When Printed							
EIAG Contact Name:				<b>Receiving Laboratory:</b>							
EIAG Contact Email:				Please complete sample receipt details below and email copy of COC to EIAG contact							
Client Business Name: JKCM LIMITED T/A INSIGHT ENG.				Received By:							
Contact Name: CLAUDE MIDDLEY				Date & Time:							
Company Address: PO BOX 456 CROMWELL 9384				Signature:							
Contact No: 021 556 549				EIAG Ref. #: E07880							
Report Email: Claude@insighteng.co.nz				Client Ref. #: 17019							
Account Email:				COC emailed to EIAG: Yes / <u>No</u> (Circle)							
Sample Details: SOIL x 6				Turn Around time Requested (Circle)							
				3 - 5 Business days							
				48 Hour							
				24 Hour							
Sample Address: 56 ARROWTOWN-LAKE HAYES ROAD				Analysis Required							
Accessibility: NOT		<del>Re-Occupy / Demo</del>									
Time & Date: 9/1/18 13:30		Sampled By: Claude									
Lab. Sample Number	Client Sample Number	Product	Sample Location: (Provide the information you require on the analysis report)	Bulk ID	Fibre. C	Presence Absence	Bulk	Tape	Dust	Soil/Ore	
	ALHR1	SOIL	GRID 1			✓					
	ALHR2	"	GRID 2			✓					
	ALHR3	"	GRID 3			✓					
	ALHR4	"	GRID 4			✓					
	ALHR5	"	GRID 5			✓					
	ALHR6	"	GRID 6			✓					

Number of Samples Received: 6		Date required: Before 19 Jan 2018	
Date/Time Received: 9am 11.1.18		Results to be sent to client by:	
Name: Holly Eeg		Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>	
Signature: <u>[Signature]</u> E07880			
WFM UPDATED WITH SAMPLE AMOUNT AND COSTS: YES / NO			

Date: Tuesday 6<sup>th</sup> March 2018

Client Reference: N/A

Insight Engineering  
PO Box 456  
Cromwell

EIAG Reference No: E07880

For the Attention of: Claude Midgley

Dear Claude,

**Re: 56 Arrowtown – Lake Hayes Road**

Test Method – EIAG001: Polarised light microscopy including dispersion staining in accordance with the Australian Standard AS4964-2004 “Method for the qualitative identification of asbestos in bulk samples”.

Where material weights passed through a 2mm sieve and are greater than 100g, representative sub samples of 50g were taken by cone and quartering using EIAG’s in house method in accordance with the Australian Standard AS4964-2004.

Asbestos is reported as weight (g) found in each sample/sub sample. Where asbestos has been identified it has been broken down into three categories.

Identified asbestos is reported as either

- ACM- Asbestos Containing Material
- FA- Fibrous Asbestos
- AF- Asbestos Fines

The samples in this report are reported ‘As Received’. The Environmental and Industrial Analysis Group does not take responsibility for the sampling procedure or accuracy of sample location description as these have been provided by the client.

Four samples were received on Wednesday 28<sup>th</sup> February 2018. The samples were taken from 56 Arrowtown – Lake Hayes Road.

The fibre identification analysis results are presented in the appended table.

Should you require further information please contact Belinda Hughes.

Yours sincerely



.....  
Belinda Hughes  
**Key Technical Person**  
**ENVIRONMENTAL AND INDUSTRIAL ANALYSIS GROUP**

**ASBESTOS ANALYSIS REPORT**

 Tuesday 6<sup>th</sup> March 2018

Reference No: E07880

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E07880.1	ALHR3A	56 Arrowtown – Lake Hayes Road Soil	
		>10 mm Sample weight: 16.57 g	Organic Fibres No Asbestos Detected
		10-2 mm Sample weight: 92.21 g	Organic Fibres No Asbestos Detected
		<2mm (Sample weight: 433.78 g) Sub sample weight: 50.24 g Total sample weight: 542.56 g	Organic Fibres No Asbestos Detected
E07880.2	ALHR3B	56 Arrowtown – Lake Hayes Road Soil	
		>10 mm Sample weight: 95.30 g	Organic Fibres No Asbestos Detected
		10-2 mm Sample weight: 103.47 g	Organic Fibres No Asbestos Detected
		<2mm (Sample weight: 344.84 g) Sub sample weight: 51.10 g Total sample weight: 543.61 g	Organic Fibres No Asbestos Detected
E07880.3	ALHR4A	56 Arrowtown – Lake Hayes Road Soil	
		>10 mm Sample weight: 13.81 g	Organic Fibres No Asbestos Detected
		10-2 mm Sample weight: 210.03 g	Organic Fibres No Asbestos Detected
		<2mm (Sample weight: 514.55 g) Sub sample weight: 50.03 g Total sample weight: 738.39 g	Organic Fibres No Asbestos Detected

**ASBESTOS ANALYSIS REPORT**

 Tuesday 6<sup>th</sup> March 2018

Reference No: E07880

Laboratory Reference No.	Client Sample No.	Sampling Address/Sampling Location/Description/Dimensions	Fibre Identification Analysis Results
E07880.4	ALHR4B	56 Arrowtown – Lake Hayes Road Soil	
		>10 mm Sample weight: 55.86 g	Organic Fibres No Asbestos Detected
		10-2 mm Sample weight: 180.79 g	Organic Fibres No Asbestos Detected
		<2mm (Sample weight: 428.48 g)  Sub sample weight: 52.49 g	Organic Fibres No Asbestos Detected
		Total sample weight: 665.13 g	

**Note:** The results contained in this report relate specifically to the samples submitted.

Reporting limit is 0.1g/kg as per the AS4964-2004.

Reporting raw asbestos weights within soil samples is outside of EIAG's IANZ accreditation.

This document may not be reproduced except in full.

Identified By:



.....  
 Kay Higginbotham MSc (Geol)  
 Senior Laboratory Technician

Reviewed By:



.....  
 Belinda Hughes PgDip (Envr)  
 Laboratory Technician

Form No: QLA001				<b>CONTROLLED DOCUMENT</b>							
<b>CHAIN OF CUSTODY FORM</b>				Version Number: 6							
				Issue Date: January 2017							
				Authorised By: Jessica Campbell							
				Document is Uncontrolled When Printed							
EIAG Contact Name:				<b>Receiving Laboratory:</b>							
EIAG Contact Email:				Please complete sample receipt details below and email copy of COC to EIAG contact							
Client Business Name: JKCM Ltd T/- INSIGHT ENGINEERING											
Contact Name: CLAUDE MIDDLEY				Received By:							
Company Address: PO BOX 456 CROMWELL				Date & Time:							
Contact No: 021 556 549				Signature:							
Report Email: Claude@insighteng.co.nz				EIAG Ref. #:							
Account Email: Claude@insighteng.co.nz				Client Ref. #:							
Sample Details: SOIL				COC emailed to EIAG: Yes <input checked="" type="radio"/> No <input type="radio"/> (Circle)							
Please return a scanned copy of this C.O.C to Claude@insighteng.co.nz				Turn Around time Requested (Circle)							
				3-5 Business days							
				48 Hour							
				24 Hour							
Sample Address: 56 ARROWTOWN LAKE HAYES ROAD				<b>Analysis Required</b>							
Accessibility:		Re-Occupy / Demo									
Time & Date: 25/2/2018		Sampled By: CM									
Lab. Sample Number	Client Sample Number	Product	Sample Location: (Provide the information you require on the analysis report)	Bulk ID	Fibre. C	BRAVE QUANT.	Bulk	Tape	Dust	Soil/Ore	
	ALHR3A	SOIL	56 Arrowtown - Lake Hayes Road			X					
	ALHR3B	"	" " "			X					
	ALHR4A	"	" " "			X					
	ALHR4B	"	" " "			X					

Number of Samples Received: 4		Date required: 07.03.2018	
Date/Time Received: 28.02.2018		Results to be sent to client by: Email <input checked="" type="checkbox"/> Post <input type="checkbox"/>	
Name: Jane Panthurst			
Signature:			
WFM UPDATED WITH SAMPLE AMOUNT AND COSTS: YES / NO			

# **APPENDIX 7**

## **Heritage Impact Assessment**



BENDEMEER HOMESTEAD & STABLES, LAKE HAYES, ARROWTOWN  
 LOT 2 DP 366461, LAKE HAYES  
 PROPOSED CONSTRUCTION OF A NEW DWELLING & DRIVE  
 HERITAGE SETTING IMPACT ASSESSMENT  
 July 2016 – UPDATED SEPTEMBER 2016

## A. INTRODUCTION

This historic heritage “setting” impact assessment has been prepared for the purposes of a Resource Consent application to construct a new dwelling in the vicinity of the historic stone stables with access via a new drive running behind the historic homestead and near to the stables. It is based upon drawings prepared by and Aurum Survey as follows:

- Aurum plans 4186.1T.3A (Original Ground Plan); 4186.2R.1C (Proposed Platform & Access); 4186.2R.2A Site Plan and 4186.2R.3A (Earthworks Plan);
- Spi.rus Ltd Architecture G1 A01 Floor Plan, A02 Roof Plan, A03 North Elevation, A04 East Elevation, A05 South Elevation, and A06 West Elevation, all May 2016; and
- Spi.rus Ltd Architecture G1 Perspectives P01 – P05, all May 2016;

The Homestead and Stone Stables, Bendemeer Station, are included in the QLDC Inventory of Protected Features, ref 111, as a Category 2 item. They are not however registered in the Heritage New Zealand Pouhere Taonga List.

Historic heritage is defined by the [RMA \(s2\)](#)<sup>1</sup>:

*“Historic heritage:*

*(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*

*(i) archaeological:*

*(ii) architectural:*

*(iii) cultural:*

*(iv) historic:*

*(v) scientific:*

*(vii) technological; and*

*(b) includes -*

*(i) historic sites, structures, places, and areas; and*

*(ii) archaeological sites; and*

*(iii) sites of significance to Māori, including wahi tapu; and*

*(iv) surroundings associated with the natural and physical resources.”*

<sup>1</sup> [http://www.qualityplanning.org.nz/index.php/planning-tools/heritage#defining\\_historic\\_heritage](http://www.qualityplanning.org.nz/index.php/planning-tools/heritage#defining_historic_heritage)



Clause 26.6.7 of the Proposed Queenstown Lakes District Plan refers to development within the curtilage or setting of a protected building, structure or feature. Works including earthworks, signage, lighting, street furniture, new buildings and structures within the curtilage or setting of a Category 2 protected item are a Restricted Discretionary Activity.

The clause states that Restricted Discretion is limited to **the extent of the development and the cumulative effects on the building or feature, and its setting.**

It notes that "Setting means the area around and/or adjacent to a place of cultural heritage value that is integral to its function, meaning, and relationships. Setting includes the structures, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the place or used in association with the place. Setting also includes cultural landscapes, townscape, and streetscape; perspectives, views, and viewshafts to and from a place; and relationships with other places which contribute to the cultural heritage value of the place. Setting may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the cultural heritage value of the place. ICOMOS New Zealand Charter 2010".

Clause 26.5 of the Proposed District Plan sets out a number of objectives and policies intended to protect historic heritage in the District. These are referred to later.

This report, therefore, assesses the impact of:

1. the proposed drive on the setting of the historic Homestead and Stables; and
2. the proposed new dwelling on the setting of the historic Homestead and Stables.

## B. METHODOLOGY

Information in this assessment has been gained from a site inspection undertaken in July 2016, including consideration of long-distance views of the site from the surrounding roads and countryside, and historical information about the farm in from the 'History of Bendemeer 1867 – 2013' prepared by Angela English in 2013.

## C. EXISTING ELEMENTS WITHIN THE SETTING OF THE HISTORIC HOMESTEAD & STABLES

Given the nature of the site as a historic farmstead, the 'setting' of the Homestead and Stables is considered to encompass a wide area around these buildings, including gardens and paddocks. Accordingly, the location of the proposed development close to the Stables is within this setting.

The following matters have been taken into account in making this assessment:

- The Homestead lies at the end of a wooded drive off the east side of the Arrowtown – Lake Hayes Road. It is situated on rising ground at an elevation of 380 – 385m;
- There is an existing drive within the paddock at the rear of the Homestead. This leads to outbuildings at the rear. The ground within the paddock is quite steep;
- The two-storey stable building is located in the northeast corner of the paddock behind the house at an elevation of about 395 – 398m;
- The proposed new dwelling will be situated to the northeast of the stables in a cut facing a small gully and pond at an elevation of about 394m.

#### D. HISTORICAL DEVELOPMENT OF THE SITE

Reference to the 'History of Bendemeer 1867 – 2013' prepared by Angela English in 2013 provides the following timeline for the development of the Homestead site:

- The farm, known as Hayes Farm, was established c.1867 by Andrew Cunningham Thomson;
- Following Thomson's death the farm was put up for sale in early 1883. The farm buildings included a stone house, men's cottage, stable, woolshed and barn. It was purchased by Borthwick Robert Baird;
- In 1886 Borthwick engaged the Dunedin-based architectural firm Mason & Wales to prepare plans for the erection of a substantial two-storey stone stable designed to accommodate six horses and a hay loft;
- The farm was developed substantially during the 1890s and remained in Baird's family, via a Trust, until 1928;
- Frederick Samuel Bloxham purchased Bendemeer in 1928 and attempted to sub-divide the farm, but this proposal was rejected by the Crown Lands Department due to the dry and generally poor condition of the land. The buildings documented at the farm in 1929 included a 10-roomed stone dwelling, a washhouse & coalhouse, a glasshouse, a meat-house, an acetylene gas house, a large garage, two huts, a large stable and loft, a small stable, an implement shed, a cow byre, an iron woolshed and an old hotel building (the latter being situated on Mayne's Corner);
- Kenneth Alec Leslie Haggitt purchased the farm in 1935;
- On the 1<sup>st</sup> January 1947 the stone dwelling was destroyed by fire, but was later rebuilt re-using the salvaged Schist stonework.

#### E. BRIEF IDENTIFICATION OF SIGNIFICANCE

There are many aspects to the concept of 'cultural heritage significance' but essentially these may be described by reference to the following established values that are recorded in the QLDC Operative District Plan. It is important to note that the brief assessment below is for the present purposes only and has not involved internal inspection of the Stables or detailed inspection of the Homestead.

##### **Historical and Social Significance**

*Historic value or significance in terms of a notable figure, event, phase or activity, and whether it is an important reflection of social patterns of its time and has the potential to provide knowledge of Otago and New Zealand history.*

Assessment: The Stables have high historical and social significance for their 1886 origin as part of the historic farm that remained in the ownership of the Baird family for nearly 50 years. The Homestead has lesser, moderate significance in this respect as it was rebuilt in 1947, although to a similar footprint and re-using the Schist stone walls.

The buildings have the potential to provide knowledge and public education regarding local and regional histories. Such buildings are generally held in high esteem by many in the local community.

##### **Cultural and Spiritual Significance**

*Contribution to the distinctive characteristics of a way of life, philosophy, religion or other belief and/or the esteem in which it is held by a particular group or community, including whether it is of special significance to the takata whenua.*

Assessment: The buildings have high cultural significance as an example of how late 19th/early 20th century farming families in the District lived, how farms developed and the types of buildings that were constructed.

### **Architectural Significance**

*Significance in terms of a design of a particular style, period or designer and whether it has significant aesthetic value.*

Assessment: The buildings have high architectural significance as important examples of domestic and agricultural 19th century design – this is less so in the case of the Homestead due to its rebuilding. The stables also have high significance for their association with Mason & Wales, a renowned 19th century architectural practice.

### **Archaeological Significance**

*Significance in terms of important physical evidence of human activities which, through archaeological investigation, could provide knowledge of the history of Otago and New Zealand.*

The Homestead site is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological site is classified under section 6 of the Act as a place in New Zealand, including any building or structure (or part of a building or structure), that was associated with human activity that occurred before 1900. The site has moderate significance for its potential to provide important archaeological information and physical evidence to improve understanding and knowledge of the turn of the 20th century development of the District.

### **Technological Significance**

*The heritage items importance for the nature and use of materials, finishes and/or constructional methods which were innovative for the period or of noteworthy quality.*

Assessment: The Homestead has low to moderate significance for the nature of its stone construction. The Stables, however, is considered to have high technological significance for its two-storey stone construction. Such agricultural buildings are relatively rare in the District.

### **Group Significance**

*Degree of unity in terms of scale, form materials, texture and colour in relationship to its setting and/or surrounding buildings.*

The buildings have high group significance as structures that form part of an important 19th and 20th century farm in the District.

### **Landmark Significance**

*Landmark significance in the community consciousness.*

The buildings are quite private and reasonably well-hidden. They are considered to have low/negligible landmark significance.

## **F. HERITAGE SETTING IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT**

The table below assesses the impact of the proposals on the heritage values of the buildings and setting identified above.

Where there is considered to be no impact, not applicable (N/A) is stated.

PROPOSAL with the potential to impact on the setting/curtilage of the historic buildings	HISTORIC HERITAGE significance	IMPACT	MITIGATION/COMMENTS
Creation of a new drive in the paddock behind the Homestead leading from the existing drive and garaging to the eastern end of the Stables where it will connect to the existing Stables' drive.	<ul style="list-style-type: none"> <li>• Architectural</li> <li>• Archaeological</li> <li>• Group</li> <li>• Historical &amp; Social</li> <li>• Cultural</li> <li>• Technological</li> <li>• Landmark</li> </ul>	Minor Minor Minor N/A N/A N/A N/A	<p>In terms of the minor effects on the architectural, archaeological and group significance of the buildings and their setting, the effects of the development are considered to have been mitigated by the following proposals:</p> <ol style="list-style-type: none"> <li>The drive is an extension to the existing drive around the rear of the Homestead;</li> <li>The drive is to be finished with gravel, the cut/filled banks will be grassed;</li> <li>The route of the new driveway has been designed to keep it a reasonable distance away from the south wall of the Stables;</li> <li>An Archaeological Authority is being concurrently applied for from Heritage New Zealand Pouhere Taonga.</li> </ol> <p>In summary it is considered that the design of the drive is such that it will blend into the setting of the historic buildings and the effects will be no more than minor.</p>
Development of a new dwelling to the west of the Stables	<ul style="list-style-type: none"> <li>• Architectural</li> <li>• Archaeological</li> <li>• Group</li> <li>• Historical &amp; Social</li> <li>• Cultural</li> <li>• Technological</li> <li>• Landmark</li> </ul>	Minor Minor Minor N/A N/A N/A N/A	<p>In terms of the minor effects on the architectural, archaeological and group significance of the buildings and their setting, the effects of the development are considered to have been mitigated by the following proposals:</p> <ol style="list-style-type: none"> <li>The topography of the site means that the new dwelling will be tucked around the 'corner' from the Stables into the gully and the main elevation will be orientated away from it;</li> <li>The platform for the new dwelling is at a lower 'subservient' elevation to the Stables;</li> <li>The 'gully' location and rising ground mean that the new dwelling will not adversely interact with the Homestead itself;</li> <li>The proposed new dwelling has been designed to be low-key and small scale. It comprises three stone clad buildings with glazed links between. Accordingly the design is submissive and the</li> </ol>

PROPOSAL with the potential to impact on the setting/curtilage of the historic buildings	HISTORIC HERITAGE significance	IMPACT	MITIGATION/COMMENTS
			<p>building will not compete with the Stables in terms of its bulk and form;</p> <p>e) Externally, it is understood that the proposed new dwelling will have lighting and landscaping, together with a gravel drive and car parking rather than a garage. Landscape planting will help screen the new building from the Stables and Homestead;</p> <p>f) The style of the new building and its materials are in keeping with the historic farmstead, but are clearly of 21st century origin. Accordingly, in compliance with good heritage conservation practice, the new dwelling is not a replica that misleads an understanding of the development of the historic site.</p> <p>g) An Archaeological Authority is being concurrently applied for from Heritage New Zealand Pouhere Taonga.</p> <p>In summary it is considered that the positioning and design of the proposed new dwelling will ensure it is a subservient structure that it will blend into the setting of the historic buildings at the site and its effects will be no more than minor.</p>

#### G. ASSESSMENT AGAINST THE HISTORIC HERITAGE OBJECTIVES IN THE PROPOSED DISTRICT PLAN

The proposed District Plan identifies 4 key objectives for heritage. The proposals are assessed against these as follows:

- **26.5.1 To recognise and protect historic heritage features in the District from the adverse effects of land use, subdivision and development.**

The proposed development is respectful of the existing historic heritage structures on the site. It ensures that the new building is tucked away from the Stables and is subservient to the existing historic buildings.

- **26.5.2 To provide for the sustainable use of historic heritage features.**

The proposed development aims to sensitively promote the ongoing economic use of the historic farm site.

- **26.5.3 To recognise the diversity of historic heritage features, landscapes and values associated with them.**

The existing buildings on the site have evolved there over a period of time and the new structure is simply a continuation of this development. The proposed new dwelling is designed to be in keeping with its surroundings, but will clearly be a 21st century development of the site.

- **26.5.4 To enhance historic heritage features where possible.**

The proposed new dwelling will be a valuable addition to the historic farmstead site and will help in ensuring the overall site is maintained and safeguarded for the future. The materials proposed are considerable suitable and sensitive to the historic environment and setting.

The Operative District Plan also has the following objective for “heritage values”:

- **13.1.3 The conservation and enhancement of the District’s natural, physical and cultural heritage values, in order that the character and history of the District can be preserved.**

For the same reasons given above in relation to the Proposed District Plan objectives, it is considered that the proposed development meets this Operative Plan objective.

## H. CONCLUSION

In summary, the location and design of the proposed new dwelling and drive mean that they will not be dominant features within the spatial context of the historic buildings at Bendemeer – instead they will blend in and be in keeping with the Homestead and Stables. Accordingly, the proposals are considered to have no more than minor effects on the historic heritage significance of the setting of Bendemeer Homestead and Stables.



**Robin Miller**  
**Director**  
**For and on behalf of Origin Consultants**  
**Rear of 38 Buckingham Street/9 Arrow Lane**  
**Arrowtown/**  
**PO Box 213**  
**Queenstown 9348**

[robin@originteam.co.nz](mailto:robin@originteam.co.nz)  
[www.originteam.co.nz](http://www.originteam.co.nz)

21st September 2016





*Figure 1 The paddock behind the Homestead, where the new drive is proposed.*



*Figure 2 The two-storey stable building on the right with the proposed new house site in the cut on the left.*



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM170831

Wednesday, 30 May 2018

Lot 1  
DP 22585

Lot 1  
DP 366461

Lot 2  
DP 366461  
10.4130 Ha  
CFR 269324

Lot 2  
DP 320468

Lot 1  
DP 22176

- LEGEND:
- WATER TOBY
  - TELECOM CONNECTION
  - POWER BOX
  - TREE
  - FENCE
  - BUILDING FOOTPRINT
  - TOP OF BANK
  - BOTTOM OF BANK
  - TOP OF ROCK WALL
  - BOTTOM OF ROCK WALL
  - WATER WAYS
  - OVERHEAD PWR LINES
  - TREE DRIPLINE
  - EDGE OF GARDEN
  - LEGAL EASEMENT LINE

metres 0 5 10 15 20 25 50 75 100

DATA QUALITY STATEMENTS

**PROPERTY DATA**  
The property data has been sourced from land Information New Zealand (LINZ) and is current as at May 2016. The accuracy of the boundary data is estimated to be within 30mm.

**SURVEY DATA**  
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 30mm (horizontal and vertical).

**SERVICES DATA**  
The locations of underground services have been compiled from records supplied by the local Council and Utility Authorities. Where those services have features visible on the surface, their positions have been verified by field survey. The accuracy of unverified services is unknown. Also there may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provided should be consulted.

**SURVEY DATUMS**  
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit. The origin of coordinates is OIT VIII DP 346982. Vertical elevations are in terms of Dunedin Vertical Datum (MSL). The origin of levels is OIT VIII DP 346982, RL 415.87 from aurnum iBase.

Contour interval is 1m

SITE PLAN			
Project:			
Lot 2 DP 366461 56 Arrowtown-Lake Hayes Road for Guthrie's			
ISSUE DATE:		ISSUE:	
8 Sept 2016 21 Aug 2017		A - Original Issue C - Shed size amended	
		PREPARED BY: RB, BM	
		Scale 1:500 @ A1 1:1000 @ A3	
		DRAWING & ISSUE No. 4186.2R.2C	

**AURUM**  
SURVEY

PO Box 2493  
Wakaipū 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email admin@aecd.co.nz

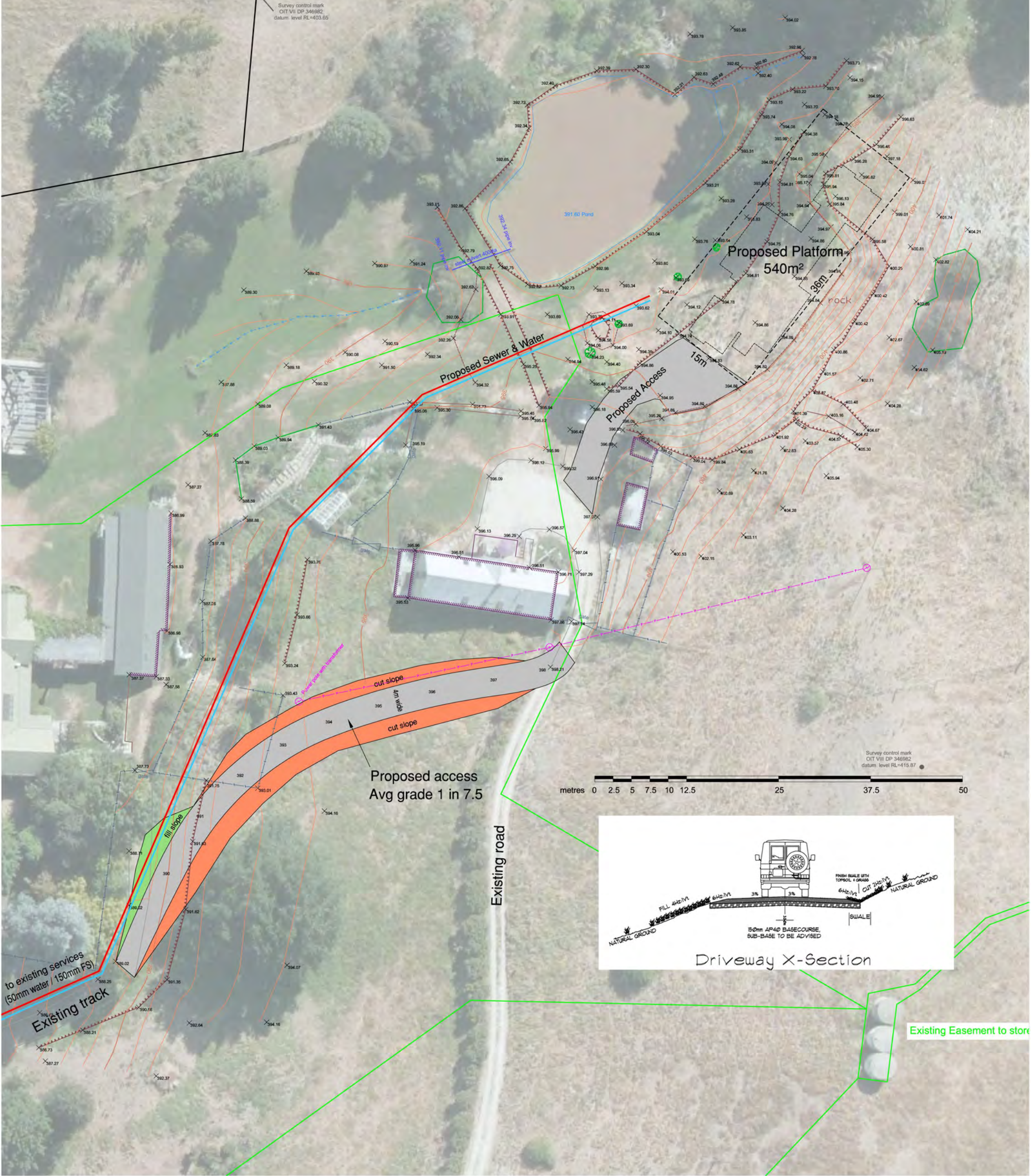
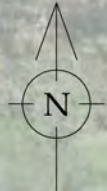
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM170831

Wednesday, 30 May 2018



NOTES:  
Vertical elevations are in terms of Dunedin Vertical Datum (MSL).  
The origin of levels is OIT VIII DP 346982, RL 415.87 from aurum iBase.  
Contour interval is 1m

**WARNING NOTE:**  
This resource consent plan has been prepared for the client, E J L Guthrie from field survey and existing records for the purpose of a proposed building platform on the land. It is to be read in conjunction with our terms of engagement to the client. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:  
**PROPOSED PLATFORM & ACCESS  
LOT 2 DP 366461, LAKE HAYES  
for J GUTHRIE**

DATE: 8 Sept 2016  
BY: B McLeod  
Scale 1:500  
Original Plan A3  
DRAWING & ISSUE No.  
**4186.2R.1C**



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Wakatipu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email admin@ascl.co.nz

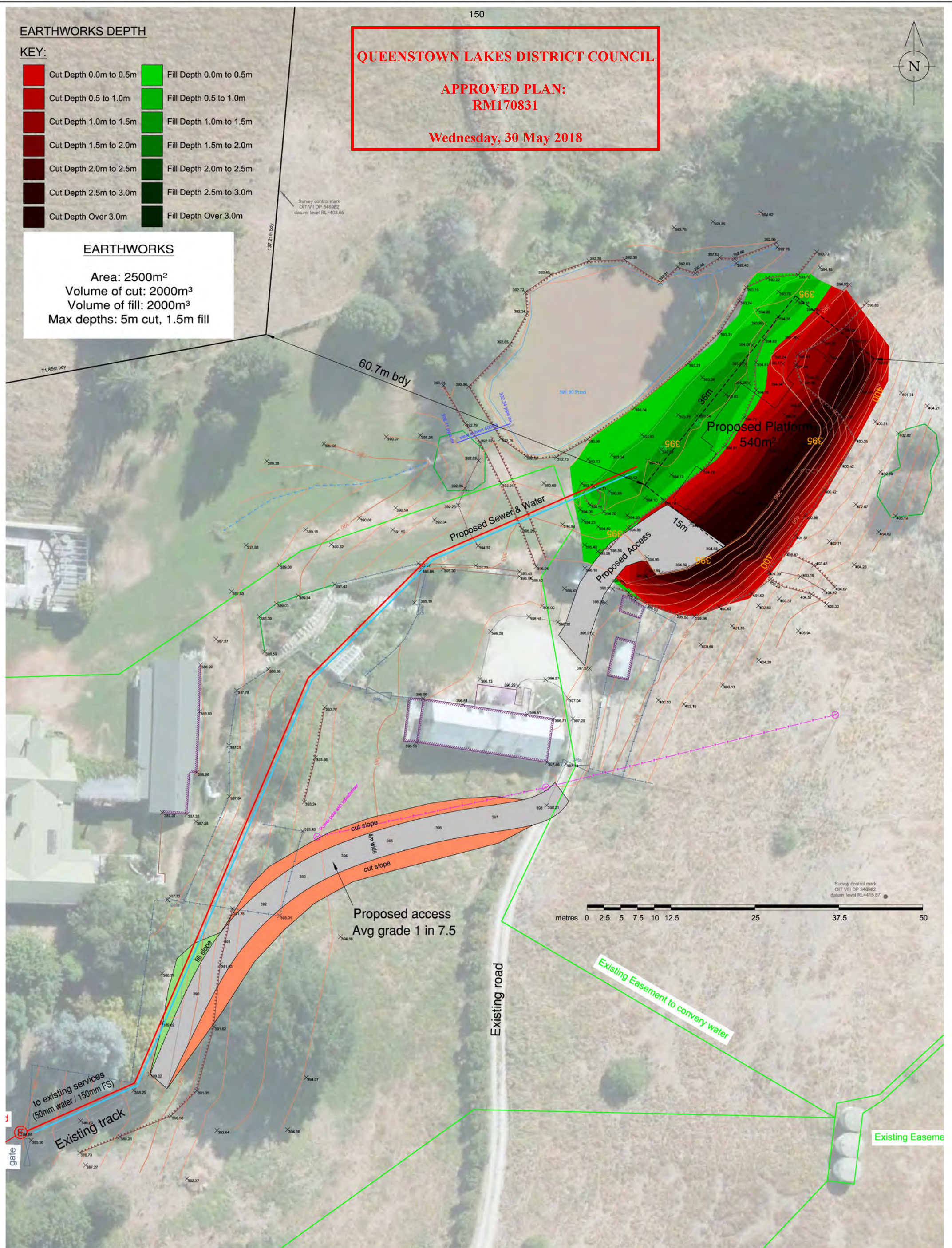


KEY:

	Cut Depth 0.0m to 0.5m		Fill Depth 0.0m to 0.5m
	Cut Depth 0.5 to 1.0m		Fill Depth 0.5 to 1.0m
	Cut Depth 1.0m to 1.5m		Fill Depth 1.0m to 1.5m
	Cut Depth 1.5m to 2.0m		Fill Depth 1.5m to 2.0m
	Cut Depth 2.0m to 2.5m		Fill Depth 2.0m to 2.5m
	Cut Depth 2.5m to 3.0m		Fill Depth 2.5m to 3.0m
	Cut Depth Over 3.0m		Fill Depth Over 3.0m

Area: 2500m<sup>2</sup>  
Volume of cut: 2000m<sup>3</sup>  
Volume of fill: 2000m<sup>3</sup>  
Max depths: 5m cut, 1.5m fill

**Wednesday, 30 May 2018**



NOTES:  
Vertical elevations are in terms of Dunedin Vertical Datum (MSL).  
The origin of levels is OIT VIII DP 346982, RL 415.87 from iBase.  
Contour interval is 1m

**WARNING NOTE:**

**WARNING NOTE:**  
This resource consent plan has been prepared for the client E J L Guthrie from field survey and existing records for the purpose of a proposed building platform on the land. It is to read in conjunction with our terms of engagement to the client. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

**TITLE:**

EARTHWORKS PLAN  
LOT 2 DP 366461, LAKE HAYES  
for J GUTHRIE

DATE: 9 Sept 2016

BY: B. McLeod

Scale 1:500  
Original Plan A3

DRAWING & ISSUE No.  
4186.2R.3A



PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email [admin@ascl.co.nz](mailto:admin@ascl.co.nz)



BUILDINGS DESIGN FITS WITHIN THE RURAL LANDSCAPE  
IN ADDITION TO FITTING WITHIN THE LANDFORM

- 1. BUILDINGS BROKEN INTO 3 SMALLER COTTAGE SCALE ELEMENTS
- 2. TWO STONE CROFTER COTTAGE FORMS SIMPLE MINIMAL ELEMENTS AT EACH END
- 3. ONE CENTRAL RUSTIC SHED FORM CORRUGATED IRON WITH STONE FEATURED
- 4. MATERIALS ARE TRADITIONAL STONE AND CORRUGATED IRON TRADITIONAL FARM BUILDING ELEMENTS

Pursuant to the Resource Management Act 1991  
I/WE ..... AS OWNERS/  
OCCUPIERS OF ..... HEREBY GIVE  
WRITTEN APPROVAL AS AN AFFECTED PERSON, IN  
TERMS OF SECTION 95E OF THE RESOURCE  
MANAGEMENT ACT 1991, TO THE PROPOSAL SHOWN ON  
THESE PLANS.  
I/WE ACCEPT THAT IN GIVING THIS WRITTEN CONSENT,  
THAT THE COUNCIL CANNOT TAKE INTO ACCOUNT ANY  
ACTUAL OR POTENTIAL EFFECT UPON ME IN  
DETERMINING THIS PROPOSAL.  
.....(Signature).....(Date)

GLASS HOUSE LINKS COTTAGE FORMS  
ACTS AS A VOID ELEMENT REFLECTS LANDSCAPE  
REDUCES BULK OF BUILDING

CORRUGATED PROFILED METAL ROOF  
COLORSTEEL "GREY FRAIRS" 12.8% REFLECTIVITY

8 METRE MAXIMUM HEIGHT LINE

8 METRE MAXIMUM HEIGHT LINE

SKYLIGHT

RECYCLED BEAMS FORM PERGOLA

building height well below  
maximum height allowable

ORIGINAL GROUND LEVEL 395.40

FSL 394.35

ORIGINAL GROUND LEVEL 394.90

North Elevation

TRADITIONAL STACKED STONE WALLS  
BAGG WASH FINISH

BAY WINDOW IN RUSTIC TIMBER

TIMBER JOINERY FEATURED

VERTICAL CORRUGATED PROFILED STEEL  
WALL CLADDING  
COLORSTEEL "GREY FRAIRS" 12.8% REFLECTIVITY

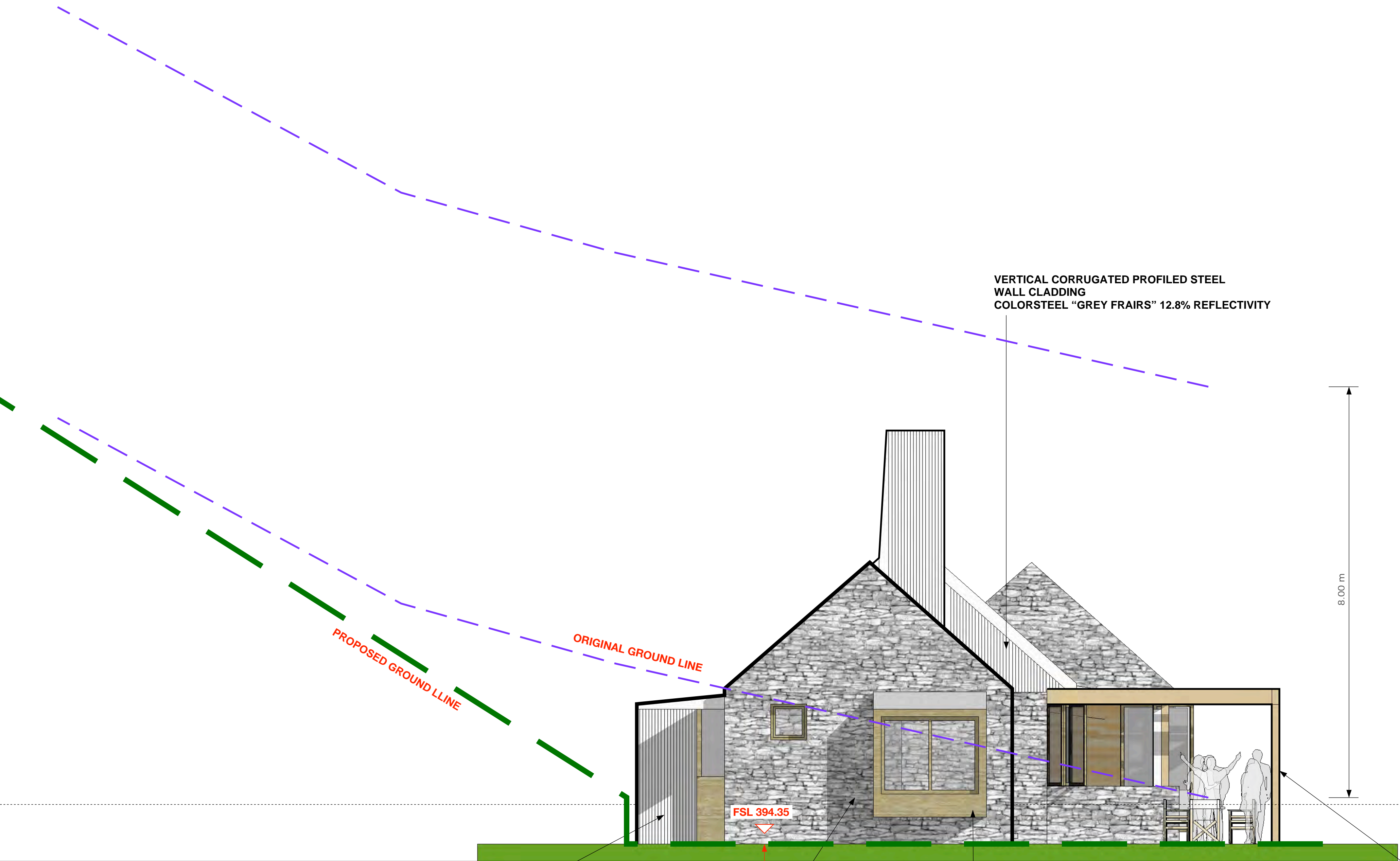
IVY CLADD GREEN WALL NATURAL METAL BASE  
AS GARDEN WALL ELEMENT REDUCES BULK OF BUILDING

PROPOSED GROUND LEVEL 394.10

No.	Date	description	by
REVISIONS			
SCALE			
1 : 100 A3			
DRAWN			
May 2016			
DRAWING No.			
issue revision			
RC -			



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.....(Signature) .....(Date)



East Elevation

VERTICAL CORRUGATED PROFILED STEEL  
WALL CLADDING

TRADITIONAL STACKED STONE WALLS  
BAGG WASH FINISH

BAY WINDOW IN RUSTIC TIMBER

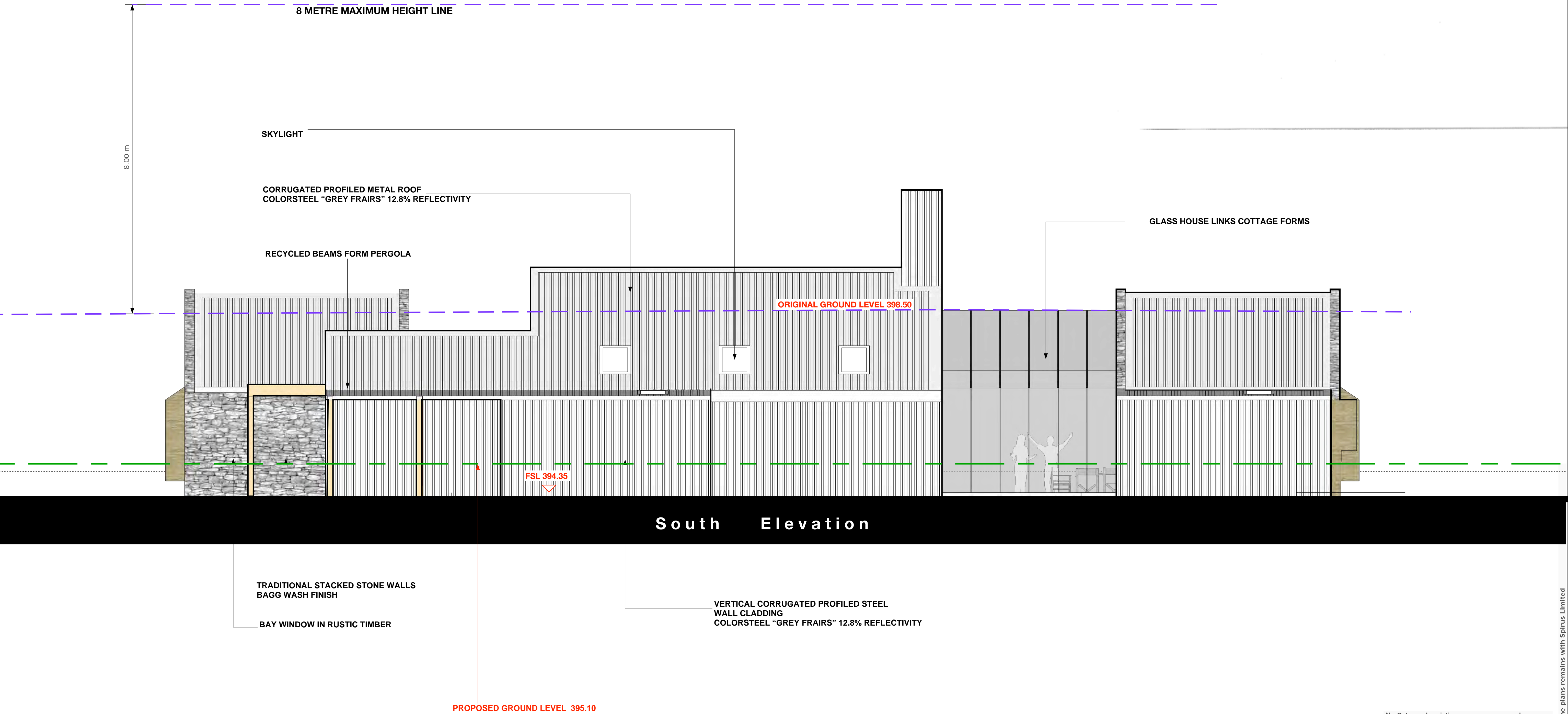
RECYCLED BEAMS FORM PERGOLA

PROPOSED GROUND LEVEL 395.10

No.	Date	description	by
REVISIONS			
SCALE			
1 : 100 A3			
DRAWN			
May 2016			
DRAWING No.	issue	revision	
RC			-



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OCCUPIERS OF ..... HEREBY GIVE  
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No.	Date	description	by
REVISIONS			
SCALE			
1 : 100 A3			
DRAWN			
May 2016			
DRAWING No.			
issue revision			
RC -			

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DETERMINING THIS PROPOSAL.  
.....(Signature) .....(Date)

TRADITIONAL STACKED STONE WALLS  
BAGG WASH FINISH

RECYCLED BEAMS FORM PERGOLA

VERTICAL CORRUGATED PROFILED STEEL  
WALL CLADDING  
COLORSTEEL "GREY FRAIRS" 12.8% REFLECTIVITY

ORIGINAL GROUND LINE

PROPOSED GROUND LLNE

FSL 394.35

North East Elevation

BAY WINDOW IN RUSTIC TIMBER

TIMBER JOINERY FEATURED

PROPOSED GROUND LEVEL 395.10

No.	Date	description	by
REVISIONS			
SCALE			
1 : 100 A3			
DRAWN			
May 2016			
DRAWING No.			
issue			
revision			
RC			

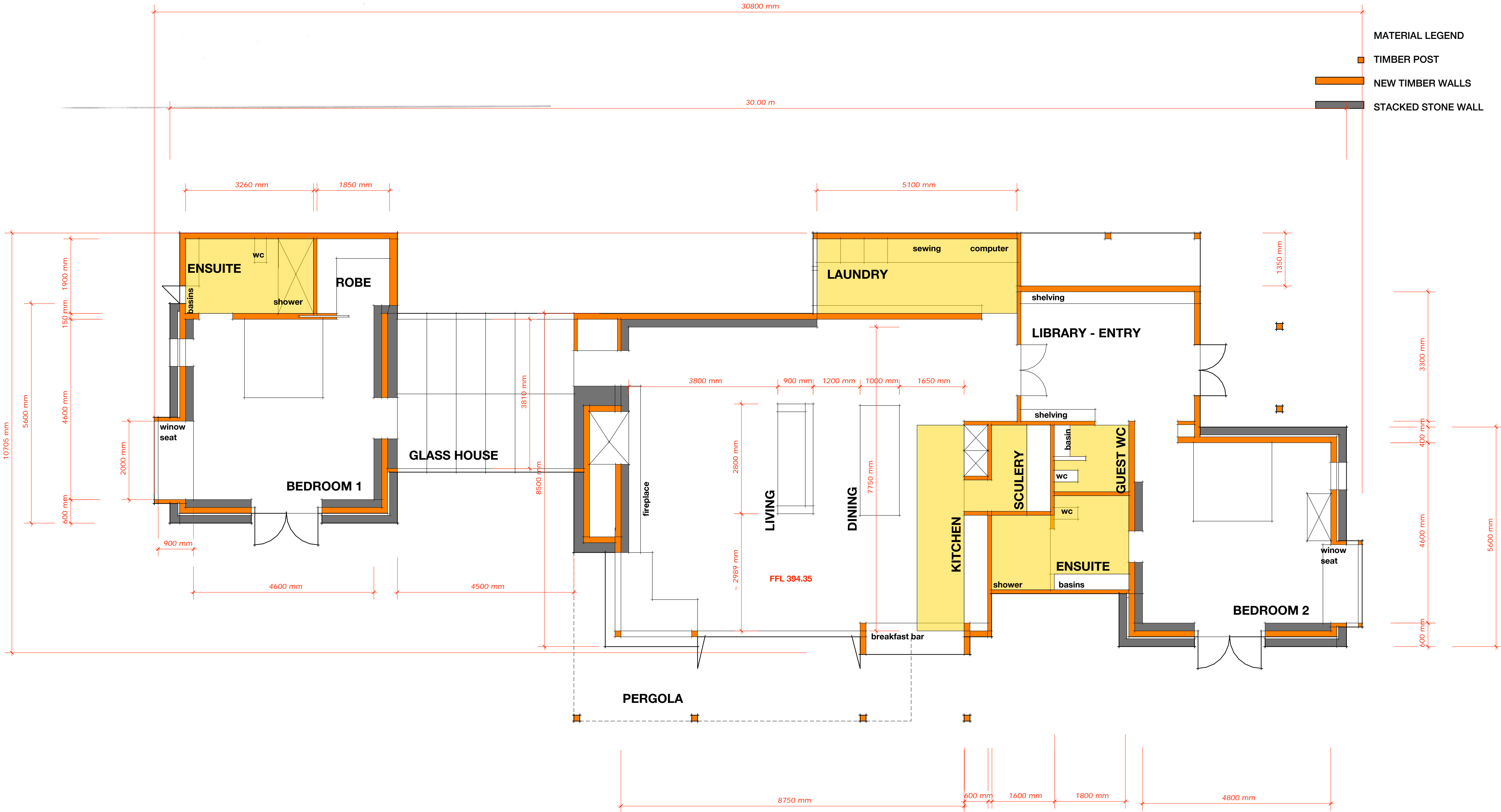


Pursuant to the Resource Management Act 1991  
I/WE ..... AS OWNERS/  
OCCUPIERS OF ..... HEREBY GIVE  
WRITTEN APPROVAL AS AN AFFECTED PERSON, IN  
TERMS OF SECTION 95E OF THE RESOURCE  
MANAGEMENT ACT 1991, TO THE PROPOSAL SHOWN ON  
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DETERMINING THIS PROPOSAL.  
.....(Signature) .....(Date)



MATERIAL LEGEND

- TIMBER POST
- NEW TIMBER WALLS
- STACKED STONE WALL

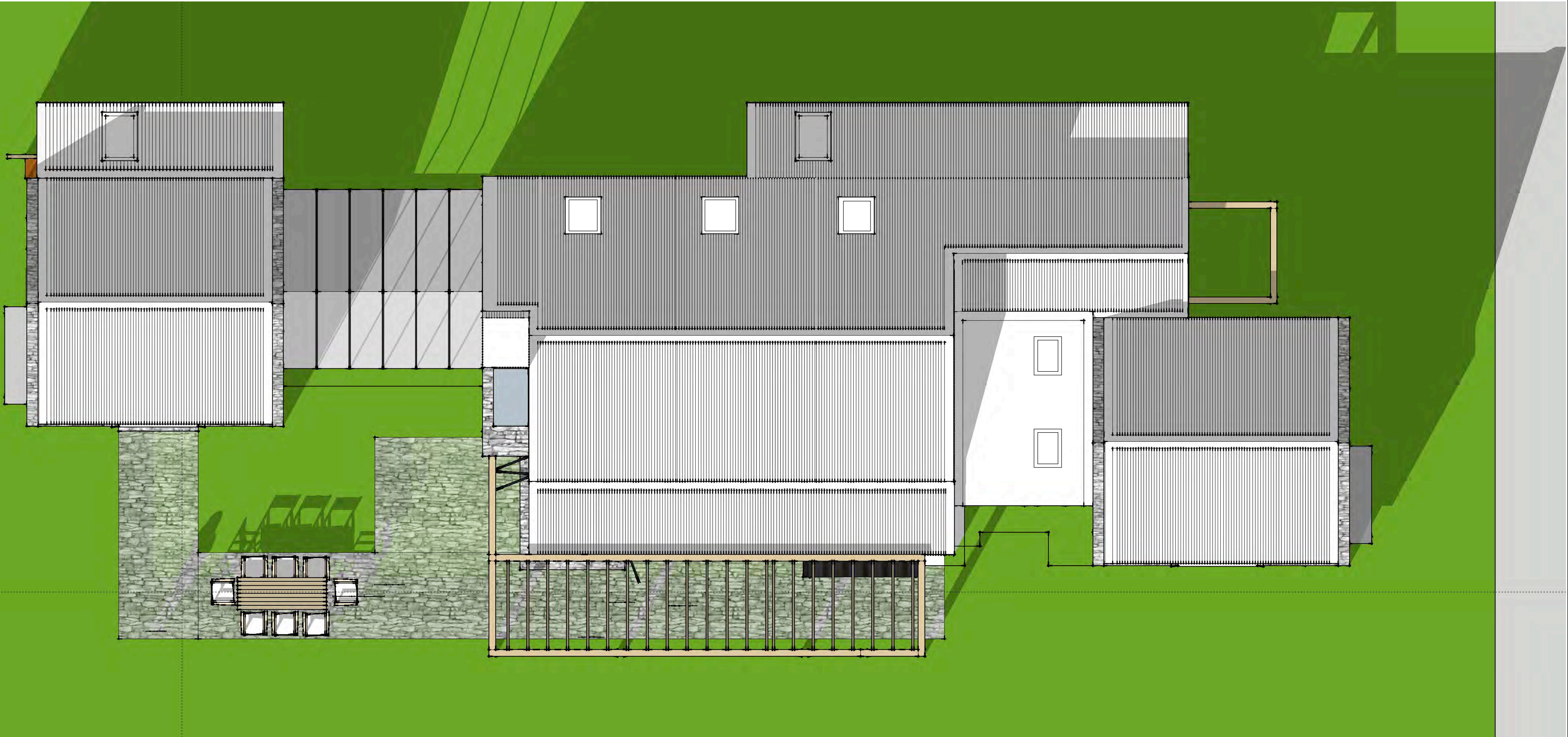


TOTAL FLOOR AREA 221 m2

No.	Date	description	by
REVISIONS			
SCALE			
1 : 100 A3			
DRAWN			
May 2016			
DRAWING No.			
issue			
revision			
RC			



Pursuant to the Resource Management Act 1991  
I/WE ..... AS OWNERS/  
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..... (Signature) ..... (Date)



No.	Date	description	by
REVISIONS			
SCALE			
1 : 100 A3			
DRAWN			
May 2016			
DRAWING No.			
issue revision			
RC -			



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM170831

Wednesday, 30 May 2018

157

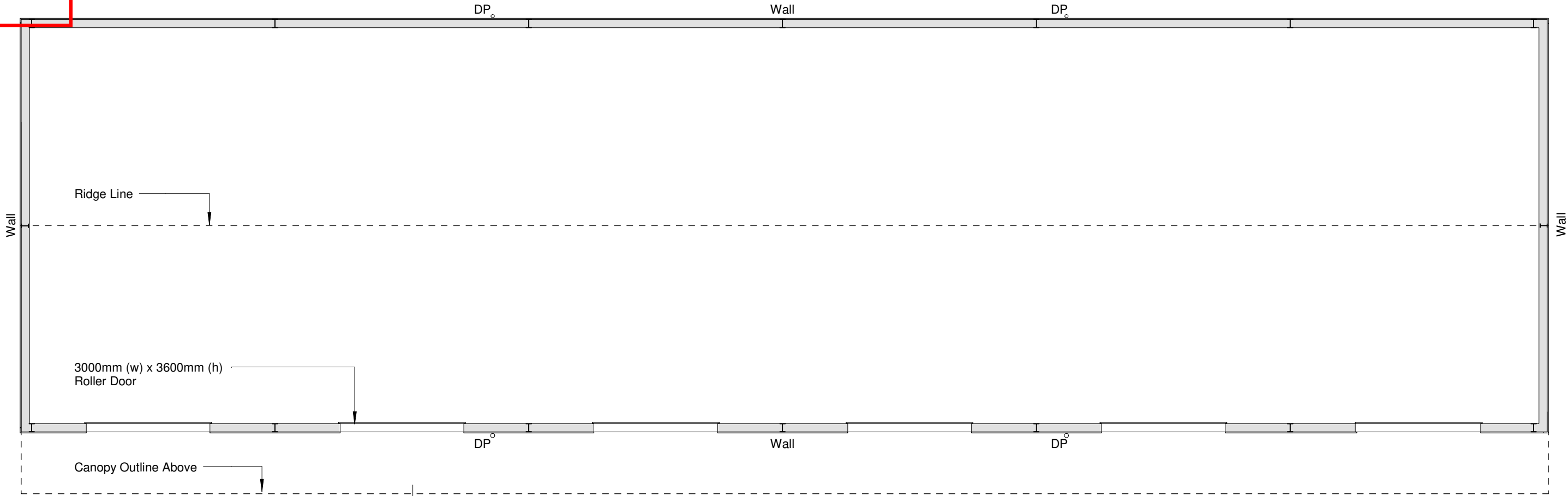
SK1

3

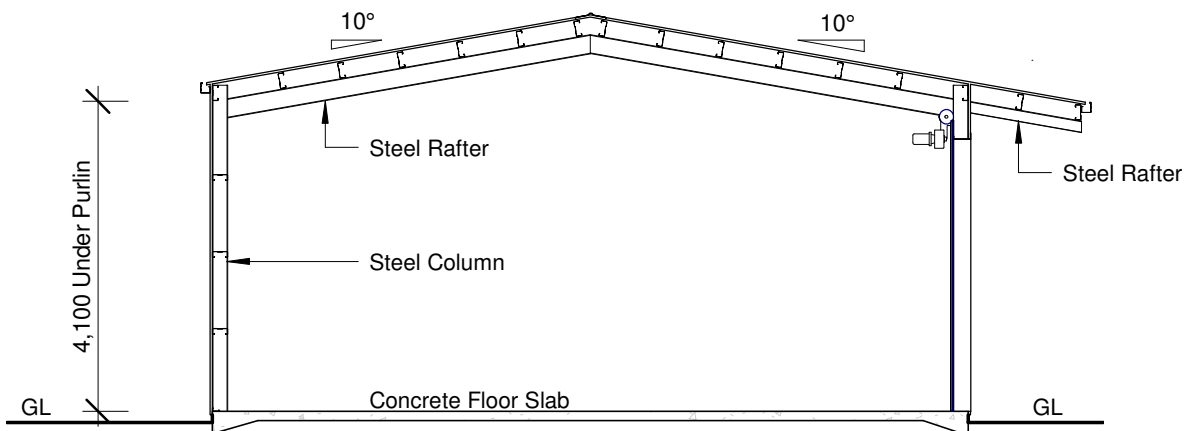
37,000 Overall Building (6 bays @ 6,166mm)

Roller Door Schedule

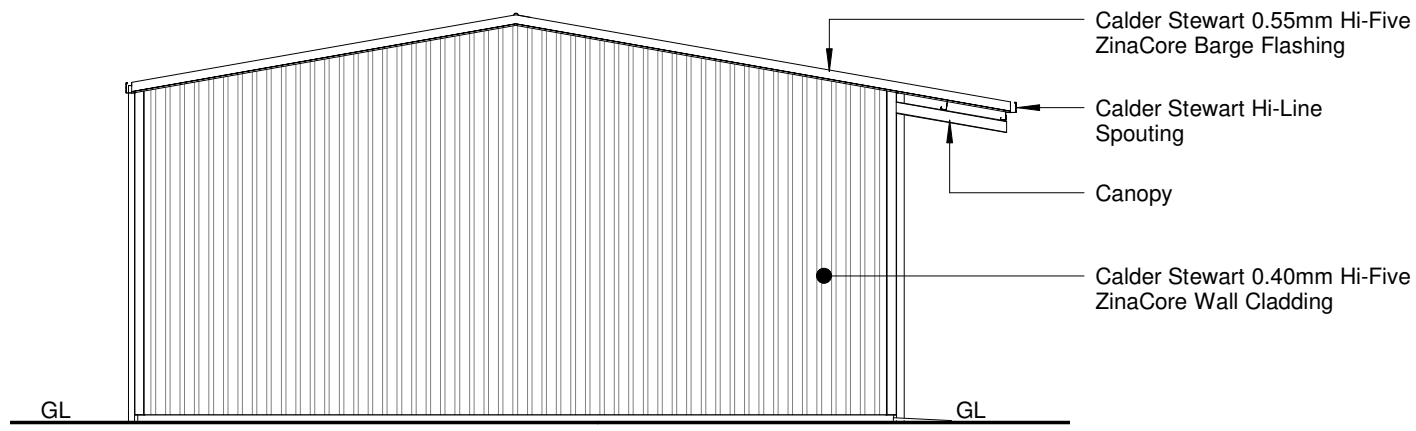
Description	Width	Height	Number of:
Roller Door	3000	3600	6



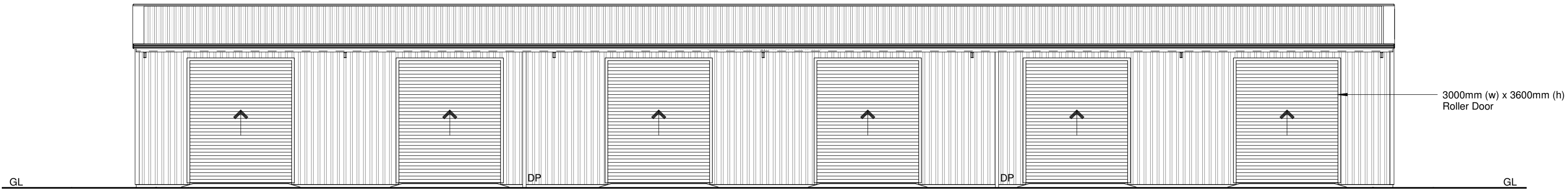
**Floor Plan**  
Scale 1 : 100



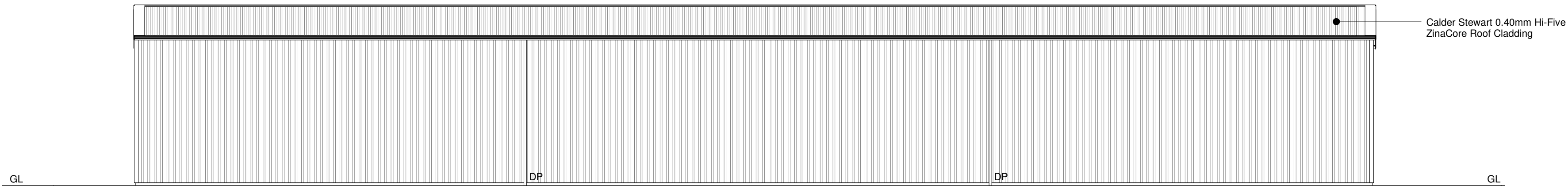
**A Typical Section**  
Scale 1 : 100



**1 Side Elevation**  
Scale 1 : 100



**2 Front Elevation**  
Scale 1 : 100



**3 Rear Elevation**  
Scale 1 : 100

Rev:	Date:	Description:	By:

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**Calder Stewart**

Revolution Hills  
PO Box 74,  
Milton 9241, New Zealand  
P: +64 3 417 9777  
E: contactus@calderstewart.co.nz

Project:  
**Proposed New Building**

Client / Address:  
**John Guthrie**

**Lake Hayes**

Drawing Title:  
**Plan, Section and Elevations**

Project Status:  
**Preliminary**

Sheet Size:	A2	Drawn By:	RMJ
Date Started:	20/04/2017	Checked By:	BSC
Contract No.	CN2017-0028		
Drawing No.	SK1		Rev.



DESIGN GRADELINE

VERTICAL GEOMETRY

HORIZONTAL GEOMETRY

DATUM 389.00

DESIGN LEVELS ON  
ROAD CENTRELINE

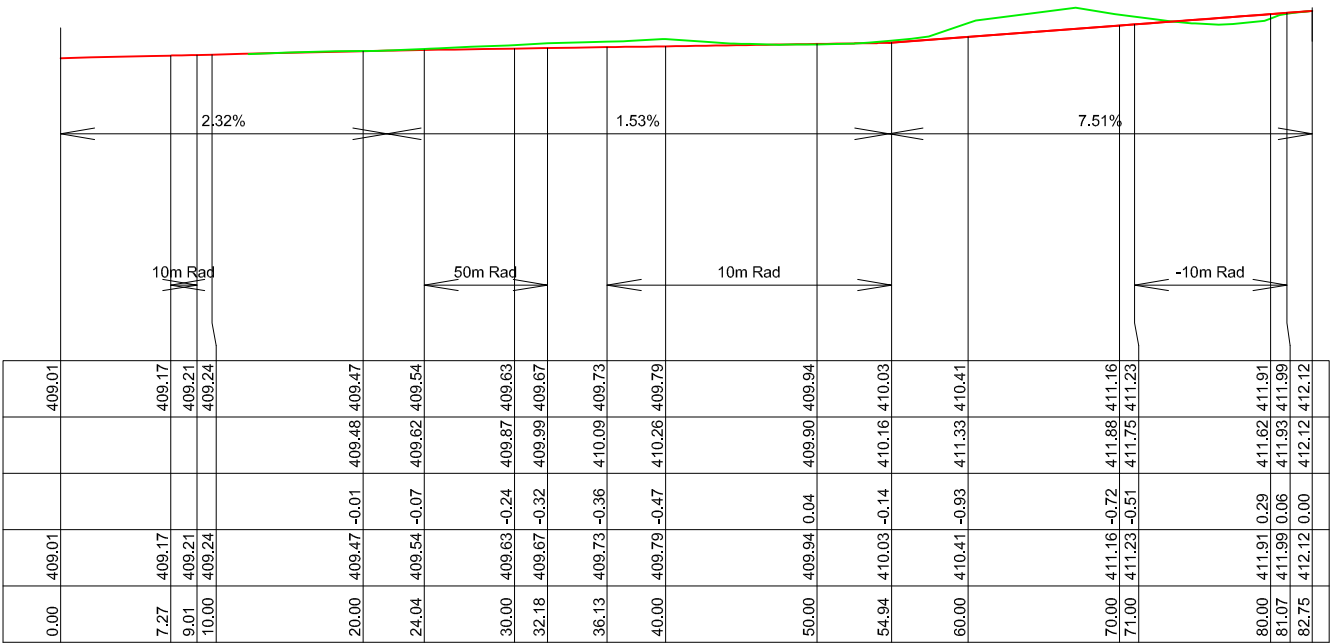
Original ground

CUT (Negative)

FILL (Positive)

EXISTING LEVELS  
ON ROAD CENTRELINE

CHAINAGE



LONGITUDINAL SECTION Road 1  
Horizontal scale 1:500  
Vertical scale 1:500

DESIGN GRADELINE

DATUM 403.00

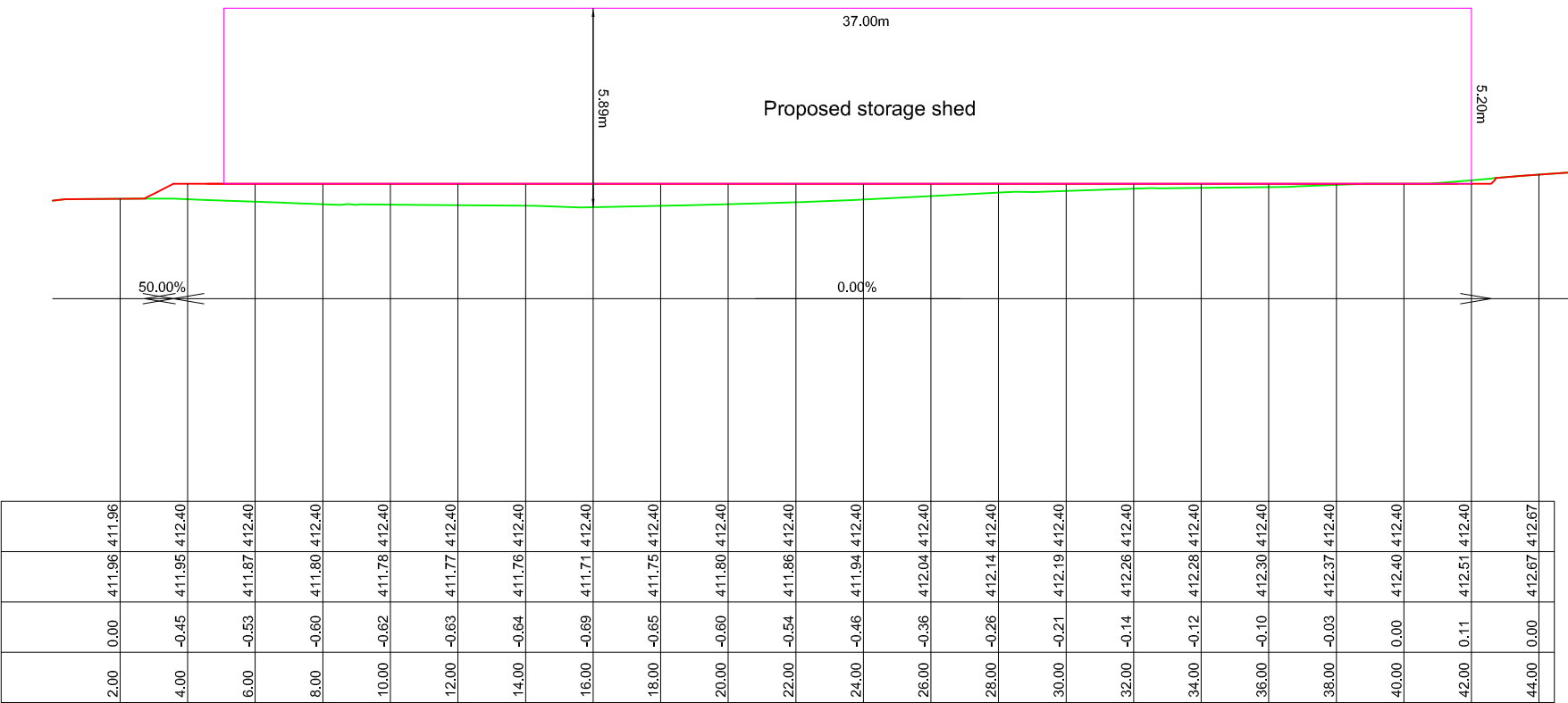
tin Design Shed

Original ground

CUT (Negative)

FILL (Positive)

CHAINAGE



LONGITUDINAL SECTION  
Horizontal scale 1:200  
Vertical scale 1:200

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM170831

Wednesday, 30 May 2018

DESIGN GRADELINE

VERTICAL GEOMETRY

DATUM 401.00

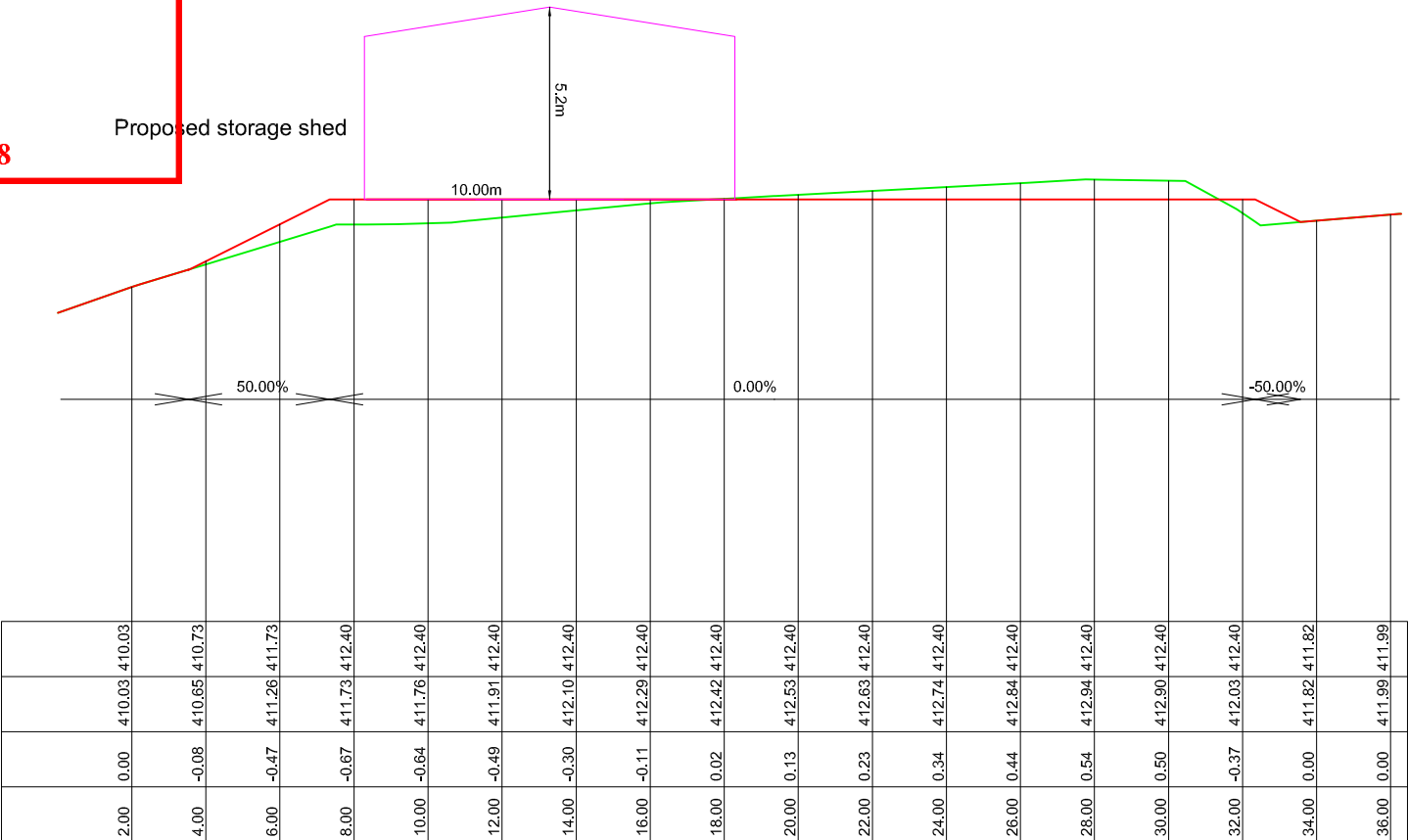
tin Design Shed

Original ground

CUT (Negative)

FILL (Positive)

CHAINAGE



LONGITUDINAL SECTION  
Horizontal scale 1:200  
Vertical scale 1:200

WARNING NOTE:

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TITLE:

EARTHWORKS PLAN  
LOT 2 DP 366461, LAKE HAYES  
for J GUTHRIE

DATE: 6 May 2017

BY: B Grant

Scale N/A  
Original Plan A3

DRAWING & ISSUE No.  
4186.3R.3C

NOTES:  
Vertical elevations are in terms of Dunedin Vertical Datum (MSL).  
The origin of levels is OIT VIII DP 346982, RL 415.87 from iBase.  
Contour interval is 0.5m



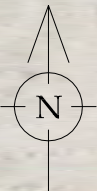
PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
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Email admin@ascl.co.nz



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM170831

Wednesday, 30 May 2018



Survey control mark  
OIT VIII DP 346982  
datum level RL=415.87

Lot 2  
DP 366461  
10.4130 Ha  
CFR 269324

Existing Easement to convey water

Existing Easement to store & convey water

Existing Easement to convey water

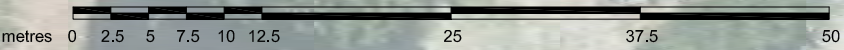
Area of native landscaping  
4-5m mature tree height

Proposed storage shed  
37m \* 10m

Existing Easement to convey water

Area of uncertified fill

Lake Hayes-Arrow Junction Highway  
Legal Road



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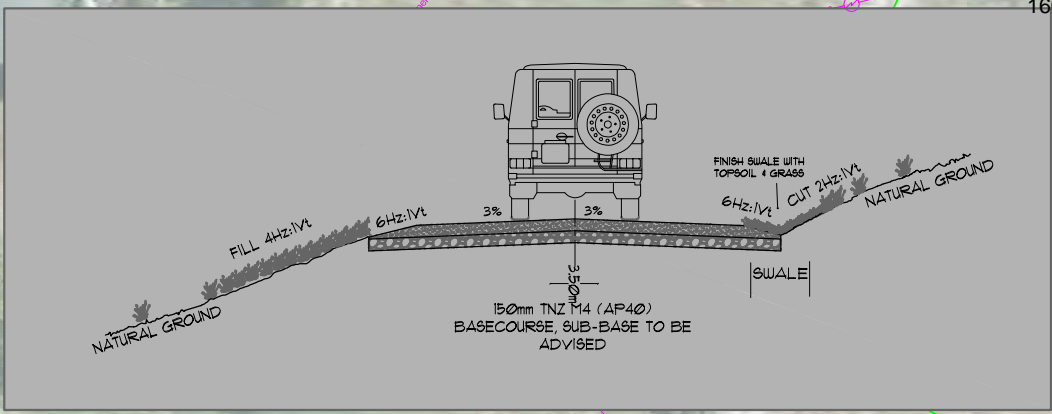
Scale 1:500  
Original Plan A3

DRAWING & ISSUE No.  
4186.3R.1C



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APPROVED PLAN:  
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Survey control mark  
OIT VIII DP 346982  
datum level RL=415.87  
Wednesday, 30 May 2018

Lot 2  
DP 366461  
10.4130 Ha  
CFR 269324



Existing Easement to convey water

Existing Easement to convey water

Existing Easement to store & convey water

Proposed storage shed  
37m \* 10m

Vehicle maneuvering area

Maximum road  
gradient 7.5%

Maximum fill 1.6m

Maximum cut 1.5m

#### EARTHWORKS

Area: 1630m<sup>2</sup>  
Volume of cut: 260m<sup>3</sup>  
Volume of fill: 270m<sup>3</sup>  
Max depths: 1.5m cut, 1.6m fill

#### EARTHWORKS DEPTH

##### KEY:

Cut Depth 0.0m to 0.5m	Fill Depth 0.0m to 0.5m
Cut Depth 0.5 to 1.0m	Fill Depth 0.5 to 1.0m
Cut Depth 1.0m to 1.5m	Fill Depth 1.0m to 1.5m
Cut Depth 1.5m to 2.0m	Fill Depth 1.5m to 2.0m
Cut Depth 2.0m to 2.5m	Fill Depth 2.0m to 2.5m
Cut Depth 2.5m to 3.0m	Fill Depth 2.5m to 3.0m
Cut Depth Over 3.0m	Fill Depth Over 3.0m

metres 0 2.5 5 7.5 10 12.5 25 37.5 50

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LOT 2 DP 366461, LAKE HAYES  
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DATE: 6 May 2017  
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Scale 1:500  
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