



## **DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL**

### **UNDER s104 RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	Benjamin Teele and Rebecca Teele
<b>RM reference:</b>	RM180831
<b>Application:</b>	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create two fee simple titles and identification of a residential building platform on proposed Lot 2, and</p> <p>Application under Section 88 of the RMA for land use consent to establish a residential unit and carport located within the proposed building platform.</p>
<b>Location:</b>	413 McDonnell Road, Queenstown
<b>Legal Description:</b>	Part Lot 3 Deposited Plan 15648 contained in Record of Title OT17A/65
<b>Operative Zoning:</b>	Rural General
<b>Proposed Zoning;</b>	Wakatipu Basin Lifestyle Precinct
<b>Activity Status:</b>	<b>Discretionary</b>
<b>Notification Decision:</b>	Volunteered Public Notification
<b>Delegated Authority:</b>	Alex Dunn, Senior Planner
<b>Final Decision:</b>	<b>Granted Subject to Conditions</b>
<b>Date Decisions Issued:</b>	<b>24 October 2019</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 electronic file and responses to any queries) by Alex Dunn, 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 20 June 2018.

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

A decision under section 100 of the Act to not hold a hearing was made by Mr Werner Murray, Principal Planner, on **24 October 2019**.

## 3. THE PLANNING FRAMEWORK

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

The application is subject to Part 2 of the Act which is addressed in Section 9 of the S42A report.

### 3.1 RELEVANT PLAN CONSIDERATIONS

#### OPERATIVE DISTRICT PLAN

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

##### Section 5 - Rural General Zone

- A **discretionary** Activity resource consent pursuant to Rule 5.3.3.3(i)(a)(i) for the construction of a building(s) (being a residential unit and associated car port).

##### Section 15 – Subdivision

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for any subdivision and location of residential building platforms within the Rural General Zone.

#### PROPOSED DISTRICT PLAN

Council notified its decisions on Stage 1 of the Proposed District Plan (Stage 1 Decisions Version 2018) on 7 May 2018. Council notified decisions on Stage 2 of the Proposed District Plan on 21 March 2019 (Stage 2 Decisions Version 2019). A Consolidated Appeals Version was finalised in July 2019.

The subject site is zoned Rural under the Proposed District Plan and the proposed activity requires resource consent for the following reasons:

Rules that have legal effect under s86F but are not yet treated as operative due to appeals are:

#### Chapter 24 - (Wakatipu Basin)

- A **restricted discretionary** activity pursuant to Rule 24.4.7 for the construction of a building for residential activity that is not provided for in Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8. Council's discretion is limited to:
  - Landscape character,
  - visual amenity values
  - access,
  - infrastructure,
  - landform modification, landscaping and planting (existing and proposed);
  - natural hazards.



In this instance, consent is sought to construct a residential unit and detached carport. These buildings will be located in the building platform proposed.

## **Chapter 27 – Subdivision**

- A **restricted discretionary** activity pursuant to Rule 27.5.9 for all subdivision in the Wakatipu Basin Lifestyle Precinct. Council's discretion is limited to:
  - a. Location of building platforms and accessways;
  - b. Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions;
  - c. Location, scale and extent of landform modification, and retaining structures;
  - d. Property access and roading;
  - e. Esplanade provision;
  - f. Natural and other hazards;
  - g. Firefighting water supply and access;
  - h. Water supply;
  - i. Network utility services, energy supply and telecommunications;
  - j. Open space and recreation provision;
  - k. Ecological and natural landscape features;
  - l. Historic Heritage features;
  - m. Easements;
  - n. Vegetation removal, and proposed planting;
  - o. Fencing and gates;
  - p. Wastewater and stormwater management;
  - q. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;
  - r. Adverse cumulative impacts on ecosystem services and nature conservation values

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

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

Based on the applicant's review of Council records, and PSI provided by e3 Scientific Limited (dated May 2018) the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

## **4. SUMMARY OF EVIDENCE HEARD**

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

## **5. ASSESSMENT**

### **5.1 ACTUAL AND POTENTIAL EFFECTS (S104(1)(A))**

Actual and potential effects on the environment have been addressed in Section 8.2.2 of the S42A report prepared for Council and provides a full assessment of the application. Where relevant conditions of consent can be imposed under sections 108 and 220 of the RMA as required to avoid, remedy or mitigate adverse effects. A summary of conclusions of that report are outlined below:

- Adverse effects in relation to the rural character, amenity and cumulative effects of the proposed development are considered to be no more than minor and do not exceed the absorptive capacity of the site due to the scale and nature of the proposed development.
- Subject to imposed conditions, the site can be adequately accessed and serviced for residential use.



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

As outlined in detail in Section 8.3 of the S42A report, overall the proposed development is in accordance with the relevant policies and objectives of the District Plan or Proposed District Plan. A summary of conclusions of that report are outlined below:

- The proposal can be undertaken in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values and rural amenities. Associated earthworks can be undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.
- The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans as the proposal is of a scale that results in no more than minor adverse character, landscape and visual effects on the Rural General landscape and Wakatipu Basin Lifestyle Precinct, within which the subject site sits.
- The proposal provides for future residential development in an appropriate location where adverse effects on the character and amenity of the area can be mitigated by landscaping and design controls. The proposed platform and buildings provides for rural living opportunities on a site that can accommodate increased domestication.

## 5.3 PART 2 OF THE RMA

In terms of Part 2 of the RMA, the proposal is considered to be in accordance with the purpose of the Resource Management Act 1991 as outlined in further detail in Section 10 of the S42A report.

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

Pursuant to section 104 of the RMA this consent is **granted** subject to the conditions stated in *Annexure 1 (RM180831)* of this decision imposed pursuant to Section 108 of the RMA.

## 7. 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.

### *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 the Andrew Woodford by email: [Andrew.woodford@qldc.govt.nz](mailto:Andrew.woodford@qldc.govt.nz)

Report prepared by



Andrew Woodford  
**SENIOR PLANNER**

**ANNEXURE 1** – Consent Conditions  
**ANNEXURE 2** – Section 42A Report

Decision made by



Alex Dunn  
**SENIOR PLANNER**



# **ANNEXURE 1**

## **CONSENT CONDITIONS**



## **DECISION A – SUBDIVISION CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Lots 1 & 2 being a proposed subdivision of Pt Lot 3 DP 15648 Arrow Junction', by Aurum Survey, Drawing No. 4677.3r.1A rev A dated 5/2/18
  - 'Landscape Concept Plan' by LAND Landscape Architects, Rec A dated 20.6.18

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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.

### ***General***

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council 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***

6. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
7. 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.
8. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the sealing of the existing vehicle crossing.



To be completed before Council approval of the Survey Plan

9. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement in gross in favour of Aurora Energy for electricity reticulation to each lot and for maintaining an electricity transformer at the location of the existing electricity transformer on Lot 1. This shall also include an easement for telecommunications reticulation to each lot irrespective of the reticulation being installed.

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

10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all water reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - d) The provision of a sealed vehicle crossing to Lot 1 from McDonnell Road to be in terms of Diagram 2, Appendix 7 of the Operative 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.
  - e) The provision of an access way to the boundary of Lot 2 that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
  - f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
  - g) In the event that the test results required in Condition 10(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:



- i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- ii) A consent notice shall be registered on the relevant Record of Titles for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the residential unit an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM180831 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- h) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- i) Domestic water and firefighting storage is to be provided for the existing dwelling on Lot 1. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with the Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

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

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

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



The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**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 residential unit.

Given that the proposed residential unit 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 each new residential unit.

- j) Written confirmation shall be provided from the electricity network supplier responsible for the area and/or an approved contractor on the electrical network, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telecommunication services (by means other than an overhead connection) has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met. Note: this condition could be met via provision of fixed wireless or rural broadband.
- l) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of Decision A: Land Use, as outlined above.
- m) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Ongoing Conditions/Consent Notices**

- 11. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future buildings shall be contained within the Building Platform on Lot 2 as shown as Covenant Area X as shown on Land Transfer Plan XXXXX with the exception of water tanks identified on the approved RM180831 'Landscape Concept Plan' by Land Landscape Architects dated 20.06.18.
  - b) All domestic landscaping and structures on Lot 2 including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, domestic vehicle parking, pergolas, and ornamental or amenity gardens and mown lawns shall be confined to the authorised building platform area.
  - c) All plantings identified as 'mitigation planting' on the certified landscape plan shall be planted, maintained and irrigated in accordance with the plan within the first planting season following the occupation of any residential unit on Lot 2 and maintained thereafter. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan.
  - d) The maximum height for any building on Lot 2 shall be a maximum of 6 metres.



- e) All external colours of all new buildings on Lot 2 including but not limited to roof, walls, spouting, joinery etc. shall be of natural tones of grey, green or cool browns with a colour light reflectivity value (LRV) of between 7% and 20%, or of natural materials that fall within the above colour range. All gutters, spouting, and downpipes shall match the roof colour.
- f) All above ground water tanks shall be a dark recessive colour to match or be similar to the roof colour of dwellings within the approved building platform with a LRV of between 7% and 20% and shall be located within the building platform.
- g) Vehicle gateways shall be of a standard farm gate design to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber or steel to not be visually obtrusive (monumental) and consistent with traditional rural gateways. There shall be no wingwalls.
- h) All external lighting on Lot 2 to be down lighting only and shall not create light spill beyond the property boundary. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting shall be located within the building platform only and shall not to be used on any gateway onto McDonnell Road Road.
- i) Any fencing on Lot 2 shall be post and rail and/or post and wire (including rabbit proof fencing) or deer fencing designed to be consistent with traditional rural fencing.
- j) The access drive up to the building platform on Lot 2 area shall be gravel of a local stone and shall not have any concrete kerb and channels.
- k) Access to Lots 1, 2 McDonnell Road only via a shared vehicle crossing point. No separate access shall be obtained from McDonnell Road.
- l) There shall be no lineal planting along property boundaries such as hedges, shelterbelts or mass planting to a boundary beyond that shown on the certified landscape plan.
- m) At the time buildings are erected on the lots, a landscape plan shall be submitted to Council showing structural planting within the curtilage area designed to soften and obscure views of the buildings from public locations.
- n) No cable telecommunications connection (wire or fibre optic) has been provided to Lot 2 and any reticulation that is subsequently installed shall be at the cost of the lot owner for the time being, shall be within the telecommunications easements defined on the survey plan and shall be underground and in accordance with the network provider's requirements.
- o) At the time a residential unit is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Contracting & Drainage Ltd, dated 21/03/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- p) At the time that a residential unit is erected on Lot 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).



- q) At the time a residential unit is erected on Lot 2, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units 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 (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the center of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

- r) 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 FENZ appliance to park on it and access to the hardstand area must be provided as above.
- s) 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.
- t) Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**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 residential unit. Given that the proposed residential unit 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 each new residential unit.

**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.



## **DECISION B – LAND USE CONDITIONS**

### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - ‘*Location Site Plan*’, prepared by Origin Consultants. Drawing Ref RC-100 Rev B. Dated 09.03.2018.
  - ‘*Floor Plan 100*’, prepared by Origin Consultants. Drawing Ref RC-110 Rev B. Dated 09.03.2018.
  - ‘*Roof Plan*’, prepared by Origin Consultants. Drawing Ref RC-111 Rev B. Dated 09.03.2018.
  - ‘*Elevations*’, prepared by Origin Consultants. Drawing Ref RC-200 Rev B. Dated 14.7.19.
  - ‘*Elevations EW*’, prepared by Origin Consultants. Drawing Ref RC-201 Rev B. Dated 14.7.19.

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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.

### **External Appearance**

4. The materials and colours that have been approved under this resource consent are as follows:

#### **Residential Unit**

<b>Element</b>	<b>Material</b>	<b>Colour</b>
Primary cladding and fascia	Timber weatherboards Corrugated Colorcote	Timber - stained Resene Shadow Match (or similar) Colorcote – Slate (or similar)
Roof	Corrugated Colorcote	Slate (or similar)
Joinery	Colorcote	Slate (or similar)
Downpipes and spouting	Colorcote	Slate (or similar)

#### **Carport**

<b>Element</b>	<b>Material</b>	<b>Colour</b>
Primary cladding	Timber	Timber - stained Resene Shadow Match (or similar)
Roof	Corrugated Colorcote	Slate (or similar)

Any amendment to this schedule of colours and materials shall be provided by the consent holder to the Monitoring Planner of the Council for certification prior to being used on the building. Colours shall be in the natural range of natural greens, browns, or greys with a light reflectance value (LRV) of 20% or less.



## General

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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link:*

<http://www.qldc.govt.nz>

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

6. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council 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***

8. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
9. 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.
10. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the sealing of the existing vehicle crossing.

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

11. Prior to the occupation of the residential unit on proposed Lot 2, the consent holder shall complete the following:

- a) The s224c certificate for RM190831 must be signed and Title for Lot 2 issued.

*Note: The purpose of this condition is to ensure that the easement as required by the subdivision over to the allotment to the north is secured. This should be secured prior to any building works commencing.*

- b) Provision of a minimum supply of 2,100 litres per day of potable water to the residential unit that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- c) The provision of a sealed vehicle crossing to the site from McDonnell Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the Operative 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.



- d) The provision of an access way to the residential unit that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.

The contractor shall provide a Completion Certificate to the Manager of Resource Management Engineering at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for review and certification.

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

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

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

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

The 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.



**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 residential unit. Given that the proposed residential unit 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 each new residential unit.

- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
- g) In the event that the test results required in Condition 11(g) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
- h) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.



~~23 October 2019~~



Lot 2  
DP 15648

Lot 1  
DP 356270

Lot 2  
DP 333857

Lot 3  
DP 356270

McDonnell Road

Lot 4  
DP 356270

Proposed Lot 1  
6.1529ha

Proposed Lot 2  
7187mf

Pt Lot 3  
DP 15648  
OT17AA 65  
6.8716hA

Pond

Existing Dwelling

Lot 1  
DP 24969

Lot 3  
DP 453463

Section 2  
SO 440817

NOTE: Contour interval is 0.5 metre.  
Levels in terms of OIT XXIX SO 11327, RL = 380.80 .

A person/company using Aurum Survey Consultants drawings and other data accepts the risk of:

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

**WARNING NOTE:**  
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to Benjamin Teele. 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.

DATE:	5 Feb 2018
BY:	Kat Bulk

Scale 1:2000  
Original Plan A3

DRAWING & ISSUE No.  
4677.3R.1A

TITLE:

LOTS 1 & 2, BEING A PROPOSED  
SUBDIVISION OF PT LOT 3 DP 15648  
ARROW JUNCTION

PO Box 2493  
Wakatipu 9349  
Ph 03 442 3466  
Fax 03 442 3469  
Email [admin@ascl.co.nz](mailto:admin@ascl.co.nz)





Mitigation planting



Project:  
TEELE RESIDENCE

Title:  
**LANDSCAPE  
CONCEPT PLAN**

Location:  
LOT 2, 413 MCDONNELL ROAD

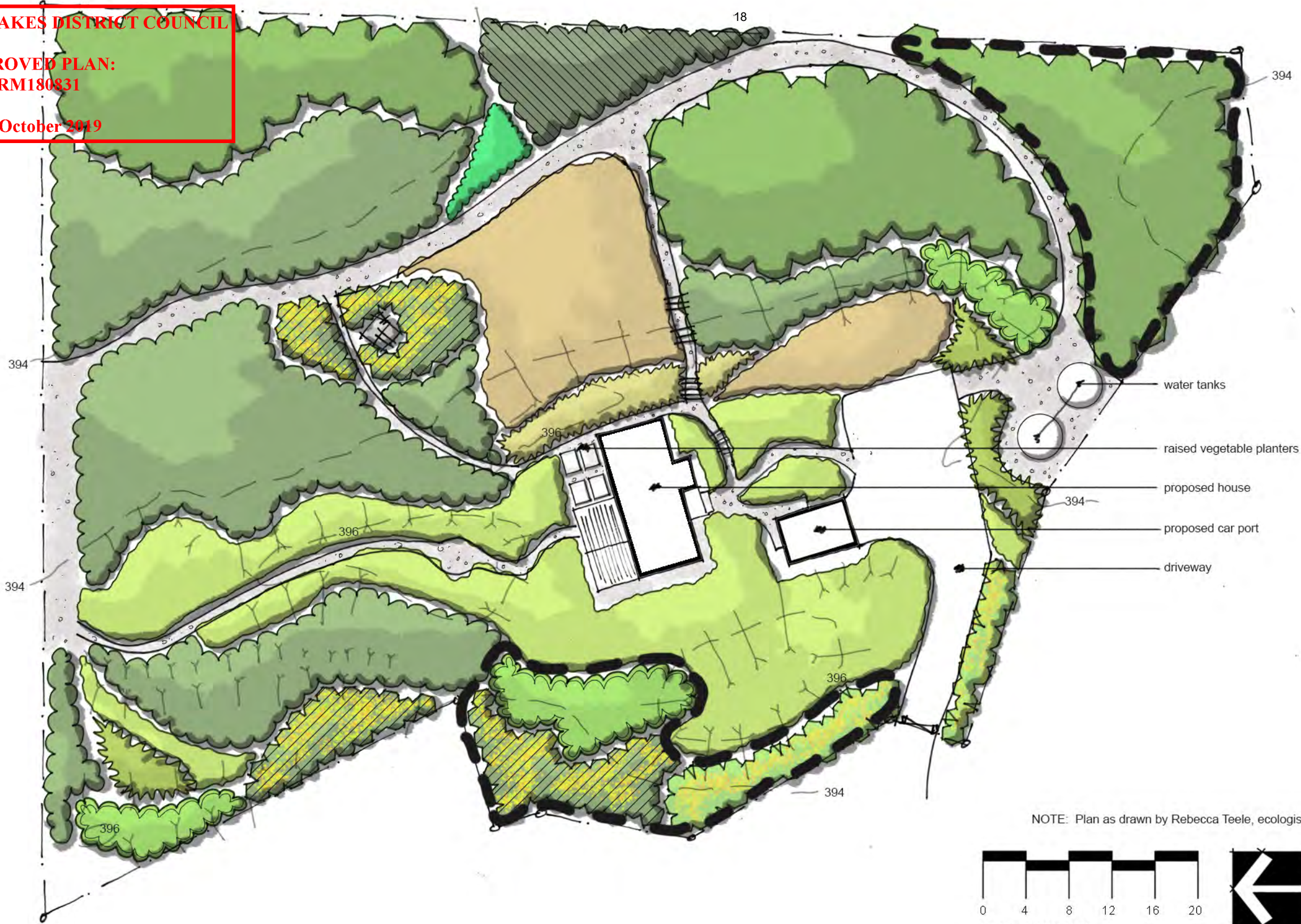
Rev	Description	By	Date
A	Mitigation planting added	JD	20.06.18

NOT FOR CONSTRUCTION

Scale:	Job No:
1:400 @ A3	2736
Drawn / Checked:	Date:
JD / RL	28.03.18

This drawing is supplied on the understanding that the information hereon will not be passed to any other party without written permission first being obtained from LAND Ltd.

Drawing No:  
**L1A**



PLANT LEGEND



- GREY SHRUBLAND:
- Carmichaelia petriei
  - Coprosma crassifolia
  - Coprosma dumosa/tayloriae
  - Coprosma intertexta
  - Coprosma linariifolia
  - Coprosma propinqua
  - Coprosma rigida
  - Coprosma rugosa
  - Coprosma virescens
  - Cordyline australis
  - Corokia cotoneaster
  - Discaria toumatou
- Leptospermum scoparium
- Muehlenbeckia complexa
- Olearia fragrantissima
- Olearia avicenniifolia
- Olearia bullata
- Olearia fimbriata
- Olearia hectorii
- Olearia lineata
- Olearia nummularifolia
- Olearia odorata
- Plagianthus regius
- Sophora microphylla



- PLAGIANTHUS / GREY  
SHRUBLAND MIX
- Plagianthus regius



- SUB-ALPINE MIX:
- Aciphylla lomond
- Austroderia richardii
- Carmichaelia petriei
- Chionochloa rigida
- Dracophyllum longifolium
- Halocarpus bidwillii
- Helichrysum intermedium
- Melicytus alpinus



- TUSsock AND TOI TOI  
(cortaderia richardii) MIX



- Ozothamnus vauvilliersii
- Phormium cookianum
- Phyllocladus alpinus
- Poa cita
- Poa colensoi
- Podocarpus laetus
- Veronica odora
- Veronica cupressoides



- GRASSES MIX:
- Austroderia richardii
- Chionochloa rigida
- Festuca novae-zelandiae
- Poa cita
- Poa colensoi
- Raoulia Sp.



- BROOM:
- Carmichaelia petriei



- MOUNTAIN BEECH
- Fuscospora cliffortioides



- MANUKA:
- Leptospermum scoparium



- KOWHAI
- sophora microphylla

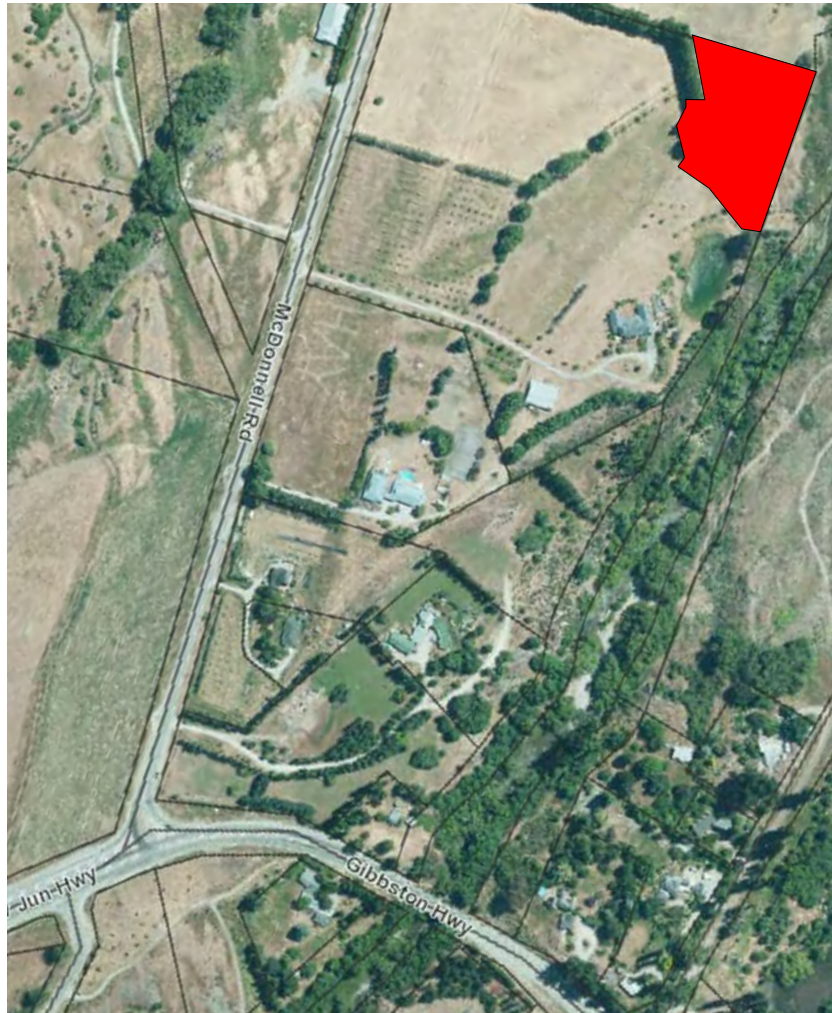


- KOWHAI / GREY SRHUBLAND MIX

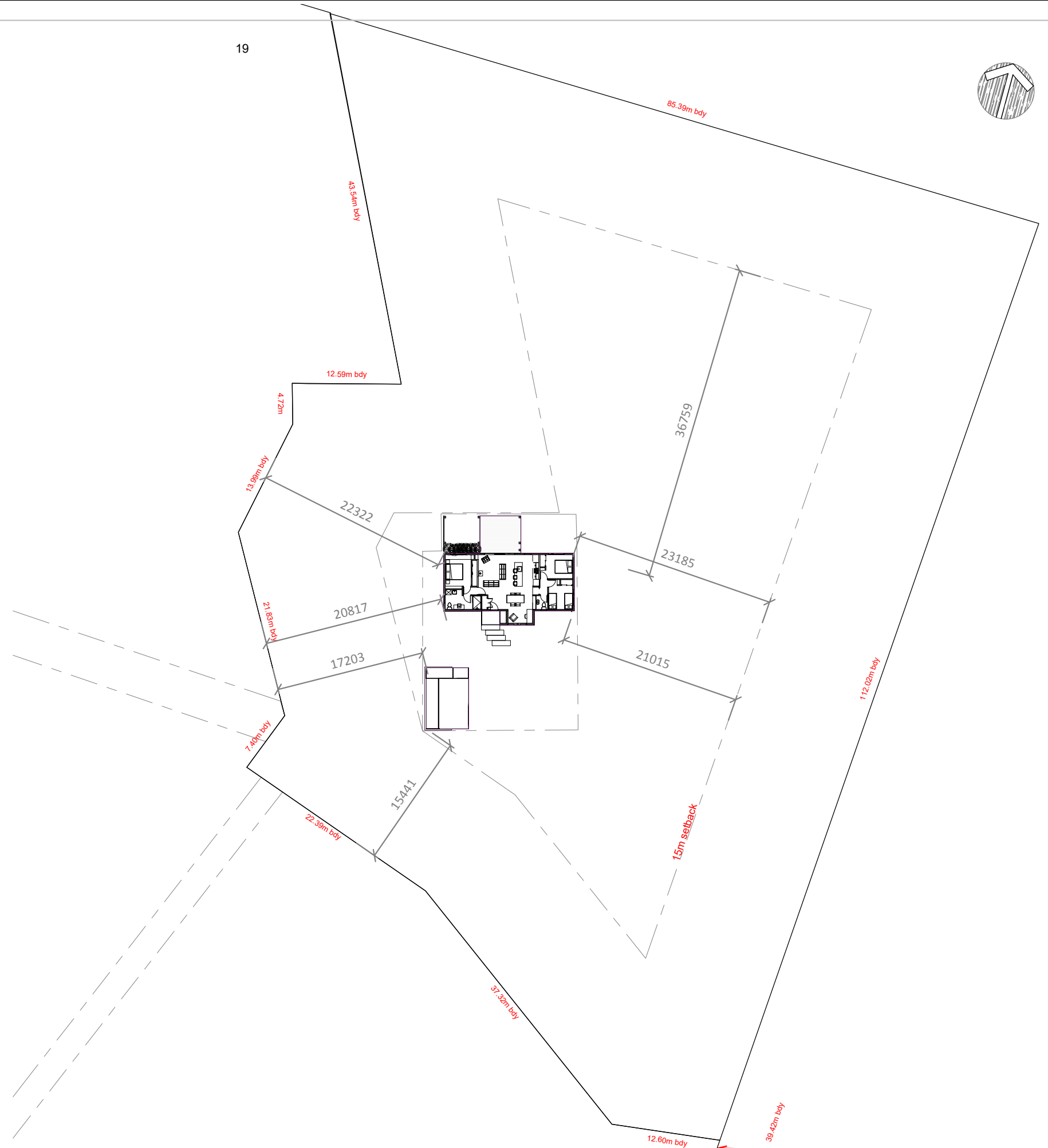


- FLAX / CABBAGE TREE MIX
- cordyline australis
- phormium cookianum





1 SITE LOCATION  
1 : 5000



2 SITE  
1 : 500

Refer to Survey Plan  
for further information

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180831

23 October 2019



NOTES:

All dimensions to be verified on site  
before making any shop drawings or  
commencing any work.  
The copyright of this drawing remains  
with Origin Consultants Ltd

REV:	ISSUE:	DATE:
A	For Client Approval	16.02.2018
B	For APA	09.03.2018

PROJECT:  
413 McDonnell RD

DRAWING:  
LOCATION SITE PLAN

SCALE:  
As indicated

CLIENT:  
B & R Teele

SHEET:  
RC-100

REV:  
B

office@originteam.co.nz

03 442 0300

FILE: 455

DRAWN: JS

CHKD: RM

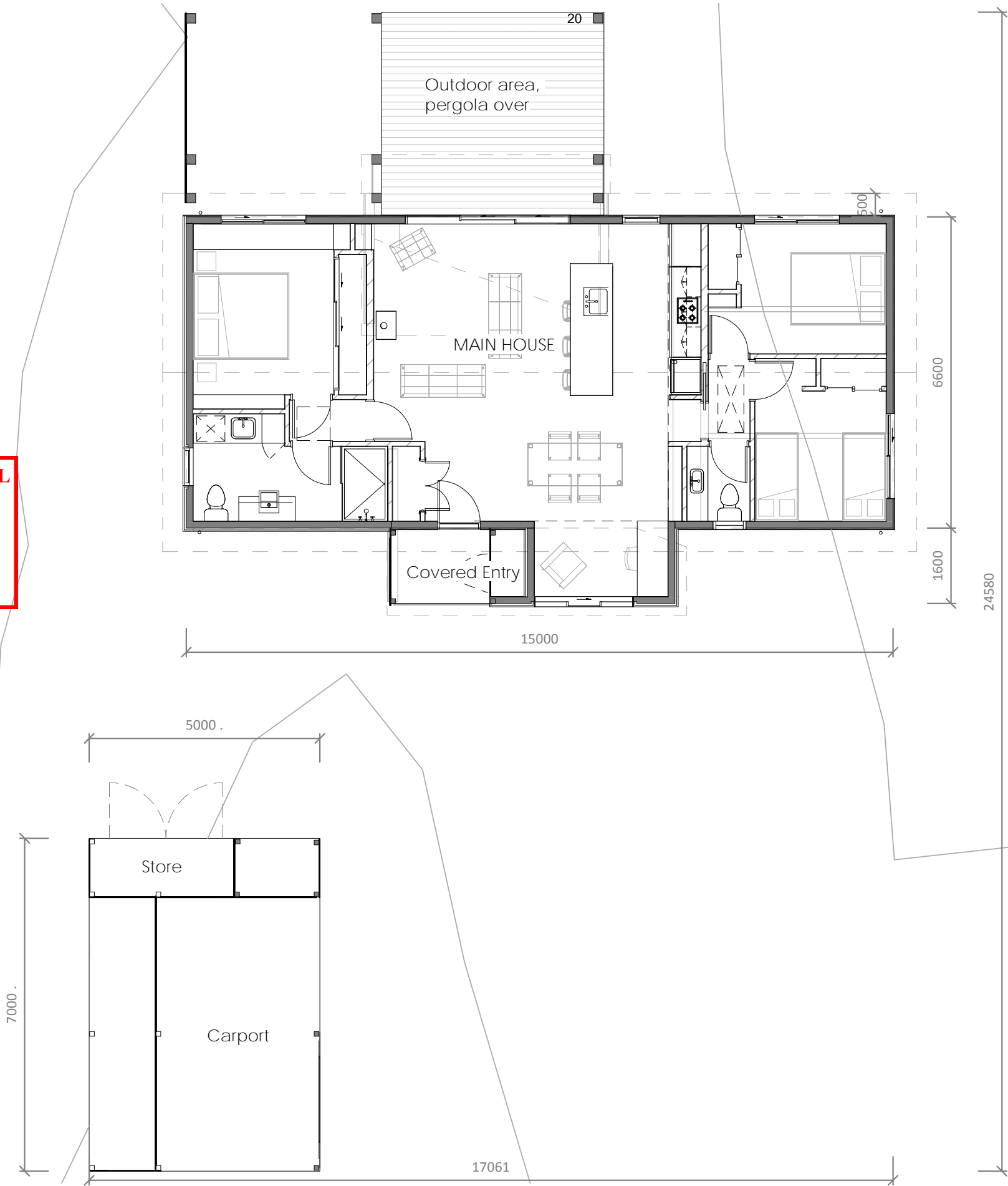


AREAS	
GROSS FLOOR AREA	m2
House:	104
Garage:	34..5
TOTAL	138.5
FOOTPRINT	m2
House:	134.78
Garage:	36.1
TOTAL	170.88
SITE m2:	7186.64
COVERAGE %	2.37

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180831

23 October 2019



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)

I/WE ..... AS OWNERS OF ..... AGREE TO THE ABOVE.

.....(Signature).....(Date)

I/WE ..... AS OWNERS OF ..... AGREE TO THE ABOVE.

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I/WE ..... AS OWNERS OF ..... AGREE TO THE ABOVE.

.....(Signature).....(Date)



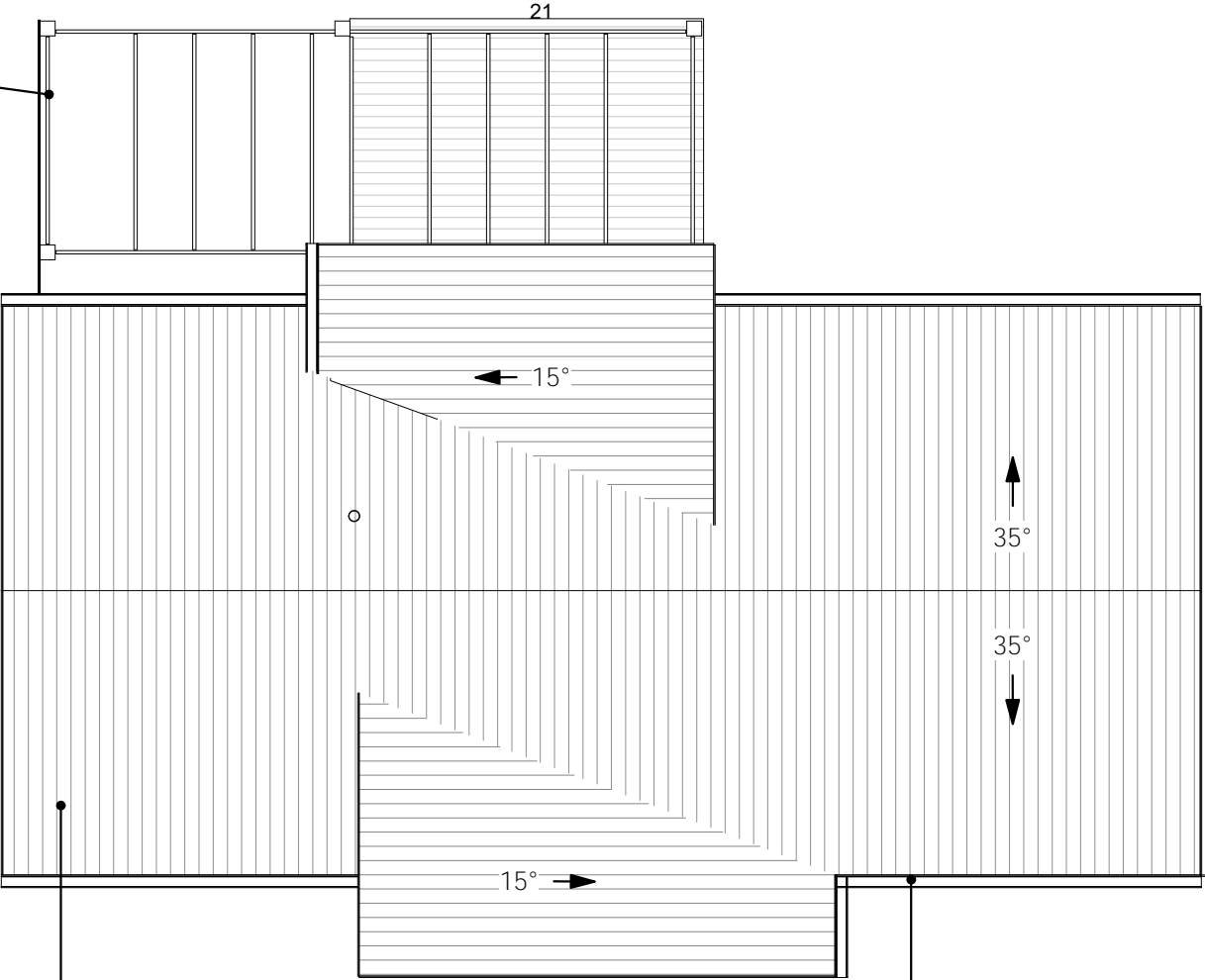
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180831

23 October 2019



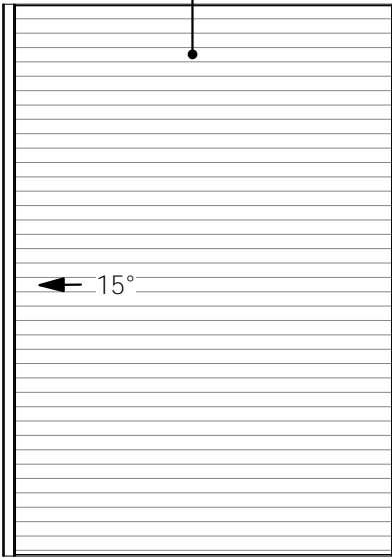
Open timber and steel pergola



Main house: Profile Metal: Slate or similar

Cedar Fascia: dark stain, Shadow Match  
Rainwater Goods: Slate to match roof

Carport: Profile Metal: Slate or similar



1 ROOF  
1 : 100

NOTES:  
All dimensions to be verified on site  
before making any shop drawings or  
commencing any work.  
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REV:	ISSUE:	DATE:
A	For Client Approval	16.02.2018
B	For APA	09.03.2018

PROJECT:	413 McDonnell RD
office@originteam.co.nz	03 442 0300

DRAWING:	ROOF PLAN	SCALE:	1 : 100
CLIENT:	B & R Teele	SHEET:	RC-111
		REV:	B
		CHKD:	RM



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

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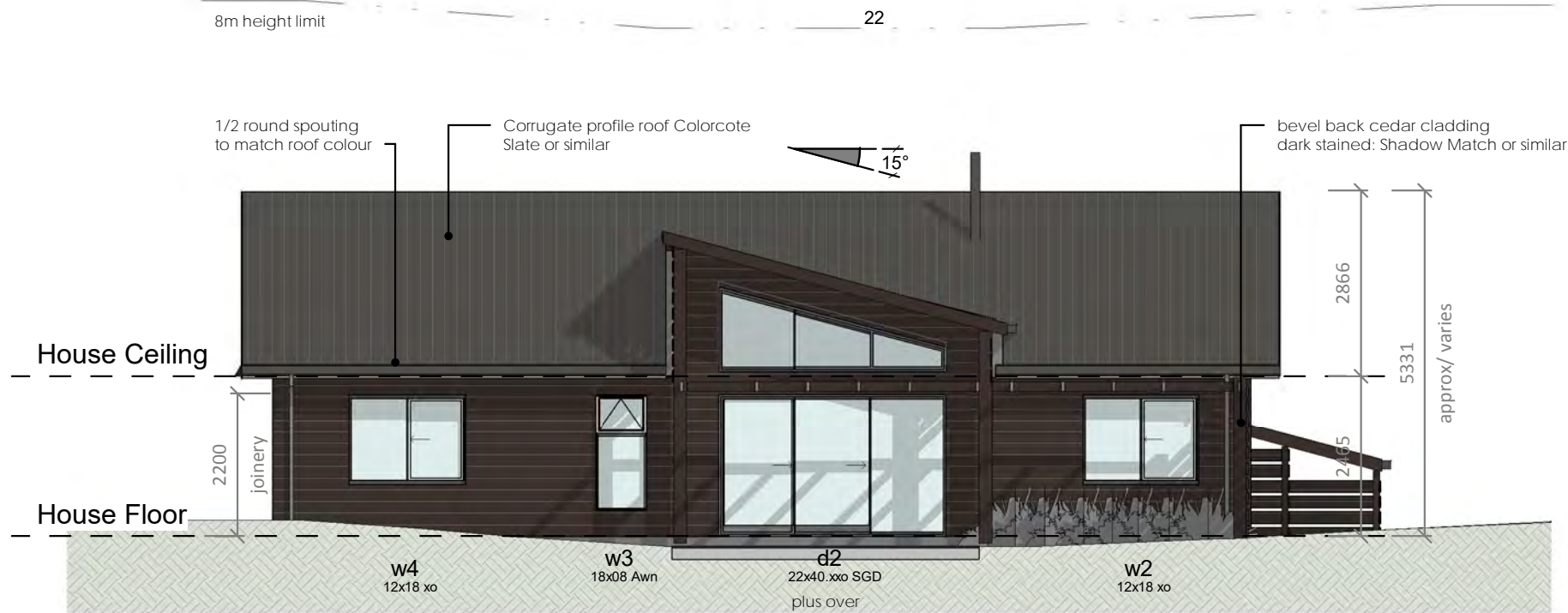
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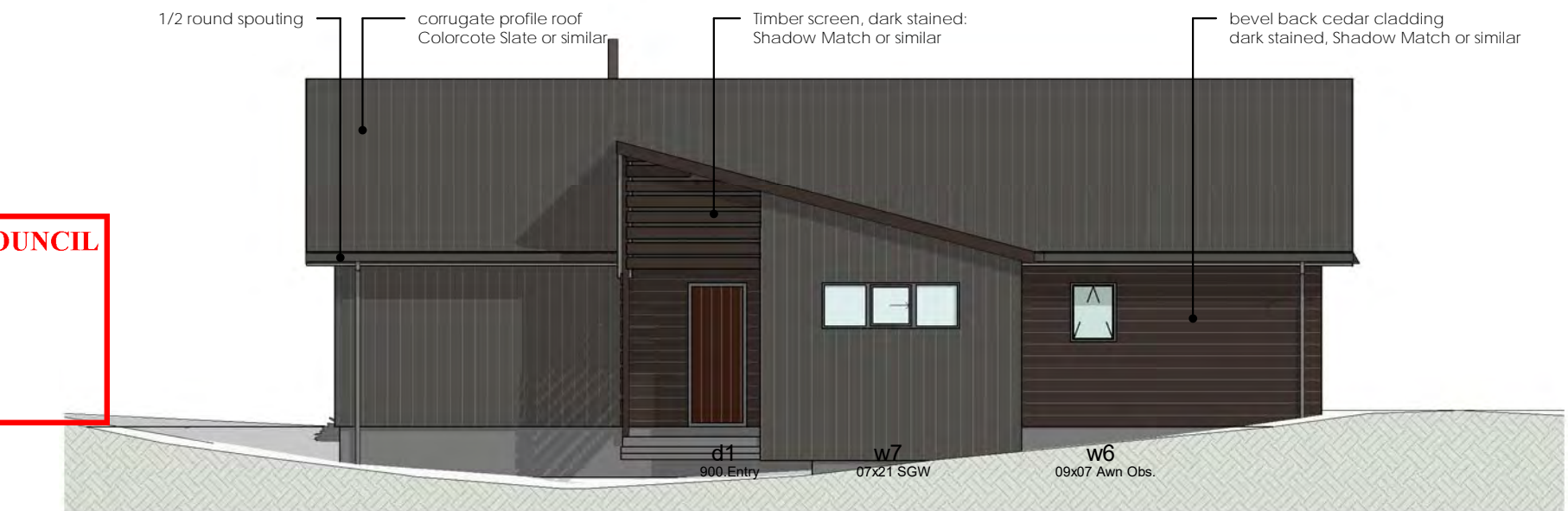
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180831

23 October 2019



1 NORTH  
1 : 100



2 SOUTH  
1 : 100



3 South with Garage  
1 : 200



Precedent image: Pergola structure




Precedent Image: Materials and Colour Scheme

COLOURS  
Stained Timber: Resene Woodsman Shadow Match (or similar)



Roof, all rain water goods and joinery:  
Colorcote: Slate (or similar)



 Document Set ID: 6130566	NOTES:  All dimensions to be verified on site before making any shop drawings or commencing any work. The copyright of this drawing remains with Origin Consultants Ltd	REV:	ISSUE:	DATE:	PROJECT:  413 McDonnell RD	DRAWING:  ELEVATIONS		SCALE:  As indicated	
		A	For Client Approval	16.02.2018		CLIENT:  B & R Teele		SHEET:	REV:
		B	For APA	09.03.2018				RC-200	B
								FILE: 455	DRAWN: JS
						office@originteam.co.nz	03 442 0300		



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:  
RM180831

23 October 2019

COLOURS  
Stained Timber: Resene Woodsman Shadow Match  
(or similar)



Roof, all rain water goods and joinery:  
Colorcote: Slate (or similar)



Pursuant to the Resource Management Act 1991

I/WE ..... AS OWNERS/  
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THIS PROPOSAL

.....(Signature) .....(Date)

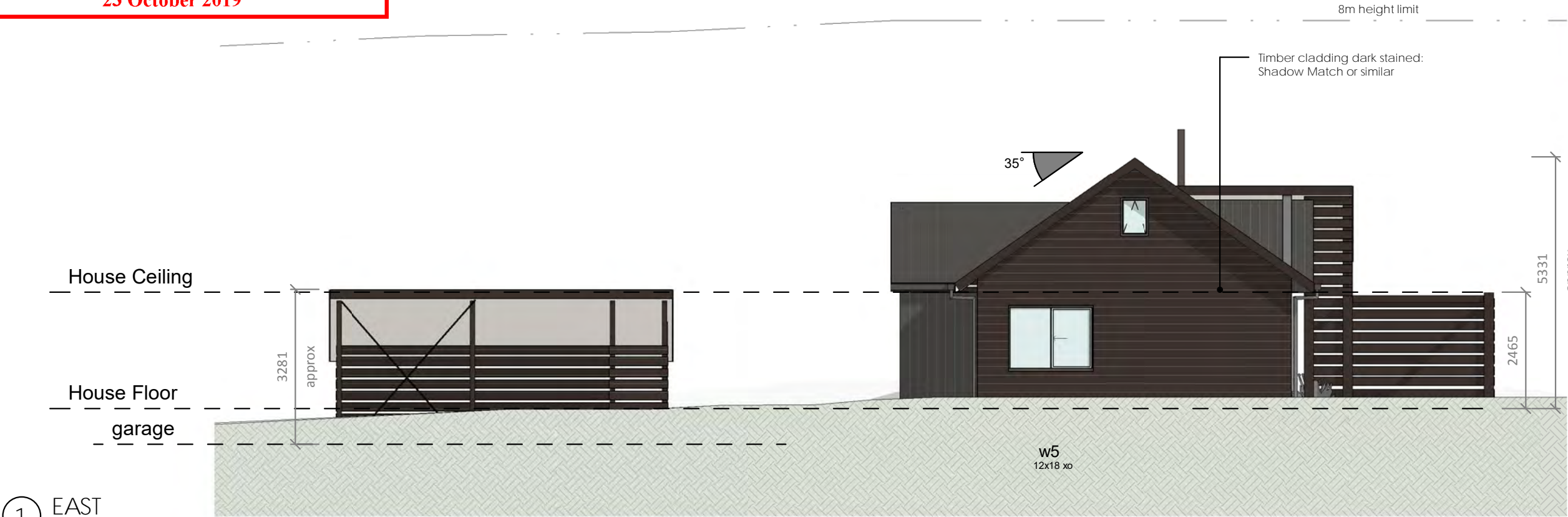
I/WE .....  
AS OWNERS OF .....  
AGREE TO THE ABOVE.  
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AGREE TO THE ABOVE.  
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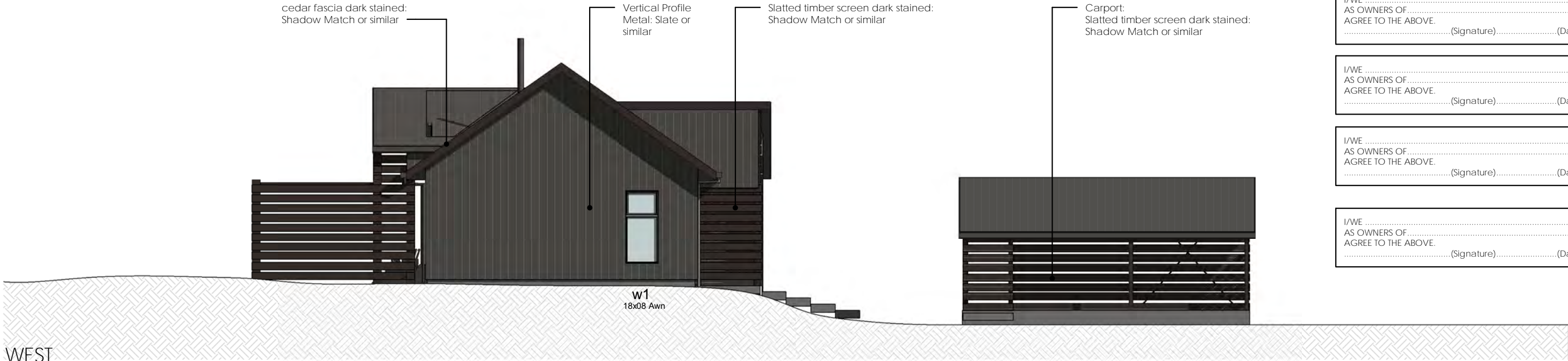
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AGREE TO THE ABOVE.  
.....(Signature).....(Date)


I/WE .....  
AS OWNERS OF .....  
AGREE TO THE ABOVE.  
.....(Signature).....(Date)



1 EAST  
1 : 100



2 WEST  
1 : 100

 Document Set ID: 6130566	NOTES:  All dimensions to be verified on site before making any shop drawings or commencing any work. The copyright of this drawing remains with Origin Consultants Ltd	REV:	ISSUE:	DATE:	PROJECT:  413 McDonnell RD	DRAWING:  ELEVATIONS EW		SCALE:  1 : 100			
		A	For Client Approval	16.02.2018		CLIENT:  B & R Teele		SHEET:	REV:		
		B	For APA	09.03.2018				RC-201	B		
						office@originteam.co.nz	03 442 0300	FILE: 455	DRAWN: JS	CHKD: RM	



# **ANNEXURE 2 COUNCIL'S S42A PLANNING REPORT**



**FILE REF: RM180831**

**TO** Hearings Commissioner

**FROM** Andrew Woodford, Senior Planner

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

**SUMMARY**

**Applicant:** Benjamin Teele and Rebecca Teele

**Location:** 413 McDonnell Road, Queenstown

**Proposal:** Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create two fee simple titles and identification of a residential building platform on proposed Lot 2.

Application under Section 88 of the RMA for land use consent to establish a residential unit and carport located within the proposed building platform.

**Legal Descriptions:** Part Lot 3 Deposited Plan 15648 contained in Record of Title OT17A/65

**ODP Zoning (ODP/PDP):** Rural General

**PDP Zoning:** Wakatipu Basin Lifestyle Precinct

**Public Notification Date:** 20 June 2019

**Closing Date for Submissions:** 18 July 2019

**Submissions:** 3

2 Submission were received in opposition of the application

- Hogans Gully Farm Limited
- Lisa Guy and Edward Guy

1 Submission was received in support of the application:

- Helen McPhail and Tom McPhail



## RECOMMENDATION

- (1) That subject to new or additional evidence being presented at the Hearing, the application be Granted pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:
1. It is considered that the adverse effects of the activity will be no more than minor for the following reasons:
    - Adverse effects in relation to the rural character, amenity and cumulative effects of the proposed development are considered to be no more than minor and do not exceed the absorptive capacity of the site due to the scale and nature of the proposed development. Subject to imposed conditions, the site can be adequately accessed and serviced for residential use
  2. The proposal is consistent with the relevant objectives and policies of the Operative District Plan and Proposed District Plan for the following reasons:
    - The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans as the proposal is of a scale that results in no more than minor adverse character, landscape and visual effects on the Rural General landscape and Wakatipu Basin Lifestyle Precinct, within which the subject site sits.
    - The proposal provides for future residential development in an appropriate location where adverse effects on the character and amenity of the area can be mitigated by landscaping and design controls. The proposed platform and buildings provides for rural living opportunities on a site that can accommodate increased domestication.
  3. The proposal promotes the overall purpose of the RMA.



## **1. INTRODUCTION**

My name is Andrew Woodford. I am a Senior Resource Consents Planner with Queenstown Lakes District Council. I have been employed in this role since 13 February 2017. I hold the qualifications of a Bachelor of Resource Studies and Post Graduate Diploma in Resource Studies from Lincoln University. I have approximately 17 years' experience as a planner in roles in New Zealand and the United Kingdom.

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

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

## **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.

### *Proposal*

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section(s) 2.0 – 4.0 of the report entitled 'Application to undertake a two-lot subdivision, establish a residential building platform and establish a dwelling and associated car port, prepared by Jake Woodward of Southern Planning Group, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report.

In summary the applicant has proposed the following:

- A subdivision of Part Lot 3 Deposited Plan 15648 to create Proposed Lot 1 (6.1529 hectares) and Proposed Lot 2 (7,187m<sup>2</sup>).
- A 393m<sup>2</sup> residential platform on proposed Lot 2.
- a residential unit (104m<sup>2</sup>) with a maximum height of 5.33m on proposed Lot 2.
- All buildings shall be located within the building platform as shown on the scheme plan prepared by Aurum Surveyors and referenced as 4677.3R.1A, dated 5 Feb 2018.
- Roofing shall consist of corrugate profile roofing coloured in Colorcote Slate or similar.
- Spouting and joinery shall be Colorcote Slate or similar.
- The exterior cladding shall consist of timber weatherboard cladding which shall be stained in Shadow Match or similar.
- Car port with a total footprint of 36.1m<sup>2</sup>, consisting of open slatted timber screens stained in Shadow Match or similar.

## **3. SUBMISSIONS**

### **3.1 SUBMISSIONS**

A copy of submissions received can be found in the "Submission" section of the Agenda and are summary of the submission can be found below for the Commission's benefit.



With reference to section 41D of the RMA, none of the submissions were considered to:

(a) be frivolous or vexatious:

(b) have failed to disclose a reasonable or relevant case:

(c) constitute an abuse of the hearing process to allow the submission or the part to be taken further:

(d) be supported only by evidence that, though purporting to be independent expert evidence, has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert evidence on the matter:

(e) contains offensive language.

Name	Location of Submitters Property	Summary of Submission	Relief sought
Hogans Gully Farming Limited	Located over road from application site	<p>Proposal will have adverse landscape and visual effects due to the introduction of built form and development within in a rural environment.</p> <p>The site is adjacent to an Outstanding Natural Landscape ("ONL") and an Outstanding Natural Feature ("ONF") and will have adverse effects on the character of the ONL and ONF.</p> <p>The proposal will have potential adverse effects on the supply and quality of water for neighbouring properties.</p> <p>The earthworks associated with the proposed development will have an adverse effect on the amenity of neighbouring properties.</p> <p>The proposal is inconsistent with the Objectives and Policies of the Queenstown Lakes Operative and Proposed District Plans.</p> <p>The proposal is contrary to Part 2 of the Resource Management Act 1991.</p>	Decline the Application
Lisa and Edward Guy and Toni Clarke	427 McDonnell Rd Queenstown	<p>No formal water agreement currently exists between Lot 3 (413 McDonnell Rd) and Lot 1 (427 McDonnell Rd) Water take consent 96051 expired in February 2011 prior to the purchase of the property Lot 3 by the submitters in April 2011.</p> <p>Lot 3 is a holiday home with part time use and has access to rain water and Arrow Irrigation.</p>	Object unless satisfactory agreements reached between applicant and submitter



		<p><i>In the 8 years of the submitters ownership of Lot 1, Lot 3 has had little water taken from Lot 1 with none at all taken in the 12+ months prior to this application.</i></p> <p><i>An unsatisfactory water agreement has been suggested by the applicants between Lot 3 413 McDonnell Rd and Lot 1 427 McDonnell Rd where the bore is located.</i></p> <p><i>Our objection is to the supply of water from Lot 1, via Lot 3, to proposed lot 2 without a satisfactory water agreement in place.</i></p> <p><i>Unsatisfactory water agreement was drafted by the applicant and not accepted by the submitters as adequate.</i></p> <p><i>Lot 3 has taken no water in the 12+ months prior to this application, with minimal take between 2011-2019 far below a typical household use of 2000 litres per day.</i></p> <p><i>Object to the proposed take of 12500L per day for future sustainability of the bore with consideration towards increased depreciation of asset condition. The applicant planting 7000+ more trees suggests high demand for irrigation above current usage at Lot 3.</i></p>	
<i>Helen McPhail and Tom McPhail</i>	<i>67 McBride Street, Frankton</i>	<i>Application meets all QLDC requirement, fits with objectives and policies, not have any effects on the environment and will enhance the area due to plantings,</i>	<i>Approve development</i>

### 3.2 UPDATE ON SUBMISSIONS

It is noted that Hogans Gully Farm Limited formally withdrew their submission on 14 August 2019 and Helen McPhail and Tom McPhail confirmed on 16 October 2019 they would not attend a hearing to speak in support of their submission. As a result of the submission withdrawal, and confirmation of non-attendance at a hearing there are now only two submissions, one in support (McPhail) and one in opposition (Guy/Clarke), with neither submitters wishing to speak in support of their respective submissions.

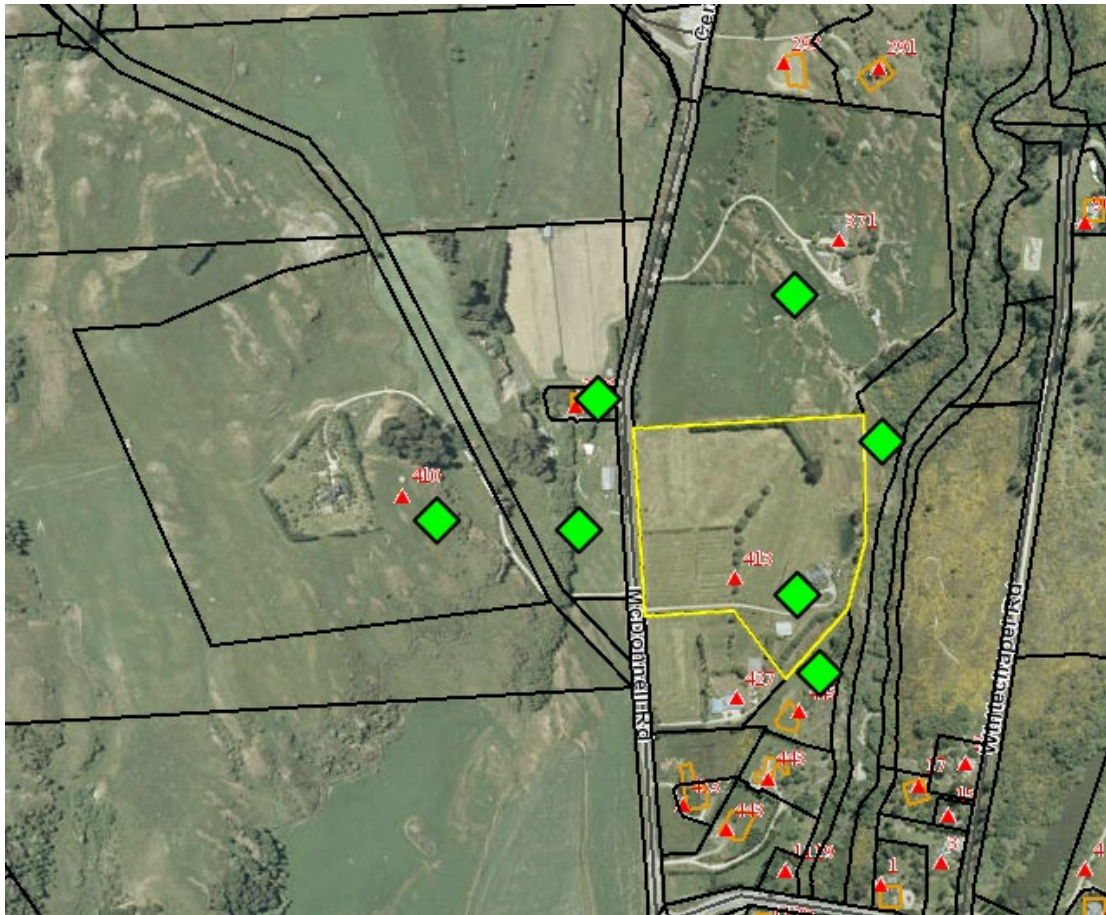


#### 4. CONSULTATION AND WRITTEN APPROVALS

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

Name	Address
<i>Glen Dennison &amp; Nicola Riddell</i>	445 McDonnell Road
<i>Patricia Jones and Morgan Jones</i>	410 McDonnell Road
<i>Duane John Davis Te Paa and Katie Sarah Te Paa</i>	388 McDonnell Road
<i>Bridgette Maree Jones and Stanley William Jones</i>	371 McDonnell Road
<i>David Teele and Rita Teele</i>	413 McDonnell Road
<i>Roger Norman Macassey and Douglas James Harvie</i>	410 McDonnell Road
<i>Department of Conservation</i>	Marginal Strip between subject site and Arrow River

The above properties are identified in Figure 1 below.



**Figure 1:** Location of properties where written approval has been obtained (subject site highlighted yellow with green diamonds highlighted where written approvals have been obtained)

#### 5. PLANNING FRAMEWORK

##### 5.1 THE DISTRICT PLAN

##### OPERATIVE DISTRICT PLAN

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

The purpose of the Rural General Zone is to manage activities so they can be carried out in a way that:

- protects and enhances nature conservation and landscape values;



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

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

The relevant provisions of the Plan that require consideration can be found in Section 5.3 (*Rural General*), Section 14 (*Transport*), and Section 15 (*Subdivision*).

Resource consent is required for the following reasons:

### Section 5 - Rural General Zone

- A **discretionary** Activity resource consent pursuant to Rule 5.3.3.3(i)(a)(i) for the construction of a building(s) (being a residential unit and associated car port).

### Section 15 – Subdivision

- A **discretionary** activity resource consent pursuant to Rule 15.2.3.3(vi) for any subdivision and location of residential building platforms within the Rural General Zone.

Overall the proposed proposal is considered to be a **discretionary** activity under the provisions of the ODP.

## PROPOSED DISTRICT PLAN

The subject site is zoned Wakatipu Basin Lifestyle Precinct under the Proposed District Plan.

The purpose of the Zone is to maintain and enhance the character and amenity of the Wakatipu Basin. Schedule 24.8 divides the Wakatipu Basin into 23 Landscape Character Units. The Landscape Character Units are a tool to assist identification of the particular landscape character and amenity values sought to be maintained and enhanced. Controls on the location, nature and visual effects of buildings are used to provide a flexible and design led response to those values. The purpose of defining the Precinct is to identify areas within the broader Rural Amenity Zone that have the potential to absorb rural living and other development, while still achieving the overall purpose of the Rural Amenity Zone. The balance of the Rural Amenity Zone is less enabling of development, while still providing for a range of activities suitable for a rural environment.

The relevant provisions of the Plan that require consideration can be found in Chapter 24 (Wakatipu Basin) and Chapter 27 (*Subdivision*)

### Chapter 24 - (Wakatipu Basin)

The proposal requires resource consent under the PDP for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 24.4.7 for the construction of a building for residential activity that is not provided for in Rule 24.4.5 or 24.4.6 and are not contrary to Rule 24.4.8. Council's discretion is limited to:
  - Landscape character,
  - visual amenity values
  - access,
  - infrastructure,
  - landform modification, landscaping and planting (existing and proposed);
  - natural hazards.

In this instance, consent is sought to construct a residential unit and detached carport. These buildings will be located in the building platform proposed.



## Chapter 27 – Subdivision

- A restricted discretionary activity pursuant to Rule 27.5.9 for all subdivision in the Wakatipu Basin Lifestyle Precinct. Council's discretion is restricted to:
  - a. Location of building platforms and accessways;
  - b. Subdivision design and lot layout including the location of boundaries, lot sizes and dimensions;
  - c. Location, scale and extent of landform modification, and retaining structures;
  - d. Property access and roading;
  - e. Esplanade provision;
  - f. Natural and other hazards;
  - g. Firefighting water supply and access;
  - h. Water supply;
  - i. Network utility services, energy supply and telecommunications;
  - j. Open space and recreation provision;
  - k. Ecological and natural landscape features;
  - l. Historic Heritage features;
  - m. Easements;
  - n. Vegetation removal, and proposed planting;
  - o. Fencing and gates;
  - p. Wastewater and stormwater management;
  - q. Connectivity of existing and proposed pedestrian networks, bridle paths, cycle networks;

Adverse cumulative impacts on ecosystem services and nature conservation values

Overall, the proposal is considered a **restricted discretionary** activity under the Proposed District Plan.

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

- Based on the applicant's review of Council records, and PSI provided by e3 Scientific Limited (dated May 2018) the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

### 5.3 OVERALL ACTIVITY STATUS

Overall, the application is considered to be a **discretionary** activity under the provisions of the ODP, PDP (Stage 1) and PDP (Stage 2) and RMA.

## 6. STATUTORY CONSIDERATIONS

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

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

- Actual and potential effects on the environment; and
- Operative and Proposed District Plans

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 10 of this report outlines Part 2 of the RMA in more detail.

Overall, the application is for a Discretionary Activity, as such the application must be considered under Section 104B which provides for the consent authority to grant or refuse consent, and in granting consent may impose conditions under Section 108.



## 7. INTERNAL REPORTS

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

- Engineering Assessment, QLDC Resource Management Engineer, Mr Cameron Jones (Appendix 1)
- Landscape Assessment, QLDC Consultant Landscape Architect, Ms Renée Davies (4Sight Consulting) (Appendix 2)

The assessments and recommendations of the reports are addressed where appropriate in the assessment to follow (where necessary utilising assessment matters contained in the relevant district planning documents).

## 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 (but not restricted by them)
- (iii) Objectives and Policies Assessment
- (iv) Other Matters (precedent, other statutory documents)

### 8.1 LANDSCAPE CLASSIFICATION

A landscape assessment by LAND Landscape Architects was submitted with the application.

The Council's Consultant Landscape Architect, Ms Renée Davies has peer-reviewed the assessment by LAND and states:

*I agree with the determination of the landscape category of the site being within an area of visual amenity landscape (VAL) under the ODP and that it has a modified rural character. I agree that the subject site is located adjacent to the Outstanding Natural Landscape (ONL) of the Crown Range escarpment face and the Outstanding Natural Feature (ONF) of the Arrow River.*

I agree with Ms Davies' conclusion above and adopt the landscape classification for the rural general zoned land as Visual Amenity Landscape.

### 8.2 EFFECTS ON THE ENVIRONMENT

#### 8.2.1 The Permitted Baseline/Existing Environment/Receiving Environment

##### Rural General Zone (ODP) & Rural Zone (PDP)

The permitted baseline allows for a comparison of the potential adverse effects of the proposal against what is permitted as of right under the ODP and PDP (provided it is not fanciful).

Permitted activities in the Rural General zone are:

- Roading for farm access
- Farming activities;
- Viticulture and wine-making activities;
- Horticulture activities;
- A fence less than 2 metres high;
- Earthworks of up to 1000m<sup>3</sup> within one consecutive 12 month period complying with the relevant site standards;
- Planting trees

Within the ODP Rural General zone and PDP Wakatipu Basin Lifestyle Precinct, all subdivision, the establishment of building platforms and buildings requires resource consent. In this case, I consider the



permitted baseline is not applicable in this instance and therefore no permitted baseline comparison has been applied in the analysis below.

## 8.2.2 Actual and Potential Effects on the Environment

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

- Visibility of Development, Character and Amenity values
- Cumulative Effects of Development on the Landscape
- Earthworks
- Natural Hazards
- Transport
- Infrastructure and Servicing
- Positive Effects

### 8.2.2.1 Visibility of Development, Character and Amenity Effects

The applicant has provided a landscape assessment to support the proposed development (Proposed Teele Subdivision and Building Platform 413 McDonnell Road, Landscape and Visual Assessment March 2018) by LAND Landscape Architects. The report was peer reviewed by Council's consultant landscape architect, Ms Renée Davies.

Ms Davies had stated in her review that she agrees with the assessment in the LAND report with respect to VAL effects on Natural; and Pastoral Character, however she notes that *"with the improvement of the natural character of the area with native vegetation, the pastoral character as viewed from the Crown Range lookout will be reduced and replaced with a more domestic landscape character"*. Ms Davies also notes that she retains *"a different view than the LAND reports summary that states that the development will not degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape as it will be contained within the Arrow Junction residential node"*.

When viewed from the Crown Range Ms Davies is of the opinion that the proposed development site sits in an area that currently has a different character than the residential node, and that the addition of a dwelling and associated vegetation in this location will extend the residential node out into a broader and less contained landscape.

Ms Davies states that the degree of change in character when viewed from McDonnell Road is reduced due to the retention of the paddock areas in the foreground, however, the overall landscape effect is one that adds to the domestication of the broader landscape.

On balance I consider that while the development will extend the domestication of the areas beyond the 'node' of development as it currently exists, however the level to which such a change will be perceptible is considered to be no more than minor with the majority of viewed experienced from the Crown Range being over and towards the wider landscape, and not focused on the lower foreground where the proposed development sits.

With respect to the visibility of the development Ms Davies disagrees with the LAND report assessment that once vegetation has established there will be no loss of natural or arcadian pastoral character. Ms Davies states that in relation to views from the Crown Range the change in vegetative and overall landscape character of this extended area of domestic development will change the pastoral character of the site, albeit in a small way. I consider that there will be a changes in natural or arcadian pastoral character, however any such change will be no more than minor.

Ms Davies agrees, that the proposed built form and plantings will not be visually prominent. The house is of a small scale with recessive colours and materials; and the proposed planting across the site will increase its natural values. Notwithstanding the above, Ms Davies is of the view that *"the proposed development however, is not dominant in the view and although visible does not detract from the broader and more dominant features within the view from the Crown Range (these being the mid-ground pastoral character and mountains beyond)"*.



Given the above assessment, I consider the proposed built form (and associated plantings, to have a no more than minor adverse visual effect

With respect to rural amenity Ms Davies concurs with the LAND report conclusions that proposed development will retain open views to the surrounding arcadian pastoral landscape. In relation to the Crown Range lookout Ms Davies has highlighted that the proposed development will “add a new more domestic elements into the landscape, however this will be integrated into the landscape with the proposed vegetation and is within the lower portion of a much broader view that provides a strong pastoral character with mountains beyond”. Given the dominant landscape elements identified by Ms Davies the proposed development could be considered to have a no more than minor adverse effect on rural amenities.

On balance, I am of a view that what has been proposed by the applicant is of acceptable scale that can be appropriately absorbed into the environment. I consider potential mitigating factors of the development being the small scale and design of the proposed building, landscape plantings, and proximity to existing rural residential developments.

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

The LAND report supplied by the applicant has indicated that there is likely scope for further development within the Arrow Junction node and that the proposed development does not exceed a threshold where it the environment cannot absorb the proposed change.

Ms Davies is of the view that with respect to the *“existing residential development is currently relatively contained within a node of development and this proposed development will extend this node out into a zone with a more pastoral landscape character (this is particularly apparent when viewed from the Crown Range and to a reduced level from McDonnell Road due to the retention of open pasture in the foreground that reduces the impact of the domestic element on the overall landscape character)”*. Ms Davies considered that the proposed development arguably does *“hit a threshold in which over domestication could be considered occurring”*.

Ms Davies concludes that she agrees that with vegetation proposed by the applicant, *“the proposed dwelling can be absorbed into the landscape and the character of the site would then become more consistent with the existing node of development, however the result of this would be a further extension of domestication into an area that currently has an arcadian pastoral character value and thus contributes to cumulative effects on the landscape”*.

On balance I consider that the proposed development can be accommodated, however, it will add to a cumulative effects, the level of which is considered to be no more than minor, due the scale and nature of the landscape mitigation and scale and location of the proposed buildings.

The overall cumulative capacity for VAL to accommodate residential development as proposed by the application is considered to be accommodated by the proposal and will have no more than minor adverse effects in this regard.

With respect to the PDP Landscape Character Unit with which the proposal sits, there is a high threshold to absorb additional development. It is considered that the development can be accommodated by the proposal and will have no more than minor adverse effects in this regard.

#### **8.2.2.3 Earthworks**

Mr Jones has assessed the proposal in relation to earthworks.

Mr Jones has noted that due to the scale of site and location of proposed earthworks activities required to construct the proposed access and building platform dust and road debris nuisance issues are unlikely to arise. I concur this this opinion.

Overall, adopting Mr Jones’ review of proposed earthworks activities on site, subject to recommended conditions of consent, the proposed earthworks on site are anticipated to have a no more than minor adverse effect on the environment.



#### 8.2.2.4 Natural Hazards

Mr Jones has noted that neither QLDC nor ORC's hazard databases show that the proposed building platform location is subject to any natural hazards.

Mr Jones has identified that the proposed building platform is around 2 metres from a relatively steep bank, however "due to the low depth to bedrock (schist is exposed along the western edge of the building platform), I am satisfied that the risk due to the bank collapsing will be low". I adopt this conclusion.

Overall, adverse effects in relation to natural hazards are considered to be no more than minor subject to recommended conditions of consent.

#### 8.2.2.5 Transport

Access to the development will be via the existing vehicle crossing off McDonnell Road. Mr Jones' considered that the existing vehicle crossing complies with Council requirements for length, break over angles, and sight distances and has recommended a condition that the vehicle crossing be sealed prior to occupation of the residential unit/224c certification. I concur with this assessment and recommendation.

Access to the lots is via an existing driveway across Lot 1, which is to be extended to Lot 2 within a right of way easement. Mr Jones is satisfied that this driveway can comply with Council requirements for width and gradient as a 6m legal width is proposed, in compliance with QLDC Code of Practice requirements. Subject to recommended conditions the access will be formed to Council's standards prior to occupation of the residential unit/224c certification.

Overall, the proposed development is not anticipated to cause more than minor adverse traffic safety effects, subject to compliance with recommended conditions of consent.

#### 8.2.2.6 Infrastructure and servicing

Mr Jones has assessed the proposal in relation to infrastructure and servicing.

##### Water

Mr Jones has reviewed the proposal in terms of water supply (both domestic and firefighting).

##### Potable Water

The applicant proposes to obtain water from an existing bore on the adjacent property legally defined as Lot 1 DP 24969, established as the water supply for the existing residential unit on the parent site at the time of the underlying subdivision. Mr Jones has assessed the water bore log provided by the applicant, and I am satisfied that this, in combination with the hydrogeological assessment previously provided, demonstrate that adequate water can be provided to the proposed development. Mr Jones has recommended a condition that 2,100 litres of water per day are provided to the residential unit/lot boundary prior to occupation/224c certification.

Water quality test results have been provided, demonstrating that the water meets the NZ Drinking Water Standards (NZDWS).

It is noted that the only submitter in opposition (Guy/Clarke) to the development has raised issues around water supply and legal agreements pertaining to the bore on Lot 1 DP 24969. As detailed above, the applicant has demonstrated that there is sufficient water available to service Proposed Lot 2, therefore it is considered that the submitter's concerns have been addressed with respect to water availability.



With respect to legal access and maintenance costs, raised in the Guy/Clarke submission, these matters sit outside the RMA process as they are private agreements. Any current or future agreement over water access and maintenance costs are not considered relevant to this development.

Subject to recommended conditions as proposed by Mr Jones, it is anticipated that the proposed development can be adequately serviced with potable water and the concerns raised in the Clarke/Guy submission have been addressed.

#### Firefighting Supply

The applicant proposes to install two 25,000 litre water tanks, one of which will be reserved for firefighting purposes for the proposed residential unit. Mr Jones is satisfied that this is appropriate, and has recommended a condition that the water tanks be installed prior to occupation of the residential unit.

Mr Jones has recommended a condition that a compliant firefighting water supply be installed for the existing dwelling prior to 224c certification and recommended a consent notice be added to proposed Lot 2 title with regard to a static firefighting water reserve.

Overall, subject to proposed conditions of consent, the development is anticipated to be appropriately serviced in terms of firefight supply.

#### Wastewater

As no reticulation of wastewater is possible, on-site disposal is proposed for the development.

The applicant proposes on-site wastewater disposal, and has provided a system design by Railton Contracting & Drainage Ltd demonstrating that this is feasible, though as Mr Jones' has noted it is only just 50 metres from the on-site pond and the Arrow River. Mr Jones' has recommended a condition that a wastewater system be installed in accordance with this design prior to occupation of the residential unit in accordance with AS/NZS 1547:2012. .

No more than minor adverse wastewater effects are anticipated to occur as a result of the proposed development subject to recommended conditions of consent

#### Stormwater

The applicant proposes on-site stormwater disposal via engineered soakage. Given the soil properties and the large areas of the lots, Mr Jones' is satisfied that this is feasible. Mr Jones' has noted that as the specific design of the stormwater disposal will be a requirement of the Building Consent process, no recommendations in this regard have been made.

Adopting Mr Jones', assessment I concur that potential adverse stormwater effects will cause no more than minor adverse effects.

#### Power and Telecommunications

The existing residential unit is connected to reticulated power and telecommunications, and the applicant has provided letters from Chorus and Peak Power Services, confirming that telecommunications and power connections are feasible.

Notwithstanding the above, the applicant, would prefer to utilise wireless telecommunications, and has provided a coverage map for LightSpeed wireless broadband, which shows that the site is within the coverage area. The coverage maps for Spark and Vodafone wireless broadband also show the site within the coverage areas. Mr Jones' is satisfied that wireless telecommunications at the site is feasible.

Mr Jones has recommended a condition that an easement be put in place to Lot 2 for a future wired telecommunications connection, and a consent notice condition informing future lot owners that there is no wired reticulation available to the lot.



The exact requirements for wireless solutions are uncertain. Mr Jones has recommended a proposed condition that ensures details of a wired and/or wireless telecommunications solution to Lot 2 is required for review and certification prior to titles being issued.

On balance, the proposed development is considered to be adequately serviced.

#### **8.2.2.7 Positive Effects**

The applicant has proposed a detailed landscaping plan on Proposed Lot 2. Planting of the Lot would have a positive effect on the ecology of the subject site. I am therefore of the view that the ecological aspects of the development would be positive and can be considered a positive effect.

The proposal would enable the applicant to provide for their social and economic wellbeing. On balance I consider the proposal would result in a minor positive effect with respect to provision of housing.

In reaching the above conclusions, assessment matters of the ODP and under 24.7 of the PDP have been given regard to.

#### **8.2.2.8 Conclusion**

Given the above assessment, I consider adverse effects in relation to landscape matters, rural character cumulative effects, hazards, earthworks, transport, and servicing to be no more than minor.

### **8.3 THE DISTRICT PLAN – ASSESSMENT MATTERS AND OBJECTIVES AND POLICIES**

#### *District Plan Objectives and Policies*

The objectives and policies most relevant to the current applicant can be found in Section 4 – District Wide Matters, Section 5 – Rural General, Section 14 – Transport, Section 15 – Subdivision and Section 22 - Earthworks

#### **Operative District Plan**

##### *Section 4 - District Wide Matters – Nature Conservation*

Objective 1 and supporting policies seek to protect and enhance indigenous ecosystems, and to protect natural landscapes.

The proposed revegetation activity on the site is anticipated meet this this objective and associated policies. The development will encourage and promote the regeneration and re-instatement of indigenous ecosystems and encourages the planting of trees. On balance the proposed plantings are considered to align with the intent and direction of Objective 1.

##### *Section 4 - District Wide Matters – Landscape and Visual Amenity*

Objective 4.2.5 seeks to ensure that subdivision and development are undertaken in a manner which avoids, remedies or mitigates adverse effects on visual amenity and landscape values.

Policy 1 seeks to avoid, remedy or mitigate the adverse effects of development in areas where the landscapes are vulnerable to degradation; to encourage development to occur in areas that can absorb change; and to ensure that subdivision and development harmonises with the local topography. The proposal is considered to achieve the desired intent of Policy 1

Policy 4 seeks 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 and to mitigate loss of or enhance natural character by appropriate planting and landscaping.



The subject site is capable of absorbing the development, given the existing landscape values and natural character of the site. On balance I consider the site has a higher potential to absorb change given the existing character of the site and consider that the proposal largely meets the intent of the policy. I consider the development as a whole does not have a more than minor adverse effect on the existing landscape character and natural character of the area, therefore the proposal is considered to meet this policy.

Policy 8 seeks to ensure that subdivision does not increase to a point where the benefits of mitigation are outweighed by the adverse effects on the landscape. The proposed planting provides a benefit at a level that is commensurate with the scale of the development. I consider the proposal is consistent with this policy.

Policy 9 seeks to preserve the visual coherence of the VAL by encouraging placement of structures in locations where they are in harmony with the landscape, avoiding structures on the skyline or prominent areas and encouraging colours to complement the dominant colours of the landscape. The proposed buildings are considered to meet the intent of the Policy 9 due to the scale, nature location and colouring.

Objective 4.9.3 seeks to ensure that growth and development maintain the quality of the environment and landscape values. The associated policies seek to ensure that new growth protects visual amenity, and to ensure that growth does not adversely affect the life supporting capacity of soils. The proposal will largely protect visual amenity from the bulk of the proposed development. With regards to the proposal adversely affecting the availability of productive soils to be used for agricultural purposes, given the small size of proposed Lot 2, the larger balance lot (Lot 1) remains available for small scale farming activities. I consider the proposal to be consistent with this policy.

Overall, on balance I consider the proposal to be generally aligned to the objectives and policies of Part 4 of the Operative District Plan.

### *Section 5 – Rural General*

Objective 1 seeks 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.

Relevant to this application, Policy 1.3 seeks to ensure that land with the potential productive value is not compromised by inappropriate development. The proposed development would not compromise the productive potential of the site, therefore I consider the proposal consistent with this policy.

Policy 1.4 seeks to ensure that activities not based on rural resources occur only where the character of the rural area will not be adversely impacted. The proposed development is not based on the existing rural resource and will not have a more than minor effect on rural character. I consider the proposal to meet this policy.

Policy 1.6 seeks to avoid, remedy or mitigate adverse effects of development on the landscape values of the district. The proposal will not adversely affect the landscape values of the. I consider the proposal meets this policy.

Policy 1.7 seeks to ensure structures are located in locations where the landscape can absorb change. The proposed buildings are considered to be located in a location that can absorb the development. I consider the proposal to meet this policy.

I consider the proposal meets Objective 1.

Objective 2 seeks to ensure the retention of life supporting capacity of soils to meet the reasonably foreseeable needs of future generations.



Policy 2.1 seeks to avoid, remedy or mitigate the adverse effects of subdivision and development on the life-supporting capacity of soils. The proposed development will result in the loss of a minimal area of land from production. The adverse effects associated with this loss are considered negligible and I consider the proposal consistent with this policy.

Policy 2.2 seeks to enable a range of activities that utilise the soil. The proposal will not use the soil for any productive purposes (on Lot 2). I consider the proposal inconsistent with, but not contrary to, Policy 2.2.

The soil on the balance lot site will generally be retained to be meet the needs of future generations, however not available for any productive rural use. Therefore I consider the proposal to be generally aligned with, and not inconsistent with Objective 2.

Objective 3 seeks to avoid, remedy or mitigate adverse effects of activities on rural amenity.

Policy 3.2 seeks to ensure a wide range of rural land use without increased potential for loss of rural amenity. Adverse effects on rural amenity have been determined to be no more than minor and therefore I consider the proposal will not result in a loss of rural amenity. I consider the proposal to be meet this policy.

Policy 3.3 seeks to avoid, remedy or mitigate adverse effects of activities on rural amenity values. As the effects on rural amenity have been determined to be no more than minor, I consider the proposal in to be consistent with this policy.

Policy 3.5 seeks to ensure that residential buildings are set back from property boundaries so as to avoid or mitigate adverse effects on neighbouring properties. The proposal is considered to be consistent with this policy.

On balance adverse effects on rural amenity have been avoided, remedied or mitigated. Therefore I consider the proposal to be consistent to Objective 3.

Overall, I consider the proposal consistent with the objectives and policies of Chapter 3 of the Operative District Plan.

#### *Section 14 – Transport*

The objectives and policies of Section 14 seek to provide for a safe and efficient transportation network. Overall I consider the proposal to be consistent with, and not contrary to, these objectives and policies.

#### *Section 15 – Subdivision*

The objectives and policies of the subdivision chapter seek to ensure that subdivisions are appropriately serviced and that the cost of servicing is met by the developer.

The servicing of the proposed development has been assessed and is considered to be adequate. Overall it is considered that the proposed development is generally consistent to the objectives and policies of Part 15 of the Operative District Plan.

#### *Section 22 - Earthworks*

The objectives and policies in Section 22 seek to enable earthworks provided they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.

Any adverse effects associated with the earthworks will be remedied or mitigated. I consider the proposed development to be consistent with the objectives and policies of Section 22.

#### *Summary – ODP*

Overall, I consider the proposal to be contrary to the objectives and policies of the Operative District Plan.



## **Proposed District Plan**

The objectives and policies most relevant to the current applicant can be found in Chapter 3 – Strategic Direction, Chapter 6 – Landscapes rural character, Chapter 24 – Wakatipu Basin, Chapter 25 – Earthworks, Chapter 27 Subdivision and Development, Chapter 28 Natural Hazards, Chapter 29 – Transport

### Chapter 3 (Strategic Direction)

Objective 3.2.5.2 is relevant as it seeks to ensure the rural character and visual amenity values in identified rural character areas are protected from adverse effects of subdivision, use and development.

While it is unclear if this objective specifically relates to Wakatipu Basin zoned land, the overall effects in terms of character and landscape value have been outlined above. Adverse effects are considered to be appropriately mitigated and the subject site has a greater potential to absorb change. I consider that the proposal is consistent with the above objective.

### Chapter 6 (Landscapes)

The subject site is zoned Wakatipu Basin Rural Amenity under the Proposed District Plan. Policies 6.3.5, 6.3.11, and 6.3.26 are considered relevant to the proposal.

Policy 6.3.5 seeks to ensure lights do not cause unnecessary degradation to landscape character. The proposed development is considered to be consistent with this policy.

Policy 6.3.11 seeks to encourage landscaping to be ecologically viable and consistent with the established character of the area. I considered proposed mitigation landscaping on proposed Lot 2 to be aligned to this policy.

Policy 6.3.26 seeks to avoid adverse effects on visual amenity from subdivision, use and development that is highly visible from public places and other places which are frequented by members of the public generally. On balance in the proposed development is considered to meet this policy.

Taking everything into account, the proposal in its current form is generally consistent with the relevant objectives and policies of Chapter 6 in relation to development and subdivision. The proposal will result in no more than minor adverse character, landscape and amenity effects and it is therefore considered appropriate in this location.

### Chapter 24 (Wakatipu Basin)

Objective 24.2.1, associated Policies 24.2.1.2, 24.2.1.3, 24.2.1.4, 24.2.1.5, Objective 24.2.4 and associated policies 24.2.4.4, 24.2.4.5 and Objective 24.2.5 and policies 24.2.5.1 and 24.2.5.5 are considered relevant to the proposal.

Objective 24.2.1 seeks to ensure landscape character and visual amenity values in the Wakatipu Basin Rural Amenity Zone are maintained or enhanced and policies 24.2.1.2, 24.2.1.3, 24.2.1.4, 24.2.1.5, ensure subdivision and development is designed to minimise inappropriate modification to landforms, maintains or enhances landscape character and visual amenity values, and maintain or enhance surrounding landscape context by controlling colour, scale and building form and to seek to ensure buildings are located and designed to not compromise landscape values.

With respect to the above, the development is considered to be consistent with identified objective and policies due to the development mainlining the existing landscape values and amenity through proposed mitigation measures and building design.

Objective 24.2.4 seeks to ensure subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure. Policies 24.2.4.4 and 24.2.4.5 seek to ensure sufficient firefighting water is provided and access for emergency vehicles is efficient and effective, and the developer meets the costs of the servicing and infrastructure.



The development is appropriately serviced and is considered to meet the stated objective and policies.

Objective 24.2.5 seeks to ensure rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced. Policies 24.2.5.1 and 24.2.5.5 seek to provide for rural living, subdivision, development and use of land where it maintains or enhances the landscape character and visual amenity values and maintain a defensible edge between the precinct and the balance of the zone.

The proposed development is considered to maintain the existing landscape character and amenity of the area whilst ensuring that there remains a defined and defensible edge between the precinct and the remaining land in the zone.

On balance, the proposal is considered to be consistent with the identified objectives and policies given that the proposal will not adversely affect landscape and rural amenity values can be appropriately serviced.

#### Chapter 25 (Earthworks)

Objective 25.2.1 and associated policies 25.2.1.1 – 25.2.1.11 seek to enable earthworks provided they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment and are appropriately managed. Any potential adverse effects associated with the earthworks will be remedied or mitigated subject to compliance with proposed conditions of consent. I consider the proposed development to be consistent with, and not contrary to, the objectives and policies of Chapter 25.

#### Chapter 27 (Subdivision and Development)

Objectives 27.2.1, 27.2.4 and 27.2.5, and Policies 27.2.1.1, 27.2.1.3, 27.2.1.4, and 27.2.5.1 – 27.2.5.16, are considered relevant to the proposal.

A number of the objectives and policies in the Chapter are considered to relate more to residential (as opposed to rural) subdivisions. Objective 27.2.1 seeks to encourage subdivision which will create quality environments. Policy 27.2.1.1 seeks that development be carried out in accordance with Council's Code of Practice. There is a minimum lot size for the Wakatipu Basin Lifestyle Precinct of 6000m<sup>2</sup> and a 1ha average, which this development meets.

The proposal is generally consistent with Objective 27.2.4 and 27.2.5 and Policies 27.2.5.1 to 27.2.5.16 as it provides sufficient roading and access to the proposed lots, and required earthworks not anticipated to have more than minor adverse effect. In terms of water, stormwater and wastewater, the application proposes appropriate servicing arrangements. The proposal is generally consistent with these objectives and policies.

The proposal is generally consistent with the objectives and policies in Chapter 27.

#### Chapter 28 (Natural Hazards)

Objective 28.3.2 and associated policies 28.3.2.1 – 28.3.2.3 are considered relevant as they seek to ensure on land subject to natural hazards only occurs where the risks to the community and the built environment are appropriately managed and avoided where this risk is significant. As assessed by Mr Jones, there are no known natural hazards on the subject site. The proposal is considered to be consistent with the aforementioned objective and policy.

#### Chapter 29 (Transport)

Objective 29.2.2 requires parking, loading, access and onsite manoeuvring that are consistent with the character, scale, intensity and location of the zone providing for a level of residential amenity and quality of urban design anticipated for the zone. The proposal is generally consistent with the objectives and associated policies in Chapter 29 of the PDP Decisions version.



## Conclusion

On balance the while the proposed development is considered to be aligned to the objectives and policies for earthworks, traffic, subdivision and servicing, natural hazards and the Wakatipu Basin.

### **8.3.3 Weighting**

The relevant objectives and policies in the Operative District Plan and those in the PDP with respect to the development and the landscape classification are otherwise closely aligned to each other, and seek to achieve the same outcomes therefore no weighting is considered necessary.

### **8.3.4 Summary of Objectives and Policies**

Overall, it is my opinion that the proposed development in its current form will be generally consistent with the relevant objectives and policies relating to the zone, landscape and strategic directions of both the Operative and Proposed District Plans.

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

### Precedent

As the landscape can absorb the proposed development in this location. If consent were to be granted in its current form there is minimal potential for a precedent to arise for proposals that relate to rural development given the scale and location of the development.

For the reasons above the proposal is not considered to create a precedent.

### ***Subdivision (s106 RMA)***

Section 106 of the RMA states that a consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case suitable legal and physical access has been proposed for each lot. Therefore consent can be granted subject to conditions relating to access and natural hazards.

### **Regional Policy Statement**

#### Regional Policy Statement for Otago 1998 (Partially Operative as of 14 January 2019)

The relevant objectives and policies of the RPS are found in Part 5 *Land*, Part 9 *Built Environment*

Objective 5.4.1 seeks to promote the sustainable management of Otago's land resources in order to maintain and enhance the primary productive and life-supporting capacity of land resources and meet the needs of Otago's people and communities.

The proposal will not generally be consistent with the above objective as it would not enhance the primary productive and life-supporting capacity of land resources, acknowledging that currently the subject site is not considered be a high yield primary production land.

Objective 5.4.3 seeks to protect the landscape from inappropriate subdivision, use and development.

Given the conclusion reached above, where effects on landscape are considered to be acceptable, it is considered that in relation to the zoning and landscape character of the subject site, the development represents an appropriate development.

Policy 5.5.4 aims to promote the diversification and use of Otago's land resource to achieve sustainable land use and management systems for future generations.



As previously discussed, the proposal which would result in an appropriately sized allotments which would still enable sustainable land use and management of the land for future generations, particularly with respect to Lot 1.

Objective 9.4.3 seeks to avoid, remedy or mitigate the adverse effects of Otago's built environment on Otago's natural and physical resources.

On balance the proposal is considered to be of a scale that can mitigate potential adverse effects of the proposed development on the existing qualities of the subject site.

#### Partially Operative Otago Regional Policy Statement 2019

The relevant objectives and policies of the PRPS 2019 are Part B Chapter 1 (Resource management in Otago is integrated), Part B Chapter 4 (Communities in Otago are resilient, safe and healthy),

Objective 1.18 seeks to ensure Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities. On balance due to the scale and nature of the proposal, the development is aligned with objective 1.18

Objective 4.1 seeks to ensure risks that natural hazards pose to Otago's communities are minimised. Subject to proposed conditions, the any underlying natural hazards on the site can be appropriately minimised.

Overall, on balance I consider the proposal is aligned with the objectives and policies of the Regional Policy Statement for Otago 1998 (Partially Operative as of 14 January 2019) and Partially Operative Otago Regional Policy Statement 2019).

#### *Summary of Findings*

Overall, I consider the proposed development to be generally in consistent with the objectives and policies of the proposed and operative Otago Regional Policy Statements.

## **9. DETERMINATION**

### 9.1 Effects on the Environment

As discussed in Section 8.2.2.8 above, the proposed development is considered appropriate subject a suite of recommended conditions.

### 9.2 Objectives and Policies

As I have concluded in Section 8.3.4 above, the proposal is considered to be consistent with the identified objectives and policies of both the Operative District Plan and Proposed District Plan.

### 9.3 Overall Determination

- The potential adverse visual, landscape, character and cumulative effects can be adequately mitigated on the wider environment and will not detract from the landscape character of the area to a degree that is more than minor.
- Recommended conditions will ensure any potential adverse effects from erosion and/or sedimentation off site will be no more than minor and potential traffic effects can be adequately managed to ensure any potential effects are internalised to the site.
- The proposal is generally found to be consistent with the overarching relevant objectives and policies of both the Operative District Plan and the Proposed District Plan.
- The proposal promotes the overall purpose of the RMA.



## 10. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

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

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources. Sustainable management is defined as:

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

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

The proposal will appropriately avoid, remedy or mitigate adverse effects on the character and amenity of the surrounding environment

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

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

The subject site is not in an outstanding natural landscape, however it is located in close proximity to and ONL. The proposal will appropriately avoid, remedy or mitigate adverse effects on the surrounding ONL environment due to the scale and nature of the development proposed.

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

- (a) *kaitiakitanga:*
- (aa) *the ethic of stewardship*
- (b) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (f) *the maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- (h) *the protection of the habitat of trout and salmon*

### Kaitiakitanga and the ethic of stewardship

The application was directly notified to:

- Aukaha
- Te Runanga o Moeraki
- Kati Huirapa Runanga ki Puketeraki
- Te Runanga o Otakou
- Te Ao Marama Inc
- Ngai Tahu Group Management

No submissions were received.

Overall, regard to Kaitiakitanga and the ethic of stewardship has been made.



### The efficient use and development of natural and physical resources

The zoning of the subject site does provides for the scale of development proposed by the applicant. The land is proposed to be developed in a manner which does not detract from the wider environment and is therefore considered to an efficient use of natural and physical resources.

### The maintenance and enhancement of amenity values

The proposal would change the character of the area, however due to the proposed scale of the development with appropriate planting, and design controls the development is considered appropriate.

### Intrinsic values of ecosystems

Mitigation measures such as landscaping would assist in assist in enhancing a generally depleted natural ecosystem in the surrounding area.

### The maintenance and enhancement of the quality of the environment

The proposed development would assist in enhancing the natural environment through proposed plantings on Lot 2.

### Any finite characteristics of natural and physical resources

- If approved the proposed development would ensure that the majority of the site (Lot 1) remains available for a rural use.

### *Summary*

Overall, on balance I consider the proposal as currently proposed promotes sustainable management.

## **11. RECOMMENDATION**

Given the findings above (Section 9.1 – 9.3), I consider the land use application by Ben Teele and Rebecca Teele should be GRANTED pursuant to Section 104 of the Resource Management Act 1991 (the RMA) for the following reasons:

- The adverse effects of the development on character, landscape and the visual amenity of the landscape are no more than minor and have been suitably avoided, remedied or mitigated and the development can be appropriately serviced. I agree with the conclusions of Ms Davies that cumulative effects of the development as proposed would not result in adverse effects that are inappropriate in this location.
- The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans as the proposal is of a scale that results in no more than minor adverse character, landscape and visual effects on the Rural General landscape and Wakatipu Basin Lifestyle Precinct, within which the subject site sits.
- Draft conditions (Appendix 3) have been provided to assist the Commission should the Commission be of a mind to grant consent.

Report prepared by



Andrew Woodford  
**SENIOR PLANNER**

Reviewed by



Alex Dunn  
**SENIOR PLANNER**



<b>Attachments:</b>	Appendix 1	Council's Engineering Report (Cameron Jones)
	Appendix 2	Council's Landscape Assessment (Renee Davies)
	Appendix 3	Draft Conditions s108 and s220 RMA
<b>Report Dated:</b>	21 October 2019	



**APPENDIX 1 – COUNCIL’S ENGINEERING REPORT (CAMERON JONES)**



## ENGINEERING REPORT

**TO:** Andrew Woodford

**FROM:** Cameron Jones

**DATE:** 30/10/2018

APPLICATION DETAILS	
REFERENCE	RM180831
APPLICANT	B & R Teele
APPLICATION TYPE & DESCRIPTION	Consent is sought for a two lot subdivision, establishment of a building platform & dwelling, and carport and water tanks outside an approved building platform.
ADDRESS	413 McDonnell Road, RD1, Queenstown (near Arrow Junction)
ZONING	Rural General
LEGAL DESCRIPTION	Pt Lot 3 DP 15648
SITE AREA	6.8716 ha
ACTIVITY STATUS	Discretionary

Application	Reference Documents	Documents provided with consent application.
	Previous Relevant Consents	RM940949 (underlying subdivision).
	Date of site visit	13/07/2018

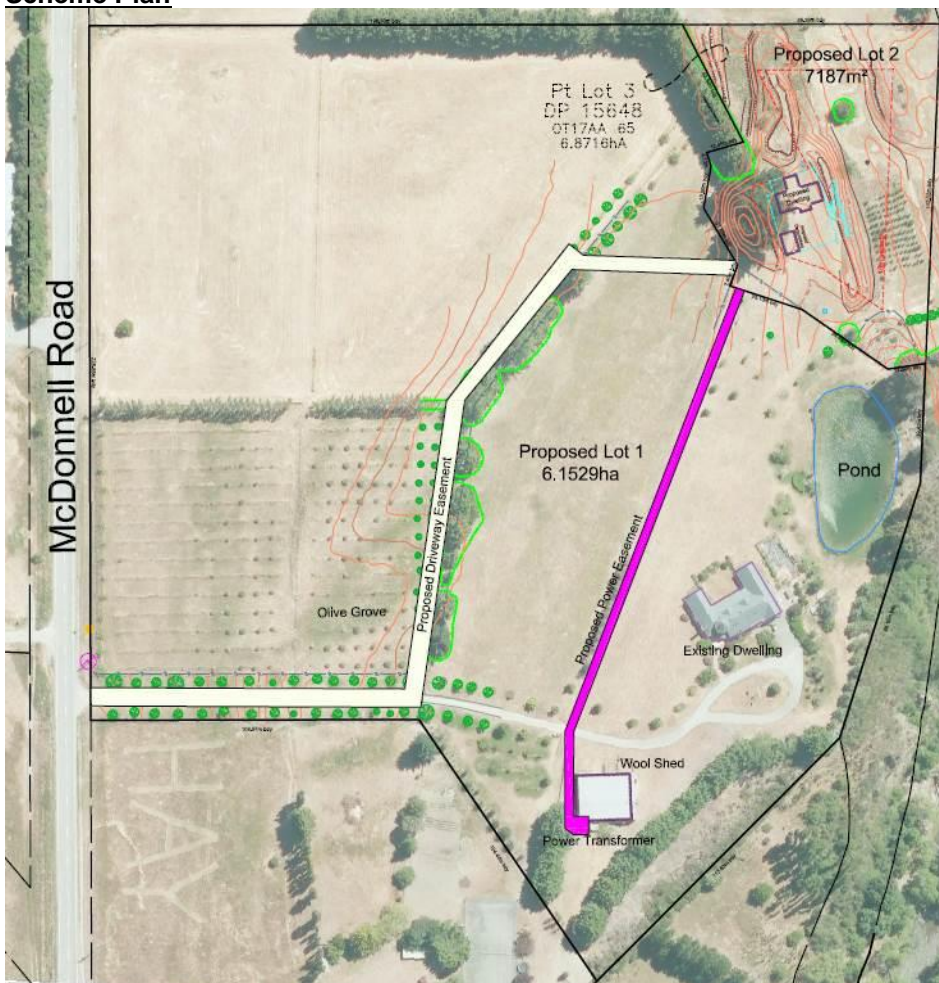
Comments		
	Existing Use	The lot contains an existing dwelling and a large wool shed in the southeast corner, with fruit and nut trees in the western portion of the site.
	Neighbours	McDonnell Road to the west; Arrow River to the east; rural allotments with existing dwellings to the north and south.
	Topography/Aspect	The western half of the site gently slopes upwards towards the east, and the eastern half of the site is a relatively flat terrace.
	Water Bodies	The Arrow River is 50-80m from the eastern boundary.



Location Diagram



Scheme Plan





ENGINEERING		COMMENTS	Condition
TRANSPORT	Parking	The proposed dwelling will have a single car carport and adequate gravelled space outside the carport to accommodate a second vehicle and provide manoeuvring for both car parks. I am satisfied that the proposed car parks can meet Council requirements for gradient, and that gravel surfacing is appropriate. I make no recommendations with regard to parking.	
	Means of Access	<b>Access</b> Access to the lots is via an existing driveway across Lot 1, which is to be extended to Lot 2 within a right of way easement. I am satisfied that this driveway can comply with Council requirements for width and gradient. A 6m legal width is proposed, in compliance with QLDC Code of Practice requirements for an E1 road. I recommend appropriate conditions that the access be formed to Council's standards prior to occupation of the dwelling/224c certification.	X
	Access Vehicle crossing	<b>Vehicle crossings</b> There is an existing unsealed vehicle crossing to McDonnell Road. It is proposed to utilise this crossing for both lots. I am satisfied that the vehicle crossing complies with Council requirements for length, break over angles, and sight distances.  As McDonnell Road is sealed, I recommend a condition that the vehicle crossing be sealed prior to occupation of the dwelling/224c certification.	X

ENGINEERING			COMMENTS	Condition
EARTHWORKS	Extent	Description	Minor earthworks to install services, construct the extension to the existing driveway to Lot 2, and establish a flat building area for the proposed dwelling and carport.	
		Cut /Fill Volume (m3)	Cut: 263m <sup>3</sup>  Fill: Not stated, assumed to be a balanced cut to fill operation.	
		Total Volume (m3)	526m <sup>3</sup>	
		Area Exposed (m2)	862m <sup>2</sup>	
		Max Height Cut/Fill (m)	Expected to be a maximum cut of approx. 500mm.	
		Prox. to Boundary	All proposed earthworks are well contained within the site boundaries and I am satisfied that they will not result in any effects beyond the boundaries. I recommend a condition that all earthworks be contained within the lot boundaries.	X
	Stability	Geotech assessment by	None provided, nor required due to the shallow depth to bedrock and the lack of any hazards at the building platform location.	
		Rock breaking	Not anticipated.	
		Rock blasting	Not anticipated.	
		Preconstruction survey	Not required.	
		Retaining	None proposed, nor anticipated.	



		<b>Recommendations on cut/batter slopes</b>	I recommend a condition that no permanent batter slope exceed 2(H):1(V).	<b>X</b>
		<b>Fill certification /specific foundation design required</b>	Not required.	
		<b>Engineers supervision</b>	Not required.	
		<b>Uncertified fill covenant</b>	Not required.	
		<b>Schedule 2a Certificate</b>	Given that there are no significant earthworks proposed, and that it is unlikely that any previous fill has been deposited at the building platform, I am satisfied that 'good ground' on the building platform will be established as a requirement of the Building Consent process and I make no recommendations in this regard.	
		<b>Clean fill only</b>	Not required.	
	<b>Site Management</b>	<b>Report reference</b>	Appropriate conditions are recommended to ensure that the site management is undertaken in accordance with the ' <i>Guide to Earthworks in the Queenstown Lakes District</i> ' brochure.	<b>X</b>
		<b>Specific sedimentation management</b>	Not required.	
		<b>Specific stormwater management</b>	Not required.	
		<b>Neighbours</b>	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	
		<b>Traffic management</b>	Required for sealing of the vehicle crossing.	<b>X</b>
		<b>Construction crossing</b>	Not required.	
		<b>Revegetation</b>	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	<b>X</b>



<b>SERVICES</b>	<b>Existing Services</b>		The existing dwelling is fully serviced. Wastewater and stormwater are disposed of to ground. Potable water is provided via rainwater collection and an existing bore. There is an existing electrical transformer near the woolshed.	
	<b>Water</b>	<b>Potable</b>	<p>The applicant proposes to obtain water from an existing bore on Lot 1 DP 24969, established as the water supply for the existing dwelling at the time of the underlying subdivision. The applicant states that the bore currently provides up to 12,500 litres per day to the dwelling. Though no bore logs have been provided, given that other bores in the area produce more than enough water, I am satisfied that adequate water will be available. I recommend a condition that 2,100 litres of water per day are provided to the dwelling/lot boundary prior to occupation/224c certification.</p> <p>Water quality test results have been provided, demonstrating that the water meets the NZ Drinking Water Standards (NZDWS). The water has been shown to be hard, so I recommend an advice note with regard to installing a water softener. These water tests are missing bacterial tests, as is usually required. I am satisfied that the water will or can comply with the NZDWS. I recommend a condition that water tests no older than 3 months be provided to Council prior to occupation of the dwelling/224c certification. If the new water tests show that compliance with the NZDWS is not achieved, a report from a suitably qualified engineer will be required.</p> <p>As the applicant proposes to collect rainwater for use as potable water, I recommend an advice note in this regard.</p>	<b>X</b>
		<b>Fire-fighting</b>	<p>The applicant proposes to install two 25,000 litre water tanks, one of which will be reserved for firefighting purposes for the proposed dwelling. I am satisfied that this is appropriate, and I recommend a condition that the water tanks be installed prior to occupation of the dwelling.</p> <p>There are two existing 5,000 gallon (~19,000 litre) water tanks near the existing dwelling. However, no compliant hardstand or firefighting coupling has been installed. I recommend a condition that a compliant firefighting water supply be installed for the existing dwelling prior to 224c certification.</p> <p>I recommend a consent notice be added to Lot 2's title with regard to a static firefighting water reserve.</p>	<b>X</b>
	<b>Effluent Disposal</b>		<p>The applicant proposes on-site wastewater disposal, and has provided a system design by Railton Contracting &amp; Drainage Ltd demonstrating that this is feasible, though it is only just 50 metres from the on-site pond and the Arrow River. I recommend a condition that a wastewater system be installed in accordance with this design prior to occupation of the dwelling.</p> <p>I recommend that a consent notice be added to the title for Lot 2, stating that an on-site wastewater treatment and disposal system shall be installed prior to the occupation of any future dwelling, in accordance with AS/NZS 1547:2012.</p>	<b>X</b>



	<b>Stormwater</b>	The applicant proposes on-site stormwater disposal via engineered soakage. Given the soil properties and the large areas of the lots, I am satisfied that this is feasible. As the specific design of the stormwater disposal will be a requirement of the Building Consent process, I make no recommendations in this regard.	
	<b>Power &amp; Telecoms</b>	<p>The existing dwelling is connected to reticulated power and telecommunications, and the applicant has provided letters from Chorus and Peak Power Services, confirming that telecommunications and power connections are feasible.</p> <p>Regardless, the applicant would prefer to utilise wireless telecommunications, and has provided a coverage map for LightSpeed wireless broadband, which shows that the site is within the coverage area. The coverage maps for Spark and Vodafone wireless broadband also show the site within the coverage areas. I am therefore satisfied that wireless telecommunications at the site is feasible. I recommend a condition that an easement be put in place to Lot 2 for a future wired telecommunications connection, and a consent notice condition informing future lot owners that there is no wired reticulation available to the lot.</p> <p>I recommend a condition that a power connection be provided to Lot 2 prior to 224c certification.</p> <p>There is an existing electrical transformer on the site, but no easements have been provided. I recommend a condition that appropriate easements for transmission of electricity be shown on the title plan.</p>	<b>X</b>

<b>NATURAL HAZARDS</b>	<b>Hazards on or near the site</b>	<p>Neither QLDC nor ORC's hazard databases show that the proposed building platform location is subject to any natural hazards.</p> <p>The proposed building platform is around 2 metres from a relatively steep bank. Due to the low depth to bedrock (schist is exposed along the western edge of the building platform), I am satisfied that the risk due to the bank collapsing will be low.</p>	
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<b>PROJECT INFORMATION</b>	<b>Developers Engineering Representative</b>	Not required.	
	<b>Notice of commencement</b>	Not required.	
	<b>Traffic Management Plan</b>	Not required.	
	<b>Design Certificates</b>	Not required.	
	<b>Completion Certificates</b>	Not required.	
	<b>As built</b>	Not required.	

<b>TITLES</b>	<b>Consent Notices</b>	<p>There are no existing consent notices on the title.</p> <p>I recommend new consent notices with regard to firefighting and effluent disposal.</p> <p>These are discussed further in the relevant sections herein.</p>	
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	<b>Easements</b>	A condition is recommended to ensure all necessary easements are granted or reserved. This shall include easements in gross in favour of Aurora for transmission of and transforming electricity.	<b>X</b>
	<b>Road Names on title plan</b>	Not required.	
	<b>Building platforms</b>	Digital location on survey plan required.	<b>X</b>
	<b>Amalgamation Condition</b>	Not required.	



## **DECISION A – LAND USE RECOMMENDED CONDITIONS**

### ***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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

2. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
3. 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***

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

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

7. Prior to the occupation of the residential unit on proposed Lot 2, the consent holder shall complete the following:
  - a) Provision of a minimum supply of 2,100 litres per day of potable water to the residential unit that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - b) The provision of a sealed vehicle crossing to the site from McDonnell Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the District Plan. This shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Provision shall be made to continue any roadside drainage.
  - c) The provision of an access way to the residential unit that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
  - d) The provision of an effluent disposal system in accordance with the Railton Contracting & Drainage Ltd report (dated 21/03/2018) submitted with the application. The on-site wastewater disposal and treatment system shall comply with AS/NZS 1547:2012 and shall provide sufficient treatment/renovation to effluent prior to discharge to land.



The contractor shall provide a Completion Certificate to the Manager of Resource Management Engineering at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for review and certification.

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

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

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

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

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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

#### **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 residential unit. Given that the proposed residential unit 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 each new residential unit.

- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of



submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).

- g) In the event that the test results required in Condition 7(g) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
- h) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Advice Note:**

1. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. In the event that rainwater is utilised as a supplementary potable water supply, it is strongly recommended that the consent holder follow the advice in the attached information sheet.



## **DECISION B – SUBDIVISION RECOMMENDED CONDITIONS**

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

### ***General***

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

2. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

### ***To be completed before Council approval of the Survey Plan***

3. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement in gross in favour of Aurora Energy for electricity reticulation to each lot and for maintaining an electricity transformer at the location of the existing electricity transformer on Lot 1. This shall include an easement for telecommunications reticulation to each lot irrespective of the reticulation being installed.

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

4. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all water reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - d) The provision of a sealed vehicle crossing to Lot 1 from McDonnell 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.
  - e) The provision of an access way to the boundary of Lot 2 that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
  - f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water



Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).

- g) In the event that the test results required in Condition 4(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:
    - i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
- OR
- ii) A consent notice shall be registered on the relevant Computer Freehold Registers for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the residential unit an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM180831 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- h) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
  - i) Domestic water and firefighting storage is to be provided for the existing dwelling on Lot 1. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with the Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

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

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

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



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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**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 residential unit. Given that the proposed residential unit 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 each new residential unit.

- j) Written confirmation shall be provided from the electricity network supplier responsible for the area and/or an approved contractor on the electrical network, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- l) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of Decision A: Land Use, as outlined above.
- m) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

***Ongoing Conditions/Consent Notices***

5. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future buildings shall be contained within the Building Platform on Lot 2 as shown as Covenant Area X as shown on Land Transfer Plan XXXXX.
  - b) No cable telecommunications connection (wire or fibre optic) has been provided to Lot 2 and any reticulation that is subsequently installed shall be at the cost of the lot owner for the time being, shall be within the telecommunications easements defined on the survey plan and shall be underground and in accordance with the network provider's requirements.
  - c) At the time a residential unit is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Contracting & Drainage Ltd, dated 21/03/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
  - d) At the time that a residential unit is erected on Lot 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).
  - b) At the time a residential unit is erected on Lot 2, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the



connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units 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 (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

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

Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**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 residential unit. Given that the proposed residential unit 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 each new residential unit.

**Advice Note:**

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

Prepared by:



Cameron Jones  
**LAND DEVELOPMENT ENGINEER**

Reviewed by:



Steve Hewland  
**LAND DEVELOPMENT ENGINEER**



**APPENDIX 2 – COUNCIL’S LANDSCAPE ASSESSMENT (RENEE DAVIES)**



## MEMO

**File Ref:** RM180831 – 413 McDonnell Road, Teele Subdivision

**To:** Andrew Woodward – Senior Planner, QLDC

**From:** Renée Davies – Principal Landscape Architect, 4Sight Consulting



**Date:** 13 August 2018

**Subject:** Landscape Assessment Review 1.0

## 1 INTRODUCTION

- 1.1 An application has been received for a proposed subdivision and proposed residential building platform at 413 McDonnell Road, Arrowtown. The proposal is to create a Lot of 7,187m<sup>2</sup> and a 393m<sup>2</sup> residential building platform as part of the subdivision of PT Lot 3 DP 15648.
- 1.2 The application includes the following:
  - Mitigation screen planting of native species;
  - Creation of a new access driveway extending from the end of existing driveway at 413 McDonnell Road..
- 1.3 The site is located within the Rural General Zone under the Operative District Plan (ODP) and is at the base of the Crown Terrace south of Arrowtown adjacent to the Arrow River.
- 1.4 A landscape and visual assessment report and landscape plan (dated March 2018) has been undertaken for the proposed subdivision and has been prepared by Land Landscape Architects (LAND) and it is this report that is being reviewed on behalf of Queenstown Lakes District Council (QLDC).



- 1.5 There are no design controls proposed as part of the resource consent, but a landscape plan has been provided and is identified in the LAND report, as a mitigation measure. This outlines that the applicant intends to implement the landscape plan as provided by LAND. The landscape plan indicates the location of the new proposed access to the site, planting and earthworks. The landscape plan provides for the following:
- Mounding and planting of existing to provide a degree of visual screening of the building; and
  - Planting of select native specimen trees.

## 2 ASSESSMENT REVIEW

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### 2.1 Site visit and Site Photographs

- 2.1.1 A site visit was undertaken on Thursday, 19th July 2018 by Renee Davies. All viewpoints identified in the LAND report were visited and photographs taken with GPS co-ordinates through ArcGIS as attached at Appendix A – some of which also include 50mm lens photographs.
- 2.1.2 This report provides a review of the LAND Landscape and Visual Effects Assessment, dated March 2018. The review evaluates the adequacy of the submitted assessment and specifically addresses the following aspects:
- Whether the assessment methodology is appropriate and robust;
  - Whether the analysis and classification of the landscape context of the site is robust and corresponds to the landscape attributes and values;
  - Whether any key issues or considerations have been missed in the assessment;
  - Whether the assessment has correctly interpreted the nature and magnitude of visual and landscape effects; and
  - Whether the conclusions of the assessment are credible and justifiable.

### 2.2 Assessment methodology

- 2.2.1 There is no assessment methodology outlined in the LAND report, however the assessment is adequate for the proposal and has a clear and logical structure.
- 2.2.2 There is no assessment of effects ranking used within the LAND report. For this review a seven range effects ranking has been used - being the New Zealand Institute of Landscape Architects "Landscape Assessment and Sustainable Management" practice note. Appendix B provides the table of effects summary for that effects ranking.
- 2.2.3 The visual assessment in the LAND report only provides assessment of effects of the proposal from public roads and places.

## 3 ANALYSIS AND CLASSIFICATION OF THE LANDSCAPE CONTEXT OF THE SITE

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- 3.1 The description of the application site is consistent with what is present on site and the broader landscape context is described well and I agree with the general overview of the site and landscape context provided by the LAND report.
- 3.2 I agree with the determination of the landscape category of the site being within an area of visual amenity landscape (VAL) under the ODP and that it has a modified rural character. I agree that the subject site is located



adjacent to the Outstanding Natural Landscape (ONL) of the Crown Range escarpment face and the Outstanding Natural Feature (ONF) of the Arrow River.

## 4 IDENTIFIED ADDITIONAL ISSUES AND CONSIDERATIONS

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- 4.1 The LAND landscape concept plan indicates only two areas of proposed planting as mitigation planting for the proposed development. From the site visit and views from Whitechapel Road and the walkway, it is considered important that all the proposed planting along the eastern boundary be considered as part of the mitigation planting and be included as part of the conditions of consent.

## 5 INCONSISTENCY IN SUPPORTING IMAGERY/DIAGRAMS

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- 5.1 All supporting imagery and diagrams are accurate and representative of the current conditions and proposed works.

## 6 INTERPRETATION OF VISUAL AND LANDSCAPE EFFECTS

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- 6.1 From the site visit undertaken, I agree with the conclusions in the LAND report on the visual effects from McDonnell Road and Whitechapel Road and the Wakatipu Walkway and that the views of the proposed residential building platform and entry drive extension from this location will have a fleeting effect on views and be a very low effect and that mitigation planting will provide adequate screening of the proposed dwelling from Whitechapel Road and the Wakatipu Walkway.
- 6.2 The LAND report acknowledges the proposed residential building platform is visible from the Crown Range Road zig zags at intermittent intervals and is also visible from the lookout at the top of the zig zags. The LAND report indicates that from the lookout the house will form part of the residential cluster of houses located at the Arrow Junction intersection and indicates that this is appropriate. I agree that the house will form part of the residential cluster of houses, however will still have a moderate effect as it will extend the visible domestication of the area into what is currently a more open and pastoral character. The proposed development will create a new element within the overall scene, and although this element will be consistent with the vegetated domestic dwellings located adjacent, the extension of this type of landscape character will have a moderate effect on the overall character of the landscape when viewed from the Crown range zig zag lookout. In this sense, the proposed development will add to the cumulative effects of domestication within this landscape.

## 7 ASSESSMENT MATTERS SUMMARY

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- 7.1 The following provides an outline of those aspects of the assessment matters relevant to this application and those areas where my opinion differs or I have identified additional considerations from the LAND report in consideration of assessment criteria from the ODP. If an assessment matter is not identified but relevant to the site it is not covered as I am in agreement with the summary provided by LAND.
- 7.2 3 Visual Amenity Landscapes (a) Effects on Natural and Pastoral Character
- 7.2.1 I agree with the assessment in the LAND report, however with the improvement of the natural character of the area with native vegetation, the pastoral character as viewed from the Crown Range zig zag lookout will be reduced and replaced with a more domestic landscape character. I disagree with the LAND reports summary that the development will not degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape as it will be contained within the Arrow Junction residential node. I believe that when viewed from the Crown Range the proposed development site sits in an area that currently has quite a different character than the residential node and that the addition of a dwelling and associated vegetation in this location will



extend the residential node out into a broader and less contained landscape thus adding to the domestication of the broader landscape.

### 7.3 3(b) Visibility of the Development

7.3.1 The LAND report highlights that once vegetation has established there will be no loss of natural or arcadian pastoral character. I disagree with this statement in relation to the views from the Crown Range as I believe the change in vegetative and overall landscape character of this extended area of domestic development will change the pastoral character of the site and essentially form an extension of the existing node of residential development out beyond a current line of delineation into what is currently a more open pastoral landscape.

7.3.2 I agree with the LAND report that the proposed house and planting will not be visually prominent. The house is of a small scale and recessive colours and materials and the planting is extensive across the site and will increase natural values. However, it will amount to a change in landscape character when viewed from the Crown Range lookout. As such, I believe the visual effects to be moderate.

7.3.3 The LAND report states that the subject site is more appropriately a part of the Arrow Junction residential node than the pastoral landscape to the west and north. I do not agree with this statement and I consider that the proposed development should be considered as having an effect on the pastoral landscape. The proposal will constitute sprawl and will become an extension of the existing Arrow Junction node of development.

### 7.4 3(c) Form and Density of Development

7.4.1 The LAND report indicates that the node of development already existing at Arrow Junction includes a number of houses that are partly screened by vegetation and undulating topography and that the proposed subdivision and house is located on the edge of this existing development. The density of development reduces at the edge of the node and the proposal complies with this pattern. The resulting character will not reflect that of an urban area. I disagree with the last statement, the fact that the proposed development is more consistent with the residential development will mean there is an extension of domestication within the landscape – particularly when viewed from the Crown Range lookout as the proposed development is to the foreground of the retained open pasture adjacent to McDonnell Road.

### 7.5 3(d) Cumulative effects of Development on the Landscape

7.5.1 The LAND report indicates that there is likely scope for further development within the Arrow Junction node but it will need to be considered on a case by case basis and that the proposed development will not represent a threshold with respect to the vicinity's ability to absorb further change. It is my view that the existing residential development is currently relatively contained within a node of development and that particularly when viewed from the Crown Range, this proposed development will extend the node of development out into a pastoral landscape and as such arguably does hit a threshold in which over domestication could be considered occurring. The extent of which will be determined by how contained the existing node of development should remain and/or the extent to which it grows beyond its current constraints. I agree that with vegetation the proposed dwelling can be absorbed into the landscape and the character of the site to become more consistent with the existing node of development, however I believe that this in itself constitutes a change in character



and will open up the section of pastoral land to a continuation of the existing node of development to extend.

#### 7.6 3( e) Rural Amenities

7.6.1 The LAND report indicates that the proposed development will retain open views to the surrounding arcadian pastoral landscape. I agree that from all viewpoints other than the Crown Range lookout this will be the case. In relation to the Crown Range lookout, the proposed development will add a new more domestic element into the landscape and will constitute an extension of the existing node of residential development.

7.6.2 I agree that Agricultural activities on surrounding land will not be compromised by the proposed development.

## 8 CONCLUSION

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- 8.1 An application has been received for resource consent to subdivide and create a 7.187m<sup>2</sup> site with associated residential building platform at 413 McDonnell Road.
- 8.2 Mitigation including mounding and planting is sympathetic to the rural character. I consider that the LAND report has correctly interpreted the nature and magnitude of visual and landscape effects of all viewpoints except for those from the Crown Range lookout and that in relation to these views the proposed development will constitute a change in character within the landscape and will provide an extension of the existing domestic development node to the south of the site and as such will add to the cumulative effects of domestication on the landscape to a moderate effect.

## 9 RECOMMENDATIONS

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- 9.1 Should consent be granted I recommend the following:
  - 9.1.1 That all the proposed landscape planting identified on the LAND landscape concept plan along the eastern boundary of the site be included as mitigation planting for the proposed development .
  - 9.1.2 That all fencing, including fencing around the curtilage area, shall be standard post and wire (including rabbit proof fencing) or deer fencing in keeping with traditional farm fencing. and that any proposed entry gate for the new access driveway is to be of an unobtrusive and appropriate rural style (ie. Open timber rail).
  - 9.1.3 That lighting is restricted to the house surrounds only and is not provided along the new entry driveway.



Renée Davies

Principal Landscape Architect

4Sight Consulting Ltd



## **Appendix A:**

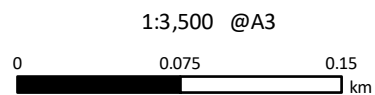
### **Site Photos and Associated Notations**







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## Site Photograph Location Map

Date Created: 1/08/2018  
Status: FINAL  
Drawn: FP  
Checked: RD  
Approved: RD  
Project: AA3771  
RM 180831



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CONSULTING





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iPad Camera  
Photo taken: 25th July 2018  
44 58 22.22608820S 168 51 07.99076160E (NZGD2000)

Site Photograph 1  
View from boundary by existing house  
to proposed house and height poles

Date Created: 1/08/2018  
Status: FINAL  
Drawn: FP  
Checked: RD  
Approved: RD  
Project: AA3771  
RM 180831

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iPad Camera  
Photo taken: 25th July 2018  
44 58 21.62877980S 168 51 03.63260880E (NZGD2000)

Site Photograph 2  
View from proposed driveway entry  
to site with mound at front

Date Created: 1/08/2018  
Status: FINAL  
Drawn: FP  
Checked: RD  
Approved: RD  
Project: AA3771  
RM 180831

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iPad Camera  
Photo taken: 25th July 2018  
44 58 19.76427500S 168 50 55.47815520E (NZGD2000)

Site Photograph 3  
Viewpoint 1 from via

Date Created: 1/08/2018  
Status: FINAL  
Drawn: FP  
Checked: RD  
Approved: RD  
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RM 180831

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iPad Camera  
Photo taken: 25th July 2018  
44 58 22.62017300S 168 50 55.85896320E (NZGD2000)

Site Photograph 4  
Viewpoint 2 from via

Date Created: 1/08/2018  
Status: FINAL  
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iPad Camera  
Photo taken: 25th July 2018  
44 58 31.10217260S 168 51 16.10749800E (NZGD2000)

Site Photograph 5A  
Viewpoint 3 from via / Whitechapel road

Date Created: 1/08/2018  
Status: FINAL  
Drawn: FP  
Checked: RD  
Approved: RD  
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iPad Camera  
Photo taken: 25th July 2018  
44 58 31.10217260S 168 51 16.10749800E (NZGD2000)

Site Photograph 5B  
Viewpoint 3 from via / Whitechapel road

Date Created: 1/08/2018  
Status: FINAL  
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Approved: RD  
Project: AA3771  
RM 180831







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iPad Camera  
Photo taken: 25th July 2018  
44 58 15.07630820S 168 51 21.61440720E (NZGD2000)

Site Photograph 6A  
Viewpoint4 from via / Whitechapel road

Date Created: 1/08/2018  
Status: FINAL  
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Checked: RD  
Approved: RD  
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RM 180831

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iPad Camera  
Photo taken: 25th July 2018  
44 58 26.21897420S 168 51 52.58285640E (NZGD2000)

Site Photograph 7A  
Viewpoint 5 from via from public scenic lookout

Date Created: 1/08/2018  
Status: FINAL  
Drawn: FP  
Checked: RD  
Approved: RD  
Project: AA3771  
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44 58 26.21897420S 168 51 52.58285640E (NZGD2000)

Site Photograph 7B  
Viewpoint 5 from via from public scenic lookout

Date Created: 1/08/2018  
Status: FINAL  
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RM 180831





Existing node of development with highly vegetated and domeseticated character

Open pastoral landscape character when view from Crown Range Gorge

Proposed development site



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## **Appendix B:**

### **Effects Ranking and Ranking Table**





Report descriptor	RMA equivalent	Explanation
No effect	No effects	<p>No part of the proposal is discernible</p> <p>And/or – The proposal will have no effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have no effect on the perceived amenity derived from it</p>
Very low effect	Less than minor effect	<p>The proposal constitutes only an insignificant component of, or change to the wider view. Awareness of the proposal would have a very limited effect on the overall quality of the scene.</p> <p>And/or – The proposal will have a very low level of effect on the character or key attributes of the receiving environment.</p> <p>And/or – The proposal will have a very low level of effect on the perceived amenity derived from it.</p>
Low effect	Less than minor effects	<p>The proposal constitutes only a minor component of or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene</p> <p>And/or – The proposal will have a low level effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have a low level effect on the perceived amenity derived from it</p>
Low – moderate effect	Minor effects	<p>The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but does not detract from the overall quality of the scene</p> <p>And/or – The proposal will have a low to moderate effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have a low to moderate level of effect on the perceived amenity derived from it</p>
Moderate effect	Effects of some significance	<p>The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene</p> <p>And/or – The proposal will have a moderate level of effect on the character or key attributes of the receiving environment</p>
High effect	Significant effects	<p>The proposal forms a significant and immediately apparent part of, or change to, the scene that affects and changes its overall character</p> <p>And/or – The proposal will have a high level effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have a high level effect on the perceived amenity derived from it</p>
Very high effect	Very significant effects	<p>The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character</p> <p>And/or – The proposal will significantly change the characteristics or key attributes of the receiving environment</p> <p>And/or – The proposal will have a significant effect on the perceived amenity derived from it</p>









## MEMO

**File Ref:** RM180831 – 413 McDonnell Road, Teele Subdivision

**To:** Andrew Woodward – Senior Planner, QLDC

**From:** Renée Davies – Principal Landscape Architect, 4Sight Consulting

**Date:** 20<sup>th</sup> November 2018

**Subject:** ADDENDUM to Landscape Assessment Review 1.0 dated 13<sup>th</sup> August

## 1 INTRODUCTION

- 1.1 In response to the Landscape Assessment Review dated 13<sup>th</sup> August provided by Renee Davies of 4Sight Consulting. Additional information has been provided by the applicant for the proposed subdivision and proposed residential building platform at 413 McDonnell Road, Arrowtown. The proposal involves the creation of a Lot of 7,187m<sup>2</sup> and a 393m<sup>2</sup> residential building platform as part of the subdivision of PT Lot 3 DP 15648.
- 1.2 The applicant provided the additional information as outlined below:
- The applicants provided an ‘artistic’ impression of the proposed development as it would appear once the vegetation is fully established. They outlined that they believed this showed that the open paddocks of the site are largely retained, despite the extensive planting that is proposed.





Figure 1 - Artistic impression of proposed house as supplied by applicants

Ms Lucas of LAND landscape architects who undertook the applicants Visual and Landscape Assessment points out that the area (not the site, but rather the specific area which is proposed to be developed) subject to the proposed development and landscaping does not have a pastoral or open character, as indicated by Ms Davies. The area in question contains an array of plantings (such as the Christmas tree plot), various sparse exotics and a varying degree of undulations covered in various plants which differs to that of the 'open' paddock immediately adjacent to McDonnell Road. This description is best captured by Ms Davies "Site Photograph 7B" (attached). Please also note that the extreme right of the image shows a tree which partially obscures the curtilage of an additional residential activity. A consideration of the positive effects brought about by the extensive native planting/habitat improvement in place of a rabbit ridden, conifer tree plot would also be applicable.

The intention of the below artistic image is to illustrate that the extent of the development is essentially replacing the disjointed/fragmented nature of a paddock that is not characterised as open/pastoral by any means (as assessed by Ms Lucas in her report, page 6), but rather contains an array of vegetation types and mounding.

The applicants request that a site visit be arranged to view the site from the Crown Terrace lookout to confirm that the proposed level of domestication and alleged subsequent loss of open/pastoral character, in the context of the entire Basin (which in my opinion is most appropriately captured by the wide-panoramic imagery taken by Ms Lucas in Attachment 3 of her report) will result in more than minor effects on the environment and therefore requires public notification.



- 1.3 The site is located within the Rural General Zone under the Operative District Plan (ODP) and is at the base of the Crown Terrace south of Arrowtown, adjacent to the Arrow River.
- 1.4 A landscape and visual assessment report and landscape plan (dated March 2018) has been undertaken for the proposed subdivision and has been prepared by Land Landscape Architects (LAND) and it is this report that is being reviewed on behalf of Queenstown Lakes District Council (QLDC).

## 2 ASSESSMENT REVIEW

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### 2.1 Site visit and Site Photographs

- 2.1.1 An additional site visit was undertaken on Saturday 8<sup>th</sup> September 2018 by Renee Davies to specifically review the viewshafts from the Crown Range in relation to the supplied additional information and rationale provided by the applicant's landscape architect.

## 3 REVIEW OF INTERPRETATION OF VISUAL AND LANDSCAPE EFFECTS

---

- 3.1 The LAND report acknowledges the proposed residential building platform is visible from the Crown Range Road and zig zags at intermittent intervals. It is also visible from the lookout at the top of the zig zags. The LAND report indicates that from the lookout the house will form part of the residential cluster of houses located at the Arrow Junction intersection and indicates that this is appropriate. In the original peer review it was agreed that the house will form part of the residential cluster of houses, however it was considered that it will still have a moderate effect as it will extend the visible domestication of the area into what is currently a more open and pastoral character.
- 3.2 In light of the provided artistic interpretation I agree that there should be more recognition of the broader panoramic views, as captured in my description of the view from the Crown Range. The proposed development is located at the lower portion of the view and the broader mid ground of the view of pastoral landscape and mountains beyond provide the dominant focus of the views from this location. The artistic interpretation does show that the proposed development extends the built character from the existing node and will equate to a change in character.
- 3.3 In respect to this the proposed development would become consistent with the adjacent cluster of residential houses and associated vegetation. In respect to the effects assessment from this viewpoint however the proposed development will still create a new element within the overall scene, and although this element will be consistent with the vegetated domestic dwellings located adjacent, the extension of this type of landscape character will have an effect on the overall character of the landscape when viewed from the Crown range lookout. I am comfortable that the level of effect in this instance, given the broader dominant features within the view that the level of effect sits at low – moderate. The proposed development will form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer. Within the context of the broader panorama of the mountains and pastoral mid-ground views this does not detract from the overall quality of the scene.
- 3.4 The proposed development will however, add to the cumulative effects of domestication within this landscape.



## 4 ASSESSMENT MATTERS SUMMARY

---

- 4.1 In relation to points specific to the view from the Crown Range the following considerations are made in light of the new information.
- 4.2 3 Visual Amenity Landscapes (a) Effects on Natural and Pastoral Character
- 4.2.1 I agree with the assessment in the LAND report, however with the improvement of the natural character of the area with native vegetation, the pastoral character as viewed from the Crown Range lookout will be reduced and replaced with a more domestic landscape character. I still have a different view than the LAND reports summary that states that the development will not degrade any natural or arcadian pastoral character of the landscape by causing over-domestication of the landscape as it will be contained within the Arrow Junction residential node. The presence of a small plantation of Christmas trees and some mounding on site does not dilute the overall pastoral character of the site. I believe that when viewed from the Crown Range the proposed development site sits in an area that currently has a different character than the residential node, and that the addition of a dwelling and associated vegetation in this location will extend the residential node out into a broader and less contained landscape. As outlined in the visibility assessment, the degree of change in character when viewed from McDonnell Road is reduced due to the retention of the paddock areas in the foreground, however, the overall landscape effect is one that adds to the domestication of the broader landscape.
- 4.3 3(b) Visibility of the Development
- 4.3.1 The LAND report highlights that once vegetation has established there will be no loss of natural or arcadian pastoral character. I disagree with this statement in relation to the views from the Crown Range as I believe the change in vegetative and overall landscape character of this extended area of domestic development will change the pastoral character of the site, albeit in a small way. It will also essentially form an extension of the existing node of residential development out beyond a current line of delineation into what is currently a more open pastoral landscape with occasional shelter belts and trees.
- 4.3.2 I agree with the LAND report that the proposed house and planting will not be visually prominent. The house is of a small scale with recessive colours and materials; and the proposed planting across the site will increase its natural values. However, it will amount to a change in landscape character when viewed from the Crown Range lookout. The proposed development however, is not dominant in the view and although visible does not detract from the broader and more dominant features within the view from the Crown Range (these being the mid-ground pastoral character and mountains beyond). As such, I believe the visual effects to be low-moderate.
- 4.3.3 In addition to this the site itself does have a moderate visual absorption capability, in that the proposed development (with proposed vegetation and existing mounding) would be partially screened or visually absorbed while still being identifiable as a built form. The proposed development acts as a secondary focal attraction within the landscape or view and is not inconsistent with adjacent views of the residential nodes surrounding the site.
- 4.3.4 The LAND report states that the subject site is more appropriately a part of the Arrow Junction residential node than the pastoral landscape to the west and north. I agree that the subject site could become an integrated part of the residential node however, this will have a low-moderate effect on



the pastoral landscape. The proposal will become an extension of the existing Arrow Junction node of development within the landscape and as such change the current character.

#### 4.4 3(c) Form and Density of Development

4.4.1 The LAND report indicates that the node of development already existing at Arrow Junction includes a number of houses that are partly screened by vegetation and undulating topography and that the proposed subdivision and house is located on the edge of this existing development. The density of development reduces at the edge of the node and the proposal complies with this pattern. The resulting character will not reflect that of an urban area. I disagree with the last statement, the fact that the proposed development is more consistent with the residential development will mean there is an extension of domestication within the landscape.

#### 4.5 3(d) Cumulative effects of Development on the Landscape

4.5.1 The LAND report indicates that there is likely scope for further development within the Arrow Junction node but it will need to be considered on a case by case basis that the proposed development will not represent a threshold with respect to the vicinity's ability to absorb further change. It is my view that the existing residential development is currently relatively contained within a node of development and this proposed development will extend this node out into a zone with a more pastoral landscape character (this is particularly apparent when viewed from the Crown Range and to a reduced level from McDonnell Road due to the retention of open pasture in the foreground that reduces the impact of the domestic element on the overall landscape character). As such the proposed development does hit a threshold in which over domestication could be considered occurring. I agree that with vegetation the proposed dwelling can be absorbed into the landscape and the character of the site would then become more consistent with the existing node of development, however the result of this would be a further extension of domestication into an area that currently has an arcadian pastoral character value and thus contributes to cumulative effects on the landscape.

#### 4.6 3(e) Rural Amenities

4.6.1 The LAND report indicates that the proposed development will retain open views to the surrounding arcadian pastoral landscape. I agree that from all viewpoints this will be the case. In relation to the Crown Range lookout, the proposed development will add a new more domestic elements into the landscape, however this will be integrated into the landscape with the proposed vegetation and is within the lower portion of a much broader view that provides a strong pastoral character with mountains beyond. These elements dominate within the view and as such the proposed development could be considered to have a low-moderate effect.

## 5 CONCLUSION

---

- 5.1 An application has been received for resource consent to subdivide and create a 7.187m<sup>2</sup> site with associated residential building platform at 413 McDonnell Road. Additional information was provided by the applicant, that has changed my view on the level of visual and landscape effect from the Crown Range lookout from moderate to low-moderate. It is considered that the proposed development still adds to the domestication of the landscape by extending built form outside of an existing cluster of domestication into what is currently a more open pastoral landscape but that it is recognised that the site has a moderate ability to visually absorb change.
- 5.2 I consider that the LAND report has correctly interpreted the nature and magnitude of visual and landscape effects of all viewpoints except for those from the Crown Range lookout and that in relation to these views the



proposed development will still constitute a change in character within the landscape, but one of low-moderate effect (RMA equivalent of minor),

- 5.3 In regards to the overall change in landscape character (as separate from the visual effects from different viewing audiences), I believe that the proposed development will result in an extension of the existing domestic development node to the south of the site adding to the cumulative effects of domestication on the landscape by extending the node out into a landscape that has a pastoral rural character.

A handwritten signature in dark ink, appearing to read 'Renée S.'.

Renée Davies

Principal Landscape Architect

**4Sight Consulting Ltd**



## **Appendix A:**

### **Effects Ranking and Ranking Table**

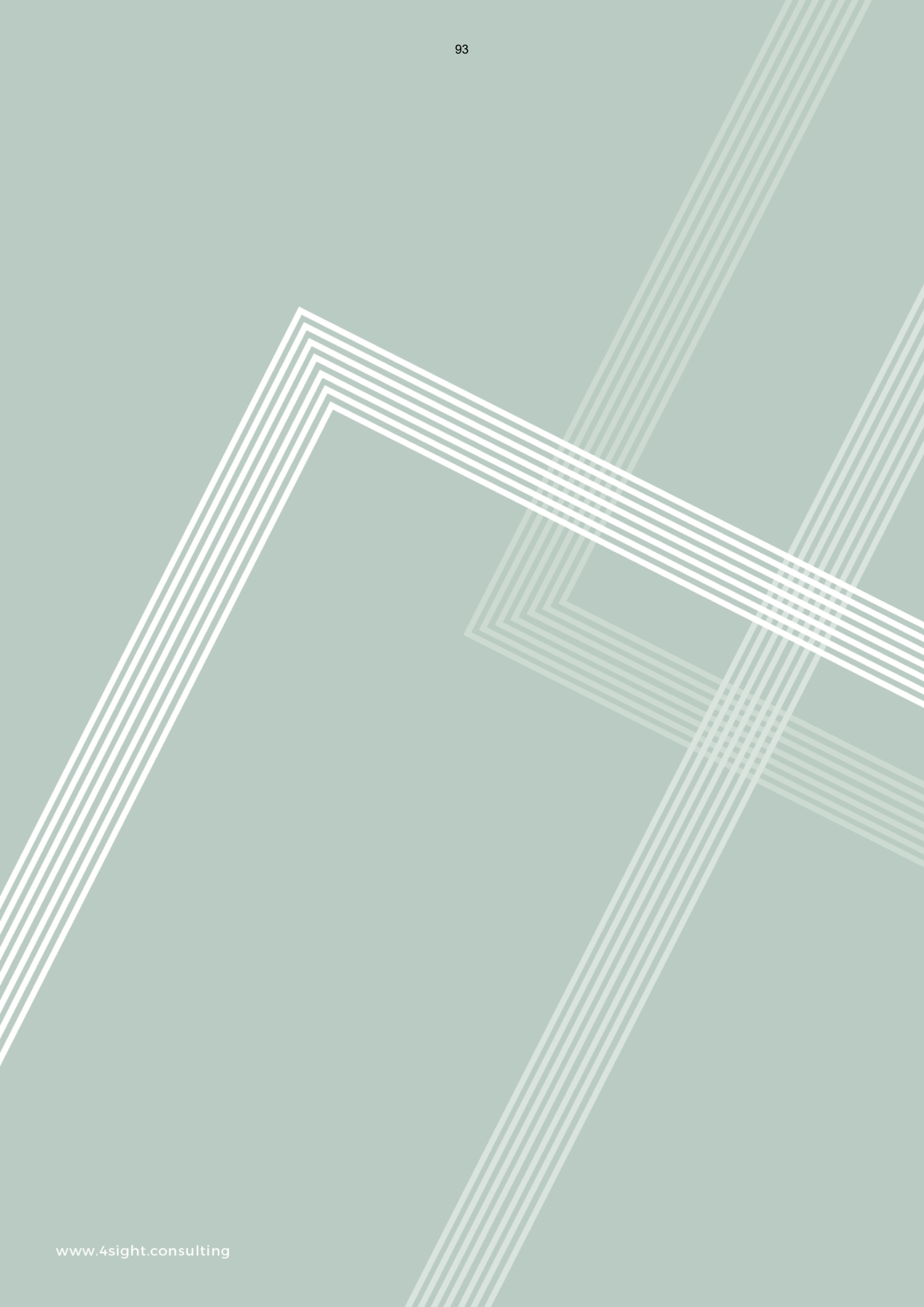




Report descriptor	RMA equivalent	Explanation
No effect	No effects	<p>No part of the proposal is discernible</p> <p>And/or – The proposal will have no effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have no effect on the perceived amenity derived from it</p>
Very low effect	Less than minor effect	<p>The proposal constitutes only an insignificant component of, or change to the wider view. Awareness of the proposal would have a very limited effect on the overall quality of the scene.</p> <p>And/or – The proposal will have a very low level of effect on the character or key attributes of the receiving environment.</p> <p>And/or – The proposal will have a very low level of effect on the perceived amenity derived from it.</p>
Low effect	Less than minor effects	<p>The proposal constitutes only a minor component of or change to the wider view. Awareness of the proposal would not have a marked effect on the overall quality of the scene</p> <p>And/or – The proposal will have a low level effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have a low level effect on the perceived amenity derived from it</p>
Low – moderate effect	Minor effects	<p>The proposal may form a visible and recognisable change or new element within the overall scene which may be noticed by the viewer, but does not detract from the overall quality of the scene</p> <p>And/or – The proposal will have a low to moderate effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have a low to moderate level of effect on the perceived amenity derived from it</p>
Moderate effect	Effects of some significance	<p>The proposal may form a visible and recognisable change or new element within the overall scene and may be readily noticed by the viewer and which detracts from the overall quality of the scene</p> <p>And/or – The proposal will have a moderate level of effect on the character or key attributes of the receiving environment</p>
High effect	Significant effects	<p>The proposal forms a significant and immediately apparent part of, or change to, the scene that affects and changes its overall character</p> <p>And/or – The proposal will have a high level effect on the character or key attributes of the receiving environment</p> <p>And/or – The proposal will have a high level effect on the perceived amenity derived from it</p>
Very high effect	Very significant effects	<p>The proposal becomes the dominant feature of the scene to which other elements become subordinate and it significantly affects and changes its character</p> <p>And/or – The proposal will significantly change the characteristics or key attributes of the receiving environment</p> <p>And/or – The proposal will have a significant effect on the perceived amenity derived from it</p>









## **APPENDIX 3 – DRAFT CONSENT CONDITIONS**

### **DECISION A – RECOMMENDED SUBDIVISION CONDITIONS**

#### **General Conditions**

1. That the development must be undertaken/carried out in accordance with the plans:
  - 'Lots 1 & 2 being a proposed subdivision of Pt Lot 3 DP 15648 Arrow Junction', by Aurum Survey, Drawing No. 4677.3r.1A rev A dated 5/2/18
  - 'Landscape Concept Plan' by LAND Landscape Architects, Rec A dated 20.6.18

**stamped as approved on date XXXX**

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.

#### ***General***

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

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

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

4. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
5. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council 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***

6. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
7. 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.
8. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the sealing of the existing vehicle crossing.



To be completed before Council approval of the Survey Plan

9. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. This shall include an easement in gross in favour of Aurora Energy for electricity reticulation to each lot and for maintaining an electricity transformer at the location of the existing electricity transformer on Lot 1. This shall also include an easement for telecommunications reticulation to each lot irrespective of the reticulation being installed.

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

10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
  - a) The consent holder shall provide “as-built” plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Subdivision Planner at Council. This information shall be formatted in accordance with Council’s ‘as-built’ standards and shall include all water reticulation (including private laterals and toby positions).
  - b) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
  - c) Provision of a minimum supply of 2,100 litres per day of potable water to the building platform on Lot 2 that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
  - d) The provision of a sealed vehicle crossing to Lot 1 from McDonnell Road to be in terms of Diagram 2, Appendix 7 of the Operative 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.
  - e) The provision of an access way to the boundary of Lot 2 that complies with the guidelines provided for in QLDC’s Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.
  - f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
  - g) In the event that the test results required in Condition 10(f) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then complete the following:



- i) The consent holder shall install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.

OR

- ii) A consent notice shall be registered on the relevant Record of Titles for the lots, subject to the approval of Council. The consent notice shall require that, prior to occupation of the residential unit an individual water treatment system shall be installed in accordance with the findings and recommendations contained within the water treatment report submitted for the RM180831 subdivision consent. The final wording of the consent notice shall be reviewed and approved by Council's solicitors prior to registration.
- h) The consent holder shall provide evidence to the satisfaction of the Subdivision Planner at Council as to how the water supply will be monitored and maintained on an ongoing basis.
- i) Domestic water and firefighting storage is to be provided for the existing dwelling on Lot 1. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with the Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required.

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

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

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



The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

**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 residential unit.

Given that the proposed residential unit 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 each new residential unit.

- j) Written confirmation shall be provided from the electricity network supplier responsible for the area and/or an approved contractor on the electrical network, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- k) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telecommunication services (by means other than an overhead connection) has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met. Note: this condition could be met via provision of fixed wireless or rural broadband.
- l) Any earthworks required for the provision of access and services associated with this subdivision shall be carried out in accordance with the conditions of Decision A: Land Use, as outlined above.
- m) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

**Ongoing Conditions/Consent Notices**

- 11. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
  - a) All future buildings shall be contained within the Building Platform on Lot 2 as shown as Covenant Area X as shown on Land Transfer Plan XXXXX with the exception of water tanks identified on the approved RM180831 'Landscape Concept Plan' by Land Landscape Architects dated 20.06.18.
  - b) All domestic landscaping and structures on Lot 2 including but not limited to clotheslines, outdoor seating areas, external lighting, swimming pools, tennis courts, play structures, domestic vehicle parking, pergolas, and ornamental or amenity gardens and mown lawns shall be confined to the authorised building platform area.
  - c) All plantings identified as 'mitigation planting' on the certified landscape plan shall be planted, maintained and irrigated in accordance with the plan within the first planting season following the occupation of any residential unit on Lot 2 and maintained thereafter. If any tree or plant shall die or become diseased it shall be replaced within 12 months as per the certified landscape plan.
  - d) The maximum height for any building on Lot 2 shall be a maximum of 6 metres.



- e) All external colours of all new buildings on Lot 2 including but not limited to roof, walls, spouting, joinery etc. shall be of natural tones of grey, green or cool browns with a colour light reflectivity value (LRV) of between 7% and 20%, or of natural materials that fall within the above colour range. All gutters, spouting, and downpipes shall match the roof colour.
- f) All above ground water tanks shall be a dark recessive colour to match or be similar to the roof colour of dwellings within the approved building platform with a LRV of between 7% and 20% and shall be located within the building platform.
- g) Vehicle gateways shall be of a standard farm gate design to a height of no more than 1.2m, and shall be constructed of natural materials such as unpainted timber or steel to not be visually obtrusive (monumental) and consistent with traditional rural gateways. There shall be no wingwalls.
- h) All external lighting on Lot 2 to be down lighting only and shall not create light spill beyond the property boundary. External lighting shall not be used to accentuate or highlight built form as viewed from beyond the property. All external lighting shall be located within the building platform only and shall not to be used on any gateway onto McDonnell Road Road.
- i) Any fencing on Lot 2 shall be post and rail and/or post and wire (including rabbit proof fencing) or deer fencing designed to be consistent with traditional rural fencing.
- j) The access drive up to the building platform on Lot 2 area shall be gravel of a local stone and shall not have any concrete kerb and channels.
- k) Access to Lots 1, 2 McDonnell Road only via a shared vehicle crossing point. No separate access shall be obtained from McDonnell Road.
- l) There shall be no lineal planting along property boundaries such as hedges, shelterbelts or mass planting to a boundary beyond that shown on the certified landscape plan.
- m) At the time buildings are erected on the lots, a landscape plan shall be submitted to Council showing structural planting within the curtilage area designed to soften and obscure views of the buildings from public locations.
- n) No cable telecommunications connection (wire or fibre optic) has been provided to Lot 2 and any reticulation that is subsequently installed shall be at the cost of the lot owner for the time being, shall be within the telecommunications easements defined on the survey plan and shall be underground and in accordance with the network provider's requirements.
- o) At the time a residential unit is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Railton Contracting & Drainage Ltd, dated 21/03/2018. The proposed wastewater system shall be subject to Council review and acceptance prior to implementation and shall be installed prior to occupation of the residential unit.
- p) At the time that a residential unit is erected on Lot 2, the owner for the time being is to treat the domestic water supply by filtration and disinfection (if required) so that it complies with the Drinking Water Standards for New Zealand 2005 (revised 2008).



- q) At the time a residential unit is erected on Lot 2, domestic water and firefighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static firefighting reserve within a 30,000 litre tank (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units 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 (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the center of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

- r) 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 FENZ appliance to park on it and access to the hardstand area must be provided as above.
- s) 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.
- t) Firefighting water supply may be provided by means other than the above if the written approval of the Fire and Emergency New Zealand Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

#### **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 residential unit. Given that the proposed residential unit 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 each new residential unit.

#### **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.



## DECISION B – RECOMMENDED LAND USE CONDITIONS

### General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
  - ‘*Location Site Plan*’, prepared by Origin Consultants. Drawing Ref RC-100 Rev B. Dated 09.03.2018.
  - ‘*Floor Plan 100*’, prepared by Origin Consultants. Drawing Ref RC-110 Rev B. Dated 09.03.2018.
  - ‘*Roof Plan*’, prepared by Origin Consultants. Drawing Ref RC-111 Rev B. Dated 09.03.2018.
  - ‘*Elevations*’, prepared by Origin Consultants. Drawing Ref RC-200 Rev B. Dated 14.7.19.
  - ‘*Elevations EW*’, prepared by Origin Consultants. Drawing Ref RC-201 Rev B. Dated 14.7.19.

**stamped as approved on date XXXX**

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.

### External Appearance

4. The materials and colours that have been approved under this resource consent are as follows:

#### **Residential Unit**

<b>Element</b>	<b>Material</b>	<b>Colour</b>
Primary cladding and fascia	Timber weatherboards Corrugated Colorcote	Timber - stained Resene Shadow Match (or similar) Colorcote – Slate (or similar)
Roof	Corrugated Colorcote	Slate (or similar)
Joinery	Colorcote	Slate (or similar)
Downpipes and spouting	Colorcote	Slate (or similar)

#### **Carport**

<b>Element</b>	<b>Material</b>	<b>Colour</b>
Primary cladding	Timber	Timber - stained Resene Shadow Match (or similar)
Roof	Corrugated Colorcote	Slate (or similar)

Any amendment to this schedule of colours and materials shall be provided by the consent holder to the Monitoring Planner of the Council for certification prior to being used on the building. Colours shall be in the natural range of natural greens, browns, or greys with a light reflectance value (LRV) of 20% or less.



## General

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 May 2018 and subsequent amendments to that document up to the date of issue of any resource consent.

*Note: The current standards are available on Council's website via the following link:*

<http://www.qldc.govt.nz>

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

6. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
7. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council 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**

8. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
9. 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.
10. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the sealing of the existing vehicle crossing.

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

11. Prior to the occupation of the residential unit on proposed Lot 2, the consent holder shall complete the following:

- a) The s224c certificate for RM190831 must be signed and Title for Lot 2 issued.

*Note: The purpose of this condition is to ensure that the easement as required by the subdivision over to the allotment to the north is secured. This should be secured prior to any building works commencing.*

- b) Provision of a minimum supply of 2,100 litres per day of potable water to the residential unit that complies with/can be treated to consistently comply with the requirements of the Drinking Water Standard for New Zealand 2005 (Revised 2008).
- c) The provision of a sealed vehicle crossing to the site from McDonnell Road to be in terms of Diagram 2, Appendix 7 and Rule 14.2.4.2 of the Operative 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.



- d) The provision of an access way to the residential unit that complies with the guidelines provided for in QLDC's Land Development and Subdivision Code of Practice. The access shall have a minimum formation standard of 150mm compacted AP40 with a 3.5m minimum carriageway width. Provision shall be made for stormwater disposal from the carriageway.

The contractor shall provide a Completion Certificate to the Manager of Resource Management Engineering at Council confirming that the system has been installed in accordance with the approved design. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B. The Completion Certificates shall cover the installation of standard water saving fixtures as recommended in the design report and full details of these installed fixtures shall be provided for review and certification.

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

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

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

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

The 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.



**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 residential unit. Given that the proposed residential unit 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 each new residential unit.

- f) The consent holder shall submit to the Subdivision Planner at Council Chemical and bacterial tests of the water supply that clearly demonstrate compliance with the Drinking Water Standards for New Zealand 2005 (Revised 2008). The chemical test results shall be no more than 5 years old, and the bacterial test results no more than 3 months old, at the time of submitting the test results. The testing must be carried out by a Ministry of Health recognised laboratory (refer to <http://www.drinkingwater.esr.cri.nz/mohlabs/labmain.asp>).
- g) In the event that the test results required in Condition 11(g) above show the water supply does not conform to the Drinking Water Standards for New Zealand 2005 (Revised 2008) then a suitably qualified and experienced professional shall provide a water treatment report to the Subdivision Planner at Council for review and certification. The water treatment report shall contain full details of any treatment systems required to achieve potability, in accordance with the Standard. The consent holder shall then install a treatment system that will treat the subdivision water supply to a potable standard on an ongoing basis, in accordance with Drinking Water Standards for New Zealand 2005 (Revised 2008). The design shall be subject to review and certification by Council prior to installation and shall be implemented prior to the issue of section 224(c) certification for the subdivision.
- h) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- i) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.