

**APPLICATION AS NOTIFIED
RM191318
Blackthorn Lodge Glenorchy
Limited**

Submissions Close 12 March 2020

FORM 12

File Number RM191318

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Blackthorn Lodge Glenorchy Limited

What is proposed:

Land use consent is sought to construct and operate a 58 bedroom hotel building **which includes a breach to the height plane**, with ancillary retail and commercial buildings, ancillary visitor accommodation buildings and day-spa facility with associated landscaping, car parking, services and earthworks for construction and flood mitigation.

The location in respect of which this application relates is situated at:

1 Benmore Place, Glenorchy

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

Alternatively, you can view them on our website when the submission period commences:

<http://www.qldc.govt.nz/planning/resource-consents/notified-resource-consents-and-hearings/>

The Council planner processing this application on behalf of the Council is Niamh Sheehy, who may be contacted by phone at 03 450 0372 or email at Niamh.sheehy@qldc.govt.nz

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

12 March 2020

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website <https://www.qldc.govt.nz/planning/resource-consents/application-forms/>

You must serve a copy of your submission to the applicant (Blackthorn Lodge Glenorchy Limited C/ Ben Farrell) as soon as reasonably practicable after serving your submission to Council:

C/- Ben Farrell
ben@cuee.nz
Cue Environmental Ltd
PO BOX 1922
QUEENSTOWN 9300

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Katrina Ellis pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 13 February 2020

Address for Service for Consent Authority:

**Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300**

**Phone
Email
Website**

**03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz**

Grand Mt Earnslaw Hotel, Glenorchy



AEE Appendix **1**

Resource Consent Application (Form 9)



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address:

*Phone Numbers: Day

Mobile:

*The Applicant is:

Owner

Prospective Purchaser (of the site to which the application relates)

Occupier

Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email** and **phone**.

The **decision** will be sent to the Correspondence Details by **email** unless requested otherwise.



CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:

Agent:

Other - Please specify:

Email:

Post:

*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing

Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES NO

Is there a dog on the property?

YES NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

➔ <http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>.

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Are any additional consent(s) required that have been applied for separately?

Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

Yes

N/A



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An Assessment of Effects (AEE).
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the Applicant is responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

- I confirm payment by:
- Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZ22)
 - Cheque payable to Queenstown Lakes District Council attached
 - Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form

Firm/Company

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

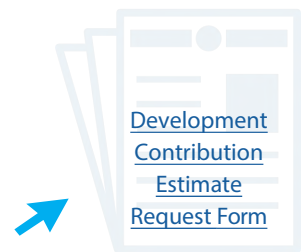
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants & Consent Notice

Affected Party Approval/s

Landscape Report

Ecological Report

Engineering Report

Geotechnical Report

Wastewater Assessment

Traffic Report

Waste Event Form

Urban Design Report

Grand Mt Earnslaw Hotel, Glenorchy



AEE Appendix **2**

Certificate of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **OT3D/76**
Land Registration District **Otago**
Date Issued 18 February 1970

Prior References
OT313/158

Estate Fee Simple
Area 8079 square metres more or less
Legal Description Lot 1 Deposited Plan 12016

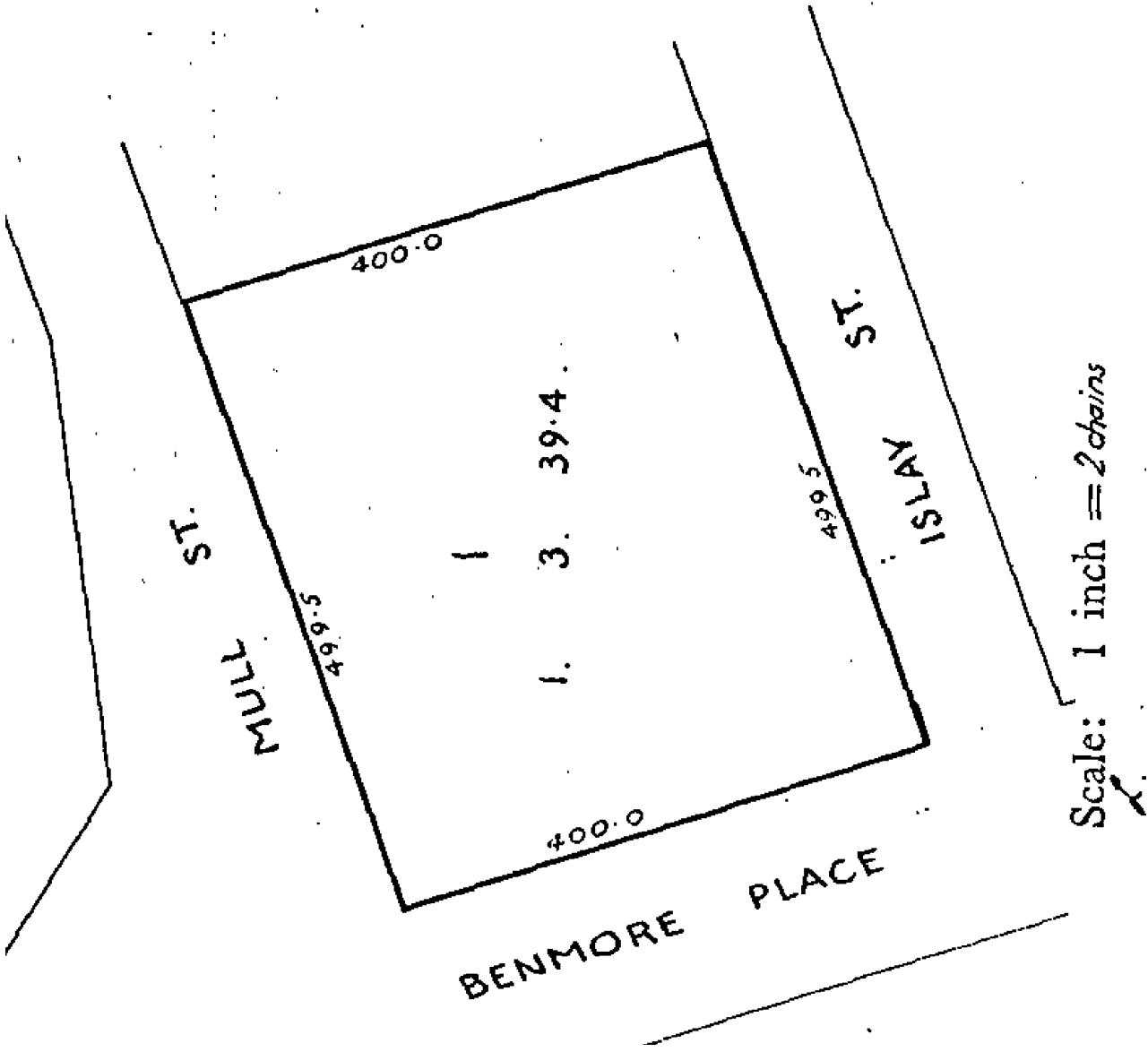
Registered Owners
Blackthorn Lodge Glenorchy Limited

Interests

11430731.1 Mortgage to Warren Edmund Midgley, Diane Joy Midgley and VLaw Trustees (2019) Limited -
8.5.2019 at 9:43 am

Identifier

OT3D/76



10.6 CUE ENVIRONMENTAL: ASSESSMENT OF EFFECTS ON THE ENVIRONMENT
& RESOURCE CONSENT APPLICATION

Grand Mt Earnslaw Hotel, Glenorchy

Assessment of Environmental Effects & Resource Consent Application



Prepared by Ben Farrell, November 2019

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Attachments

1. Resource Consent Application (QLDC Form 9)
2. Certificate of Title

Supporting Material

1. Design Report
2. Architectural Drawings
3. Landscape Architectural Drawings
4. Infrastructure & Civils Report
5. Archaeological Assessment
6. Transport Assessment

1. Introduction

Purpose and scope

This Assessment of Effects on the Environment (AEE) report, inclusive of the attached and referenced documents, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA) to support the resource consent application by Blackthorn Lodge Glenorchy Limited (the applicant) to Queenstown Lakes District Council (QLDC) for the Grand Earnslaw Hotel at 1 Mull Street in Glenorchy. Read with the supporting material, these documents:

- Describe the application site and surrounding environment;
- Describe the proposal; and
- Identify and consider the relevant statutory assessment matters.

The content and assessment in this report is provided to an extent that is commensurate with the environmental effects of the proposal having regard to the relevant statutory RMA and District Plan provisions insofar as land use consents are required by QLDC¹.

The proposal

The proposal is a visitor accommodation development (hotel with ancillary commercial activity) at 1 Mull Street and adjoining legal road.

Consultation and notification

The applicant has discussed the proposal with various people in the local community and has taken a comprehensively design led approach to the project. The development has evolved significantly over numerous iterations over 2019 resulting from community feedback and substantial input from experts in hotel development, architecture (landscape, building, internal), infrastructure, archeology and heritage, transport, and planning.

The applicant is requesting the application be publicly notified, which will allow consideration of the analysis and conclusions in this AEE to be tested. It is anticipated the findings in this AEE may need to be updated as the resource consent application process unfolds. This includes the weighting to be given to the District Plan as QLDC has recently notified changes to the District Plan which affect the site.

Preliminary findings

Based on the information available to date, it is considered the proposal is appropriate and resource consent can be granted subject to conditions. The proposal will provide socioeconomic benefits with any potential adverse effects on the environment expected to be no worse than minor, and the proposal will be consistent with the objectives and policies of the applicable RMA planning instruments.

Author

This report has been prepared by Ben Farrell, a resident of Queenstown (Bob's Cove / Punatapu), planning expert and owner of Cue Environmental Limited.

¹ This AEE does not, and is not required to, address the requirements of any other consents required under the regional plans administered by Otago Regional Council (regional consents are required and are being sought separately).

2. Existing Environment

The description below supports and is in addition to the details provided in the supporting material.

Application Site

The application site is 1 Benmore Place and adjoining legal road². 1 Benmore Place is approximately 8,0790m² contained in a single parcel of land legally described as Lot 1 DP 12016 BLK I Glenorchy (CT # OT3D/76). 1 Benmore Place is owned by the applicant. The legal road is owned and administered by QLDC.

The site fronts Benmore Place to the west, Mull Street to the north and Islay Street to the south. A vacant commercially zoned property adjoins the site to the east (21 Islay Street).

In addition to the details provided in the supporting material it is noted the site:

- is zoned Township Zone under the Operative QLDC District Plan (ODP) and Settlement Zone under the Proposed QLDC District Plan Stage 3 (PDP3). The site is located within the Visitor Accommodation Sub Zone under both the ODP and PDP3. Under the PDP3 the site is located within a proposed Wāhi Tūpuni site (Tāhuna).
- is a flat site (as defined in the district plan). A topographical survey is provided within the attached architectural drawing set.
- is not traversed by any public services or private development restrictions.
- is undeveloped although contains foundation remnants of historical development, an old water tank, and trees (refer to attached Archeological Report for a detailed description of the site features regarding archeology and heritage).
- is subject to flood risk (the site is below 312masl) and liquefaction (the ground is classified as LIC 2).
- is not known to have, or cause for concern to have, any contaminated or potentially contaminated soil (the site does not currently appear on the respective ORC or QLDC databases).

Archeological Authority

As the site was developed prior to 1900, an archeological authority is required before any removal of or disturbance to the ground can occur. The applicant has commissioned the services required to obtain an Archeological Authority.

² The extent of works proposed on legal road remains subject to detail design and agreement from QLDC (as the road controlling authority).

3. Proposed Activity

Resource consent is sought for Earthworks, Visitor Accommodation and Commercial Activities, as described in the attached Drawings and Design Statement. In summary the proposal includes:

Development

- Relocation of the existing water tank.
- Earthworks for raising the ground up to the minimum flood protection height (312.8omasl), on-site drainage, burying an on-site wastewater system, construction of building foundations, access, and landscaping. The earthworks are described in more detail in the attached report by GWE with a Cut/Fill plan provided. In summary, earthworks is proposed across the entire site (8,079m²) with cut volume of 40m³, fill volume of 8,636m³, a maximum cut height of 0.5m and a maximum fill height of 2.5m.
- Construction and use of numerous buildings totaling around 2,463m² (around 30% of the site). A breakdown of the gross floor areas is provided on page 6 overleaf.
- Construction and use of two new vehicle crossings with a one way through access entering via Mull Street and exiting via Islay Street.
- Construction and use of 62 parking spaces plus coach parking spaces, a loading bay and an on-site drop off/pick up area. The vast majority of the car parking spaces associated with the hotel are located within the road reserves of Islay Street (12 spaces), Benmore Place (27 spaces) and Mull Street (22 spaces). One mobility space is also provided within the site. It is proposed that the parking spaces be occupied exclusively by the hotel except for around 12 spaces along Mull Street to remain available for use by the general public³.
- Landscaping (refer landscape design statement and landscape drawings). Landscaping is proposed on the site and on adjoining legal road (subject to the approval of QLDC as owner and administrator of the road).
- An on-site wastewater disposal system as described in the attached report by GWE⁴
- Four signage platforms (the content of which is not yet confirmed but will relate to activities on the site): a pedestrian entry platform sign along Mull Street (refer drawing RC-321) of around 4.3m W x 0.7m H; two directional signs at either end of the internal through road (refer drawing RC-020) of around 1m W x 1m H; and a signage platform on the existing relocated water tank of around (2.15m W x 0.55m H).

Activity

The proposal is a hotel that will be staffed to operate 24 hrs a day 365 days of the year. The hotel will be supported by ancillary commercial activities in the five buildings fronting Mull Street including the hotel kitchens, bar, restaurant, and dining areas plus a day spa facility fronting Islay Street. The proposal includes the sale of liquor to people dining on-site. The hotel and ancillary commercial activities will be accessible to members of the public.

³ Subject to agreement with QLDC.

⁴ This system is yet to be confirmed (details of this system are not considered to be required for the purposes of this report because it is beyond the interests of Council's matters of control). The system is likely to require resource consent from ORC.

The Grand Mount Earnslaw Hotel									
Development Area Schedule _22 November, 2019									
HOTEL AREAS (Building 6)									
	Room Type	No.	(Net) Internal Area	(Net) Veranda Area	(Net) Total	(Net) Total Internal for Type	(Net) Total Balcony for Type (Net)	(Net) Total	Gross Areas
Level									
Level 0 (ground)	18 rooms								1659.6
Rooms	A (typical suite)	14	30.03	4.99	35.02	420.42	69.86		
	B (corner suite)	4	40.22	17.52	57.74	160.88	70.08		
						Level 0 Totals	581.3	139.94	721.24
Ancillary	Entry Lobby		24.05						
	The Grand Room		240.86						
	Grand Room B.O.H		48.54						
	Grand Room WCs		14.54						
	Circulation		196						
	Meeting Room		62.64						
	Shop		30.24						
	Reception		29.91						
	Reception B.O.H		30.25						
	General B.O.H		33.22						
	Employee Room		30.03						
Porch				6.96					
Level 01	24 rooms								1350.6
Rooms	A (typical suite)	20	30.03	4.99	35.02	600.6	99.8		
	B (corner suite)	4	40.22	17.52	57.74	160.88	70.08		
						Level 01 Totals	761.48	169.88	931.36
Ancillary	Circulation		267.61						
	B.O.H		19.05						
Level 02 (attic)	16 rooms								908
Rooms	C	8	29.62	n/a		236.96			
	D (corner suite)	4	34.08	n/a		136.32			
	E	4	52.72	n/a		210.88			
						Level 02 Totals	584.16		584.16
Ancillary	Circulation		103						
	B.O.H		78.6						
Room Totals		58				1926.94	309.82	2236.76	
									TOTAL HOTEL GFA
									3918.2
ISLAY STREET BUILDINGS (Buildings 7, 8 & 9)									
	Room/Building Type	No.	(Net) Internal Area	(Net) Loggia Area	(Net) Total	(Net) Total Internal for Type	(Net) Total Loggia for Type (Net)	(Net) Total	Gross Areas
Building 7 & 8: Boat Shed Accommodation	H (1 Bedroom)	6	30.04	13.61	43.65	180.24	81.66	261.9	303
Building 9	Day Spa		89						96.8
Service Building	Work Shop		10.4						12
Service Building	Lawn Storage		10.4						12
									TOTAL ISLAY GFA
									423.8
MULL STREET BUILDINGS (Buildings 1, 2, 3, 4 & 5)									
	Building		(Net) Internal Area	(Net) Porch/Loggia Area	(Net) Total				Gross Areas
	Building 1								
	Total		162.5	57.7	220.2				242.2
	Building 2								
	Total		54.3						66.4
	Building 3 (Glasshouse)		51						55.4
	Building 4								
	Total		56.3	12.2	68.5				79.4
	Building 5								
	Total		59.2	12.2	71.4				97.2
Service Building	Mull Street Waste		11.2						12.7
Service Building	Sprinkler Valve Room		4.2						6
Service Building	Water Tank		12.7						12.7
									TOTAL MULL GFA
									572

Proposed Conditions

It is assumed that “standard” resource conditions may be imposed on the resource consent, including in relation to earthworks and discovery of archeological items. The applicant assumes (and requests) it will be provided an opportunity to work with QLDC on the development of conditions prior to issue.

In addition, the applicant proposes that the resource consent be subject to certain conditions in relation to various matters as discussed below. The wording of each condition is proposed to be established in consultation with QLDC:

1. Works Within Legal Road
 - The proposal includes works within legal road, including landscaping, the formation of parking, formation of footpaths, and a restriction on parking along the northern side of Mull Street opposite the site (as recommended in the attached Transportation Assessment).
2. Public Access
 - The applicant is proposing public access rights over some of the proposed footpaths located within the site. The actual legal access arrangements (including the mechanism) for securing these rights are proposed to be determined in consultation with QLDC.
3. Earthworks and Wastewater Treatment Design
 - The applicant proposes a consent condition to allow potential minor changes to the earthworks and wastewater treatment system should they change as a result of detail design. The earthworks conditions are proposed to implement the recommendations of the attached Archeological and Geotechnical Assessments.
4. Landscape Design
 - The applicant proposes that a consent condition be imposed to clarify that the landscape design can be altered without further approval processes under the RMA if prior written approval is supported by respective QLDC staff.
5. Internal Building Design
 - The applicant proposed that a consent condition be imposed to clarify that the internal design and layout of the buildings can be altered without further approval processes under the RMA (i.e. to avoid further resource consent approval process if the consent holder chooses to alter the internal layout in a manner that does not affect the external layout/appearance of the buildings).
6. External Building Design
 - The applicant proposes that a consent condition be imposed to allow flexibility in the detailed design and maintenance of all building works. Specifically, it is proposed that the actual building materials and location of building features (e.g. windows) may be permitted with prior support from respective QLDC staff (i.e. to avoid further resource consent approval processes if the consent holder chooses to change materials or undertake minor alterations to the external appearance of the buildings).
7. Signage
 - The applicant proposes that a consent condition be imposed to allow signage within the signage platforms to be changed without any further approval processes being entered into with QLDC.

4. Activity Status and Assessment Matters

National Standards/Regulations

The proposal does not require resource consent under any national environmental standard.

It is noted the site is known to have been used for any land use activity that may have resulted in the site being contaminated or potentially contaminated land⁵. The site is not identified on any district or regional council register as being contaminated.

Regional Plans

The proposed onsite wastewater system also requires resource consent from the Otago Regional Council under the Operative Regional Land Plan. The regional consent will be pursued separately. Based on the information provided in the attached GWE Report it is assumed the proposed wastewater system will appropriately meet all regional consenting requirements for onsite wastewater treatment and discharges.

Proposed QLDC District Plan

The rules in the PDP, affecting the site, have no legal effect. Therefore, the proposal does not require resource consent under the Proposed QLDC District Plan.

Operative QLDC District Plan

Permitted activities

The proposed removal of existing vegetation is a permitted activity and can be undertaken anytime without resource consent. This includes the removal of the lime tree (irrespective of the tree being referenced/identified in the Glenorchy Community Plan).

Consent triggers

The proposal requires resource consent from QLDC under various rules in the Operative QLDC District Plan, as summarised in this section below. The most onerous activity status is Non-Complying.

⁵ As defined in the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*

The proposal requires resource consent under the Operative QLDC District Plan as follows:

- **Controlled Activity** under rule 9.2.3.2iii for Visitor Accommodation within the Visitor Accommodation Sub-Zone, in respect of: (a) External Appearance of Buildings; (b) Setback from Internal Boundaries; (c) Setback from Roads; (d) Access; (e) Landscaping; and (f) Screening of Outdoor Storage and Parking Areas.
- **Restricted Discretionary Activity** under rule 22.3.2.3 for earthworks that exceed the permitted volume and height standards for the site. The matters in respect of which Council has reserved discretion are: (i) The nature and scale of the earthworks (ii) Environmental protection measures (iii) Remedial works and revegetation (iv) The effects on landscape and visual amenity values (v) The effects on land stability and flooding (vi) The effects on water bodies (vii) The effects on cultural and archaeological sites (viii) Noise.
- **Restricted Discretionary Activity** under rule 9.2.5.1 iii for non-conformance with the building setback from road standards, with discretion restricted to the setback distance from the road boundaries (being the matter not complied with).
- **Restricted Discretionary Activity** under rule 9.2.5.1 iv for non-conformance with the building setback from internal boundary standards, with discretion restricted to the setback from the internal boundary (being the matter not complied with).
- **Restricted Discretionary Activity** under rule 9.2.5.1 vi for non-conformance with the building length standards, with discretion restricted to the length of the central building (being the matter not complied with).
- **Restricted Discretionary Activity** under rule 9.2.5.1 viii for non-conformance with the building roof design standard, with discretion restricted to roof pitch (being the matter not complied with).
- **Restricted Discretionary Activity** under rule 9.2.5.1 ix for constructing a building below 312.8masl, with discretion restricted to flood risk of the parts of the buildings below 312.8masl (being the matter not complied with).
- **Restricted Discretionary Activity** under rule 14.2.2.3ii (as identified in the attached Transport Assessment by Carriageway Consulting) for non-conformance with Site Standard 14.2.4.1i (in relation to Minimum Parking Space Numbers) and Site Standard 14.2.4.1iv (in relation to the Location and Availability of Parking Spaces), with Council's discretion restricted to the number, location and availability of parking spaces.
- **Discretionary Activity** for the proposed signage under rule 18.2.5 as specified in Activity Table Rule 4.
- **Non-Complying Activity** under rule 9.2.3.4vii for the central hotel building that exceeds standard in 9.2.5.2ii in relation to building height.

Table 1 below provides a summary of the proposal compared against the Site and Zone development standards in Chapter 9 Township Zones.

Table 1 Comparison of the proposal against the permitted site and zone standards in ODP Chapter 9

9.2.5.1 Site Standards	Comment	Consent required?
i Site Density	n/a	No
ii Building Coverage	n/a	No
iii Setback from Roads	Buildings will be located within 4.5m of the Mull Street and Islay Street frontages	Yes
iv Setback from Internal Boundaries	Buildings will be located within 4.5m from the internal boundary except, including the water tower structure.	Yes
v Access	n/a	No
vi Continuous Building Length	Buildings over 16m in length shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary). The hotel building will be around 50m along the eastern façade setback 25m from the eastern boundary and it will be around 33m wide setback around 20m from the northern boundary and 11m from the southern boundary.	Yes
vii Outdoor Living Space	n/a	No
viii External Appearance of Buildings	The principal roof of all buildings must be designed with a minimum pitch from the horizontal of $\geq 25^\circ$. The angle of pitch shall be towards the centre of the building from the longest external side of the building. Except that: Up to 60% of the roof area, in the form of lean-to's, verandas and other such projections, may be of a lesser pitch. The minimum 25 degree roof pitch in all places except: a) internal roof pitches of the hotel (not visible on the external elevations); and b) the centre section of the Restaurant roof (Building 1) in the Mull St Precinct. This centre gable is pitched at 19.05 degrees to meet the 2 perpendicular gabled roofs which are 30 degrees. It is noted the restaurant small lean-to canopy and the hotel veranda roof will be around 3 degrees (but these are excluded/exempt from the standard).	Yes
ix Flood Risk	The FFL level of all buildings will be raised to at least RL 312.8 masl (412.8m Otago Datum) except for the covered public walkway area of buildings fronting Mull Street.	Yes
x Nature and Scale of Non-Residential Activities	n/a	No
xi Boundary Planting (Hawea)	n/a	No
xii Deleted	n/a	No
xiii Fence Heights	n/a	No

9.2.5.2 Zone Standards	n/a	
i Building Coverage	The proposal conforms to the maximum 70% building coverage standard	No
ii Building Height	The building will exceed the permitted building height standards which set out that no part of any building shall protrude through a surface drawn parallel to and 5.5 metres vertically above 312.80 masl (412.80 Otago Datum). All buildings, except the water tank structure will conform to the permitted recession line standards (noting that the recession plane standards do not apply from road frontages).	Yes
iii Glare	(a) All fixed exterior lighting shall be directed away from adjacent roads and sites. (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light to any other site measured at any point inside the boundary of the other site.	No
iv Heavy Vehicle Storage	n/a	No
v Boarding and Keeping of Animals	The proposal is not boarding or keeping of animals.	No
vi Noise	All aspects of the proposal anticipated to conform to the following noise standards: (a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone: daytime (0800 to 2000 hrs) 50 dB LAeq(15 min) night-time (2000 to 0800 hrs) 40 dB LAeq(15 min) night-time (2000 to 0800 hrs) 70 dB LAFmax (b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone. (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.	No
vii Non-Residential Activities	(a) n/a. (b) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight. (c) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.	No
viii Riverside Stage 6		No
ix Riverside Stage 6		No

Assessment Matters

Subject to Part 2 of the RMA, sections 104 and 104D of the RMA provide the statutory matters upon which the resource consent application is to be assessed in accordance with:

104 Consideration of applications

When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to— (a) any actual and potential effects on the environment of allowing the activity; and (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and (b) any relevant provisions of— a national environmental standard: (ii) other regulations: (iii) a national policy statement: (iv) a New Zealand coastal policy statement: (v) a regional policy statement or proposed regional policy statement: (vi) a plan or proposed plan; and (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

104D Particular restrictions for non-complying activities

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

Section 104 lists the matters upon which Non-Complying Activities are to be assessed. Table 2 summarises the relevant assessment matters.

Table 2 Relevant Assessment Matters under s104

Statutory Context	Assessment Matter
Environmental effects (s.104.1a)	<ul style="list-style-type: none"> • Positive • Socioeconomic benefits and town vibrancy • Urban amenity/character enhancement • Public access • [Potentially] Adverse • Urban amenity/character enhancement • Transportation • Historic Heritage • Urban amenity/character • Neighbouring amenity values • Nuisance effects from earthworks • Natural hazard risk
Plan Provisions (s.104.1b)	<ul style="list-style-type: none"> • Operative District Plan objectives and policies • Proposed District Plan objectives and policies • Regional Policy Statements • Iwi Management Plans
Any other matter QLDC deems relevant (s.104.1c)	<ul style="list-style-type: none"> • Glenorchy Community Plan
Part 2	<ul style="list-style-type: none"> • Sustainable management (s5) • Mana whenua values (s6e) • Historic heritage (s6f) • Natural hazards (s6h) • Amenity values (s7c) • Quality of the environment (s7f) • Principles of the Treaty of Waitangi (s8)

It is noted that:

- As a non-complying activity, QLDC is not restricted in the matters upon which it can consider when deciding to grant or approve the application (although the applicable matters of control and assessment respectively provide a useful assessment guide).
- Pursuant to s.104D, QLDC can only grant the application if the adverse effects are no more than minor or the application is not contrary to the District's plans, objectives and policies.
- QLDC notified new provisions affecting Glenorchy in October although no consents are required under the Proposed QLDC District Plan (at this point in time).
- The Glenorchy Community Plan could be considered a relevant "other matter". However, the document (and provisions within it) are not statutory and do not carry much weight.

5. Assessment

The following provides an assessment of the applicable assessment matters explained above.

Environmental effects (s.104.1a)

Positive Effects

Socioeconomic benefits and town vibrancy

The proposal will result in socioeconomic benefits associated with the construction and use of a new hotel in Glenorchy. This will primarily be in the form of enhancing/increasing the capacity of available visitor accommodation services in Glenorchy and indirect benefits deriving from local spend from people using the proposed activities. The proposal will also provide a source of temporary and permanent employment for people living in Glenorchy, which will have indirect positive effects through local spend and local/community investment opportunities.

The provision of new visitor accommodation, commercial activities and open spaces will also enhance the commercial vibrancy of the town centre. The proposed commercial activities should attract new interest and investment in the town centre while remaining small to ensure commercial and retail activity remains concentrated in the Mull Street commercial precinct area.

Urban amenity/character enhancement

For the reasons set out in the Preliminary Design Report the proposal will enhance urban amenity values and characteristics. Additionally, the site will become a destination where people will connect and overall contribute positively to Glenorchy's unique sense of place.

Access

The proposed landscape treatment and formation of parking spaces will improve access to the site, and the Commercial Precinct and Lakefront areas.

[Potentially] Adverse

Ngāi Tahu rights, interests and values

The proposal is not expected to result in any adverse effects on Ngāi Tahu rights, interests and values. The applicant is in the process of undertaking consultation directly with Manawhenua to confirm this understanding.

Urban amenity/character

It is acknowledged that some people may not agree the proposed development and activities will enhance the urban amenity and characteristics of the area. In this regard some people may consider the site would be more appropriately left undeveloped or only contain less development that is single storey and setback from the site boundaries. This is a largely a matter of personal opinion. In this case careful attention has been taken to ensure the proposal has been designed by highly qualified experts informed by local feedback to respect and benefit the Glenorchy township environs.

For the reasons set out in the Preliminary Design Report, any potentially adverse effects on urban amenity values and characteristics are considered to be neutralised by the positive effects of the proposal and appropriate.

Transportation

The proposal (excluding the proposed conditions identified in this report above) has been assessed by independent transportation expert Andy Carr from Carriageway Consulting. The proposal conforms to the majority of the applicable permitted activity standards and should therefore be generally acceptable from a transportation effects perspective. The areas of non-conformance relate to parking. For the reasons set out in the attached Transportation Report, coupled with the proposed conditions (which seek to implement the recommendations of the transportation assessment) the proposal is considered to be appropriate in respect of transportation effects.

Historic Heritage

The proposal will not have any significant adverse effect on heritage values. The attached Archaeological Assessment provides a detailed assessment with recommendations that the applicant is implementing and will continue to implement.

Neighbouring residential amenity values

Effects of the non-residential activities

The hotel will attract guests and visitors and this will result in the increased use of vehicles and sound from vehicles and people. The sound generated by the "potentially noisy" activities such as from vehicles accessing the site, people playing on the lawn, people talking on balconies or people being entertained in the bar/restaurant is anticipated in the Visitor Accommodation Sub-Zone. This sound is expected to comply with the permitted noise standards for the site.

Effects of buildings on 21 Islay Street

The proposal may have potential adverse effects on 21 Islay Street which is the adjoining commercially zoned property. The adverse effects may result from the height of the proposed height and length of the central hotel building. However, the extent of adverse effects on this property are anticipated to be acceptable because of the compatibility of the proposed use with the site zoning coupled with the generous setback of the main hotel building from the common boundary of the two properties. Additionally, 21 Islay Street is zoned for commercial development/activity meaning the proposal will result in characteristics of a similar nature and scale anticipated on the neighbouring property.

Effects of buildings on Islay Street Residents

The proposed hotel building will have some visual impacts on the existing outlook of 12 Islay Street⁶ and may have some impact on 15 and 20 Islay Street. The house on 12 Islay Street is orientated towards the site but west of the hotel building and coupled with the large area of open space that will be retained over the Grand Lawn, and the reasonable large setback distance of the hotel building and location of landscaping and single storey buildings in front of the hotel, the visual impact on 12 Islay Street is expected to be minor. 16 Islay Street is orientated NW and the existing outlook will be predominately maintained. Therefore, in addition to the matters above, the visual impacts of the hotel building on this property are expected to be minor or less than minor. The hotel building will be largely screened from view from 20 Islay Street given the existing landscaping at 20 Islay Street coupled with the location and orientation of 20 Islay Street east of the proposed hotel building.

⁶ The house and land legally described as Sections 33-34 Block II Glenorchy Town

Effects of buildings on Mull Street Properties

15 Mull Street is located opposite the proposed hotel building. The outlook of this property will be affected to a minor extent from the proposed hotel building. However, the visual effects of the hotel building will be effectively mitigated by the relatively long setback distance from 15 Mull Street to the hotel building, coupled with the establishment of landscaping and single storey buildings in front of the hotel.

13 and 19 Mull Street are commercial properties and the proposal will not have any adverse effect on residential amenity values of these two properties. As discussed above, it is considered the proposal will enhance the urban (including commercial) amenity values of the streetscape including 13 and 19 Mull Street.

Natural hazard risk

Two natural hazard risks have been identified:

1. Alluvial/flooding
2. Liquefaction

Flooding

The flood risk will be mostly avoided by ensuring all buildings conform to the minimum flood floor level height of 312.8masl. An exception exists with the frontages of the commercial buildings along Mull Street that will have structures (covered footpaths) located below 312.8. This particular aspect of the proposal is not considered to present any discernible risk to people or property.

The majority of the open spaces and parking will also be located below 312.8 masl. This situation is effectively the same as the existing environment and therefore any risks are considered to be acceptable.

Liquification

The site is classified as LUC2 (like most of the Glenorchy Township) which presents a low/moderate liquefaction risk. This risk has been assessed in the attached report prepared by GWE. The liquification risk should not present any significant risks to people or property provided the building foundations are appropriately designed (based on further detailed geotechnical investigations) as part of the detailed design stage. The following course of action, as recommended by GWE, will be undertaken by the applicant as part of the building consent process:

It is recommended that deep geotechnical investigations and reporting in accordance with the requirements of NZS 3604 and DBH guidelines be undertaken to allow for the analysis and detailed design of earthworks and building foundations at the site. A geotechnical report and a QLDC Statement of Professional Opinion on the Suitability of Land for Development/Subdivision form will need to be supplied to support the application for consent.

Construction effects

The construction effects will be acceptable. Potentially adverse effects associated with construction activities include disruptions and annoyances to people may arise from issues like noise, traffic, parking availability, dust, and sediment. The construction activities will be temporary and will conform to the relevant construction standards in relation to noise and sediment control. These issues will be minimised to a practical extent via standard construction management protocols. It is assumed that, as standard practice, a detailed Construction Management Plan (CMP) will be required to be prepared by the contractor(s) and approved by QLDC prior to any earthworks and construction activities occurring on the site.

Effects of relocating the water tank

In addition to all the above, for clarity, it is considered any adverse effects associated with relocating the existing water tank will be the same as the existing situation and negligible overall.

Plan Provisions (s.104.1b)

There are numerous planning instruments with respective provisions that are applicable to the assessment of the application, namely:

1. Operative QLDC District Plan (Township Zone & District Wide Provisions)
2. Proposed QLDC District Plan Stage 3
3. Partially Operative Regional Policy Statement
4. Proposed Regional Policy Statement
5. Iwi Management Plan - Te Tangi a Tauria - The Cry of the People

An assessment of the proposal against the above documents is provided below. The objectives and policies of the Operative District Plan most relevant to the assessment of the application are listed below. There are no provisions in the remaining documents that have any direct implication for the assessment of the application. Accordingly, it is not considered necessary to list each individual provision in the remaining documents for the purposes of this assessment.

Operative District Plan objectives and policies

For the reasons set out in the Tables below the proposal is considered to be consistent with the most applicable objectives and policies of the ODP.

Table 3 Consideration of applicable Objectives and Policies – ODP Chapter 9 Township Zone

Objective / Policy	Comment
Objective 1 Recognition and consolidation of the townships. Recognition of the low-density open space residential amenity of the townships. Recognition of the particular character, built environment and range of uses existing in the individual townships.	<p>The proposal represents consolidation of the existing Glenorchy Township and has been designed to complement the towns existing and future built amenity values/characteristics.</p> <p>The proposed activities accord with the following policies. Accordingly, it is considered the proposed activities accord with this objective.</p>
Policies:	
1.1 To encourage consolidation of the townships within identified boundaries.	<p>The application sites are within the Glenorchy township boundaries.</p>
1.2 To protect the low-density living environment of the townships by providing for limited peripheral expansion where this does not adversely affect important adjoining rural resources and amenities.	
1.3 To limit the extent and density of development of the townships in recognition of: 1.3.1 risk of natural hazards; 1.3.2 the need to provide options for reticulated services; 1.3.3 the desired living environment of the majority of the township residents; 1.3.4 the effects of activities in the townships and the scale of activities on the main transport routes;	

have intentionally been breached in order to improve urban design outcomes and reestablish the historic use of the site as a relatively large commercial hotel. All matters associated natural hazards, servicing, and transport routes have been assessed above (and by experts) as appropriate.

1.4 To recognise and provide for the individual character and appearance of the individual townships and in particular: 1.4.1 limited building heights in Glenorchy and Makarora; 1.4.2 roof pitch design for Glenorchy.

The proposed buildings have been designed to be compatible with Glenorchy's character, as outlined in the attached Design Report and assessed above.

1.6 To provide for a range of small-scale non-residential activities in the towns subject to listed standards to ensure development consistent with the predominant residential environment.

The proposed activities are small scale except for the hotel building which is considered an appropriate exception for the township of Glenorchy given the location and historic use of the site as a node of commercial activity with a relatively large hotel building, the relatively large size of the site (compared to all other sites in Glenorchy), and the benefits/appropriateness of the urban design outcomes that will result from the proposal.

1.9 To recognise the value of particular townships as important centres within the visitor industry.

The use of the sites for visitor accommodation and commercial activity supports the role of Glenorchy as an important centre within the visitor industry.

In addition to the above assessment of the objectives and policies, it is considered development and use of the proposed activities will be consistent with the Environmental Results anticipated for the Township Zone, as specified in Rule 9.15:

9.1.5 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the townships will result in:

- ✓ ***Development that reflects important local characteristics in terms of building style, appearance and density.***
- ✓ ***A range of non-residential activities satisfying residential amenity requirements.***
- ✓ ***Townships comprising a mixture of residential, business and community activities.***
- ✓ ***Low density development in specific areas in the absence of sewage reticulation, to maintain water quality and availability for domestic use.***
- ✓ ***Avoidance of property damage from natural hazards.***
- ✓ ***Well-defined and consolidated township boundaries.***
- ✓ ***Vehicle and pedestrian access to all properties that does not conflict with the safe and efficient functioning of adjacent roads.***

Table 4 Consideration of applicable Objectives and Policies – ODP Chapter 14 Transport

Objective / Policy	Comment
<p>Objective 1 – Efficiency</p> <p>Efficient use of the District’s existing and future transportation resource and of fossil fuel usage associated with transportation.</p> <p>Policies: 1.1 To encourage efficiency in the use of motor vehicles. 1.2 To promote the efficient use of all roads by adopting and applying a road hierarchy with associated access standards based on intended function. 1.3 To promote the efficient use of roads by ensuring that the nature of activities alongside roads are compatible with road capacity and function. 1.4 To protect the safety and efficiency of traffic on State Highways and arterial roads, particularly State Highway 6A, by restricting opportunities for additional access points off these roads and by ensuring access to high traffic generating activities is adequately designed and located. 1.5 To promote the efficient use of fuel for transport purposes, by providing for a District wide policy of consolidated urban areas, townships, retail centres and residential environments. 1.6 To promote and provide for the consolidation of new areas of residential development and for higher density development within identified areas. 1.8 To consider options for encouraging and developing greater use of public transportation facilities and in particular to continue to investigate the options for alternative transport means. 1.9 To require off-road parking and loading for most activities to limit congestion and loss of safety and efficiency of adjacent roads and to promote the maintenance and efficiency of those roads. 1.10 To require access to property to be of a size, location and type to ensure safety and efficiency of road functioning.</p>	<p>The proposal aligns with this objective and its supporting policies to the extent that they are relevant to the application. The proposal to provide on-road parking is not contrary to Policy 1.9 because all the parking and loading will be provided on the site frontages thus avoiding effects of congestion and loss of safety and efficiency of adjacent roads (i.e. vehicles do not have to travel from site to site). In this regard the nature of the proposed parking and landscaping activities alongside roads are compatible with the road capacity and function (consistent with policy 1.3).</p>
<p>Objective 2 - Safety and Accessibility</p> <p>Maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.</p> <p>Policies: 2.1 To maintain and improve safety and accessibility by adopting and applying a road hierarchy with associated design, parking and access standards based on the intended function. 2.2 To ensure the intensity and nature of activities along particular roads is compatible with road capacity and function, to ensure both vehicle and pedestrian safety. 2.3 To ensure access and movement throughout the District, and more particularly the urban areas, for people with disabilities is not unreasonably restricted. 2.4 To encourage the development of pedestrian and cycle accessways, within the main townships. 2.5 To maintain and upgrade, where appropriate, the existing roads and provide for new roads and related facilities where these are important for providing access. In particular, to investigate and/or make provision for:</p> <ul style="list-style-type: none"> • a new road link from Man Street to the One Mile roundabout. • a new road linking Queenstown and Frankton on the northern side of SH6A above Frankton 	<p>The proposal aligns with this objective and its supporting policies to the extent that they are relevant to the application. In this regard:</p> <ul style="list-style-type: none"> • The proposal has been designed to function in accordance with the hierarchy of the surrounding roads. • The proposal includes enhancement of pedestrian access and an upgrading of roads fronting the site (in respect of parking, pedestrian access, and landscaping). The design and quality of the upgrading will be subject to meeting the applicable QLDC standards and approval. • To ensure access and movement throughout the District, and more particularly the urban areas, for people with disabilities is not unreasonably restricted.

Arm. • a long term roading network for the Frankton flats area to protect the through route function of State Highways and provide access to residential, commercial and recreational activities. 2.6 To ensure intersections and accessways are designed and located so: • good visibility is provided. • they can accommodate vehicle manoeuvres. • they prevent reverse manoeuvring onto arterial roads; and • are separated so as not to adversely affect the free flow of traffic on arterial roads. 2.7 To ensure vegetation plantings are sited and/or controlled so as to maintain adequate visibility and clearance at road intersections and property access and to prevent the icing of roads during winter months, except and unless that vegetation is important to the visual amenity of the District or is protected as part of the Heritage Provisions.

- The proposed accessway is designed and located to provide: good visibility; accommodate vehicle manoeuvres; prevent reverse manoeuvring on arterial roads; and are separated so as not to adversely affect the free flow of traffic on arterial roads.
- Vegetation plantings will be sited and/or controlled so as to maintain adequate visibility and clearance at road intersections and property access and to prevent the icing of roads during winter months, except and unless that vegetation is important to the visual amenity of the District or is protected as part of the Heritage Provisions.

Objective 3

Environmental Effects of Transportation Minimal adverse effects on the surrounding environment as a result of road construction and road traffic.

Policies: 3.1 To protect the amenities of specified areas, particularly residential and pedestrian orientated town centres from the adverse effects of transportation activities. 3.2 To discourage traffic in areas where it would have adverse environmental effects. 3.3 To support the development of pedestrian and similar links within and between settlements and the surrounding rural areas, in order to improve the amenity of the settlements and their rural environs. 3.4 To ensure new roads and vehicle accessways are designed to visually complement the surrounding area and to mitigate visual impact on the landscape. 3.6 To incorporate vegetation within roading improvements, subject to the constraints of road safety and operational requirements, and the maintenance of views from the roads. 3.7 To implement appropriate procedures, in conjunction with the takata whenua and Historic Places Trust, should any waahi tapu or waahi taonga be unearthed during roading construction.

The proposal aligns with this objective and its supporting policies to the extent that they are relevant to the application. The proposed road works are considered to have negligible adverse impacts, and overall improvements on the environment. In this regard:

- The road works will not adversely affect any residential or pedestrian orientated town centres.
- Policy 3.3 supports development as a proposal that includes pedestrian and similar links within the Glenorchy settlement
- The road works will be designed to visually complement the surrounding area
- Vegetation will be incorporated within the roading improvements
- Appropriate procedures will be undertaken in conjunction with Ngāi Tahu and the Historic Places Trust should any waahi tapu or waahi taonga be unearthed during road works.

Objective 5 - Parking and Loading - General Sufficient accessible parking and loading facilities to cater for the anticipated demands of activities while controlling adverse effects.

Policies: 5.1 To set minimum parking requirements for each activity based on parking demand for each land use while not necessarily accommodating peak parking requirements. 5.2 To ensure business uses have provision for suitable areas for loading vehicles on-site. 5.3 To ensure car parking is available, convenient and accessible to users including people with disabilities. 5.4 To require all off-street parking areas to be designed and landscaped in a manner which will mitigate any adverse visual effect on neighbours, including outlook and privacy. 5.5 To require

The proposal aligns with this objective and its supporting policies to the extent that they are relevant to the application. In this regard:

- The hotel meets the minimum number of parking spaces to be provided.
- A suitable area for loading vehicles on-site will be provided.
- Sufficient and convenient parking will be provided for people with disabilities.
- All off-street parking areas are designed and landscaped in a manner that will

the design of parking areas to ensure the safety of pedestrians as well as vehicles.

mitigate potential adverse visual effects on neighbours.

- Parking areas are designed to ensure the safety of pedestrians as well as vehicles.

Objective 6 - Pedestrian and Cycle Transport

Recognise, encourage and provide for the safe movement of cyclists and pedestrians in a pleasant environment within the District.

Policies: 6.1 To develop and support the development of pedestrian and cycling links in both urban and rural areas. 6.2 To require the inclusion of safe pedestrian and cycle links where appropriate in new subdivisions and developments. 6.3. To provide convenient and safe cycle parking in public areas.

The proposal aligns with this objective and its supporting policies to the extent that they are relevant to the application. In this regard the proposal includes the development of more convenient and safer pedestrian links and cycle parking.

Objective 7 - Public and Visitor Transport

Recognition of public transport needs of people and provision for meeting those needs.

Policies: 7.1 To plan and encourage an efficient pattern of public transport. 7.2 To investigate opportunities for public transport as an alternative to, or in association with, changes or extensions to the major road network. 7.4 To support the development and operation of various types of tourist transport.

These provisions are not particularly applicable to the assessment of the application. However, the proposal does accommodate various tourist transport options and choices through its location within the existing commercial node of Glenorchy (being easily accessible to future potential hubs or nodes of public/shared transport) and providing on-site parking including bus drop off/pick up facilities.

In addition to the above assessment of the objectives and policies, it is considered development and use of the proposed activities will be consistent with the Environmental Results anticipated for THE TRANSPORTATION CHAPTER, as specified in Rule 14.1.4:

- ✓ *Improved accessibility District wide for all modes of transport, particularly walkways and public transport.*
- ✓ *A safe and efficient transport system and a reduction in conflicts between land uses and road functions.*
- ✓ *Minimising the adverse effects of the transport system on the environment in respect of air pollution, noise and safety.*
- ✓ *Improved access and safety for pedestrians moving throughout the town centres and residential areas.*
- ✓ *Improving the amenity of local streets and enhanced visual amenity along main transport routes.*
- ✓ *Decrease in the emission of greenhouse gases and use of fossil fuels.*
- ✓ *Enhanced visual and pedestrian amenity.*
- ✓ *A safe, efficient and a more visually attractive roading network.*
- ✓ *Mitigation of potential adverse effects such as icing, light overspill and conflicts between users.*
- ✓ *The effective and efficient operation of the airports.*
- ✓ *The protection for the amenity of land uses surrounding major transport facilities and vehicles generating activities.*
- ✓ *Greater use of public transport and more rigorous assessment of public transport alternatives.*
- ✓ *Ease of access for people with mobility problems.*
- ✓ *Reinforcement of the landscape values of the District's natural resources.*

Table 5 Consideration of applicable Objectives and Policies – ODP Chapter 18 Signs

Objective / Policy	Comment
<p>Objective 1 –Signs</p> <p>Signs which convey necessary information and assist in creating a sustainable and vibrant community, while avoiding or mitigating any adverse effects on public safety, convenience and access and on the District’s important landscape, streetscape, cultural heritage and water area visual amenity values.</p> <p>Policies:</p> <p>1 To ensure the number, size, location and design of signs in different areas are compatible with the character and amenity of those areas.</p> <p>2 When located on buildings, to ensure the design and display of signs is consistent with and complementary to the overall design of the building through attention to: • lettering design • location on the building • relationship to the architectural features of the building and any adjacent buildings • the number, area and height of signs • ensuring signs are designed in a way that is compatible with and sympathetic to the amenity, visual, heritage and streetscape values of the surrounding area • the effect of illumination on adjoining properties and public places.</p> <p>3 To ensure the design and display of signs does not adversely affect traffic safety by causing confusion or distraction to, or obstructing the views of, motorists or pedestrians.</p> <p>4 To ensure all signs are constructed and located in a manner that does not pose a danger to property and/or obstruction to pedestrians.</p> <p>5 To ensure signs in or over public places or attached to utilities, community facilities or public reserves, other than in business areas, are limited to signs necessary for direction, public information or public safety.</p> <p>6 To enable a diversity of sign types within commercial areas that provide for effective communication of business information and enable commercial individuality whilst maintaining public safety, access needs and the overall character of the area.</p> <p>7 To ensure signs relating to a particular activity and/or the use of land or buildings are located on the site of that activity, land or building.</p> <p>8 To support the establishment of information signs and lay-bys at the entrance to the</p>	<p>The proposed signage is consistent with this Objective and its supporting policies:</p> <ul style="list-style-type: none"> • The signage will convey necessary information and assist in creating a sustainable and vibrant community, while avoiding or mitigating any adverse effects on public safety, convenience and access and on the District’s important landscape, streetscape, cultural heritage and water area visual amenity values. • The number, size, location and design of signs will be compatible with the character and amenity of the local area. • The design and display of signage on buildings will be consistent with and complementary to the overall design of the building • The design and display of signs will not adversely affect traffic safety by causing confusion or distraction to, or obstructing the views of, motorists or pedestrians. • Signs will be constructed and located in a manner that does not pose a danger to property and/or obstruction to pedestrians. • Signage will relate to a particular activity and/or the use of land or buildings located on the site of the activity, land or building. • The proposal includes identification of signage platforms so that signage is considered at the time of building design and to streamline changes in signs associated with changing tenants through the life of a building.

District's settlements and at sites of natural, historical or tangata whenua interest.

9 To support the use of traditional Kai Tahu (tangata whenua) place names within the District.

10 To promote the identification of signage platforms so that signage is considered at the time of building design and to streamline changes in signs associated with changing tenants through the life of a building.

11 To provide, in limited circumstances, for off-site signs where it is not practical to display the sign on the site where the activity and/or the use of land or buildings occurs.

12 To provide, in limited circumstances, for signs on commercial buildings of a size or dimension which exceeds that otherwise anticipated in the area where the increased size is visually compatible with the surrounding environment and the scale and character of the building to which it relates

13 To manage the extent of signage on windows to promote passive surveillance of streets and encourage visual interest for pedestrians.

Table 6 Consideration of applicable Objectives and Policies – ODP Chapter 22 Earthworks

Objective / Policy	Comment
<p>Objective 1 Enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment.</p> <p>Policies: 1.1 Promote earthworks designed to be sympathetic to natural topography where practicable, and that provide safe and stable building sites and access with suitable gradients. 1.2 Use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks. 1.3 Require remedial works and re-vegetation to be implemented in a timely manner. 1.4 Avoid, remedy or mitigate the long term adverse effects of unfinished projects. 1.5 Recognise that earthworks associated with infrastructure can positively contribute to the social and economic wellbeing and the health and safety of people and communities within the District</p>	<p>The proposed earthworks are consistent with this Objective and its supporting policies. In this regard the earthworks form part a development that will be undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment:</p> <ul style="list-style-type: none"> • The earthworks are designed to be sympathetic to natural topography and provide safe and stable building sites and access with suitable gradients. • Environmental protection measures will be employed to avoid, remedy or mitigate adverse effects of earthworks. • Remedial works and re-vegetation will be implemented in a timely manner. • No unfinished projects are anticipated and the generally flat nature of the site means any adverse effects of potential unfinished earthworks can be easily remedied or mitigated (through seeding grass to cover any exposed earth).

Objective 3 Ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.

Policies: 3.1 Ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites. 3.2 Ensure earthworks do not cause or exacerbate flooding, and avoid, remedy or mitigate the adverse effects of de-watering. 3.3 Avoid the adverse effects of earthworks on steeply sloping sites, where land is prone to erosion or instability, where practicable. Where these effects cannot be avoided, to ensure techniques are adopted that remedy or mitigate the potential to decrease land stability.

Objective 6 Maintain or improve water quality of rivers, lakes and aquifers.

Policies: 6.1 Avoid the adverse effects of earthworks in close proximity to water bodies, where practicable. Where these cannot be avoided, ensure that sediment control techniques are put in place to avoid, remedy or mitigate sediment run-off. 6.2 Avoid earthworks adversely affecting water aquifers including the Hawea Basin, Wanaka Basin, Cardrona alluvial ribbon and Wakatipu Basin aquifers and other lesser aquifers.

Objective 7 Protect cultural heritage, including waahi tapu, waahi taonga, archaeological sites and Heritage Landscapes from the adverse effects of earthworks.

Policies: 7.1 Ensure that iwi are consulted regarding earthworks that may affect sites of significance to Maori, including Statutory Acknowledgement Areas. 7.2 Consult with Heritage New Zealand where proposed earthworks may affect any archaeological sites.

The proposed earthworks are consistent with this Objective and its supporting policies. In this regard the earthworks will not adversely affect the stability of land, adjoining sites or exacerbate flooding. It is noted the earthworks will help avoid and minimise flood risk by raising the existing ground level to a known minimum flood level height.

The proposed earthworks are consistent with this Objective and its supporting policies. In this regard the site is not located in close proximity to a water body and no adverse effects are anticipated on any aquifer.

The proposed earthworks are consistent with this Objective and its supporting policies. In this regard sufficient actions, processes and measures have and will be undertaken to protect cultural heritage, including waahi tapu, waahi taonga and archaeological sites. It is noted that:

- Ngāi Tahu representatives are being consulted regarding earthworks that may affect sites of significance to Maori.
- Heritage New Zealand are being consulted where proposed earthworks may affect any archaeological sites.

Proposed District Plan objectives and policies

The objectives and policies in the PDP are similar to those in the ODP (insofar as they apply to activities on the site). Proposed Chapter 39 (Wahi Tupuna sites) provides a notable elaboration of the ODP objectives and policies in relation to Wahi Tupuna sites, however the substance of the ODP captures the substance of the PDP and this chapter has only just been notified and carry little weight at this point in time. In summary, it is considered the proposal aligns with the objectives and policies of the PDP for the same reasons it aligns with the relevant objectives and policies of the ODP (as assessed above). Moreover, there are very few objectives and policies in the PDP that are beyond challenge. Therefore, it is not appropriate to give any significant weight to any of the PDP Objectives and Policies at this point in time.

Regional Policy Statements

The proposal aligns with the provisions in the regional policy statements. In this regard the proposal:

- promotes the use of urban zoned land for urban development and will result in appropriate urban growth and design outcomes.
- will not give rise any significant adverse effect and will not adversely affect any significant natural resource value.
- is not expected to have any inappropriate adverse effect on Manawhenua.
- suitably avoids, remedies or mitigates natural hazard risk.

Te Tangi a Tauria - The Cry of the People.

While the site is known to be in an area of significance to Manawhenua, the proposal is not expected to offend or be inconsistent with any provision in this Iwi Management Plan. The applicant will engage with Manawhenua throughout the development process to better understand and respond to any particular matters that may arise from this engagement or the resource consent application process.

National Policy Statement Urban Development Capacity

As the land is zoned urban the NPS for Urban Development Capacity is applicable. This national policy statement is about recognising the national significance of: a) urban environments and the need to enable such environments to develop and change; and b) providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments. The proposal is considered to align with any requirements of the NPSUDC because the proposal is for an urban development that aligns with the urban zoning under the district plan.

Other matters (s.104.1C)

Head of the Lake 2001 Community Plan' Plus Glenorchy Community Visioning Report 2016⁷

This non-statutory document has been compiled by Blakely Wallace Associates for the Community of Glenorchy. The original Plan, developed by the Glenorchy Community, was completed in 2001. The stated purpose of the document is:

“to provide the community and its representative body (the Glenorchy Community Association) with a framework for decision making, planning and development consistent with the community’s vision”.

In this respect the document is seen to sit alongside the statutory QLDC District Plan. The Plan has sections addressing the wider Glenorchy environment / context and Glenorchy town (section 4). The aspiration is for Glenorchy to remain an 'end destination' and for the settlement to retain its low key 'rural' character and amenity. Glenorchy is seen as a 'gateway' to the National Parks and renown wilderness beyond.

The vision statement for Glenorchy Town is: *“The peaceful and rural atmosphere of the town needs to be retained”*. At the same time the community's vision includes for it to be an 'active busy town'. Aspirations in respect of the future Planning and Design of the town are set out in Section 4.4. Key strategies of relevance to the consideration of the proposed development of the site at 1 Benmore Place include:

Commercial Area – *Strong enlarged commercial centre with mix of commercial, retail, restaurants, accommodation and residential. (Refer Section 4, 4.7 Character of Sub-zones).*

Visitor Accommodation – *extended around the commercial heart of the town. Conditions are required to ensure that a line up of motels, hotels and lodge developments does not dominate the approach to Glenorchy. A building setback from Benmore Place to avoid compromise of the lakeshore character especially in view of the flood prone nature of this land and the necessary building / section requirements to enable building.*

Old Residential Areas – *Retain wide grass verges, introduce appropriate street trees, retain large residential sections, and use drainage methods other than kerb and channel.*

Buildings within the Town – *Buildings in the town to reflect the mining, pioneering, and rural style e.g. use of stone, corrugated iron, weather boards, gables etc. Guidelines to be developed to encourage use of style.*

In respect of the suggestion that a building setback should be accommodated on the Benmore Place site (noting that this setback is not extended to the lakefront lots to the south that also front the lakefront reserve and marina area) this is further expanded on in the discussion on page 54 as below:

“A building setback off Benmore Place is proposed for visitor accommodation on the corner of Mull, Benmore Place and Islay Street (i.e. opposite the lakeshore). This area has historically been used for tourist accommodation and a continuation of this use in the future is seen to be appropriate. The proposed building setback would enable retention of the low key, open, peaceful and rural character of Glenorchy in this highly sensitive lake-foreshore interface. This character would change significantly if building were to occur close to the road. Modifications required to the design of buildings and/or to the site level to cope with the flood prone nature of this area would severely detract from the lakeshore area. (Refer 4. 4.7 Character of Sub-zones).”

⁷ The above commentary is largely the opinion by Rachel de Lambert, October 2019, and is supported by the author of this report

Independent of the Community's aspirations, but well aligned to them, the design team for the Grand Mt Earnslaw Hotel proposal have come to the conclusion that the appropriate design response to the site is to set development back on the site maintaining a publicly accessible 'grand lawn' as a key aspect of the setting and curtilage to the new hotel development.

Similarly, the design approach has been to avoid kerb and channel, minimise hard paved surfaces and create an architectural vernacular that reflects the mining, pioneering and rural style of Glenorchy and wider Southland.

Existing trees on the frontage of the site, primarily in the road reserve, are retained whilst further east on the site the prominent deciduous tree, clustered fruit trees and other vegetation are required to be removed in order to establish the required flood resilient habitable floor levels. Replacement planting includes deciduous specimen trees including street trees along Mull and Islay Streets and locally sourced heritage fruit trees within the eastern entry garden. Other planting will include native species as well as perennial flowering plants and edible species including vegetables and herbs.

Where hard paving is required, flagstone paving using local stone is proposed. Only the main pathway will be mortared with the edges 'eroded' with gravel between flagstones and naturalised creeping groundcovers such as thyme grown between to reflect the informal, wild, rural character of Glenorchy.

Proposed on street parking will have reinforced grass (Benmore Place) or gravel surfacing again to maintain a rural, informal, character with wide grass berms. The existing footpath is maintained on Mull Street and a timber edged gravel footpath proposed on Islay Street to access the boatsheds. No footpath is proposed on Benmore Place with the public invited to meander across the lawn on a diagonal desire line from Mull Street to the wharf as currently occurs. No fences are proposed as part of the development with the eastern boundary defined by a pittosporum hedge replicating the existing condition on Mull Street.

The landmark tank stand is retained and slightly re-sited to establish the hotel entry on Mull Street and retain this recognised feature of the town.

In addition to reflecting the Community's aspirations for the Glenorchy township, the proposed development keeps alive the interesting history of the site and its association with visitor accommodation dating from 1874 (associated with Joseph Birley). The two-storey addition to the original hotel was completed by Birley in 1885. The Earnslaw Hotel as it became known, had 14 owners until 1959 when it burnt to the ground (refer Archaeological Assessment Origin Consultants October 2019). As addressed in the design statements, the proposed design of the two-storey hotel and adjacent H form 'villa' draws direct historical reference to the former hotel.

In summary therefore, it is considered that the proposed development reflects and responds well to the aspirations of the Glenorchy Community as expressed in the Community Plan 2001 / 2016.

RMA Part 2

The proposal is anticipated to accord with the overall purposes of the RMA. For example:

- Sustainable management of natural and physical resource should be achieved through enablement of the proposed development that will give rise to socioeconomic benefits and provide for current and future generations without having any inappropriate adverse effects on the environment. (s5)
- Manawhenua values (s6e) and the Principles of the Treaty of Waitangi (s8) are assumed to be appropriately recognised and provided for. The proposed urban land use activity is contemplated on the site under the District Plan and none of the provisions in the relevant Iwi Management Plan should be offended. While the site is known to be located within an area of significance to Ngāi Tahu, the development is expected to proceed on the basis that Manawhenua will support or not oppose the development.
- An archaeological assessment has been carried out and measures will be undertaken to ensure that any archaeological items will be appropriately managed. The site does not contain any significant historic heritage item (at least as recognised in a statutory context). (s6f)
- Natural hazard risks will be avoided or appropriately mitigated. (s6h)
- The proposal is anticipated to have positive and potentially adverse effects on amenity values depending on the eye of the beholder. The proposed land use is generally consistent and highly compatible with that anticipated on the site under the District Plan. While the proposed central building will be higher than provided for in the district plan rules, the building height is similar to that of the previous Mount Earnslaw Hotel and given the predominantly low scale of development on the site coupled with the relative large area of open spaces to remain, amenity values will generally be maintained or enhanced. The development will result in positive urban design outcomes. (s7c)
- The proposal will not have any discernible adversely affect the quality of the environment (s7f). All construction activities will be managed to ensure potential nuisances and adverse effects will be short lived and minimised to a practical extent.
- None of the other matters listed in Part 2 are considered to be particularly relevant to the assessment of the application.

6. Conclusion

This report, inclusive of the attachments and supporting material, provides an assessment of the resource consent application by Blackthorn Limited to construct and operate a hotel development at 1 Benmore Place Queenstown, having regard to the relevant statutory assessment matters set out in s104 and s104D of the RMA.

The findings in this report are that, based on the information available to date:

- The environmental effects of the proposal will be both positive and potentially adverse, with any potentially adverse effects being no more than minor. Overall the environmental effects of the proposal should be appropriate.
- The proposal is generally consistent with the relevant policy and plan provisions. There are no fatal or directive provisions that require the application to be refused.
- The resource consent application can be approved subject to conditions.



Ben Farrell

Independent Environmental Planning Consultant

December 2019

THE GRAND MOUNT EARNSLAW HOTEL

PRELIMINARY DESIGN REPORT

29.11.2019

RTA STUDIO^o

BUREAUX

Boffa Miskell



FOREWARD



We appreciate living here in Glenorchy, with our daily doses of alpine wonderment; our friendships and the sanctuary our daily family routine has become. It is a remarkable lakefront township settled in plain view of endless spectacular mountain peaks and ranges. Our fortunate life for sure.

Glenorchy is truly unique within the greater Queenstown Lakes region. Its irresistible individuality has been shaped by the many intrepid men, women and families that are its community (today and all it's yesterdays). Its unmistakable rural South Island New Zealandness with the Scottish heart of its ancestry still beating like a drum.

Our decision to involve ourselves in this next chapter of custody for 1 Benmore Place, the site of the original Mount Earnslaw Hotel, was not made lightly. It is a terribly important holding in Glenorchy and we accept that any proposal for the redevelopment of this revered site will likely attract fervent conjecture. Fair enough.

We have taken some time to understand the Glenorchy Community Plan. We have invested in acquainting ourselves with the hopes and fears of a good sample of locals. Our proposal is, in its very essence, deeply respectful.

Douglas Rikard-Bell

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2.0_THE PROPOSAL

The proposal is to re-develop the site to again establish a lakefront destination hotel in Glenorchy. The proposed design of the hotel draws strongly from the memory of the former "Mount Earnslaw Hotel", whilst responding to the contemporary needs of our proposed "The Grand Mount Earnslaw Hotel".



3.0_INTRODUCTION

Solving a scheme for 1 Benmore Place was always going to require a collaboration of greater minds. For this venture we carefully selected three firms to lead us through to our concept solution. Those firms include:

RTA Studio - Architect
Boffa Miskell – Urban Design and Landscape Architecture
Bureaux – Interior Architecture

Perhaps a little more unusually, we invited four key individuals from these three firms to form the nucleus of the design leadership collaboration. Those individuals include:

Rich Naish (RTA Studio: Founder and Executive Director)
Rachel de Lambert (Boffa Miskell: Landscape Architect and Partner)
Jessica Barter and Maggie Carroll (Bureaux: Co-founders)

This team assembled regularly and litigated variables, priorities and initiatives (analysis and approach) before any design work proper commenced. The process evolved into a disciplined iterative design inquiry with each individual contributing from their core discipline. The collaboration has been and remains a positive and energising forum for critique and the creative process.

4.0_LOCATION





LOCATION

Site Plan
1:500@A3



5.0_CONCEPT IMAGES







6.0 DESIGN STATEMENTS

- 6.1 URBAN DESIGN
- 6.2 ARCHITECTURE
- 6.3 INTERIOR ARCHITECTURE
- 6.4 LANDSCAPE DESIGN

6.1 URBAN DESIGN STATEMENT

URBAN DESIGN STATEMENT

INTRODUCTION

This Urban Design Statement is intended to be read in conjunction with the Architectural Design Statement and drawing package prepared by RTA Studio, in addition, the Landscape Design Statement prepared by Boffa Miskell sets out the rationale and concept detail for proposed hard and soft landscape design.

Boffa Miskell has worked collaboratively with architects RTA Studio and Bureaux to develop the site masterplan including the placement of buildings on the site their bulk, form and the spatial qualities of the development. Urban design and landscape responses have informed the architecture and the architecture has informed the urban design and landscape.

The proposed development / design has also been informed by an understanding of the history of the site and its former use; engineering considerations, such as flood levels, wastewater treatment and management; and the statutory planning context. The project team has worked together collaboratively to evolve the proposal to fit the local context and to create a re-envisioned, contemporary hotel on the site of Glenorchy's earlier 'Mt Earnslaw Hotel', pictured adjacent.

The proposed 'The Grand Mount Earnslaw Hotel' will establish a new amenity for the township and transform a large, vacant, strategically located, site which has long been envisaged as providing visitor accommodation in the heart of Glenorchy.

HISTORICAL CONTEXT

The design draws strongly on the sites history of accommodation and the historical pattern and form of development in the Glenorchy township. The historical reference imagery adjacent illustrates the earlier Mt Earnslaw Hotel destroyed by fire in 1959 and the historical Mull Street streetscape.



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THE SITE

The site of the former Earnslaw Hotel occupies a strategic lakefront location in the township of Glenorchy. The large, 0.8079ha (8,079m²), site enjoys three street frontages, being Islay Street to the south, Benmore Place to the west and Mull Street to the north. The site's eastern boundary adjoins a vacant lot which then adjoins the site of Glenorchy Motors, a service station and garage. West of Benmore Place there is a public reserve on the lake frontage with Glenorchy wharf and the iconic Glenorchy wharf shed located on axis with Islay Street.

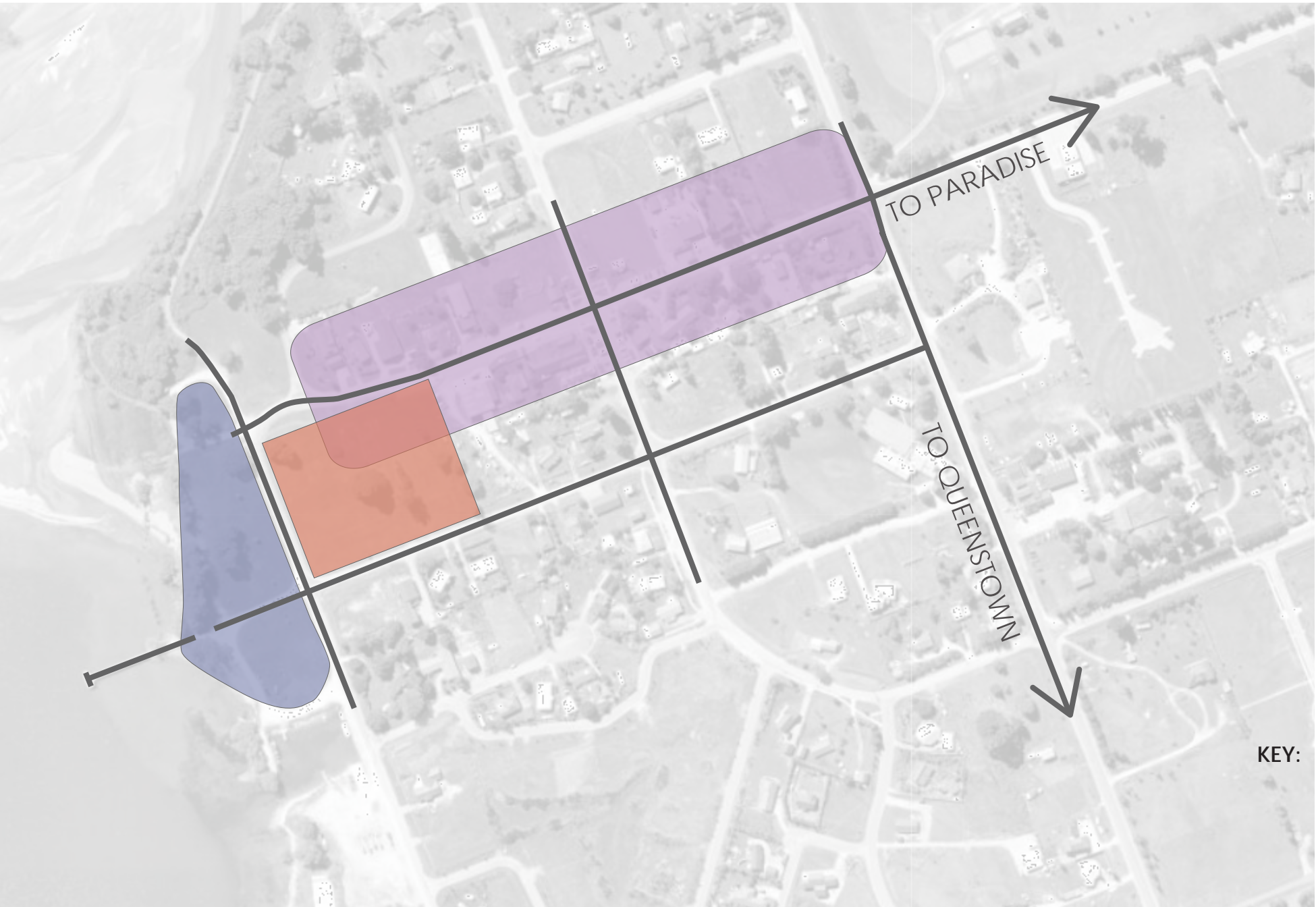
The lakefront reserve is grassed with a number of specimen trees, mainly willow, within the reserve and clustered along the lake edge. Small car parking areas are located to the north and south of the reserve accessed from Benmore Place to the south and the Mull / Benmore intersection to the north. With their dramatic lake and mountain backdrop, the lakefront, wharf and shed are a popular visitor destination and photograph opportunity in Glenorchy.

The site occupies the western third of the block defined by Benmore Place, Mull, Argyle and Islay Streets. Mull Street is the main commercial 'heart' of Glenorchy with the majority of the township's cafes and retail outlets clustered along Mull and to a lesser extent Oban Streets. Oban being the main access into the settlement from Queenstown. Islay Street is more residential in character with some six residential properties occupying the block between Argyle Street and Benmore Place.

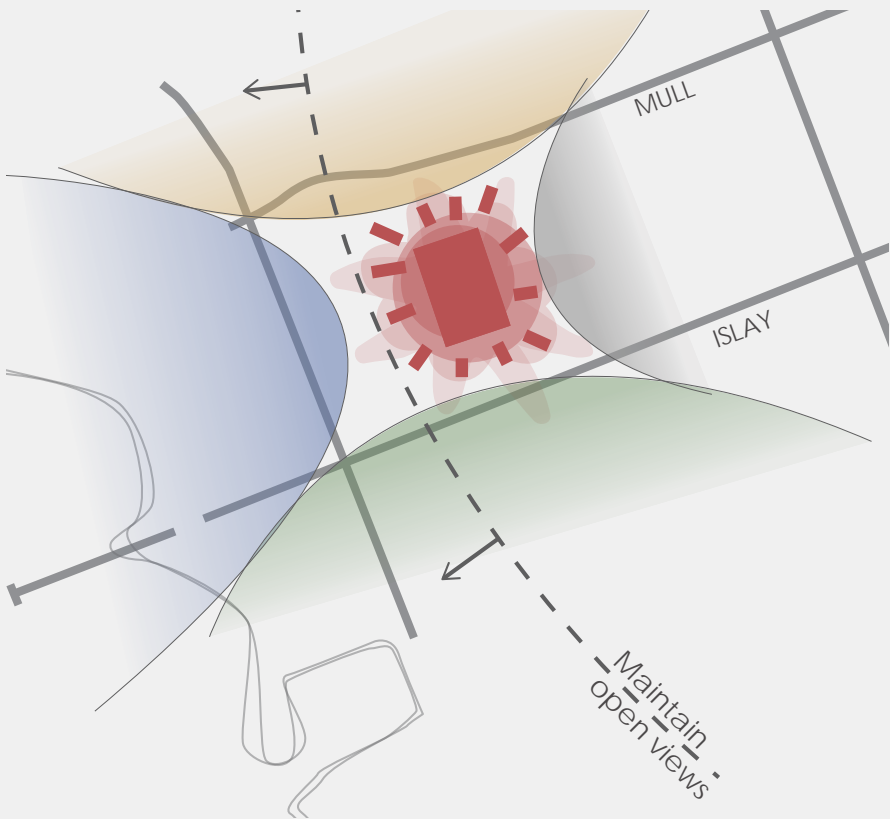
Glenorchy is framed by mountains which create a dramatic and enclosing landscape context. To the east the Richardson Mountains with Mts McIntosh, Alaska and Judah forming local peaks, whilst across Lake Wakatipu to the west The Humboldt and Ailsa Ranges provide the backdrop.



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The site of the former Mt Earnslaw Hotel has lain vacant in Glenorchy since the original hotel and villa burnt to the ground in 1959. The concrete footings of the hotel remain visible in the grass with a small number of clustered trees and shrubby vegetation peppering the site. There is an interpretive sign showing a historical photograph of the hotel and telling of its former ownership and colourful history. In times when the only access to Glenorchy was via the lake and the steam ferry 'Earnslaw', the Mt Earnslaw Hotel sat pride of place at the end of the wharf on arrival into the settlement.



- SITE
- LAKEFRONT DESTINATION
- COMMERCIAL HEART

- PUBLIC GESTURE TO LAKE
- RELATIONSHIP TO QUIETER RESIDENTIAL CONTEXT
- RELATIONSHIP TO COMMERCIAL HEART OF GLENORCHY
- SERVICE TO REAR ADJOINING PROPERTY

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THE PROPOSAL

The proposal is to re-develop the site to again establish a lake-front hotel in Glenorchy. The proposed design of the hotel draws strongly from the memory of the former hotel complex, with its two storey veranda hotel, whilst responding to the contemporary needs of a viable hotel and ancillary food and beverage building cluster for Glenorchy.

District Plan requirements in respect of providing habitable space floor levels above the 100 year flood RL's, require buildings on the site to be set at a raised ground level of RL 3.130 some 1.5m above the current ground level of the site (approx RL 3.115m – varies across the site). The proposal is to fill the central / rear, eastern portion of the site, where buildings are proposed to be located, leaving the Benmore Place / lake frontage western portion of the site at its existing level as a publicly accessible lawn.

The proposal replicates, in conceptual terms, the centrally located original two storey hotel with its associated Mull Street 'H' plan single storey villa. The two storey proposed hotel replaces the earlier two storey hotel with the architecture of the new drawing reference from the old. The proposed 64 room hotel will sit centrally atop the elevated terrace landform with the hotel's Food and Beverage / hospitality facilities located in a cluster of smaller scaled 'out-house' / villa buildings forming the Mull Street frontage. Along Islay Street a series of 'boat shed' accommodation units relate to the residential character of this street providing an interface between the hotel and the street.

The finer grain of the proposed Mull and Islay Street front buildings seeks to respond and generally replicate the scale and form of established development within the settlement providing a foreground foil to the larger footprint, two storey, hotel which is designed to 'front' toward the Lake signalling a clear point of arrival and destination. The existing informal layout and generally smaller scale of development in the settlement along with the proposed combination of structures to integrate the larger central building in illustrated in the two 'figure ground' Nolli maps adjacent.



Existing



Proposed



'Figure Ground' Nolli Maps

Indicative potential development footprints enabled by District Plan provisions shown within hatched area

Both the Mull and Islay Street fronting buildings comprise some elements of their structure below the 100 year flood RL's with these components designed to accommodate potential flooding with the habitable spaces set above the required RL's. At the same time bringing these buildings down to the street is desirable in terms of pedestrian scale and amenity avoiding the whole development appearing to sit above the street on a flood protected pedestal.

The design of the Mull Street cluster of smaller scaled buildings is very much in response to the established informal retail character and amenity of the existing street. The buildings provide for multiple points of pedestrian entry via ramped and stepped surfaces. A small publicly accessible central courtyard is created with individual buildings providing hotel guests, other visitors and locals with café, delicatessen, bakery, bar and restaurant facilities to support the experience of the hotel and Glenorchy as a whole. The form and materiality of this cluster of complementary buildings reflects the heritage of the site and of Central Otago with a strong place-based vernacular and recognisable local identity.

In similar vein the Islay Street 'boat shed' accommodation units, day spa and hotel service / storage buildings reflect a lakeside character and draw reference to the Glenorchy wharf shed and similar Central Otago historical. The street fronting space is set below the 100 year flood RL with the habitable space and mezzanine set on the upper flood protected raised RLs. These simple gabled roof structures provide a diversification of the accommodation offering of the hotel and expand its amenities, providing day spa and steam room / sauna facilities. By creating a lesser scaled built frontage to Islay Street, they respond to the existing residential character of the street, noting at the same time that the 'front' third of the site is retained without any form of built development in lawn at the existing ground level and fully accessible to the public.

Vehicular access to the site and hotel entry is via a one way through access from Mull Street exiting onto Islay Street. The site's remnant lattice water tank structure and three metal tanks are relocated on the site brought forward to the Mull Street entry to signal the hotel and its arrival point. Parking for four vehicles including mini-van / small coach pick-up and drop-off is provided on this through access. Additional parking is provided accessed from the Mull, Islay and Benmore road reserves. The 90° parking on the Benmore Place frontage is located partially within the site with the footpath set within the site (in front of the cars) defining the edge of the lawn. On Mull Street there is a widened road reserve and formed footpath, the proposal on this frontage is to provide car parks at 90° to the street within the road reserve. These car parks would provide public parking, as occurs informally on this frontage already, for the commercial activities of the street and overnight parking associated with the hotel.

The proposed landscape design also draws on the history of the site with heritage fruit trees, Linden trees and Chaenomeles japonica (Flowering Quince) all related to vegetation found on the vacant wasteland site. The planting will provide scale through strategically located specimen trees and privacy for hotel guests through the use of hedging.

The landscape design (refer separate statement) is simple and restrained with seasonal variation and a framework of indigenous species complemented by productive, heritage and seasonally flowering / habitat enhancing exotic species. The grand scaled, terraced hotel lawn is seen as a community facility reflecting the lakeside reserve opposite and giving space and set back to the hotel as seen from the Lake and town.

EFFECTS

The proposed development will introduce a significant change to the presently, and now long vacant, site. It will re-introduce a destination hotel to the heart of the established settlement and provide visitors with quality overnight accommodation to support Glenorchy’s ability to host a quality experience of access to the outstanding natural, cultural and recreational environment of the locality.

The cluster of proposed buildings will address both the lakefront and the site’s three street frontages with a carefully considered design that responds to and respects the established character and amenity of the site’s context.

The proposed development is highly permeable to the public inviting locals and visitors alike into the Mull Street courtyard precinct and providing public access to and across the Benmore Place grand front lawn of the hotel.

From within the settlement approaching along Oban Street or in closer proximity on Argyle, Islay or Mull Streets the taller hotel building will be largely screened by closer houses, buildings and trees. Close up on Mull and Islay Streets the foreground finer grained and lesser scaled development will also largely screen and ameliorate the larger height and bulk of the hotel. In those views where the hotel is in clear view, such as from Benmore Place and Lakefront Reserve to the west, the prominent two storey building will provide a clear landmark in a logical location in the township. The scale of the open ‘Grand Lawn’ will ameliorate the greater scale of the hotel and maintain a sense of spacious openness for the public and to the Lake.

As illustrated in the series of three architectural renders the overall development has a clear vernacular that reflects but the former hotel and the Central Otago context.

Seen from the Lake / Reserve and township set against the dominant mountain backdrop of the Richardson Mountains the hotel and its associated buildings will set the scene for arrival into Glenorchy from the lake. The development will enhance the character and amenity of Glenorchy as a visitor destination providing quality accommodation to support the local and international tourism activities of the township. The development will return the substantial, long vacant, site to its historical roots and once again celebrate the hospitality of The Grand Mount Earnslaw Hotel.



The existing tank stand, to be relocated as an entry marker



Chaenomeles japonica, Flowering Quince, growing on site



Looking down Mull Street to the Lake with the site on the left

6.2 ARCHITECTURAL DESIGN STATEMENT