

Section	No of Lots	Time to Travel Per Vehicle (s)	Exiting Site			Entering Site		
			No of Vehicles	Cum. Time in Peak (s)	%age in Peak	No of Vehicles	Cum. Time in Peak (s)	%age in Peak
1	12	30.3	10.2	309.1	8.6%	1.8	54.5	1.5%
2	10	0.9	8.5	7.7	0.2%	1.5	1.4	0.0%
3	9	22.6	7.7	172.8	4.8%	1.4	30.5	0.8%
4	8	14.0	6.8	95.2	2.6%	1.2	16.8	0.5%
5	6	13.5	5.1	68.9	1.9%	0.9	12.2	0.3%
6	3	18.0	2.6	45.9	1.3%	0.5	8.1	0.2%
7	2	24.8	1.7	42.1	1.2%	0.3	7.4	0.2%

**Table 2: Travel Times on Each Section of Road by Direction for Current Development, Morning Peak Hour**

Interpreting this, the first line shows that on Section 1, in the morning peak hour there would be 10.2 vehicles exiting the site<sup>4</sup>, and as it takes each vehicle 30.3 seconds to travel this section, an exiting vehicle would be present for a cumulative total of  $30.3 \times 10.2 = 309.1$  seconds. This equates to 8.6% of the time in the morning peak hour. Thus at any given time, an 8.6% chance that there would be an exiting vehicle present on the road.

Section	No of Lots	Time to Travel Per Vehicle	Exiting Site			Entering Site		
			No of Vehicles	Cum. Time in Peak	%age in Peak	No of Vehicles	Cum. Time in Peak	%age in Peak
1	12	30.3	4.2	127.3	3.5%	7.8	236.3	6.6%
2	10	0.9	3.5	3.2	0.1%	6.5	5.9	0.2%
3	9	22.6	3.2	71.1	2.0%	5.9	132.1	3.7%
4	8	14.0	2.8	39.2	1.1%	5.2	72.8	2.0%
5	6	13.5	2.1	28.4	0.8%	3.9	52.7	1.5%
6	3	18.0	1.1	18.9	0.5%	2.0	35.1	1.0%
7	2	24.8	0.7	17.3	0.5%	1.3	32.2	0.9%

**Table 3: Travel Times on Each Section of Road by Direction for Current Development, Evening Peak Hour**

In order for the formed width of Black Peak Road to have a material effect, one vehicle must meet another that is travelling in the opposite direction and the two vehicles then have to pass one another. Since the events are independent, the probability that both will occur is found by multiplying the separate probabilities.

<sup>4</sup> Numerically speaking, since fractional cars do not exist. The fraction is kept to assist improving accuracy of the calculation.

Section	No of Lots	Morning Peak Hour		Evening Peak Hour	
		Probability of Meeting Another Vehicle	Equates to	Probability of Meeting Another Vehicle	Equates to
1	12	0.130%	1 in 769	0.232%	1 in 451
2	10	0.000%	1 in >10,000	0.000%	1 in >10,000
3	9	0.041%	1 in 2,461	0.073%	1 in 1,379
4	8	0.012%	1 in 8,103	0.022%	1 in 4,541
5	6	0.006%	1 in >10,000	0.012%	1 in 8,682
6	3	0.003%	1 in >10,000	0.005%	1 in >10,000
7	2	0.002%	1 in >10,000	0.004%	1 in >10,000

**Table 4: Potential for Vehicles to Meet, Current Development**

As is potentially intuitive, the chances of meeting another vehicle are greatest on the easternmost section, which is relatively long and has the highest traffic flows. However the chances are still numerically low – with 12 vehicles on this section, this equates to one vehicle meeting another on average once every 64 days in the morning peak hour and once every 36 days in the evening peak hour. The potential for vehicles to meet one another is even lower than this on the other sections of road.

Clearly if one vehicle was to meet another, then they would need to move to the side of the road. The expected width in the Code of Practice of 5.5m is considered to be sufficient for one vehicle to pass another, but in practice 5.0m is sufficient for two cars to pass slowly<sup>5</sup>. However even if one car moved onto the grassed verge, this would happen infrequently and at different locations along the road, so it is unlikely that damage to the verge or edge breakage would arise.

On this basis, we consider that the formed width of Black Peak Road is sufficient in practice for the traffic loading on it because it is unlikely that one vehicle will meet another.

We have repeated the calculations above allowing for one additional lot, and the outcomes are summarised below.

Section	No of Lots	Morning Peak Hour		Evening Peak Hour	
		Probability of Meeting Another Vehicle	Equates to	Probability of Meeting Another Vehicle	Equates to
1	13	0.153%	1 in 655	0.272%	1 in 367
2	11	0.000%	1 in >10,000	0.000%	1 in >10,000
3	10	0.050%	1 in 1,993	0.090%	1 in 1,117
4	9	0.016%	1 in 6,403	0.028%	1 in 3,588
5	7	0.009%	1 in >10,000	0.016%	1 in 6,379
6	4	0.005%	1 in >10,000	0.009%	1 in >10,000
7	3	0.005%	1 in >10,000	0.010%	1 in >10,000

**Table 5: Potential for Vehicles to Meet, With Additional Lot**

<sup>5</sup> A car is 1.9m wide, so a 5m seal width means that two cars can pass 0.4m from the edge of the seal and with 0.4m between vehicles.



Because there are additional vehicles using the road, the probabilities of vehicles meeting changes (and it is more likely that they meet). However the additional lot will only result in one additional traffic movement in the peak hours, which means that the change is modest. Looking at the section of road where the potential to meet another vehicle is greatest (the easternmost section):

- In the morning peak hour
  - At present, the likelihood is one meeting every 64 days
  - With one additional lot, this changes to one meeting every 50 days
- In the evening peak hour
  - At present, the likelihood is one meeting every 36 days
  - With one additional lot, this changes to one meeting every 28 days

As before, the potential for vehicles to meet is lower on other sections of the road.

Accordingly, we consider that the likelihood of meeting another vehicle remains very low. On this basis, we consider that the formed width of Black Peak Road is sufficient in practice for the slight increase in the traffic loading on it with the one additional lot.

### *Road Safety*

The alignment of Black Peak Road is not adverse, and in large part the road has only gentle curves and gradients. The greatest gradient arises at the western end of the initial straight section, and under the (current) Code of Practice this is expected to be a maximum of 1 in 6. This is achieved.

The curves also mean that forward sight distances can be limited. However the sight distances required are related to the speeds of vehicles, and at curves, vehicle speeds reduce (in order for the driver not to lose control). On our assessment of the site, the sight distances are appropriate for the prevailing speed environments.

The need for sight distances does not change as result of changes in traffic flows. Accordingly, the sight distances will remain appropriate for the slightly higher volumes that will arise if the subdivision proceeds.

### **Summary and Conclusions**

On the basis of our assessment, we consider that Black Peak Road does not meet the current Code of Practice in respect of roading matters, and it also does not meet the previous Code of Practice. On a first principles assessment of the road though, it is evident that the small amount of development it serves means that there is only a low likelihood of a driver meeting another vehicle coming in a different direction. Accordingly, we consider that from a practical perspective, the road width is appropriate for the traffic flows that it carries.

The additional traffic generated by one further lot results in a slight increase in the potential for drivers to meet one another, but this increase is very small. Accordingly, we consider that the road width will remain appropriate for the traffic flows that it carries.

The horizontal and vertical alignment of the road is appropriate, and suitable sight distances are provided for road users.

On the basis of our assessment then, we consider that the current alignment of Black Peak Road is appropriate for the increase in traffic that would arise due to the proposed additional lot.



Please do not hesitate to contact me if you require anything further or clarification of any issues.

Kind regards

**Carriageway Consulting Limited**

A handwritten signature in purple ink, appearing to read 'Andy Carr'.

Andy Carr

**Traffic Engineer | Director**

Mobile 027 561 1967

Email [andy.carr@carriageway.co.nz](mailto:andy.carr@carriageway.co.nz)





# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

### PERSON AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

### LIST DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

at the following subject site(s):

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.

I/We understand that if the consent authority determines 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.

### MAGNIFYING GLASS WHAT INFORMATION/PLANS HAVE YOU SIGHTED

I/We have sighted and initialled ALL plans dated and approve them.



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) ~~are~~ <sup>is</sup> required.

A	Name (PRINT)	
	Contact Phone / Email address	
	Signature <i>M. Gibson</i>	Date

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature <i>Joe Johnson</i>	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature <i>M. McKay</i>	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.  
 There is no obligation to sign this form, and no reasons need to be given.  
 If this form is not signed, the application may be notified with an opportunity for submissions.  
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

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 office@ rafemaclean.co.nz Wānaka 9343  
 +64 (0)3 443 5715 New Zealand

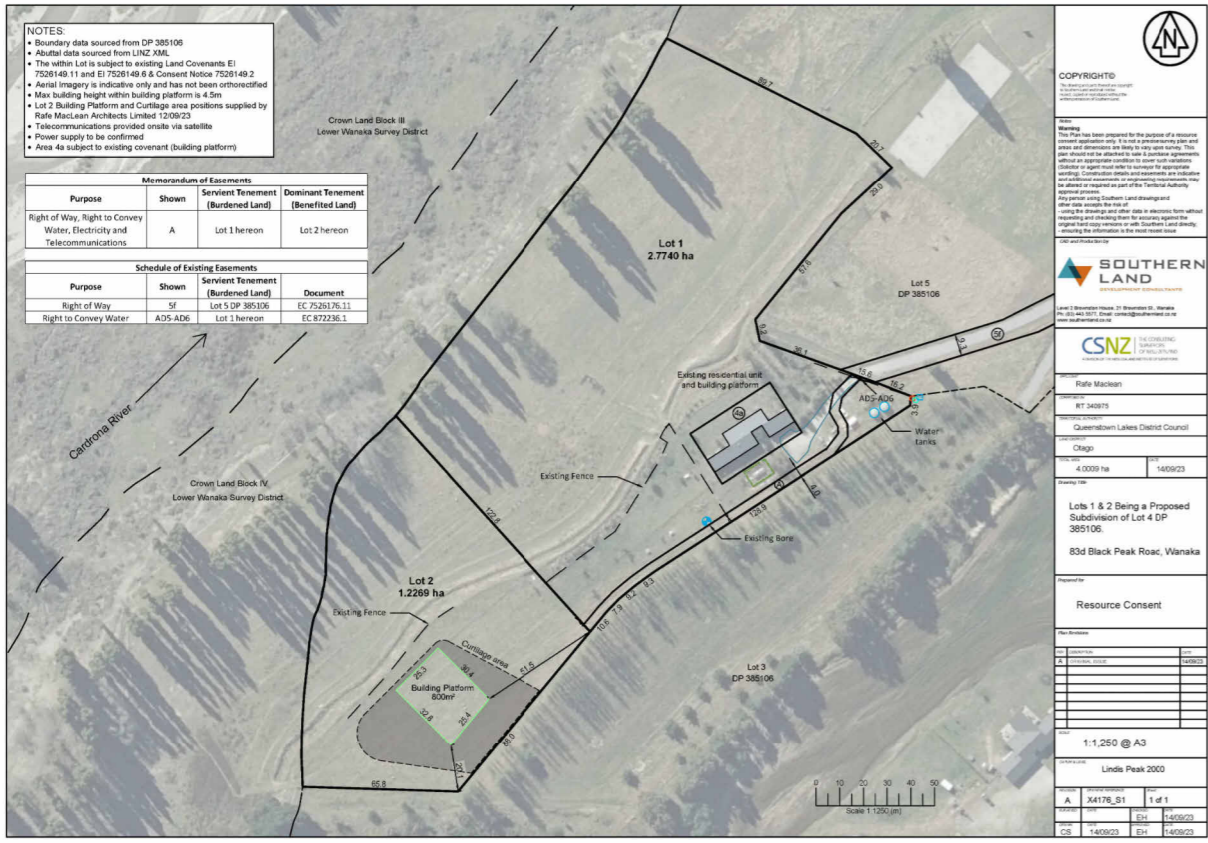
Date No. Description

SITE PLAN\_Proposed Lots

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

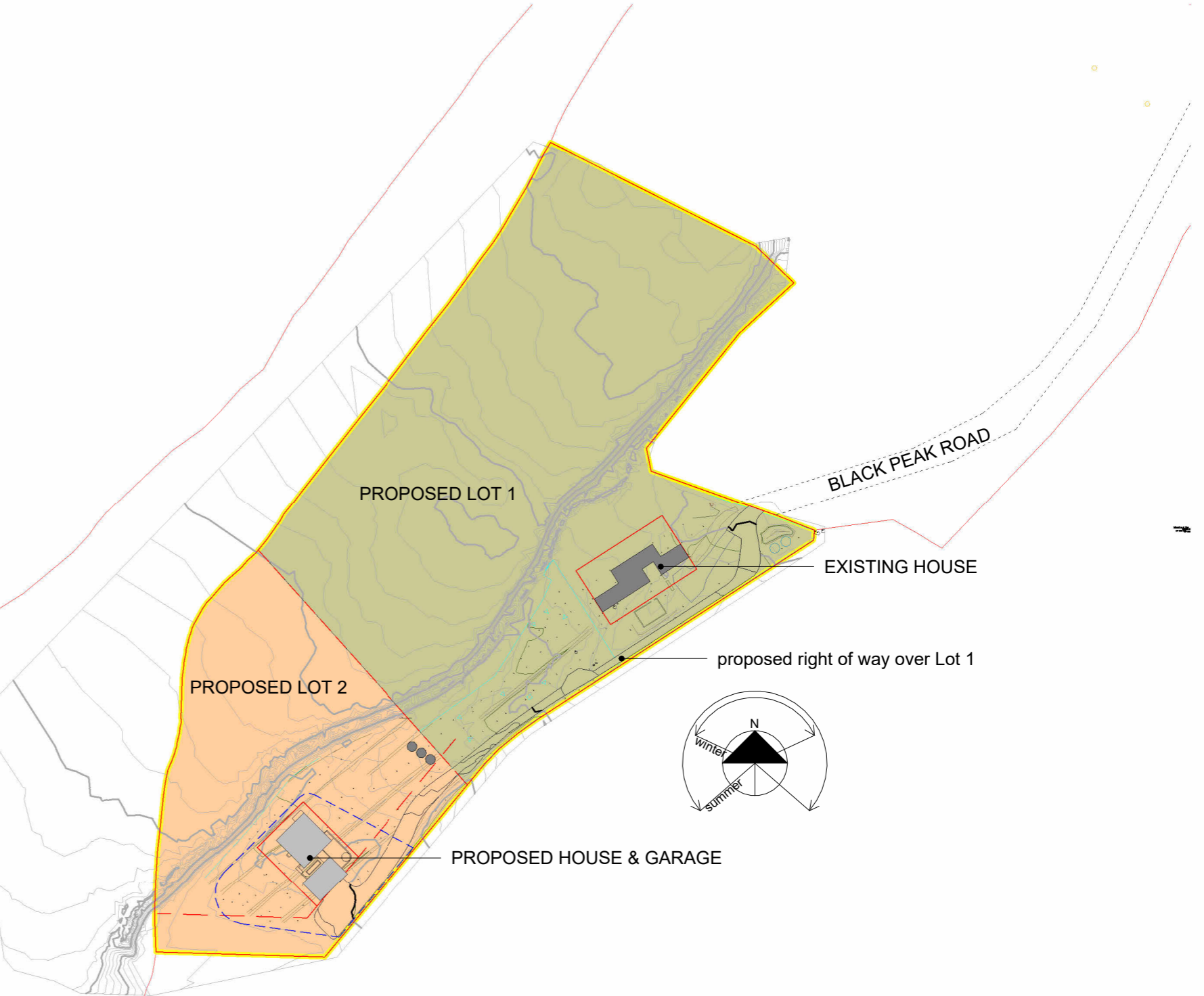
Sheet: **RC01** Revision:

Date: 13 SEPTEMBER 2023 Principal in Charge: RM  
 Project: 21.14 Drawn by: RM

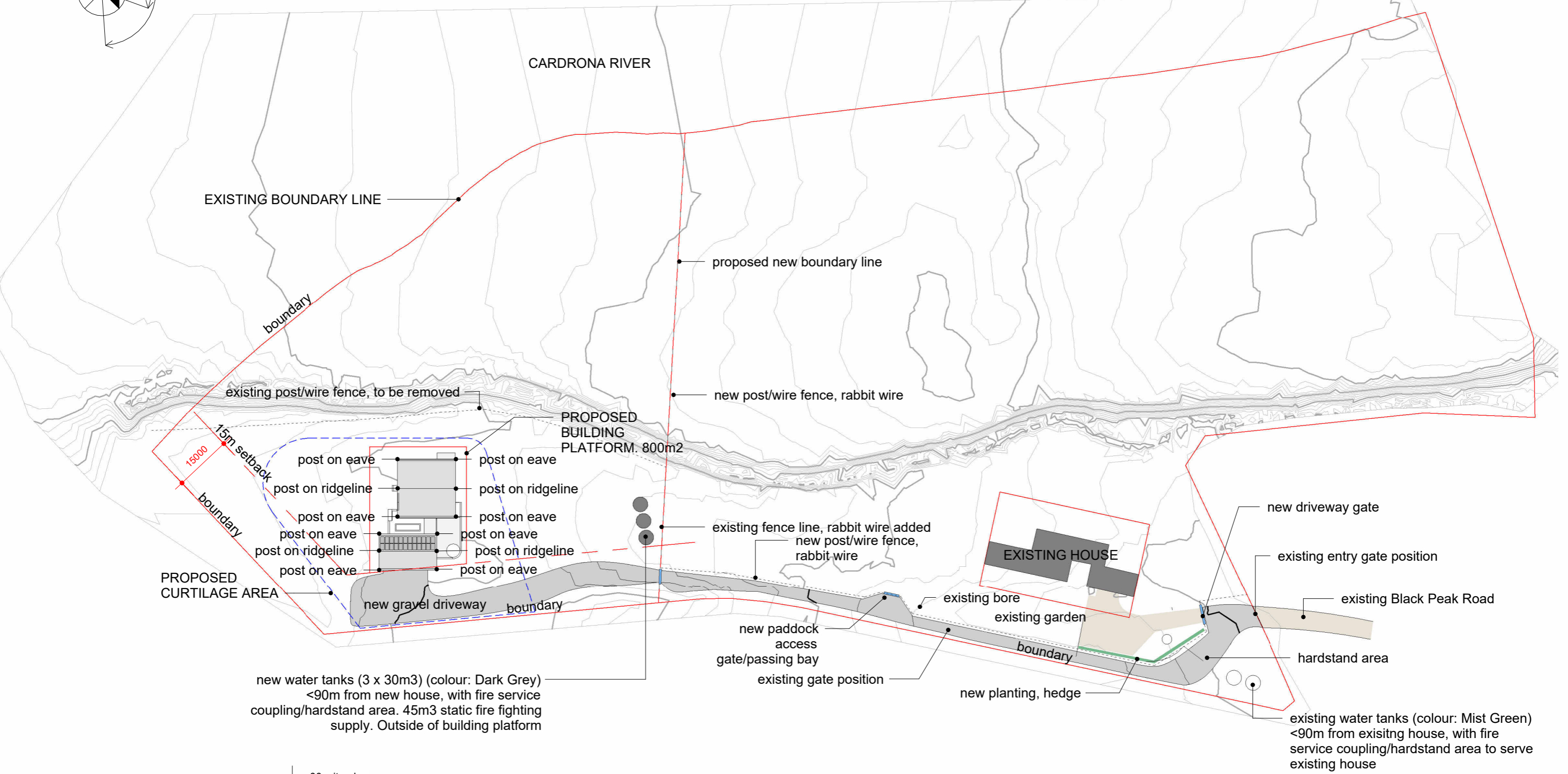
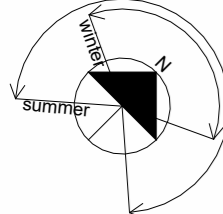


1 PROPOSED LOTS  
 [NOT TO SCALE]

2 00. proposed lots  
 1 : 2000  
 [IF PRINTED ON A3 SHEET]



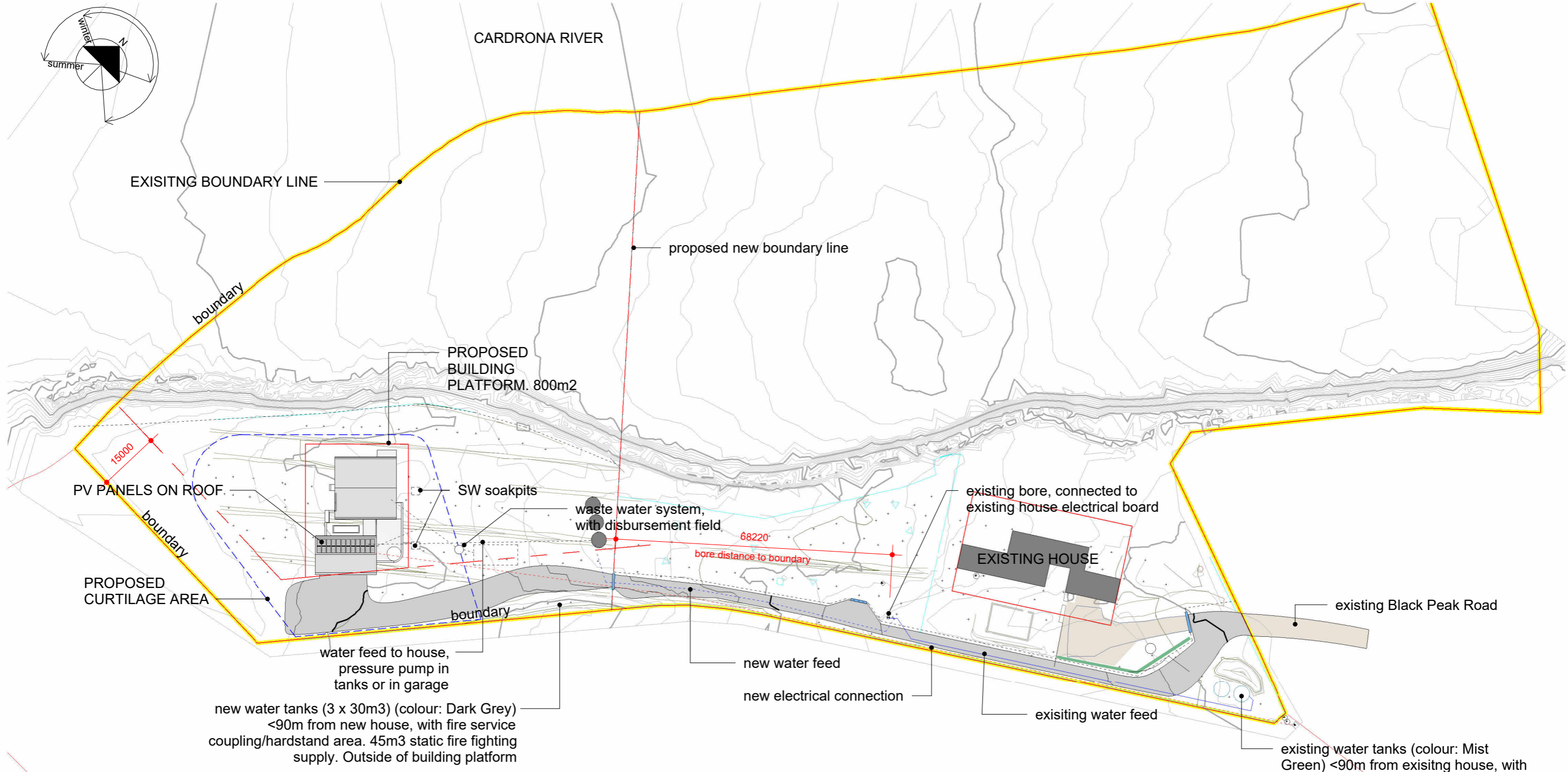
AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signatures]*



1 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signatures]*





**1** | 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL

INITIALS: *[Signatures]*

© Rafe Maclean Architects Ltd  
 office@rafemaclean.co.nz  
 +64 (0)3 443 5715

PO box 295  
 Wānaka 9343  
 New Zealand

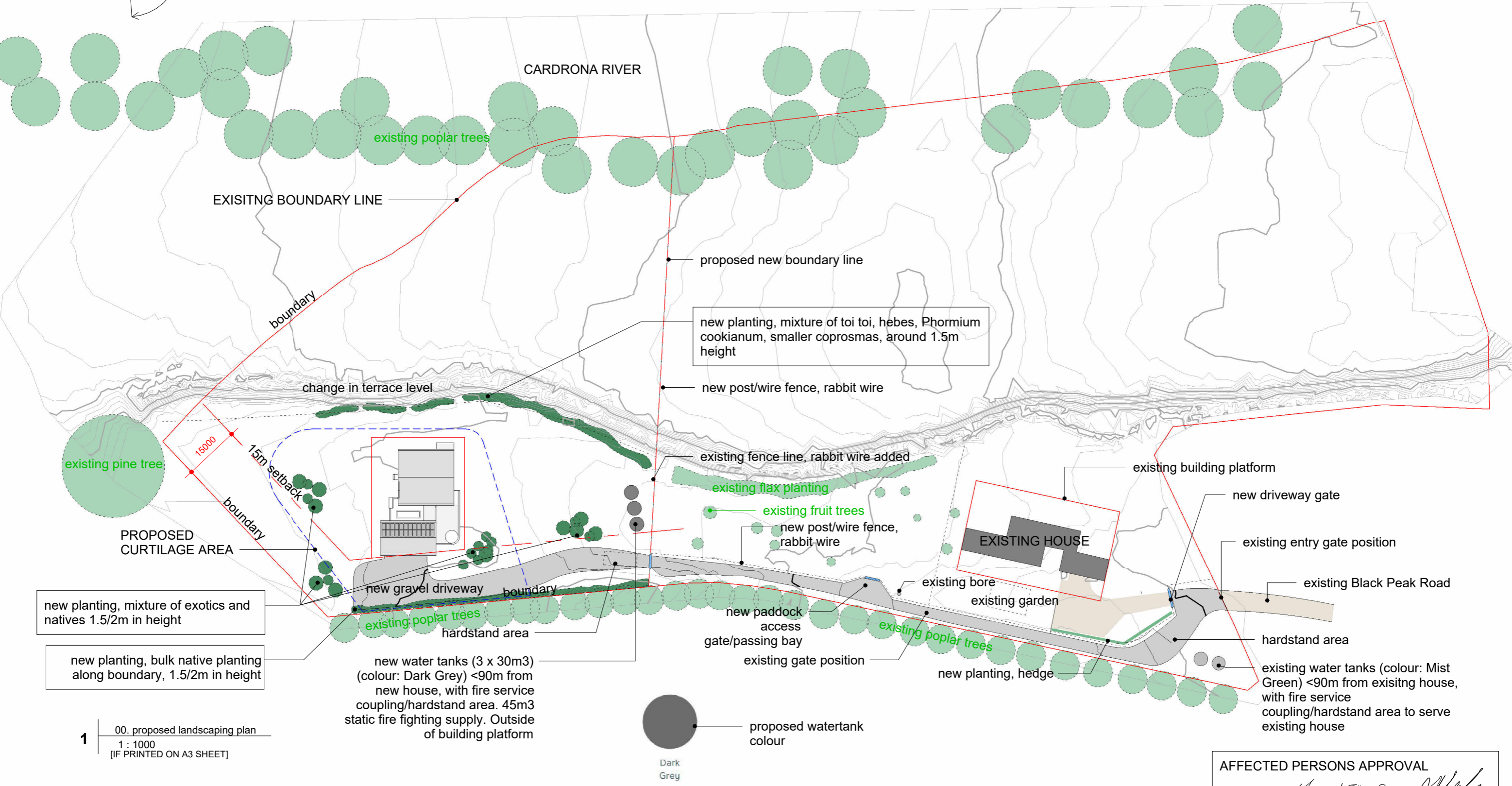
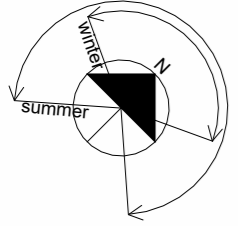
Date	No.	Description

PROPOSED LANDSCAPING PLAN\_Lot 2 only

Sheet: **RC04** Revision:  

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



new planting, mixture of exotics and natives 1.5/2m in height

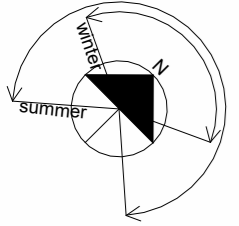
new planting, bulk native planting along boundary, 1.5/2m in height

new water tanks (3 x 30m<sup>3</sup>) (colour: Dark Grey) <90m from new house, with fire service coupling/hardstand area. 45m<sup>3</sup> static fire fighting supply. Outside of building platform

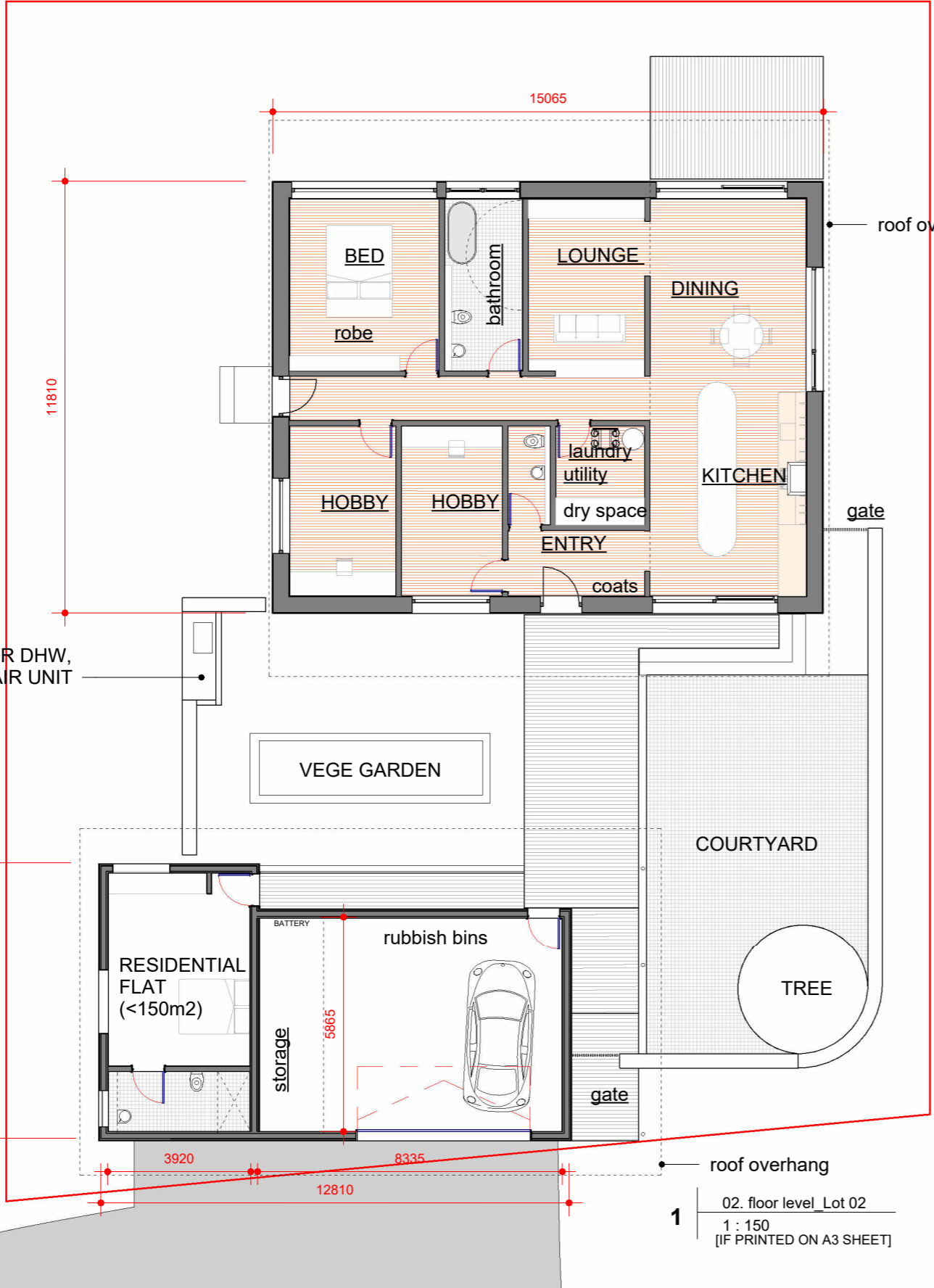
Dark Grey  
 proposed watertank colour

1 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

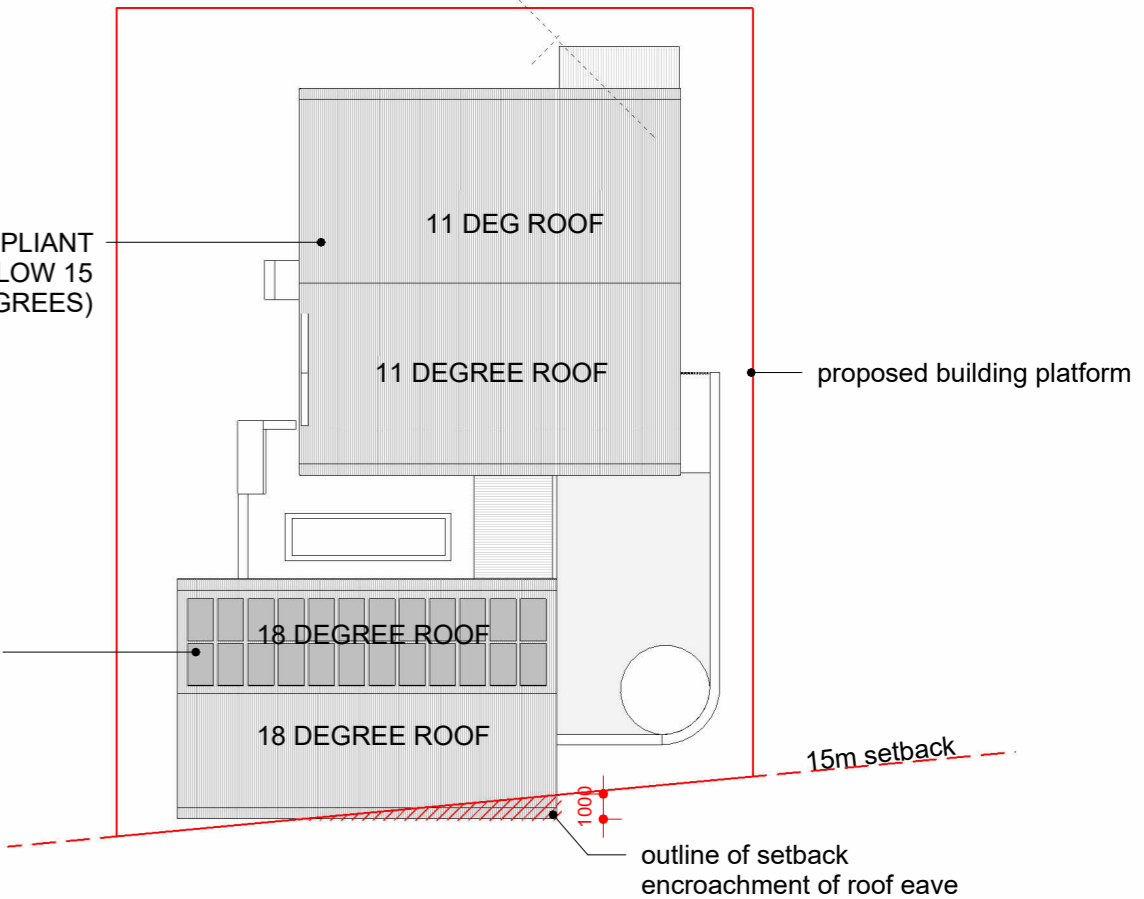
AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signatures]*



BUILDING PLATFORM 800m2



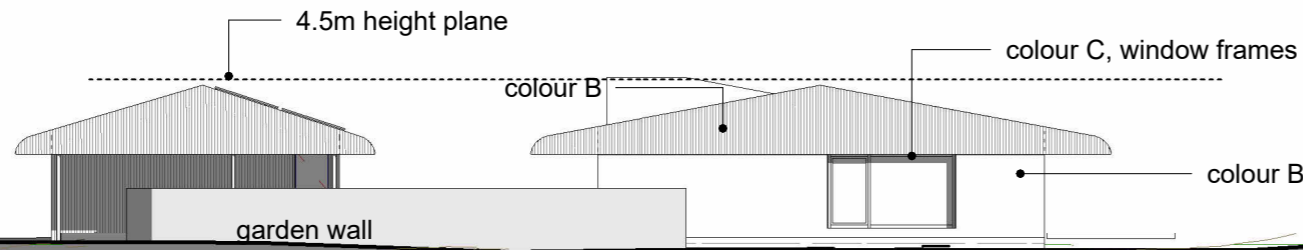
**1** 02. floor level\_Lot 02  
 1 : 150  
 [IF PRINTED ON A3 SHEET]



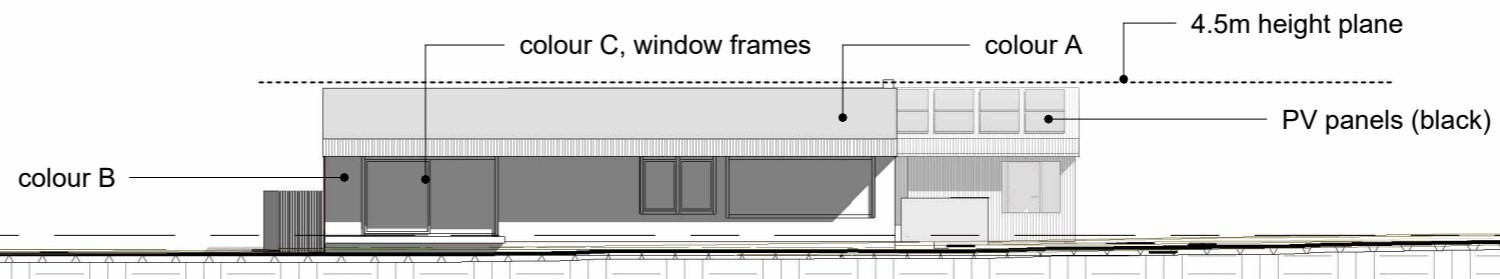
**2** 04. roof plan  
 1 : 300  
 [IF PRINTED ON A3 SHEET]

BOUNDARY 15M SET BACK LINE

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signatures]*

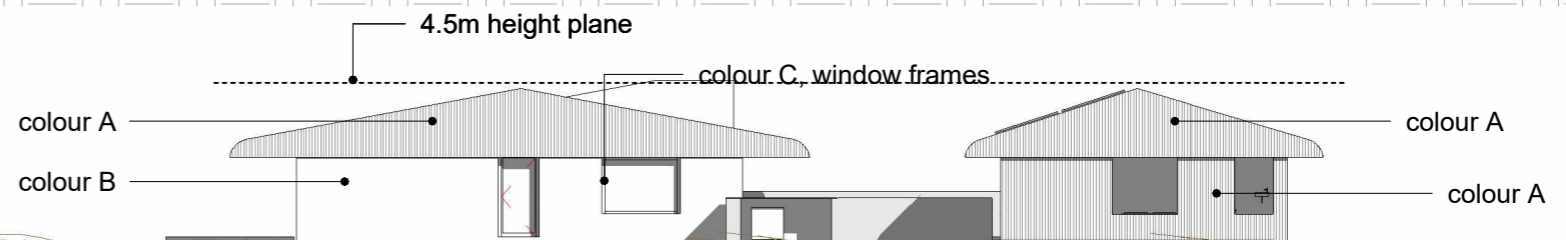


**1** ELEVATION\_NORTHEAST  
1 : 200  
[IF PRINTED ON A3 SHEET]

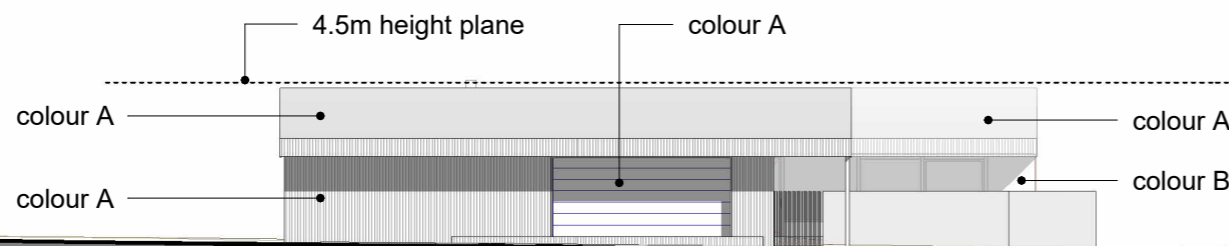


02. floor level  
308330



**2** ELEVATION\_NORTHWEST  
1 : 200  
[IF PRINTED ON A3 SHEET]



**3** ELEVATION\_SOUTHEAST  
1 : 200  
[IF PRINTED ON A3 SHEET]



COLOUR MAY VARY FROM SELECTION BELOW  
(LRV for roofs <20%, LRV for other surfaces <30%)

-  colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
-  colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

**4** ELEVATION\_SOUTHWEST  
1 : 200  
[IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
INITIALS: 



# AFFECTED PERSON'S APPROVAL



## FORM 8A

Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)

### AFFECTED PERSON'S DETAILS

I/We Mark De Beer, Sarah De Beer  
Are the owners/occupiers of  
83b Black Peak Road, Wānaka

### DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:  
Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.  
Overall the proposal requires a discretionary activity resource consent.  
Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.  
at the following subject site(s):  
83d Black Peak Road, Wānaka. Lot 4 DP 385 106



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.

I/We understand that if the consent authority determines 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.

### WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

13 Sept 2023



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT)	Mark de Beer	
	Contact Phone / Email address	0272702298 Markdebeer10@gmail.com	
	Signature		Date 21/9/23

B	Name (PRINT)	Sarah de Beer	
	Contact Phone / Email address	027 2299 289	
	Signature		Date 21/9/23

C	Name (PRINT)		
	Contact Phone / Email address		
	Signature		Date

D	Name (PRINT)		
	Contact Phone / Email address		
	Signature		Date

Note to person signing written approval

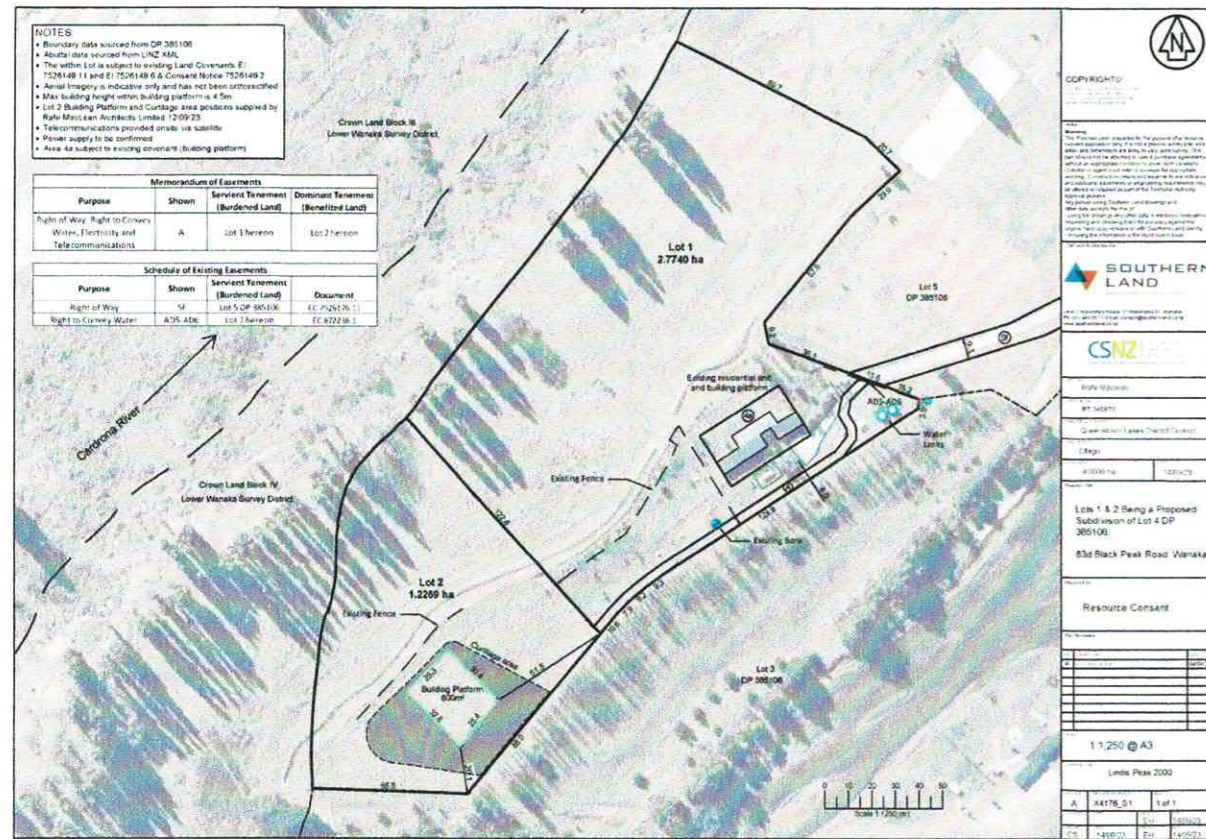
Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



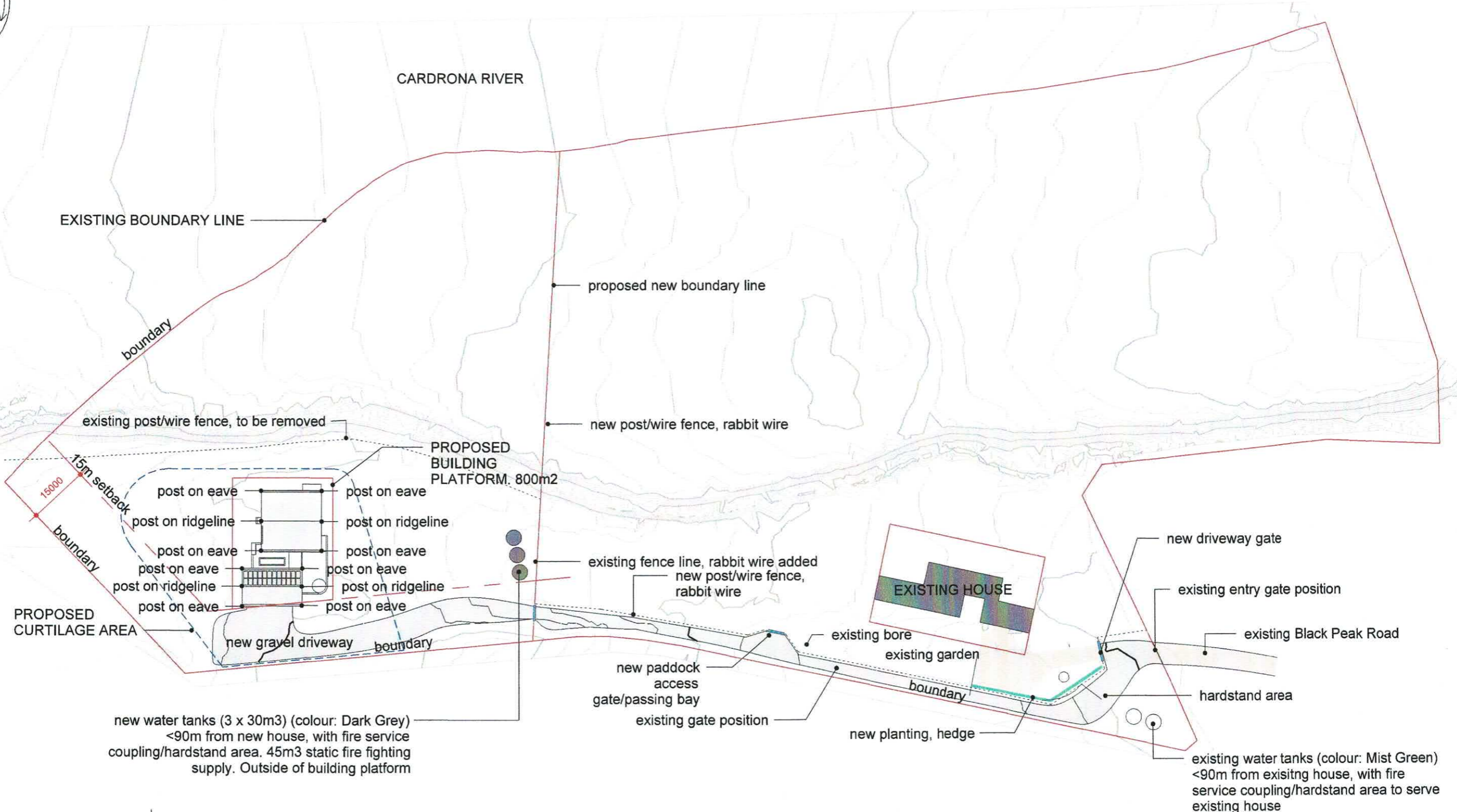
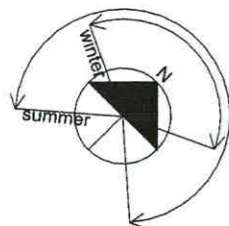


1 PROPOSED LOTS  
[NOT TO SCALE]

2 00. proposed lots  
1 : 2000  
[IF PRINTED ON A3 SHEET]



AFFECTED PERSONS APPROVAL  
 INITIALS: *Md* *CSB*



new water tanks (3 x 30m<sup>3</sup>) (colour: Dark Grey)  
 <90m from new house, with fire service coupling/hardstand area. 45m<sup>3</sup> static fire fighting supply. Outside of building platform

existing water tanks (colour: Mist Green)  
 <90m from existing house, with fire service coupling/hardstand area to serve existing house

**1** 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *Md* *SM*



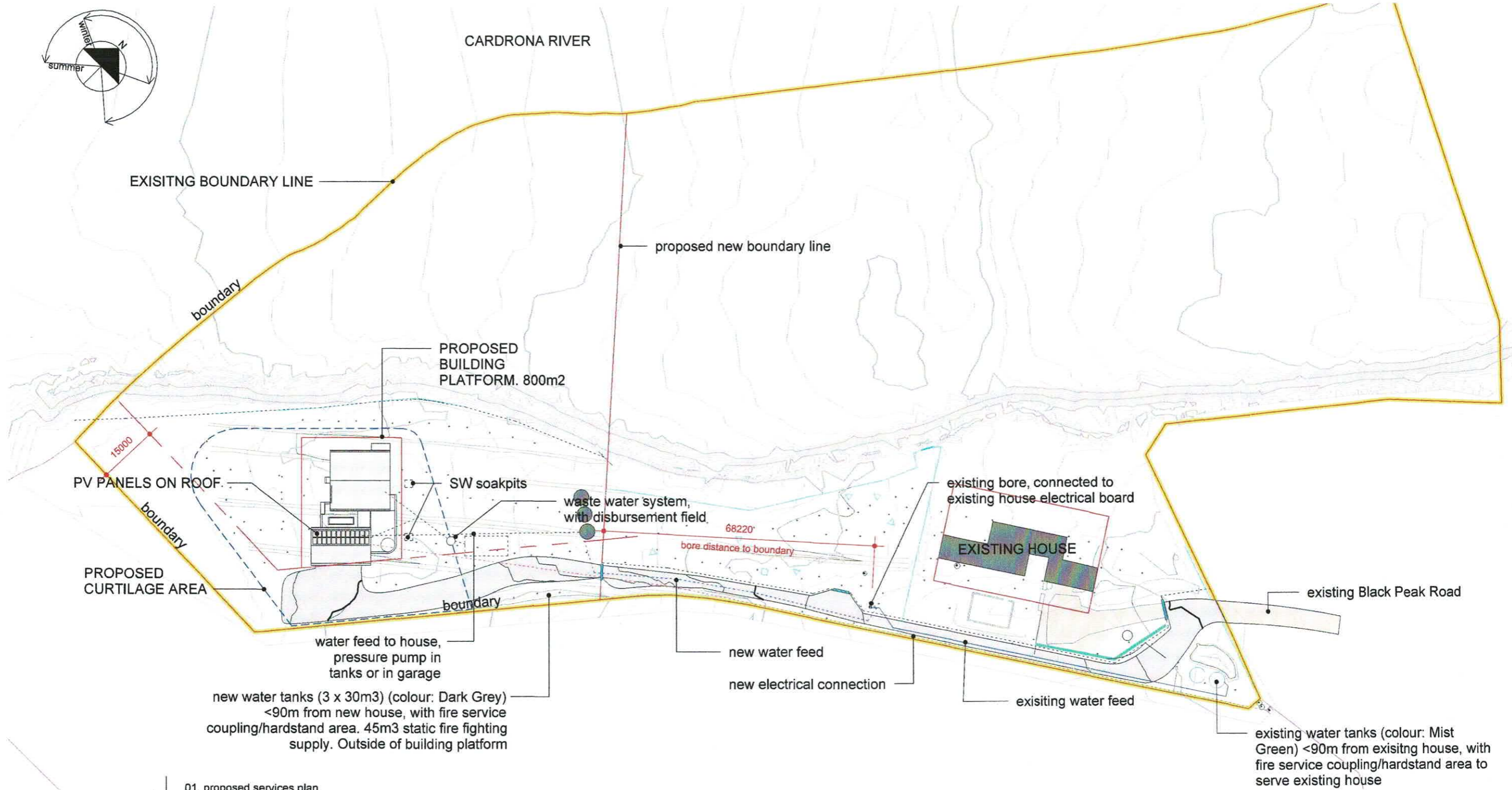
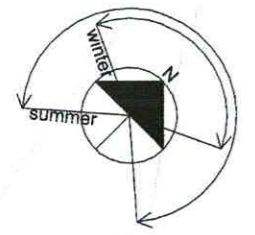
Date	No.	Description

## PROPOSED OVERALL SITE SERVICES

Sheet: **RC03** Revision:  

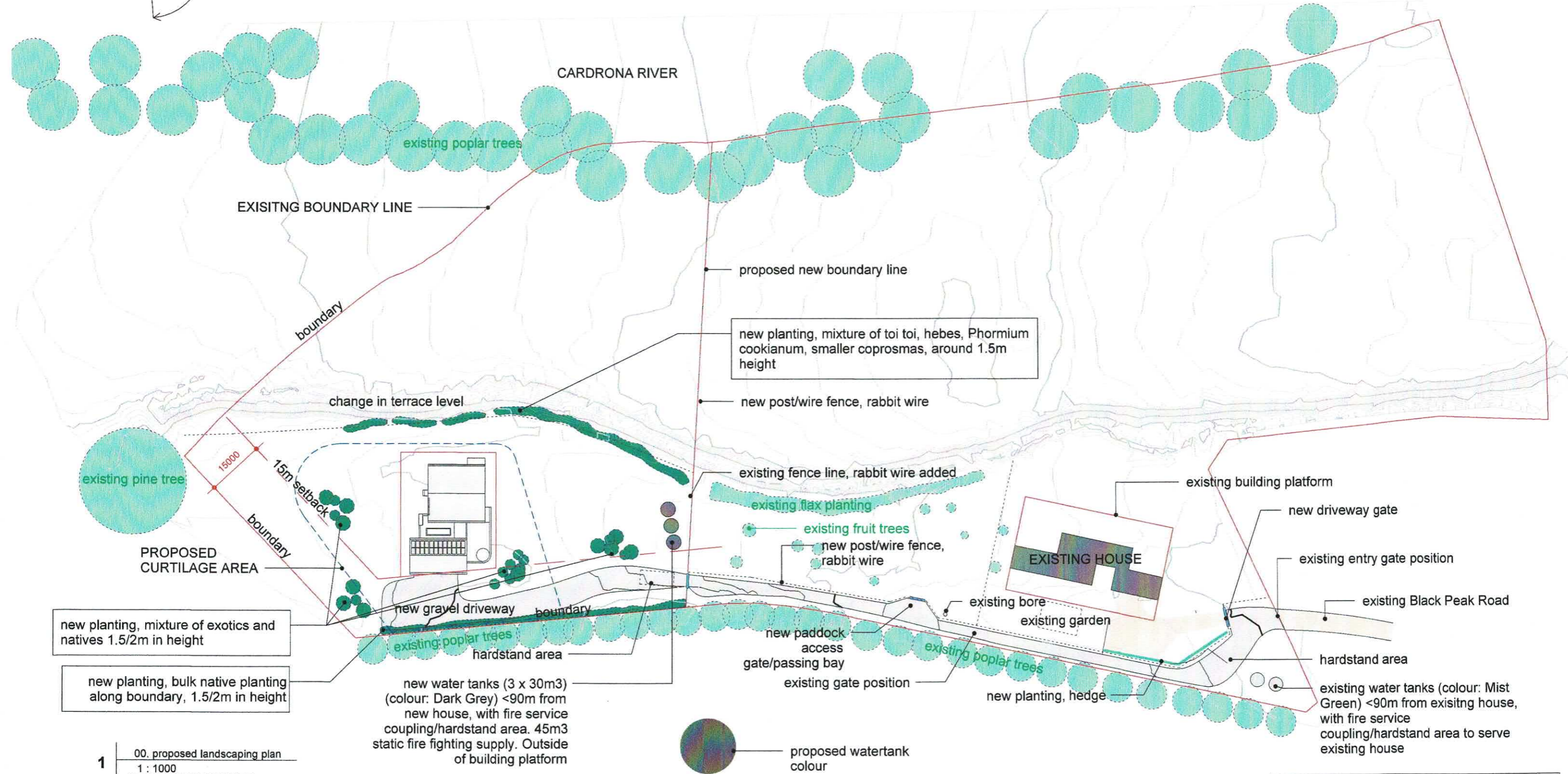
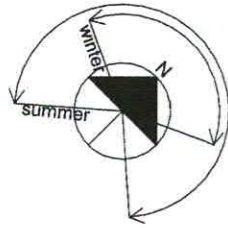
83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



**1** 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *McL* *MM*



new planting, mixture of exotics and natives 1.5/2m in height

new planting, bulk native planting along boundary, 1.5/2m in height

new water tanks (3 x 30m3) (colour: Dark Grey) <90m from new house, with fire service coupling/hardstand area. 45m3 static fire fighting supply. Outside of building platform

new planting, mixture of toi toi, hebes, Phormium cookianum, smaller coprosmas, around 1.5m height

new post/wire fence, rabbit wire

existing fence line, rabbit wire added

existing flax planting

existing fruit trees  
 new post/wire fence, rabbit wire

new paddock access gate/passing bay  
 existing gate position

existing bore  
 existing garden

new planting, hedge

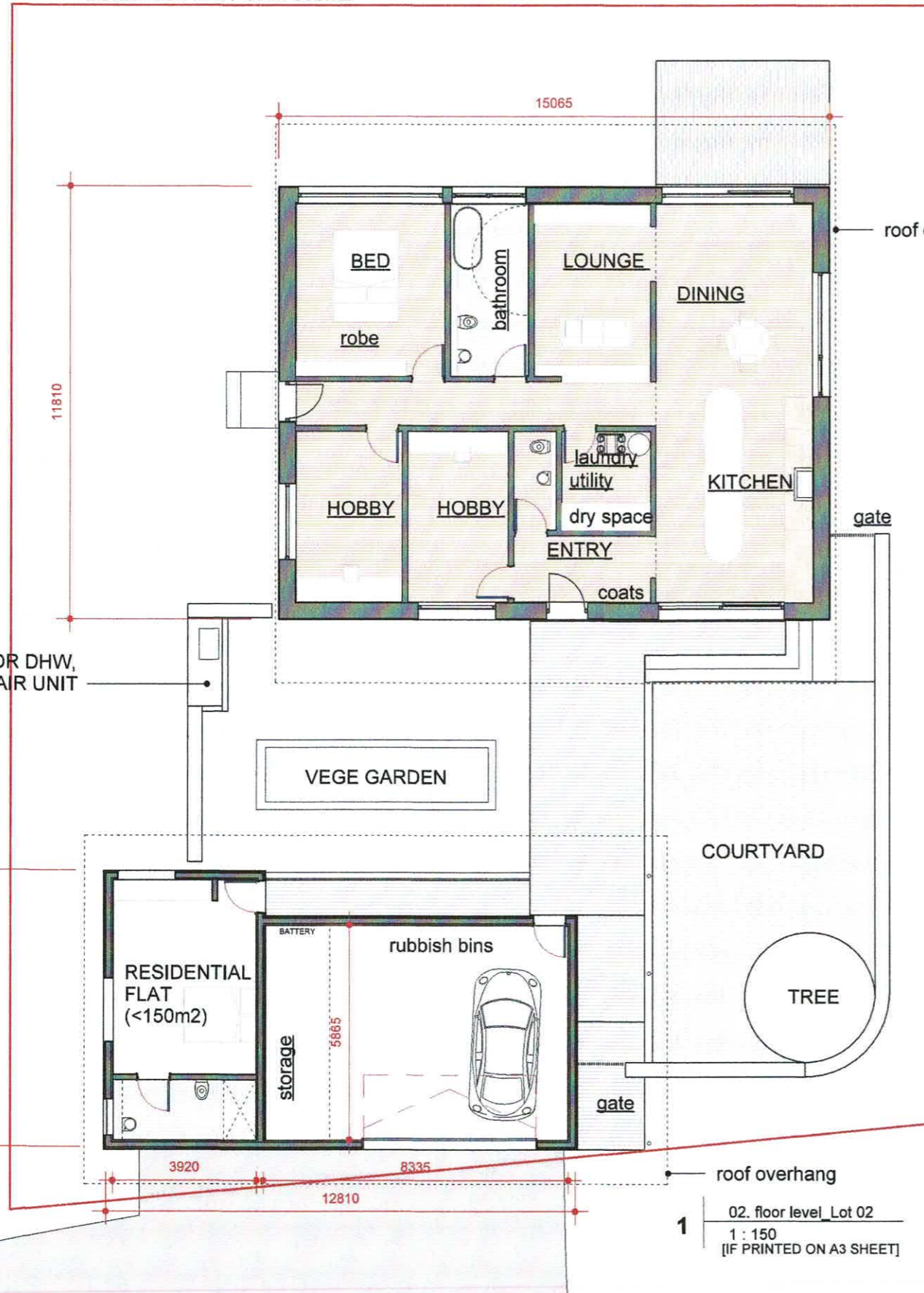
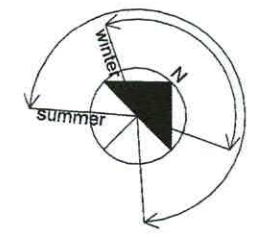
existing water tanks (colour: Mist Green) <90m from existing house, with fire service coupling/hardstand area to serve existing house

1 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

Dark Grey  
 proposed watertank colour

AFFECTED PERSONS APPROVAL  
 INITIALS: *md* *SM*

BUILDING PLATFORM 800m2



HEATPUMP FOR DHW, AND INDOOR AIR UNIT

VEGE GARDEN

COURTYARD

RESIDENTIAL FLAT (<150m2)

storage

rubbish bins

TREE

roof overhang

1 02. floor level\_Lot 02  
 1 : 150  
 [IF PRINTED ON A3 SHEET]

roof overhang

gate

coats

ENTRY

dry space

utility

laundry

LOUNGE

BED

robe

bathroom

DINING

KITCHEN

HOBBY

HOBBY

11810

15065

7535

3920

12810

5865

BATTERY

gate

BOUNDARY 15M SET BACK LINE

NON-COMPLIANT ROOF (BELOW 15 DEGREES)

11 DEG ROOF

11 DEGREE ROOF

proposed building platform

PV PANELS

18 DEGREE ROOF

18 DEGREE ROOF

15m setback

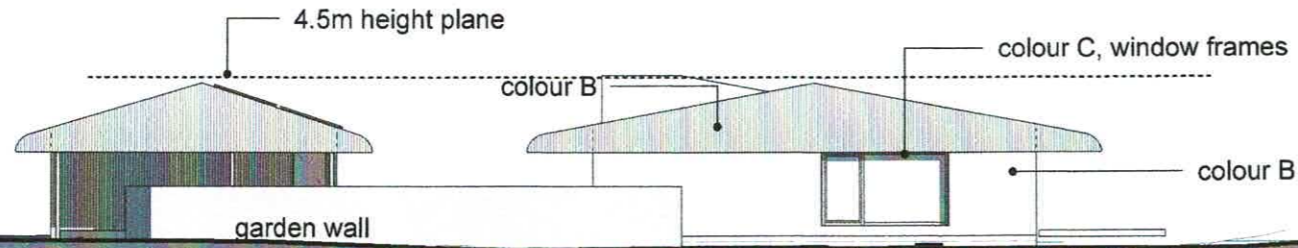
outline of setback encroachment of roof eave

2 04. roof plan  
 1 : 300  
 [IF PRINTED ON A3 SHEET]

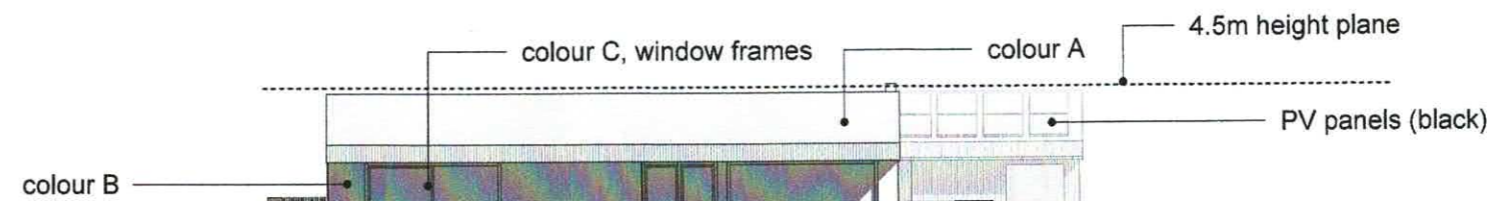
AFFECTED PERSONS APPROVAL

INITIALS:

*Md* *SdB*

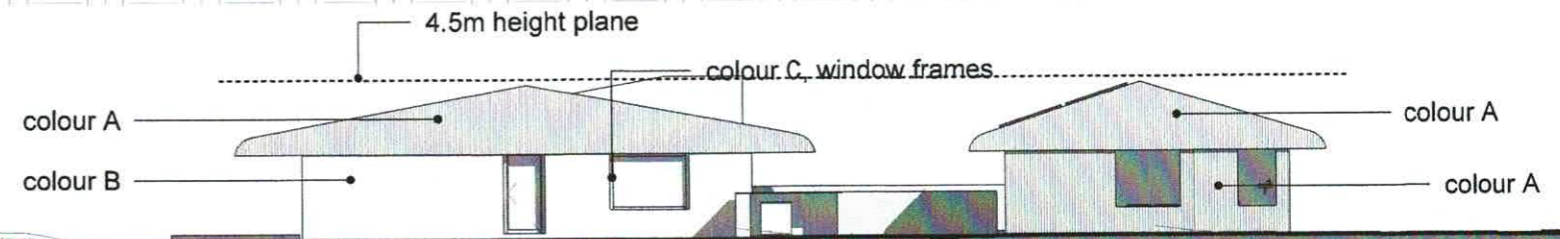


1 ELEVATION\_NORTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

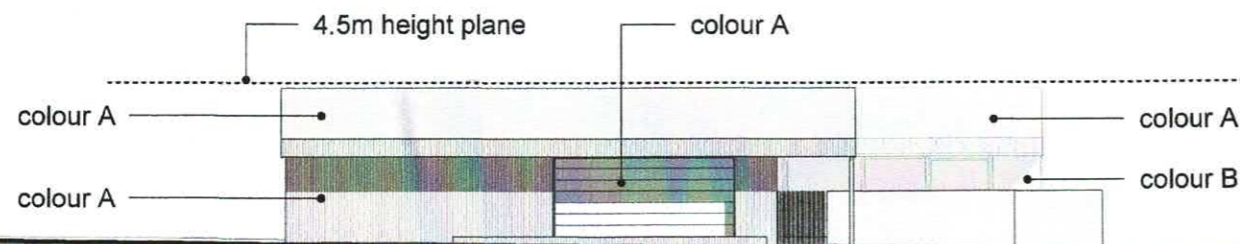


02. floor level  
 308330

2 ELEVATION\_NORTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



3 ELEVATION\_SOUTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

- colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
- colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

4 ELEVATION\_SOUTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL

INITIALS:

*RM* *MM*



# AFFECTED PERSON'S APPROVAL



## FORM 8A

Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)

### PERSON AFFECTED PERSON'S DETAILS

I/We Carlisle Trading Trust

Are the owners/occupiers of  
91 Black Peak Road, Wānaka (Lot 1 DP 567770) (372 Wanaka-Luggate Highway)

### DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:  
Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.  
Overall the proposal requires a discretionary activity resource consent.  
Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.

at the following subject site(s):  
83d Black Peak Road, Wānaka. Lot 4 DP 385 106



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines 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.

### WHAT INFORMATION/PLANS HAVE YOU SIGHTED




I/We have sighted and initialled ALL plans dated and approve them.



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) <b>Carlisle Trading Trust.</b>	
	Contact Phone / Email address <b>0274375481      rob-jean.johnstone@xta.co.nz</b>	
	Signature 	Date <b>27/9/2023</b>

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



# AFFECTED PERSON'S APPROVAL



## FORM 8A

Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)

### PERSON AFFECTED PERSON'S DETAILS

I/We **Dunmore Trustees (2021) Ltd, Cameron Perkins**  
Are the owners/occupiers of  
**87 Black Peak Road, Wānaka**

### LIST DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:  
Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.  
Overall the proposal requires a discretionary activity resource consent.  
Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.

at the following subject site(s):  
**83d Black Peak Road, Wānaka. Lot 4 DP 385 106**



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.  
PLEASE TICK

I/We understand that if the consent authority determines 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.  
PLEASE TICK

### WHAT INFORMATION/PLANS HAVE YOU SIGHTED

I/We have sighted and initialled ALL plans dated and approve them.  
PLEASE TICK

 **13 September 2023.**



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Cameron Perkin	
	Contact Phone / Email address 027 839 5014	
	Signature 	Date 18/10/23

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.  
 There is no obligation to sign this form, and no reasons need to be given.  
 If this form is not signed, the application may be notified with an opportunity for submissions.  
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



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PO box 295  
 Wānaka 9343  
 New Zealand

Date No. Description

SITE PLAN\_Proposed Lots

83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

Sheet: **RC01**

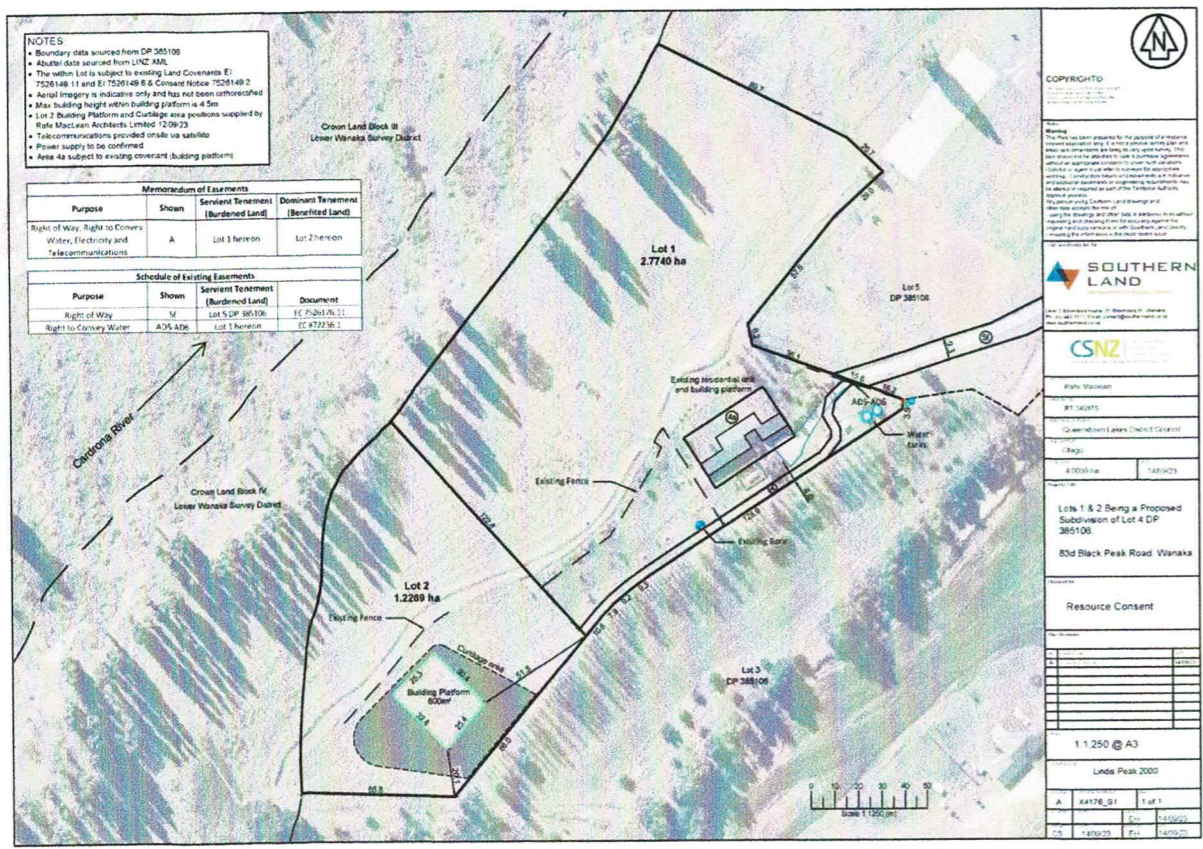
Revision:

Date: 13 SEPTEMBER 2023

Principal in Charge: RM

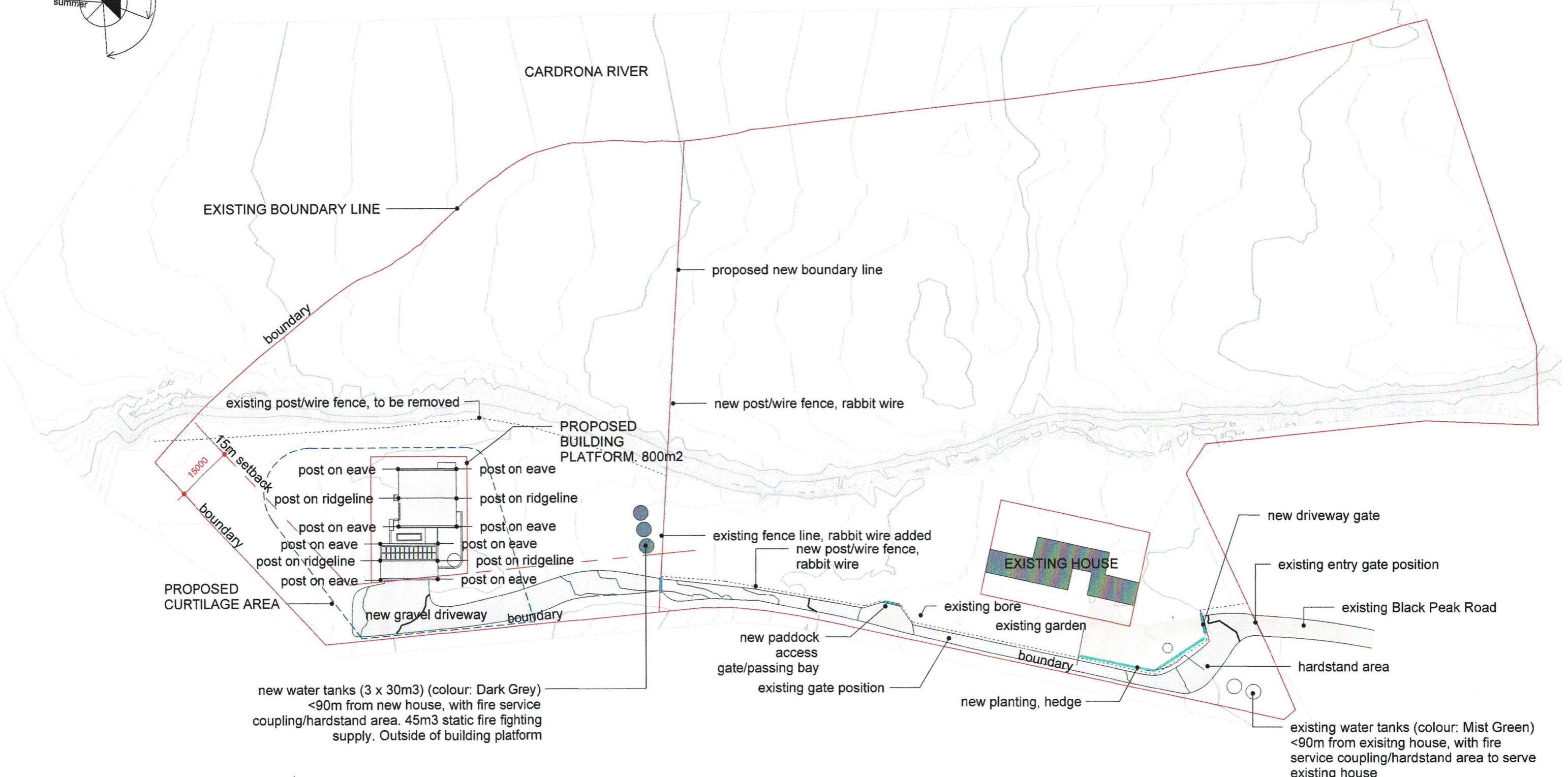
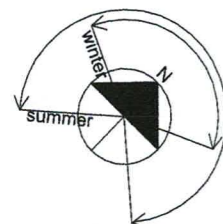
Project: 21.14

Drawn by: RM



2 00. proposed lots  
 1 : 2000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*



1 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*

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 office@ rafemaclean.co.nz  
 +64 (0)3 443 5715  
 PO box 295  
 Wānaka 9343  
 New Zealand

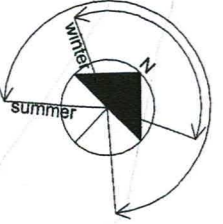
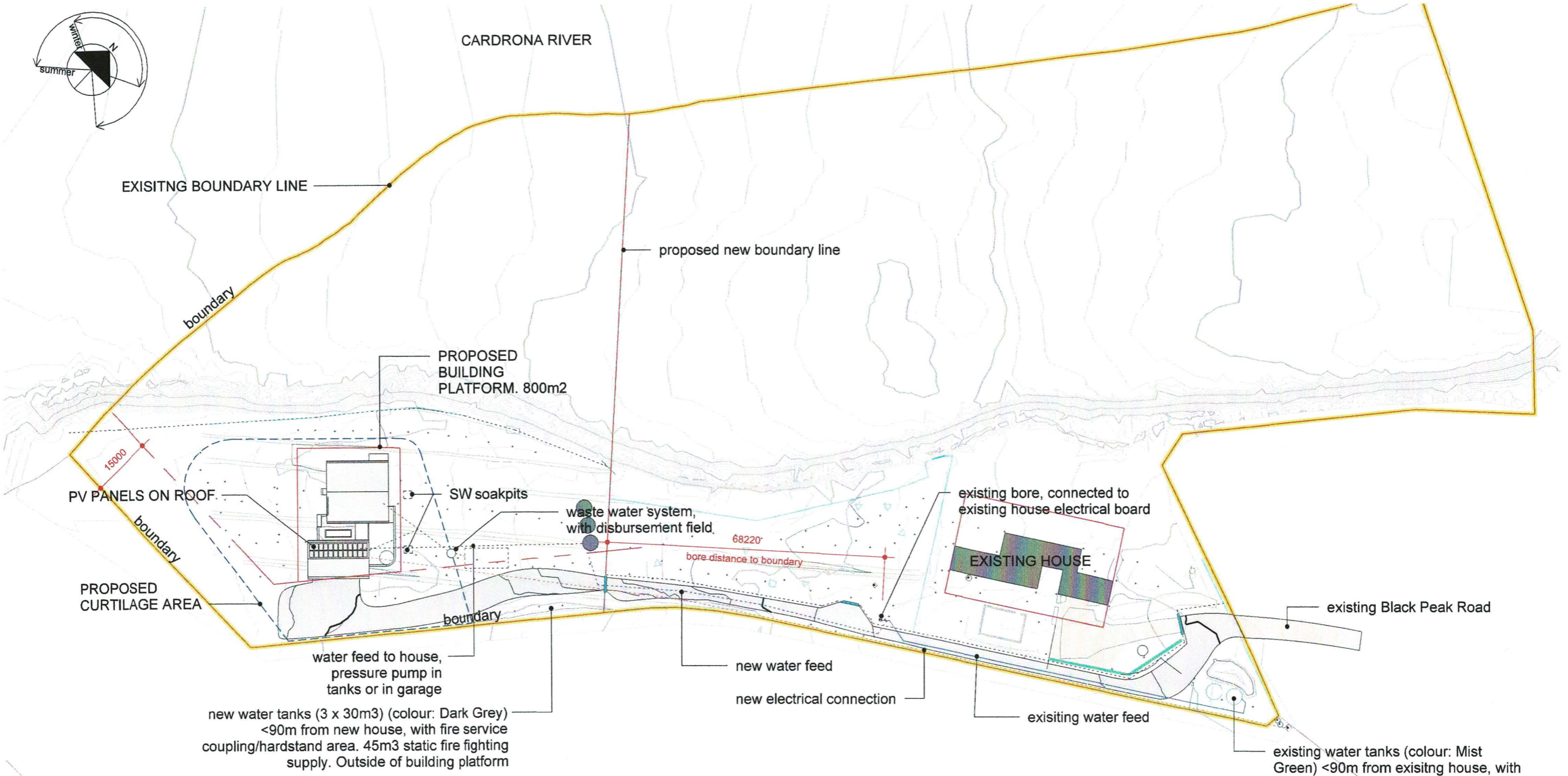
Date	No.	Description
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PROPOSED OVERALL SITE SERVICES

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

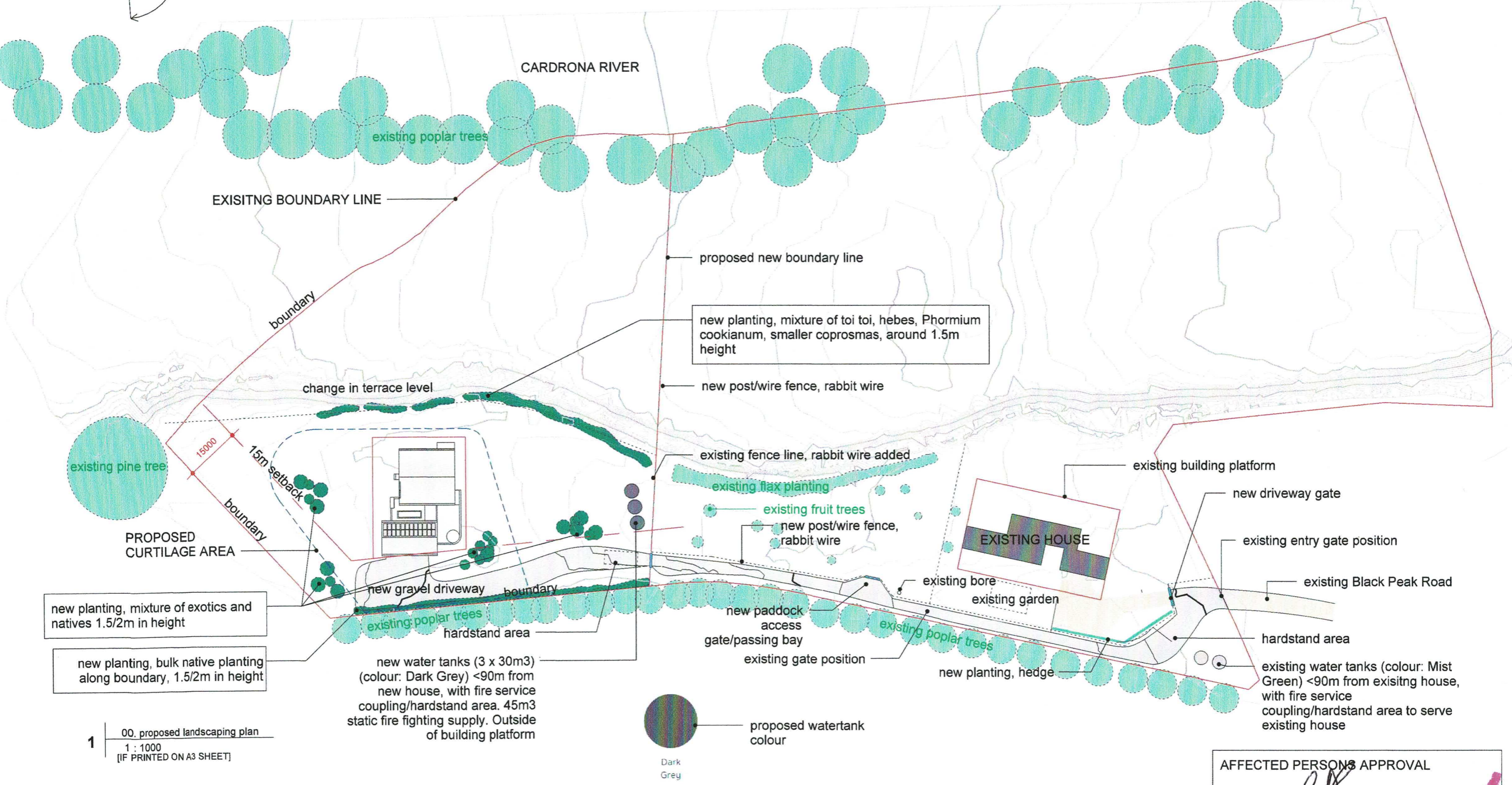
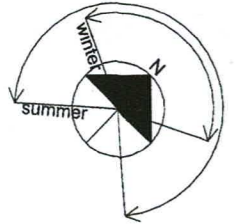
Sheet: **RC03** Revision:

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



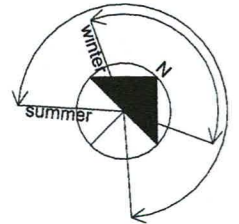
1 | 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *CA*

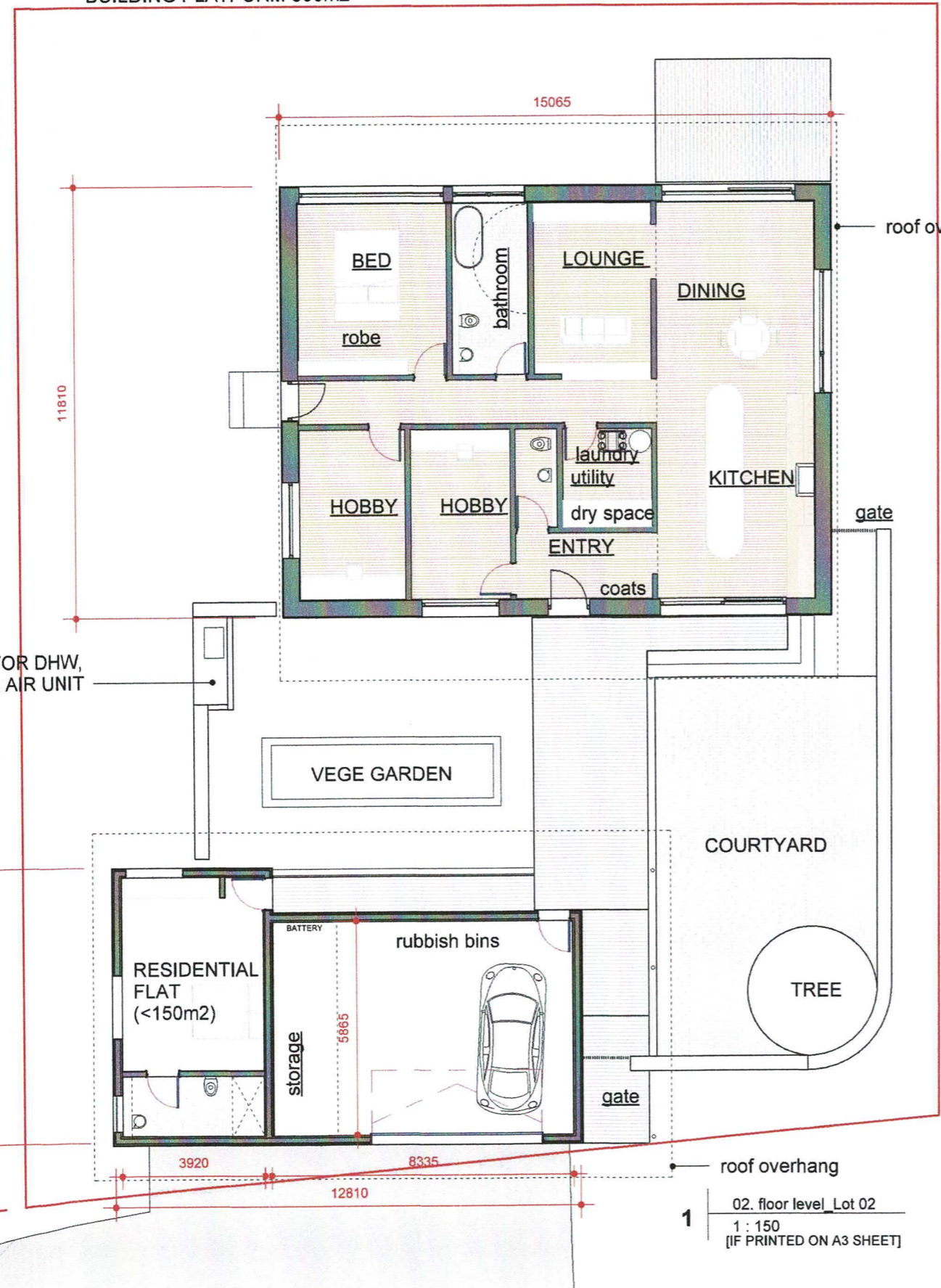


1 | 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

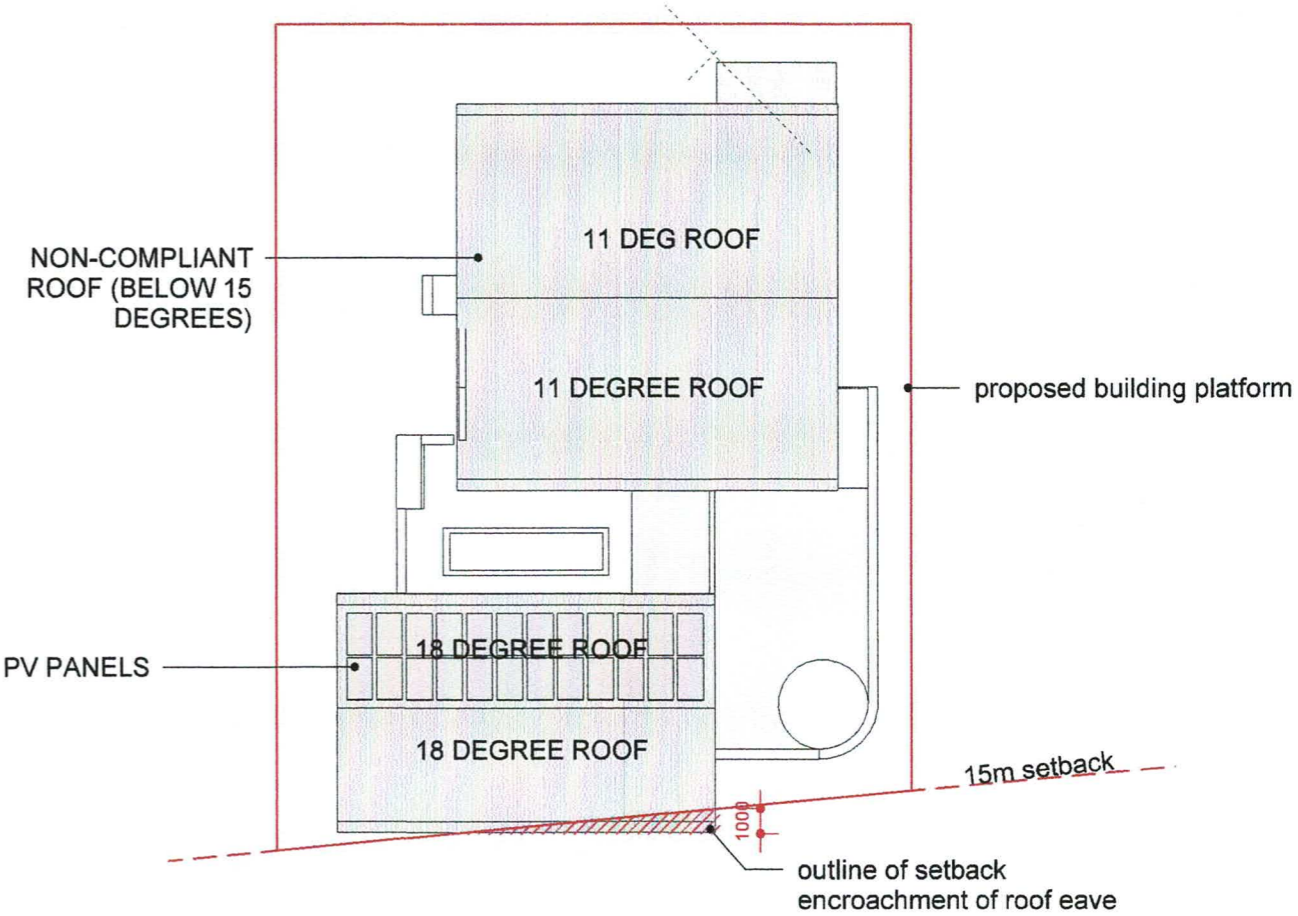
AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*



BUILDING PLATFORM 800m2



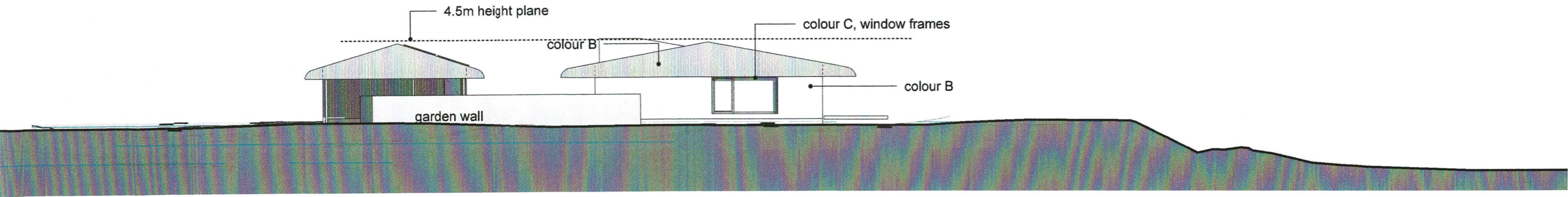
**1** 02. floor level\_Lot 02  
 1 : 150  
 [IF PRINTED ON A3 SHEET]



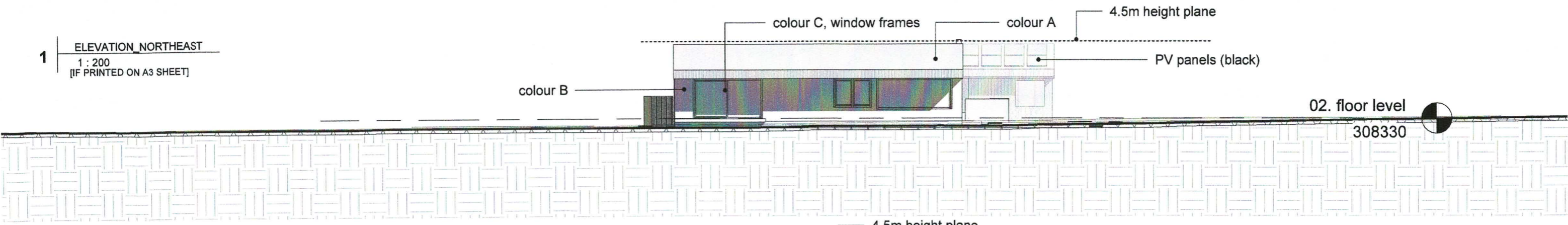
**2** 04. roof plan  
 1 : 300  
 [IF PRINTED ON A3 SHEET]

BOUNDARY 15M SET BACK LINE

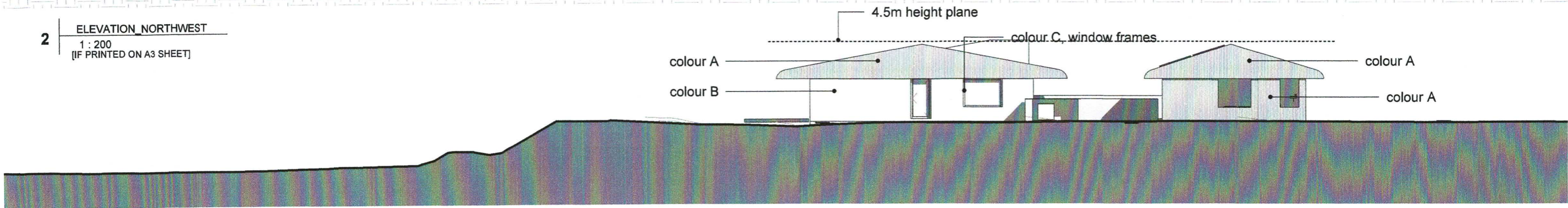
AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*



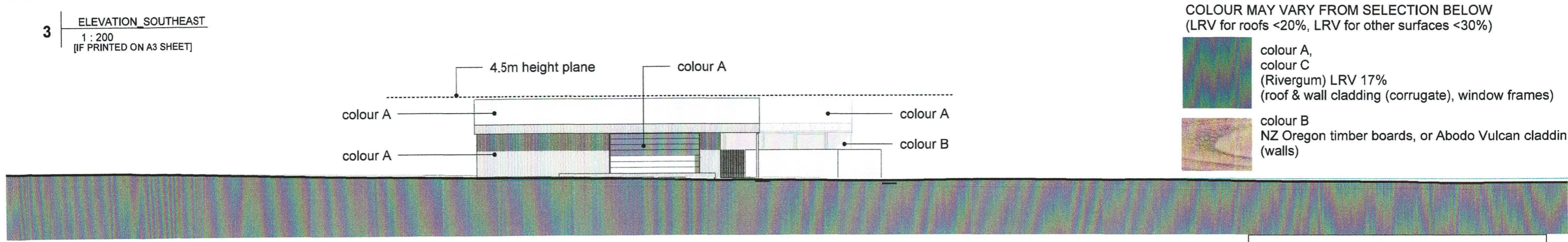
**1** ELEVATION\_NORTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**2** ELEVATION\_NORTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

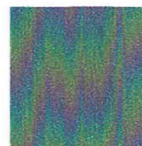



**3** ELEVATION\_SOUTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**4** ELEVATION\_SOUTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

	colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
	colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

AFFECTED PERSONS APPROVAL  
 INITIALS: 



# AFFECTED PERSON'S APPROVAL



## FORM 8A

Resource Management Act 1991 Section 95



### RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)



### AFFECTED PERSON'S DETAILS

I/We Hugh Simmers, John Timu, Katherine Timu

Are the owners/occupiers of

89 Black Peak Road, Wānaka



### DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.

Overall the proposal requires a discretionary activity resource consent.

Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.

at the following subject site(s):

83d Black Peak Road, Wānaka. Lot 4 DP 385 106



PLEASE TICK

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



PLEASE TICK

I/We understand that if the consent authority determines 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.



### WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

I/We have sighted and initialled ALL plans dated and approve them.

*[Handwritten signatures and dates]*  
23/9/2023      23.9.23      24/9/23



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) John Kahukura Raymond Timu.	
	Contact Phone / Email address 021 438 584 jtandkas@xtra.co.nz	
	Signature 	Date 23/9/2023

B	Name (PRINT) Katherine Mary Timu	
	Contact Phone / Email address 021 171 8962 jtandkas@xtra.co.nz	
	Signature 	Date 23.9.2023

C	Name (PRINT) Hugh Dalrymple Simmers.	
	Contact Phone / Email address 0272277325 hldandsr@gmail.com	
	Signature 	Date 24/9/23.

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



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 +64 (0)3 443 5715 New Zealand

Date No. Description

SITE PLAN\_Proposed Lots

83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

Sheet: **RC01**

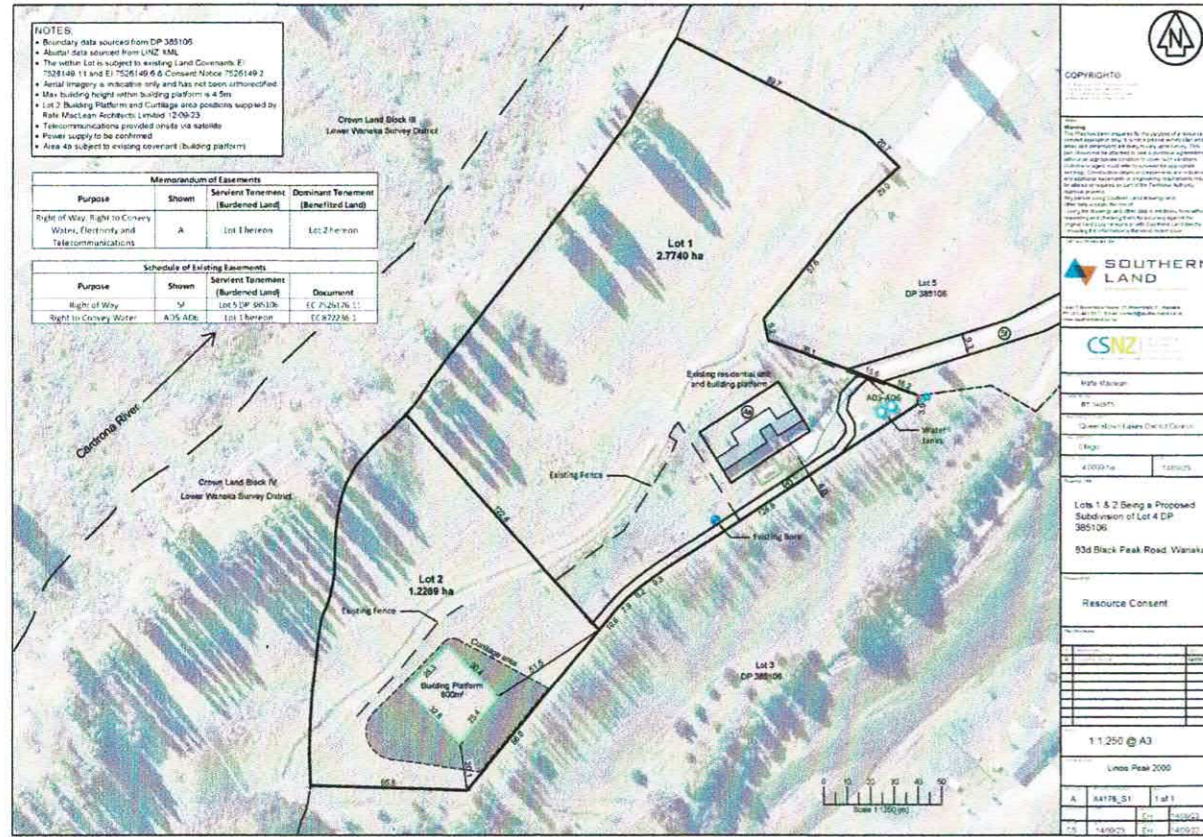
Revision:

Date: 13 SEPTEMBER 2023

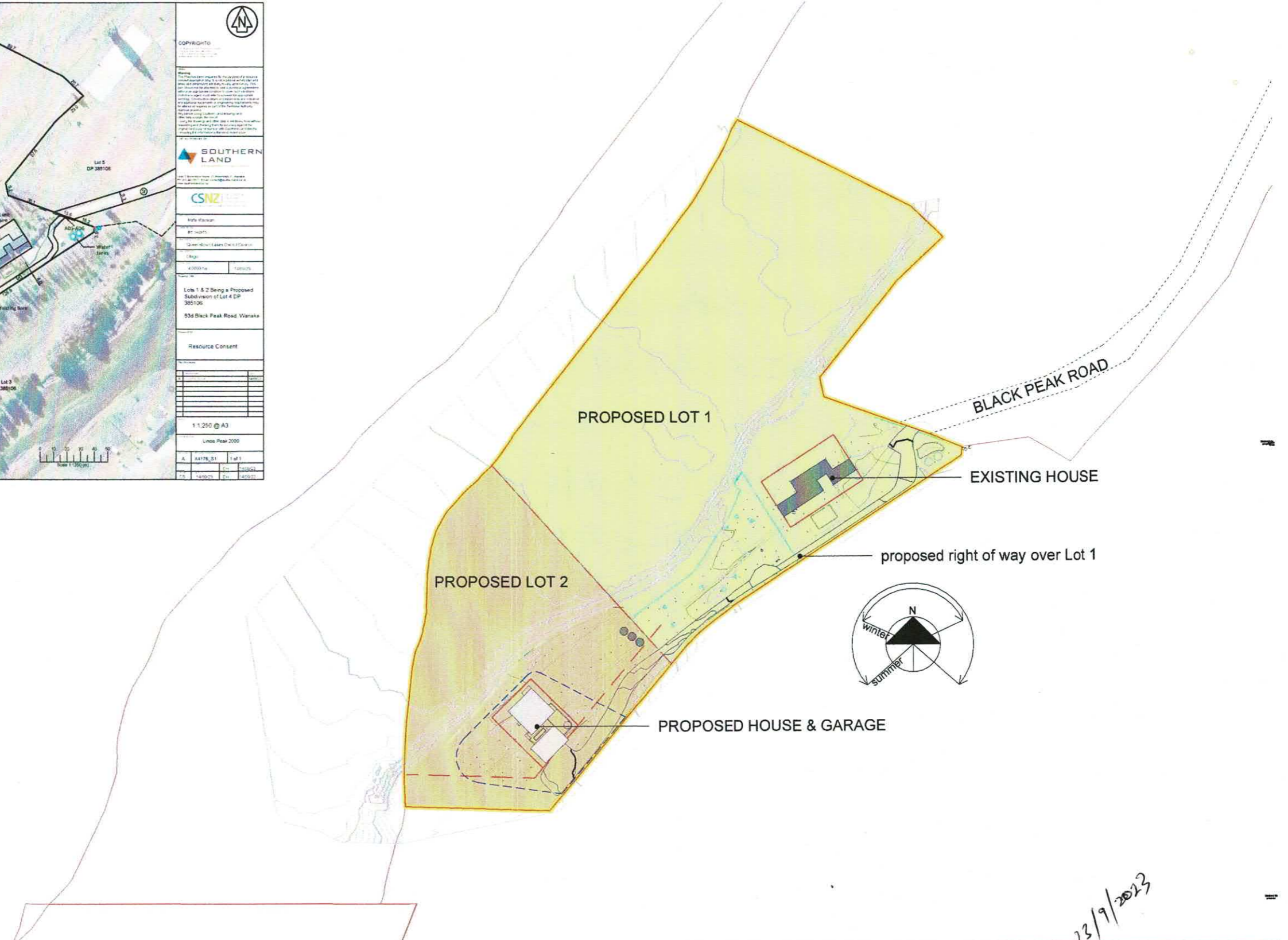
Principal in Charge: RM

Project: 21.14

Drawn by: RM



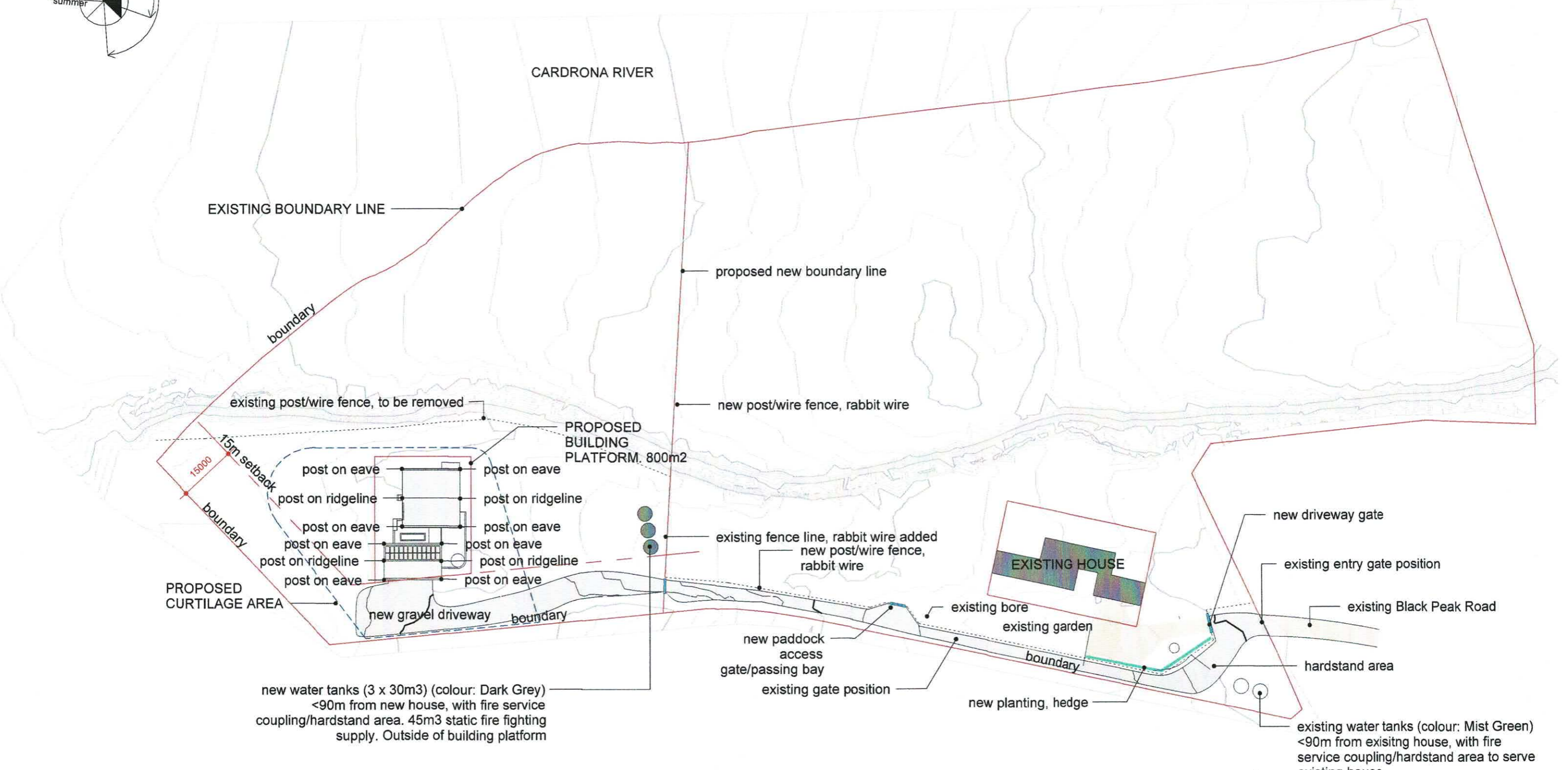
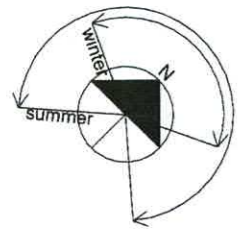
1 PROPOSED LOTS  
 [NOT TO SCALE]



2 00. proposed lots  
 1 : 2000  
 [IF PRINTED ON A3 SHEET]

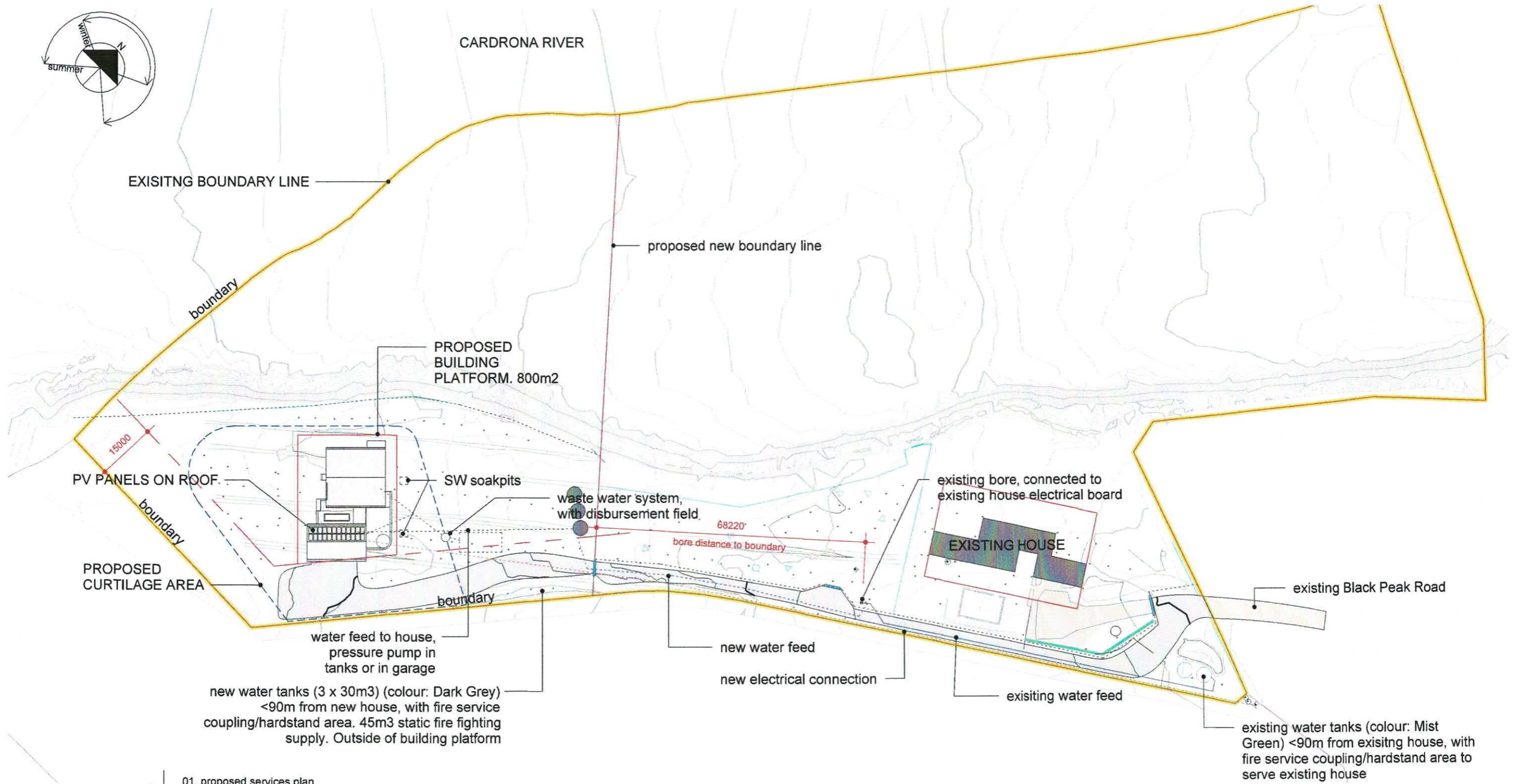
AFFECTED PERSONS APPROVAL  
 INITIALS: *RM J.J. H.M.*

23/9/2023



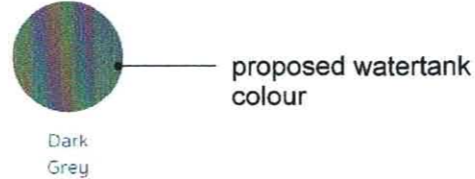
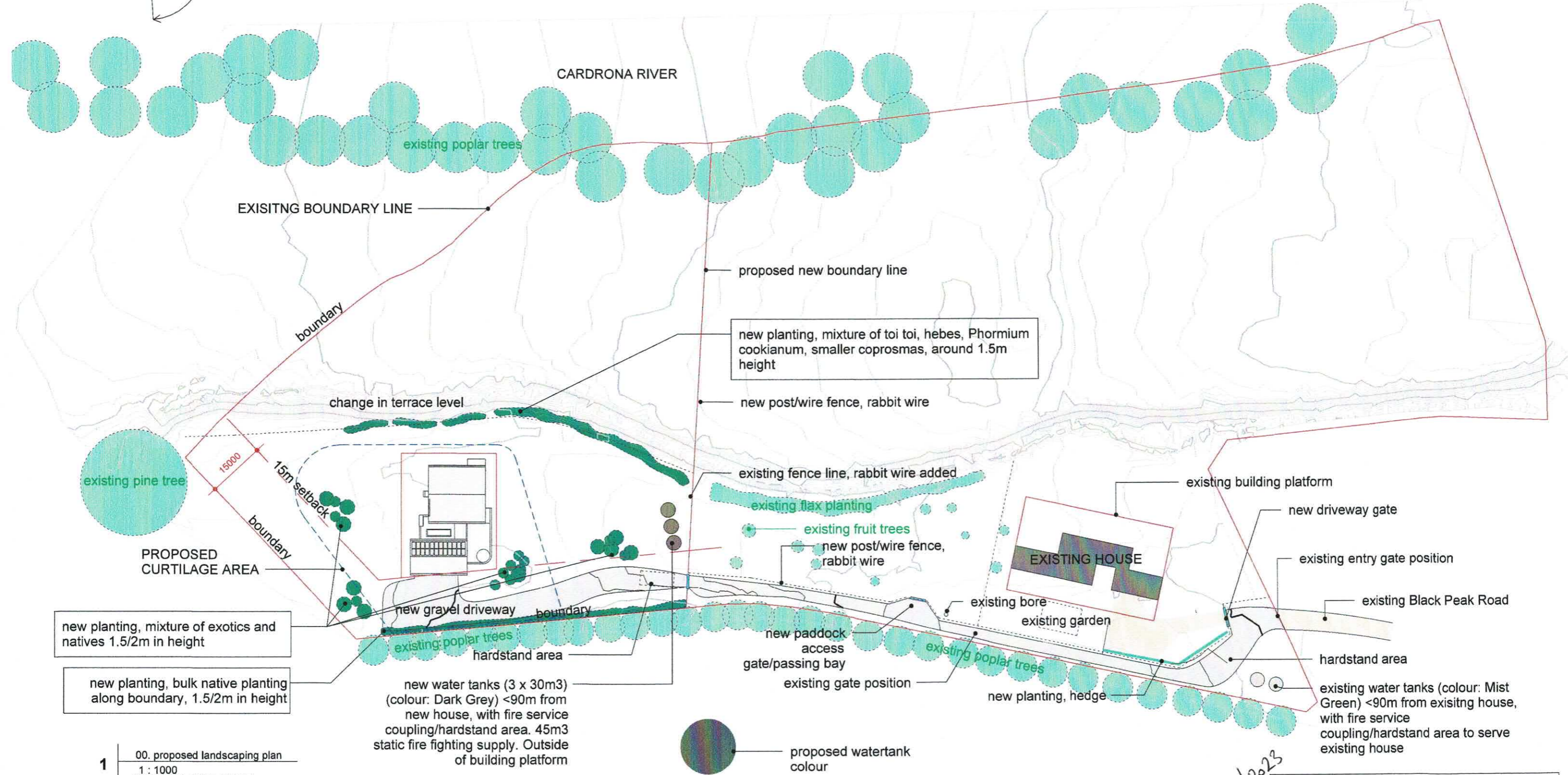
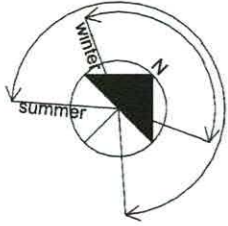
1 | 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

23/9/2023  
 AFFECTED PERSONS APPROVAL  
 INITIALS: *[Handwritten signatures]*



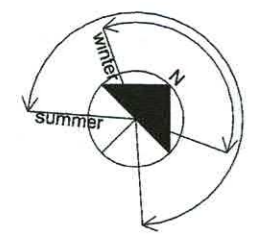
1 | 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

23/9/2023  
 AFFECTED PERSONS APPROVAL  
 INITIALS: *[Handwritten initials]*

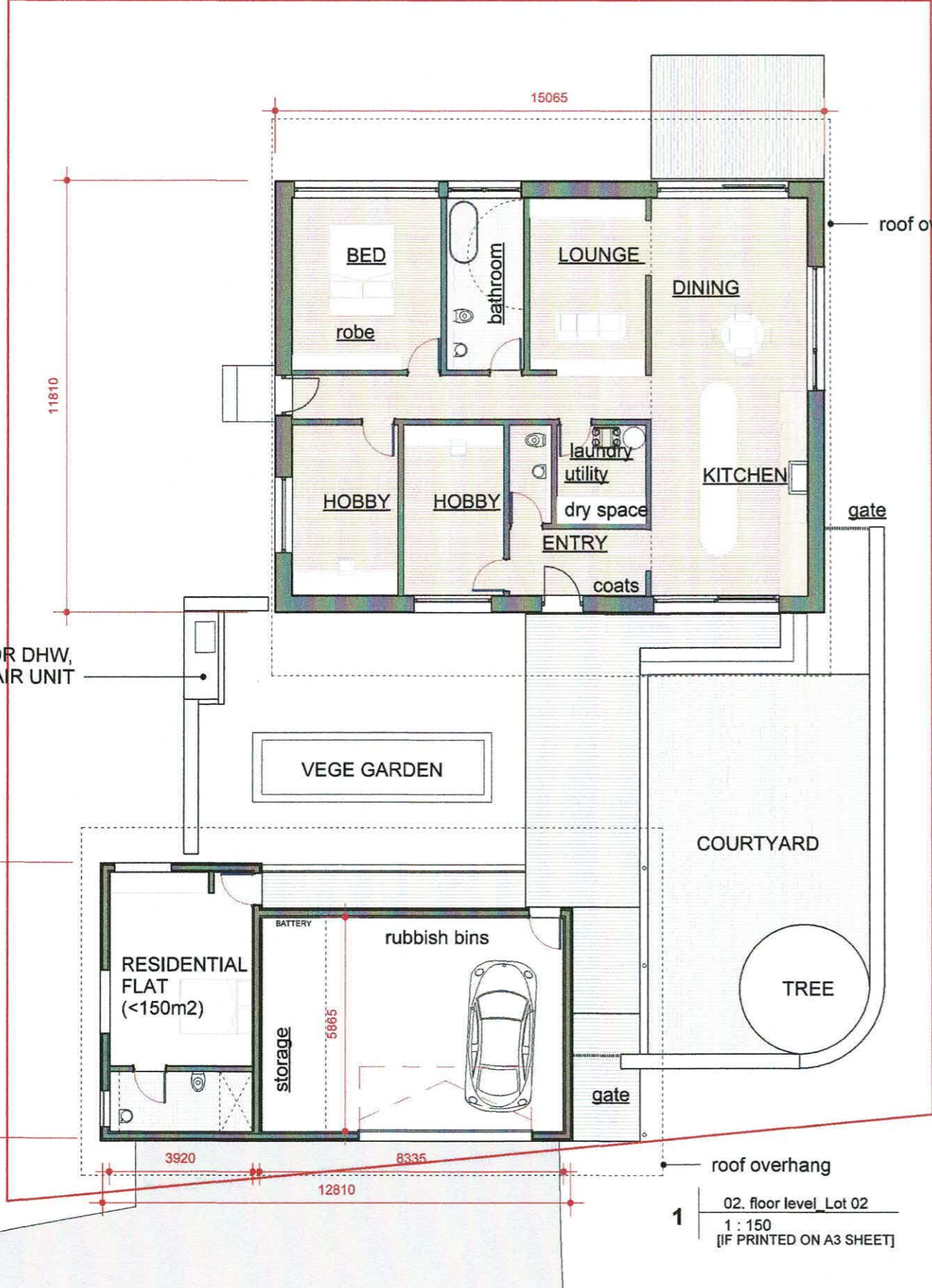


1 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

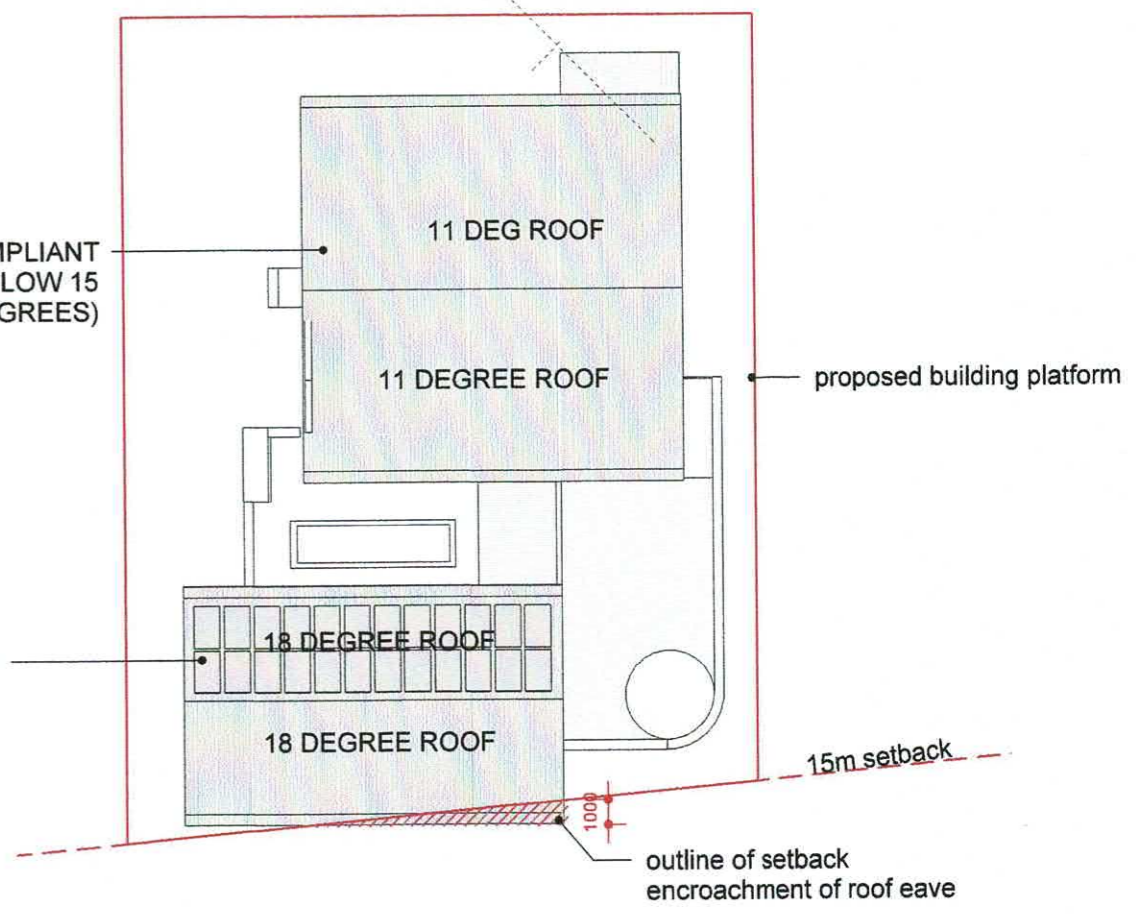
23/9/2023  
 AFFECTED PERSONS APPROVAL  
 INITIALS: *RM* *JM* *MS*



BUILDING PLATFORM 800m2



**1** 02. floor level\_Lot 02  
 1 : 150  
 [IF PRINTED ON A3 SHEET]

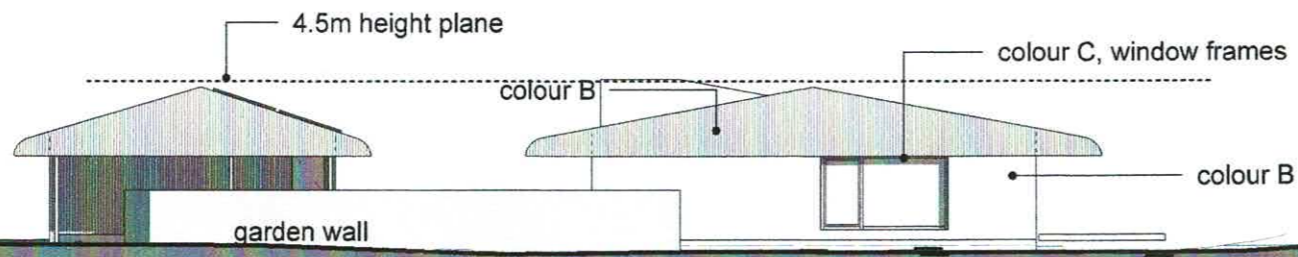


**2** 04. roof plan  
 1 : 300  
 [IF PRINTED ON A3 SHEET]

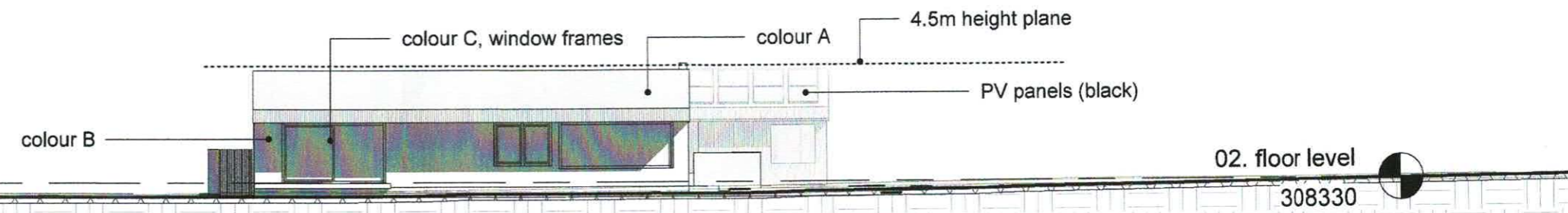
BOUNDARY 15M SET BACK LINE

23/9/2023

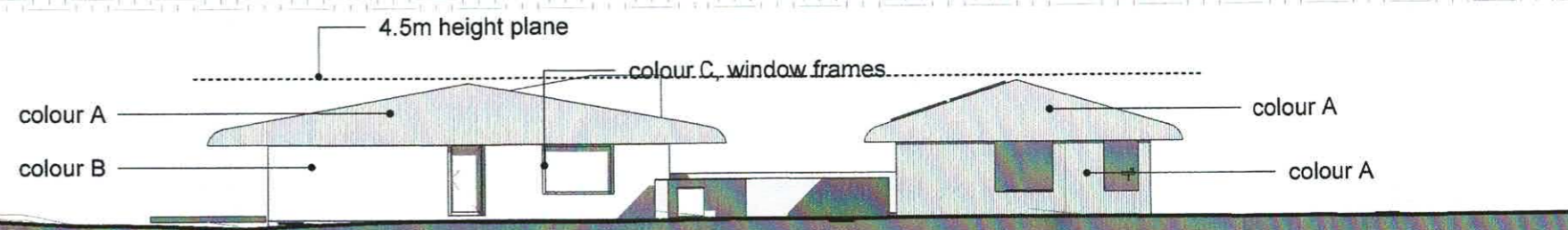
AFFECTED PERSONS APPROVAL  
 INITIALS: *RM* *JJ* *MS*



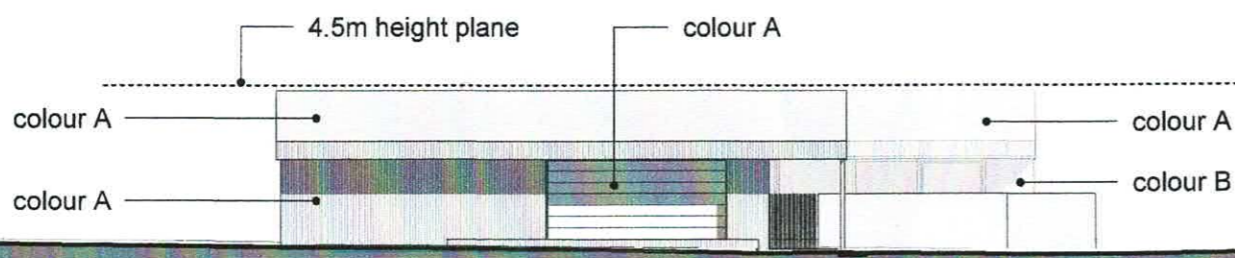
**1** ELEVATION\_NORTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**2** ELEVATION\_NORTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**3** ELEVATION\_SOUTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

	colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
	colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

**4** ELEVATION\_SOUTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

23/9/2023

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Handwritten initials]*



# AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

## # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)

## PERSON AFFECTED PERSON'S DETAILS

I/We Linda Wallace, Steve Wallace, SM Trustees (2014) Ltd)

Are the owners/occupiers of  
24 Black Peak Road, Wānaka

## ☰ DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:  
Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.  
Overall the proposal requires a discretionary activity resource consent.  
Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.

at the following subject site(s):  
83d Black Peak Road, Wānaka. Lot 4 DP 385 106



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



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

## 🗨️ WHAT INFORMATION/PLANS HAVE YOU SIGHTED




I/We have sighted and initialled ALL plans dated and approve them.


13 September 2023




## APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) SM Trustees (2014) Limited	
	Contact Phone / Email address c/o Mark Deacon 021418043 mark@sumptermoore.co.nz	
	Signature  (Director)	Date 21 September 2023

B	Name (PRINT) Richard Stephen Wallace	
	Contact Phone / Email address 0272 010460	
	Signature 	Date 25/09/2023

C	Name (PRINT) Linda Margaret Wallace	
	Contact Phone / Email address m5wld54@gmail.com	
	Signature 	Date 21.9.23

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

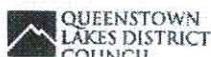
### Note to person signing written approval

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There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
Corner Bond, Queenstown 9300

P: 03 441 0499  
E: resourceconsent@qldc.govt.nz  
www.qldc.govt.nz



# Rafe Maclean Architects

CONCEPT ONLY\_not for construction

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 office@rafemaclean.co.nz  
 +64 (0)9 443 5715

PO box 295  
 Wanaka 9343  
 New Zealand

### Revision Schedule

Date	No.	Description

DRAFT FOR REVIEW

SITE PLAN\_Proposed Lots

Sheet: **RC01**

Revision:

## MACLEAN MITCHELL PROJECT

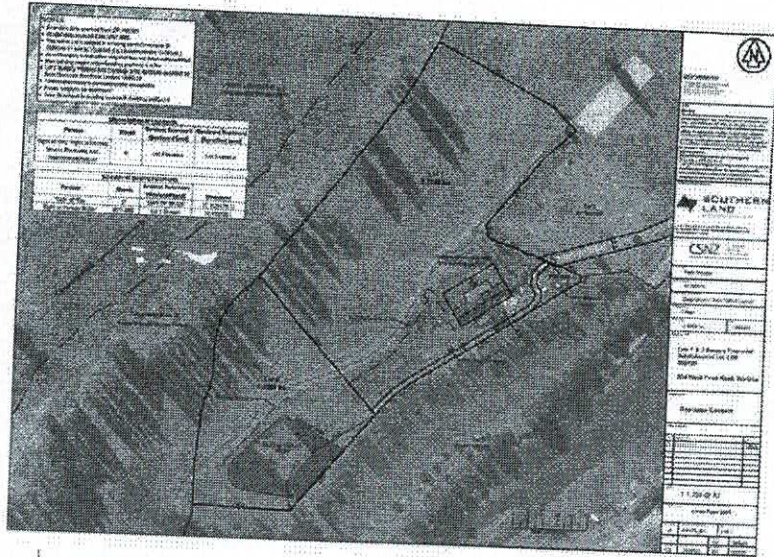
83d Black Peak Road, Wanaka  
 Michelle Mitchell & Rafe Maclean

Date: 13 SEPTEMBER 2023

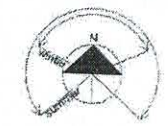
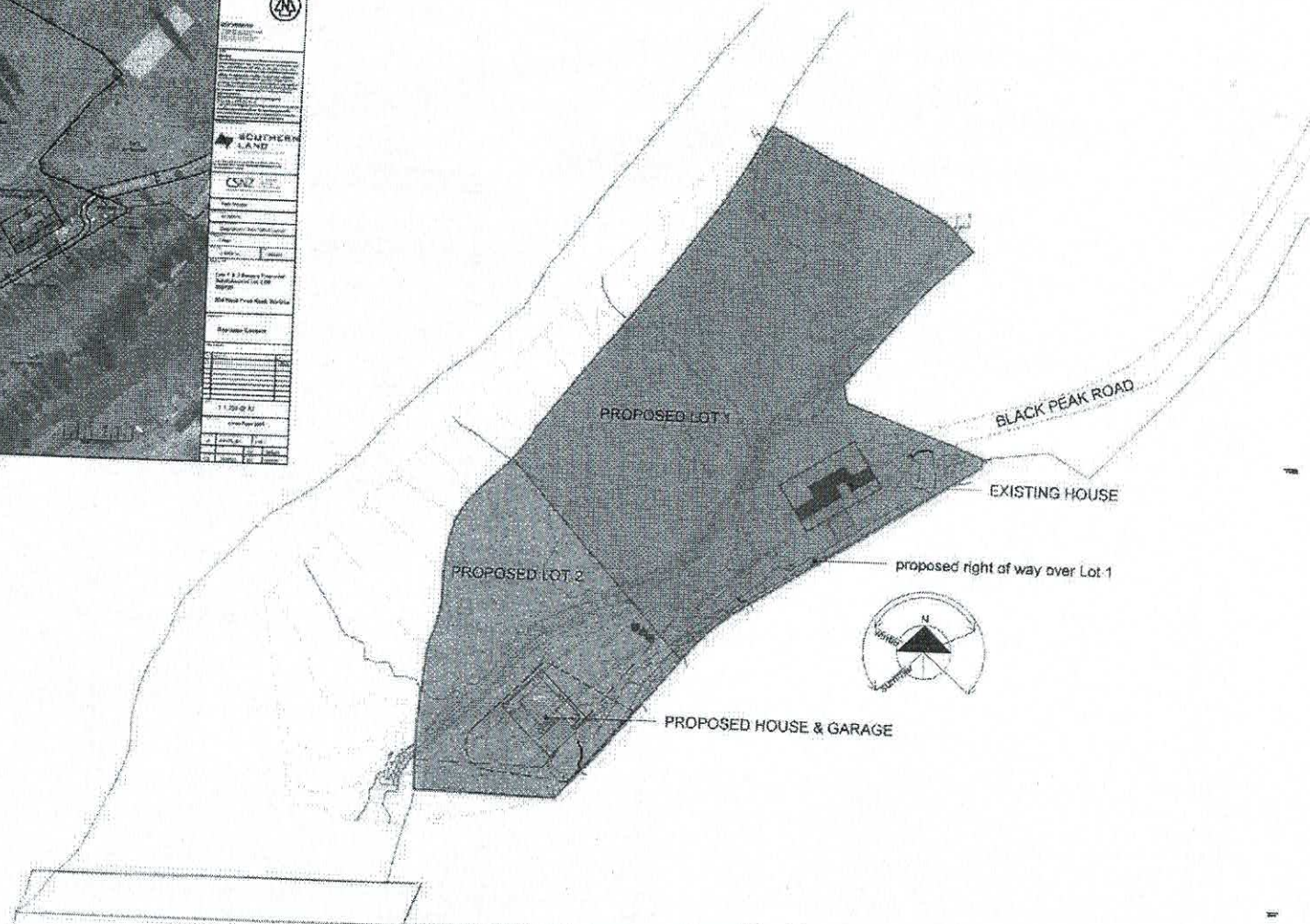
Principal in Charge: RM

Project: 21\_14

Drawn by: RM



1 PROPOSED LOTS  
 (NOT TO SCALE)



2 00 proposed lots  
 1 : 2000  
 (IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Handwritten initials]*

# Rafe Maclean Architects

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 office: rafemaclean.co.nz  
 +64 (0)3 443 5715  
 PO box 296  
 Wanaka 9343  
 New Zealand

CONCEPT ONLY\_not for construction

Revision Schedule		
Date	No.	Description

DRAFT FOR REVIEW

## PROPOSED OVERALL SITE PLAN

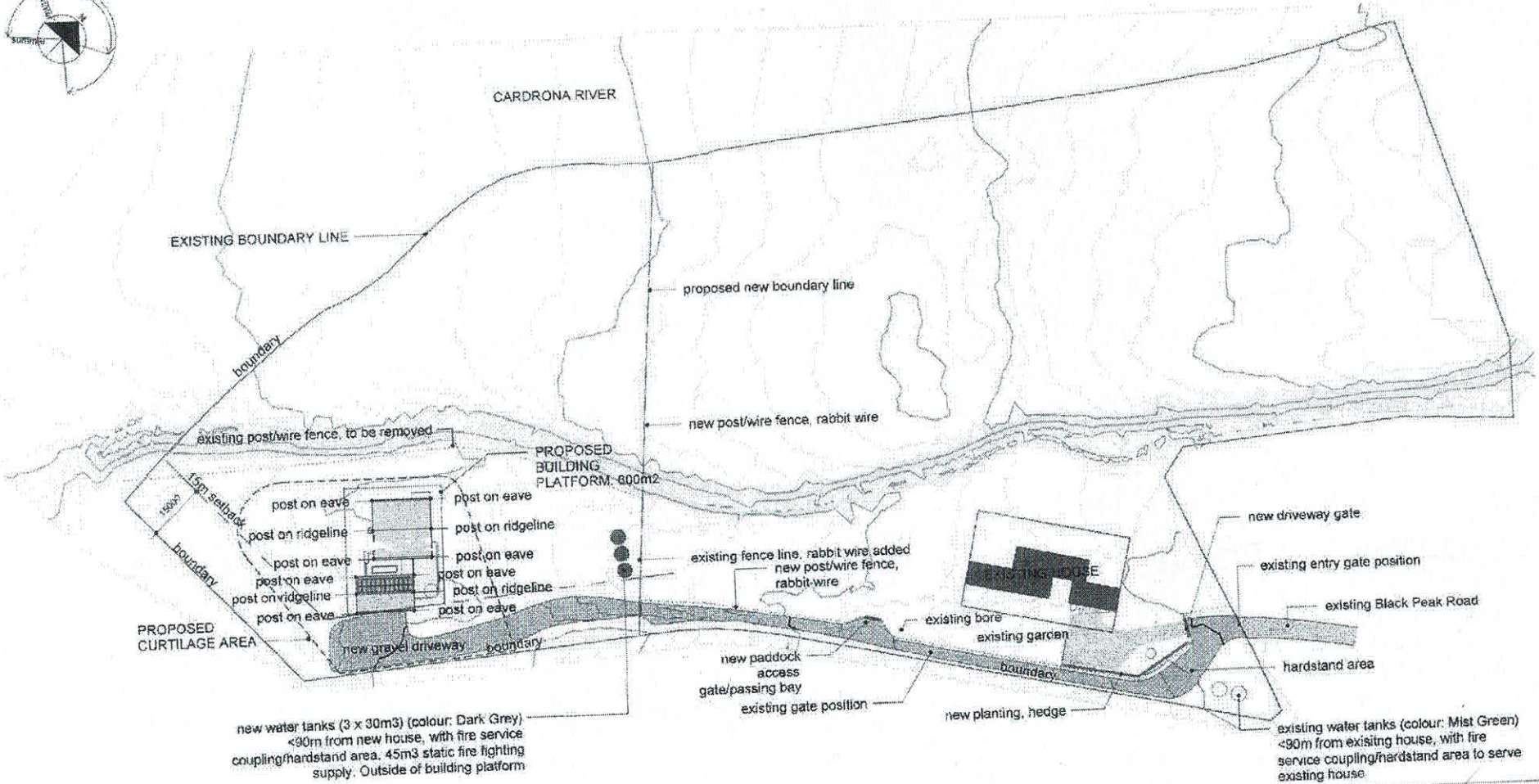
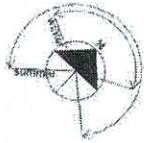
Sheet: **RC02**

## MACLEAN MITCHELL PROJECT

83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

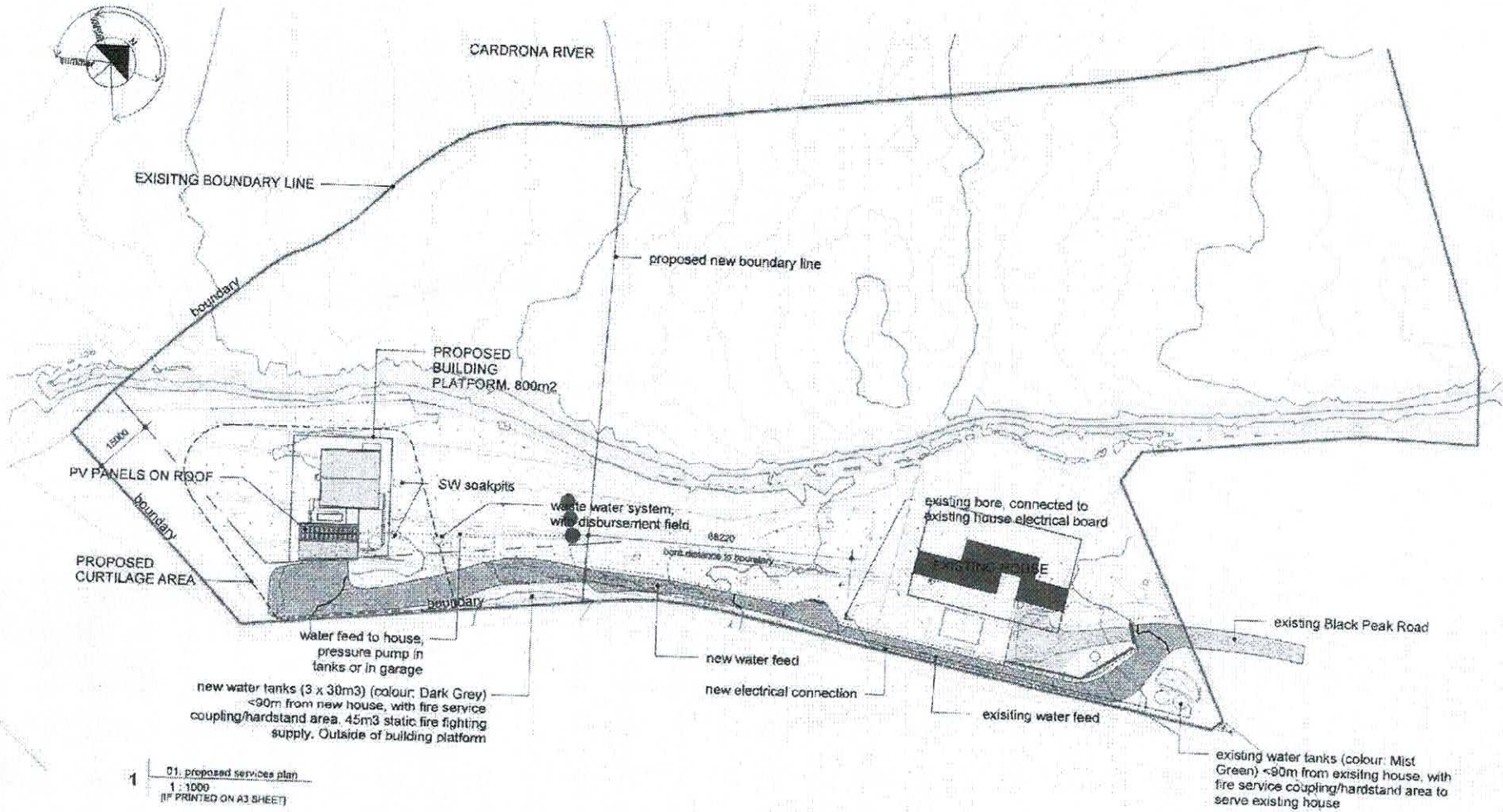
Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



new water tanks (3 x 30m<sup>3</sup>) (colour: Dark Grey)  
 <90m from new house, with fire service  
 coupling/hardstand area. 45m<sup>3</sup> static fire fighting  
 supply. Outside of building platform

AFFECTED PERSONS APPROVAL  
 INITIALS: *RM*

1 00 site plan  
 1 : 1000  
 (IF PRINTED ON A3 SHEET)



1 01. proposed services plan  
 1:1000  
 (IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
 INITIALS: *RM* *MM*

# Rafe Maclean Architects

© Rafe Maclean Architects Ltd  
 office@rafemaclean.co.nz  
 +64 (0)3 443 5715

PO box 206  
 Wānaka 9343  
 New Zealand

CONCEPT ONLY\_not for construction

Revision Schedule		
Date	No.	Description

DRAFT FOR REVIEW

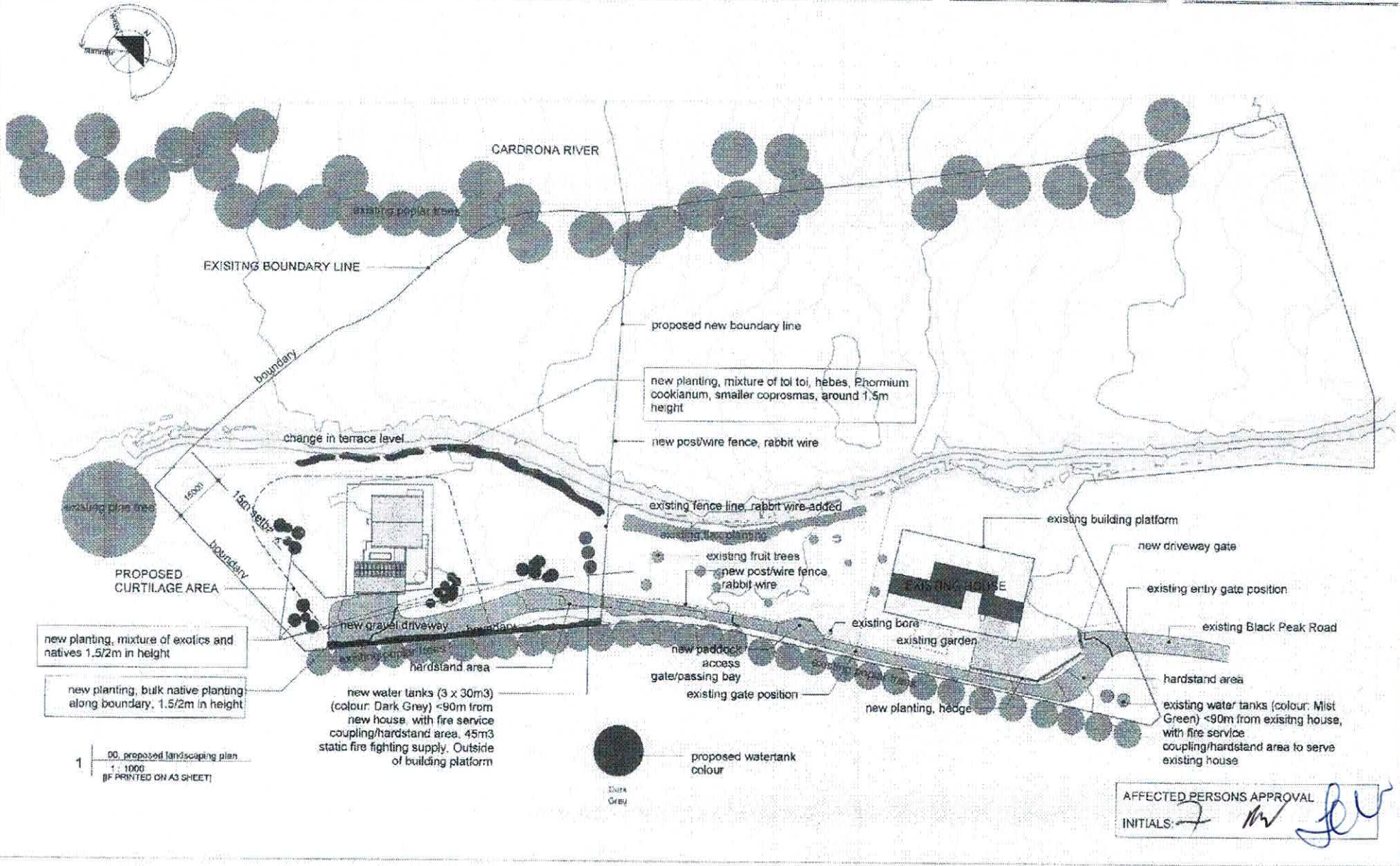
## PROPOSED LANDSCAPING PLAN\_Lot 2 only

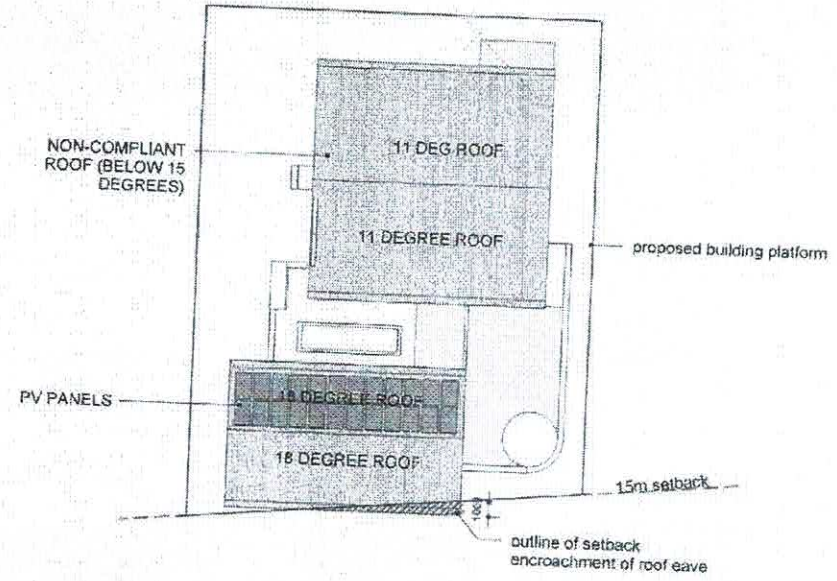
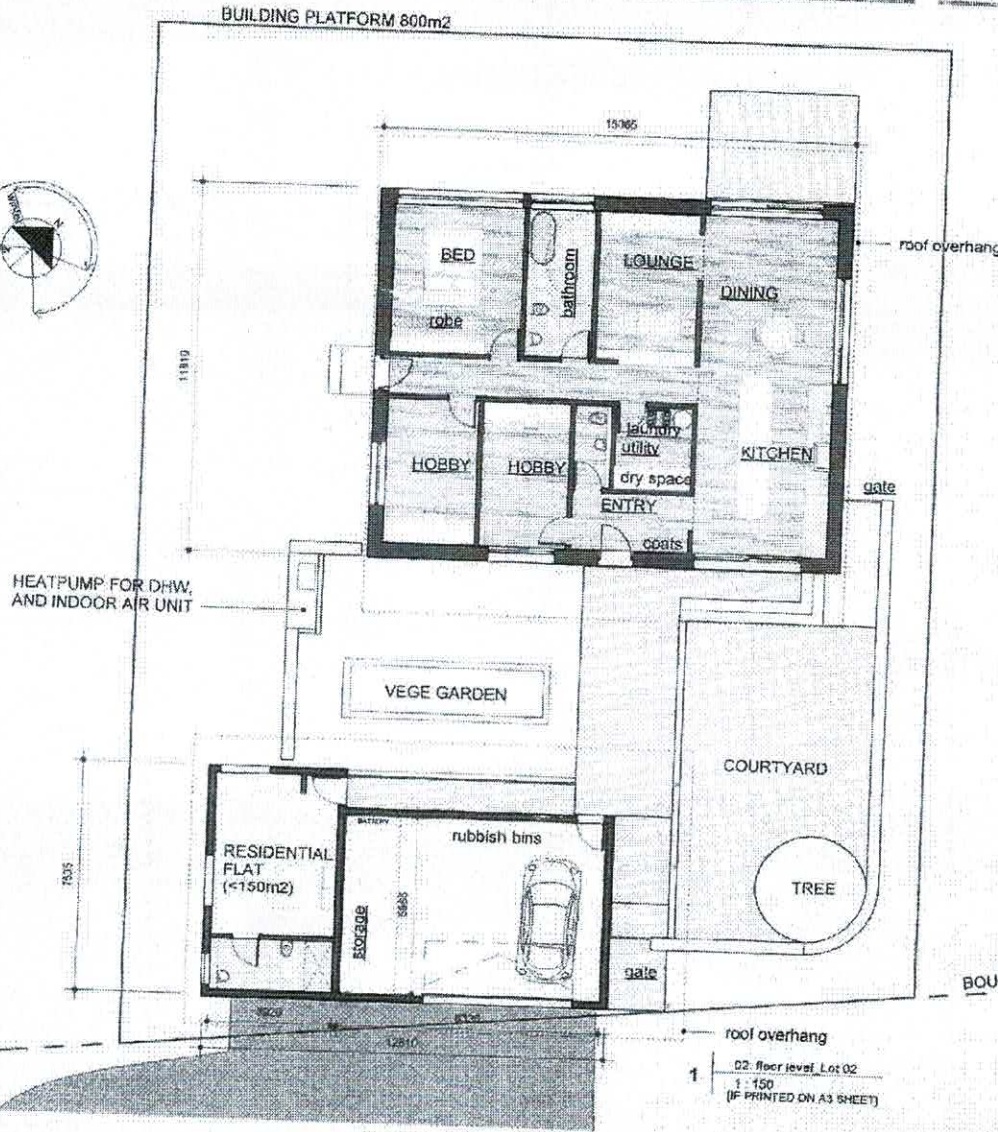
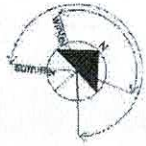
Sheet: **RC04**

## MACLEAN MITCHELL PROJECT

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM





2 G4: roof plan  
 1: 300  
 (IF PRINTED ON A3 SHEET)

1 D2: floor level Lot 02  
 1: 150  
 (IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
 INITIALS: *JM SW*

# Rafe Maclean Architects

© Rafe Maclean Architects Ltd PO box 295  
 office@rafemaclean.co.nz Wānaka 9343  
 +54 (0)3 443 5715 New Zealand

CONCEPT ONLY\_not for construction

Revision Schedule		
Date	No.	Description

DRAFT FOR REVIEW

PROPOSED ELEVATIONS\_Lot 2 only

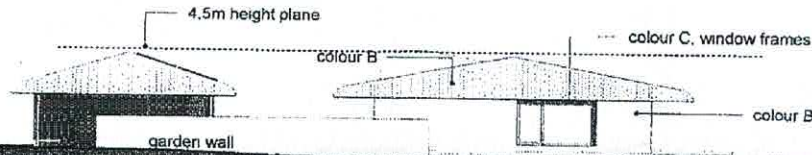
Sheet	Revision
RC06	

## MACLEAN MITCHELL PROJECT

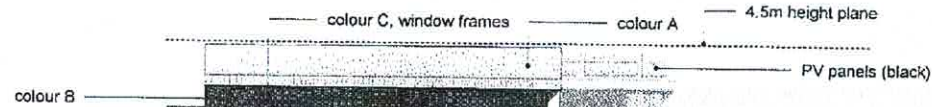
83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

Date	13 SEPTEMBER 2023	Principal in Charge	RM
Project	21.14	Drawn by	RM



1 ELEVATION\_NORTHEAST  
 1 200  
 (IF PRINTED ON A3 SHEET)

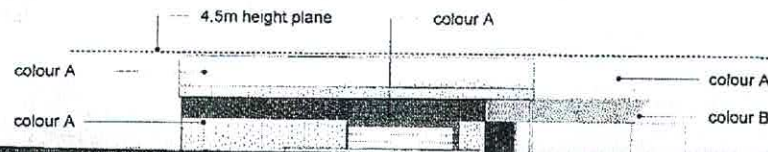


02. floor level  
 308330

2 ELEVATION\_NORTHWEST  
 1 200  
 (IF PRINTED ON A3 SHEET)



3 ELEVATION\_SOUTHEAST  
 1 200  
 (IF PRINTED ON A3 SHEET)



COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

- colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
- colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

4 ELEVATION\_SOUTHWEST  
 1 200  
 (IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
 INITIALS: *LM* *JM*



# AFFECTED PERSON'S APPROVAL

## FORM 8A

Resource Management Act 1991 Section 95



### RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)



### AFFECTED PERSON'S DETAILS

I/We **Brenda Horne**

Are the owners/occupiers of

31 Black Peak Road, Wānaka



### DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.

Overall the proposal requires a discretionary activity resource consent.

Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.

at the following subject site(s):

83d Black Peak Road, Wānaka. Lot 4 DP 385 106



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines 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.



### WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

13 Sept. 2023



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) <i>Brenda Horne</i>	
	Contact Phone / Email address <i>027 4056227</i>	
	Signature <i>[Signature]</i>	Date <i>13/9/2023</i>

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

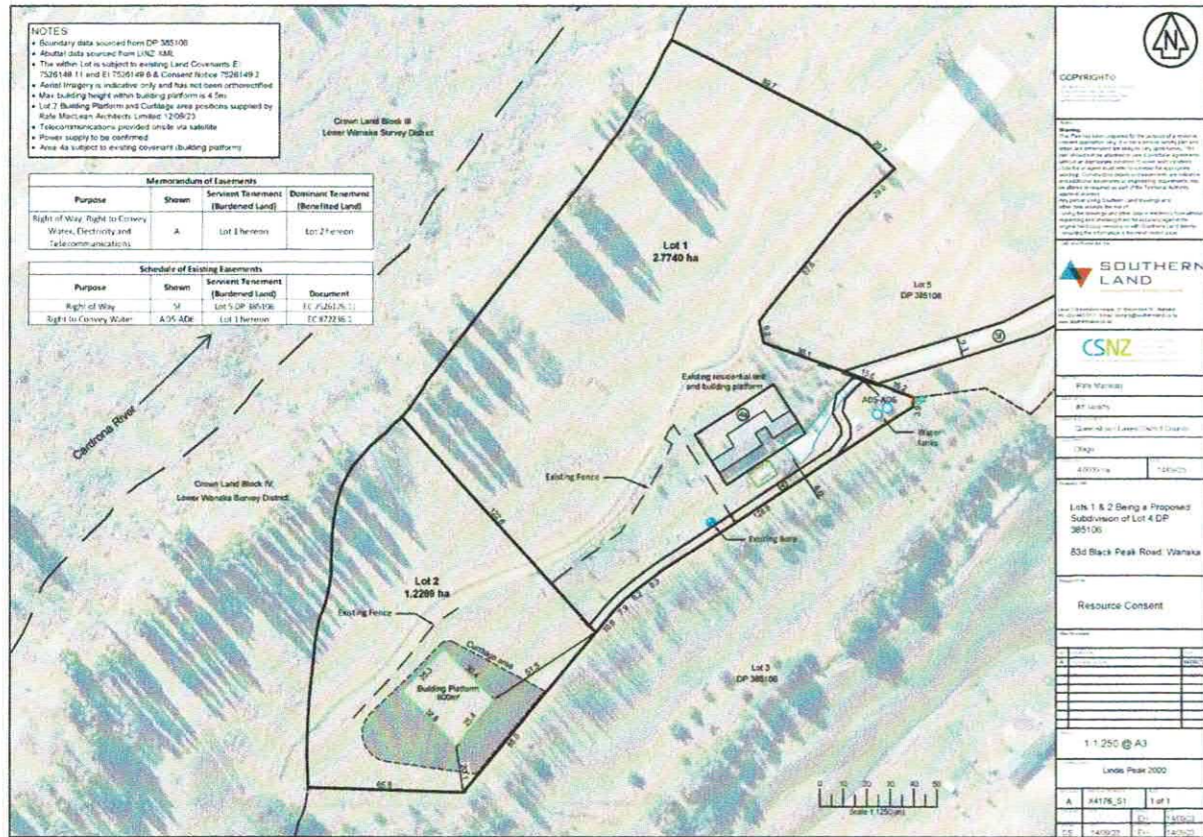
If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



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+64 (0)3 443 5715 New Zealand

Sheet: **RC01** Revision:



1 PROPOSED LOTS  
[NOT TO SCALE]

2 00. proposed lots  
1 : 2000  
[IF PRINTED ON A3 SHEET]



AFFECTED PERSONS APPROVAL

INITIALS: *RM*

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 office@ rafemaclean.co.nz  
 +64 (0)3 443 5715

PO box 295  
 Wānaka 9343  
 New Zealand

Date	No.	Description
------	-----	-------------

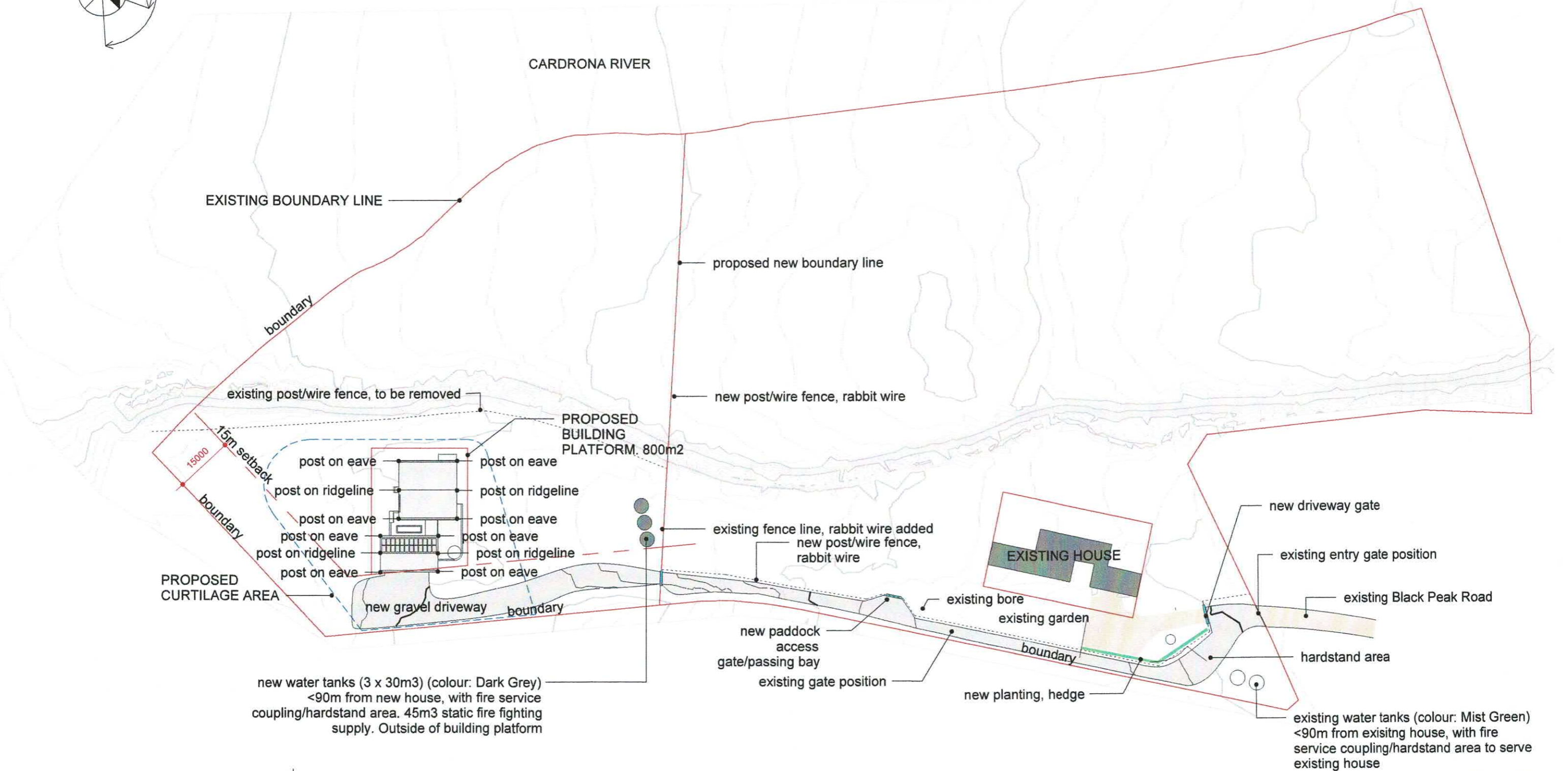
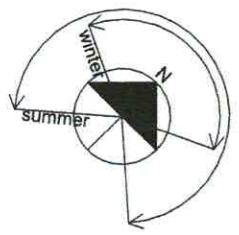
### PROPOSED OVERALL SITE PLAN

Sheet: **RC02** Revision:

83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



1 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *RM*

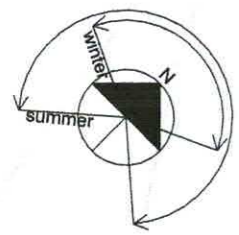
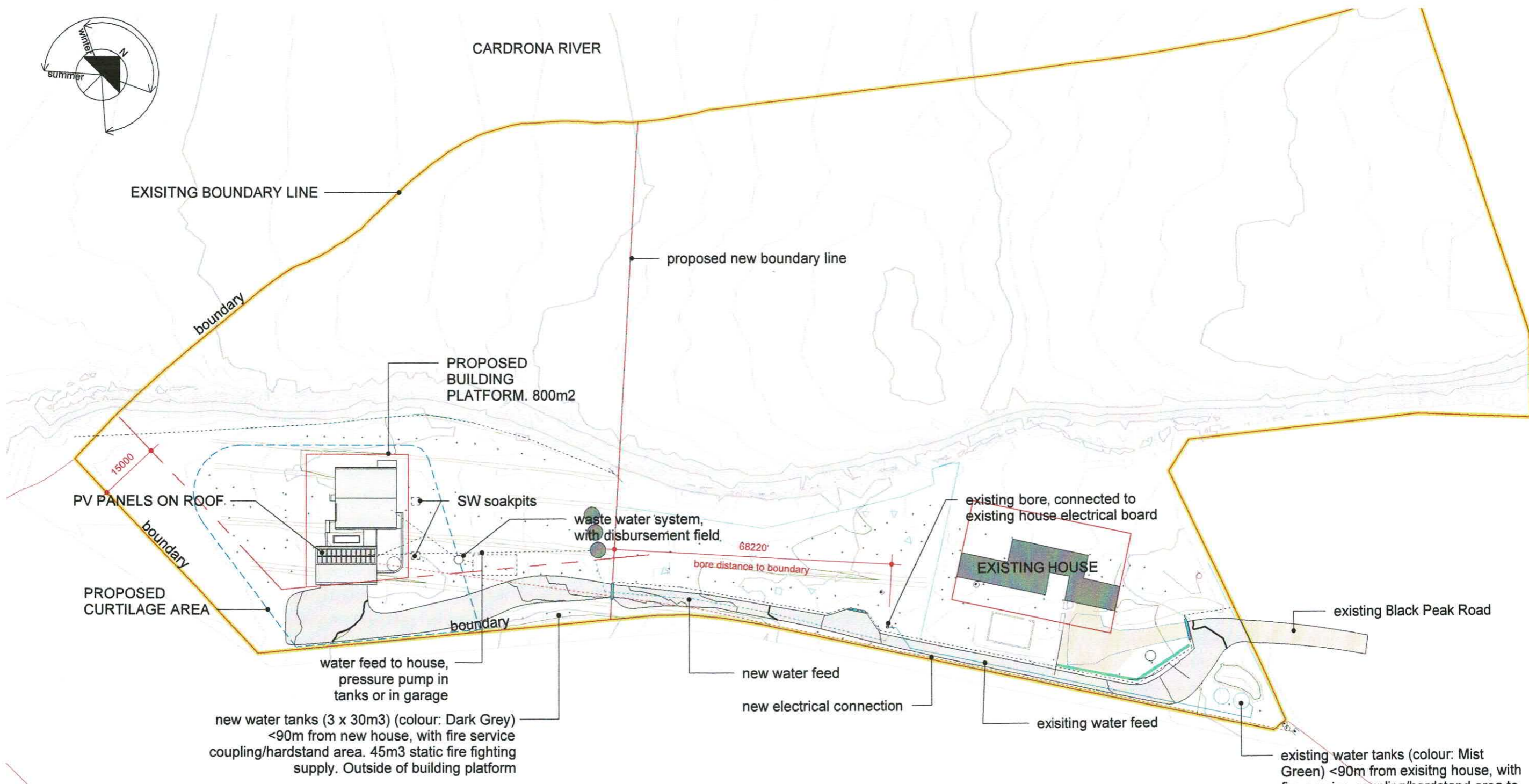
Date	No.	Description
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## PROPOSED OVERALL SITE SERVICES

Sheet: **RC03** Revision:

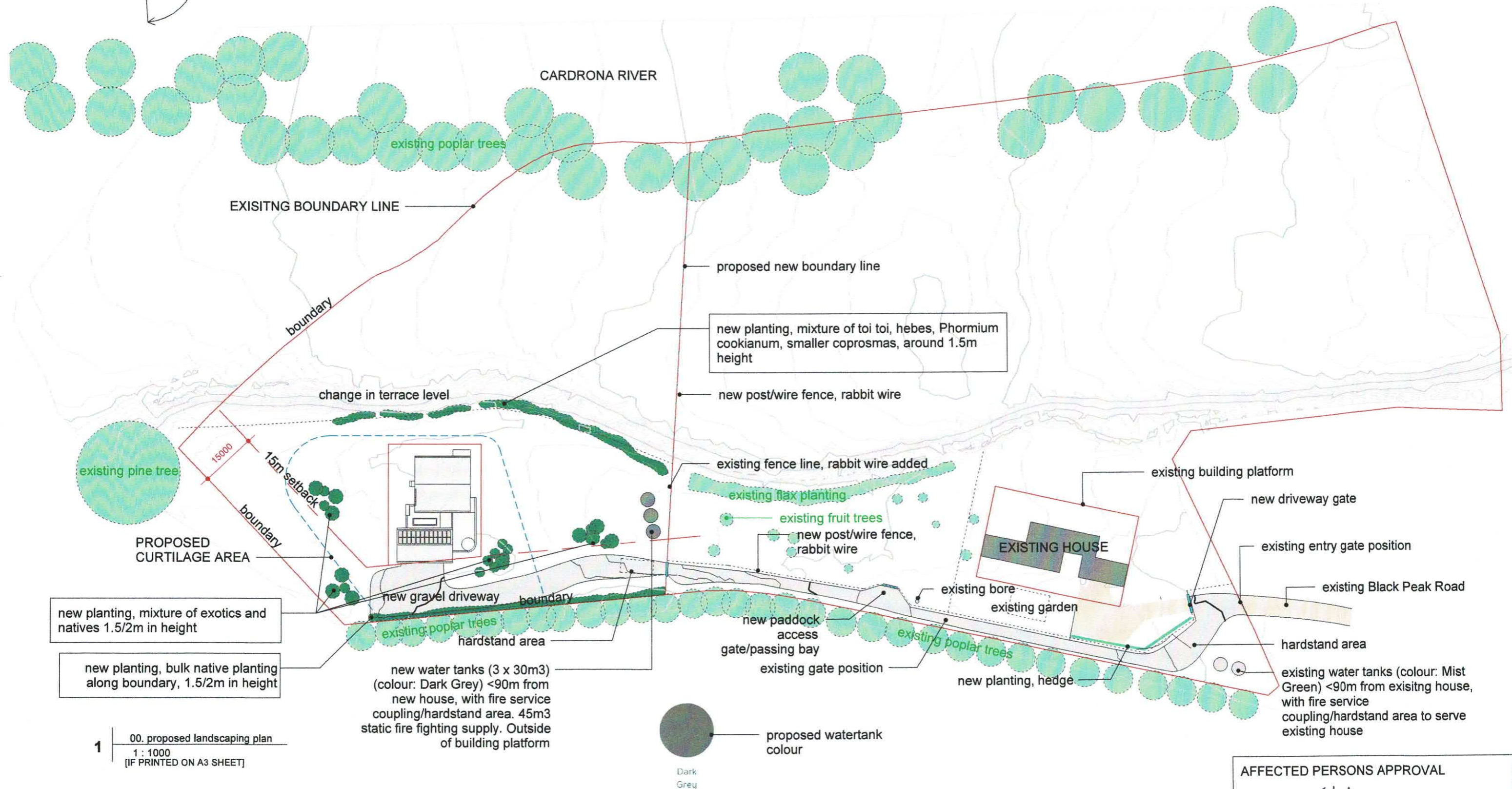
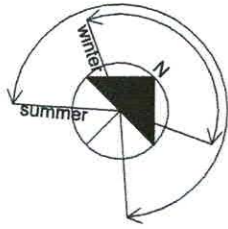
83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



1 | 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

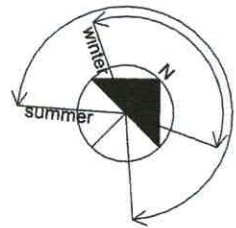
AFFECTED PERSONS APPROVAL  
 INITIALS: *RM*



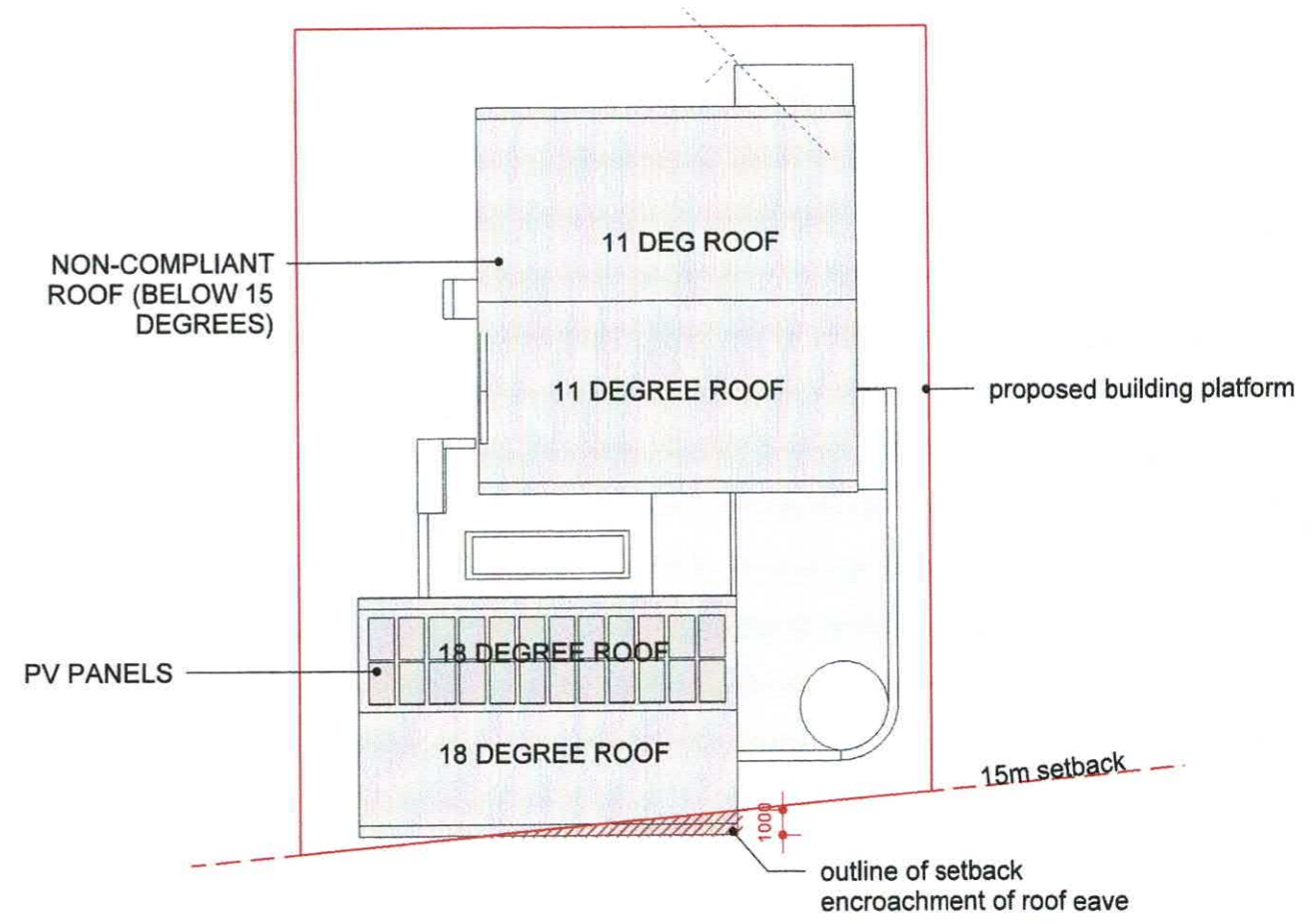
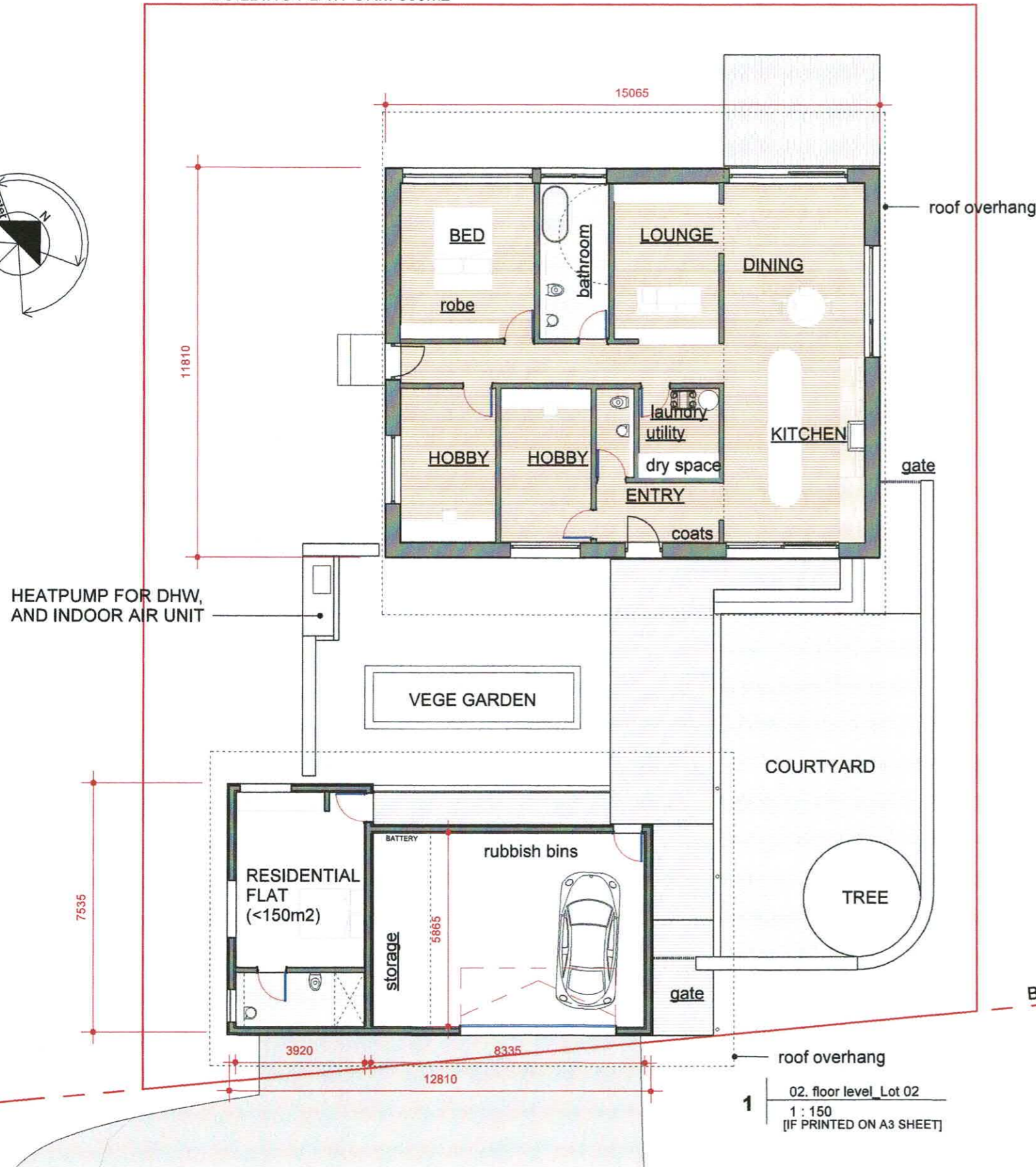
1 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

Dark Grey  
 Dark Grey

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*



BUILDING PLATFORM 800m2



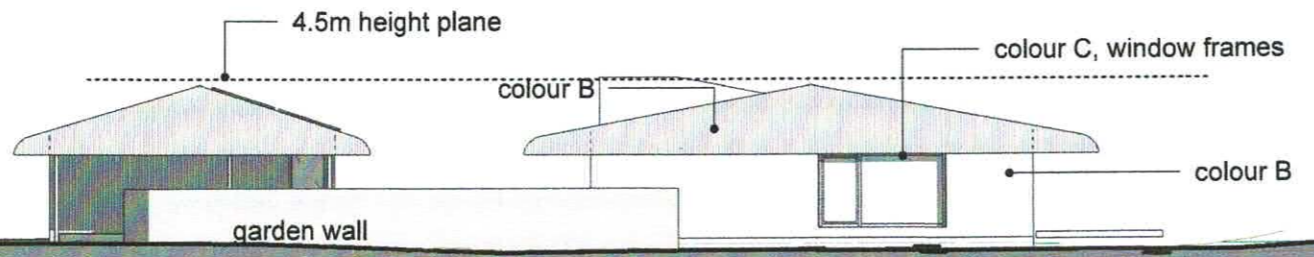
2 | 04. roof plan  
1 : 300  
[IF PRINTED ON A3 SHEET]

BOUNDARY 15M SET BACK LINE

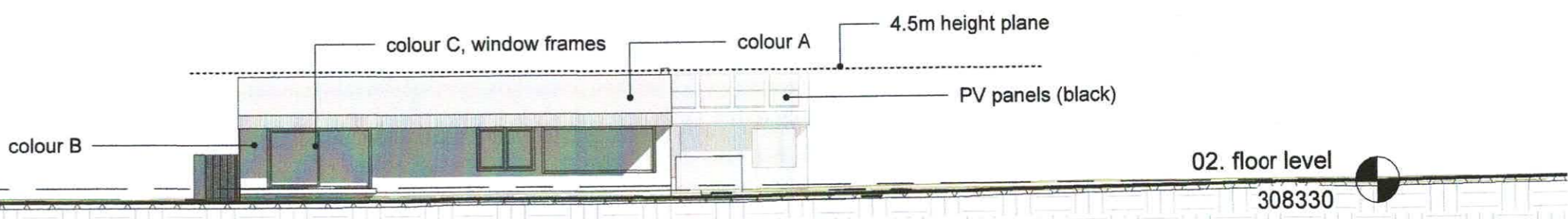
1 | 02. floor level\_Lot 02  
1 : 150  
[IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
INITIALS: *[Signature]*

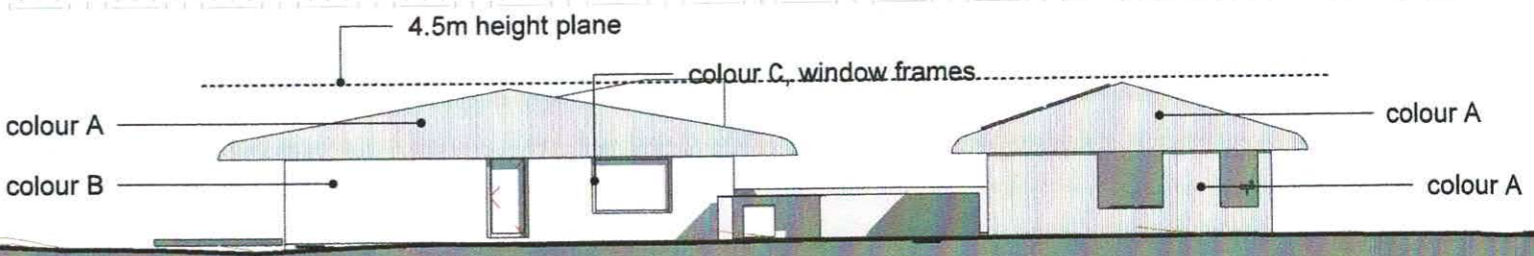
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+64 (0)3 443 5715 New Zealand



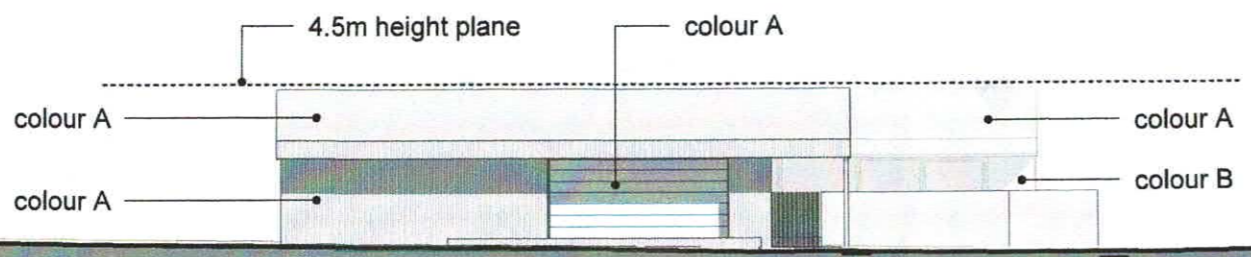
**1** ELEVATION\_NORTHEAST  
1 : 200  
[IF PRINTED ON A3 SHEET]



**2** ELEVATION\_NORTHWEST  
1 : 200  
[IF PRINTED ON A3 SHEET]



**3** ELEVATION\_SOUTHEAST  
1 : 200  
[IF PRINTED ON A3 SHEET]



**4** ELEVATION\_SOUTHWEST  
1 : 200  
[IF PRINTED ON A3 SHEET]

COLOUR MAY VARY FROM SELECTION BELOW  
(LRV for roofs <20%, LRV for other surfaces <30%)

- colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
- colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

AFFECTED PERSONS APPROVAL  
INITIALS: *RM*



# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95

### # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

### PERSON AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

### LIST DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

at the following subject site(s):

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.

PLEASE TICK

I/We understand that if the consent authority determines 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.

PLEASE TICK

### MAGNIFYING GLASS WHAT INFORMATION/PLANS HAVE YOU SIGHTED

I/We have sighted and initialled ALL plans dated and approve them.

PLEASE TICK



## APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT)	
	Contact Phone / Email address	
	Signature 	Date

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

### Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



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 +64 (0)3 443 5715 New Zealand

Date	No.	Description
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SITE PLAN\_Proposed Lots

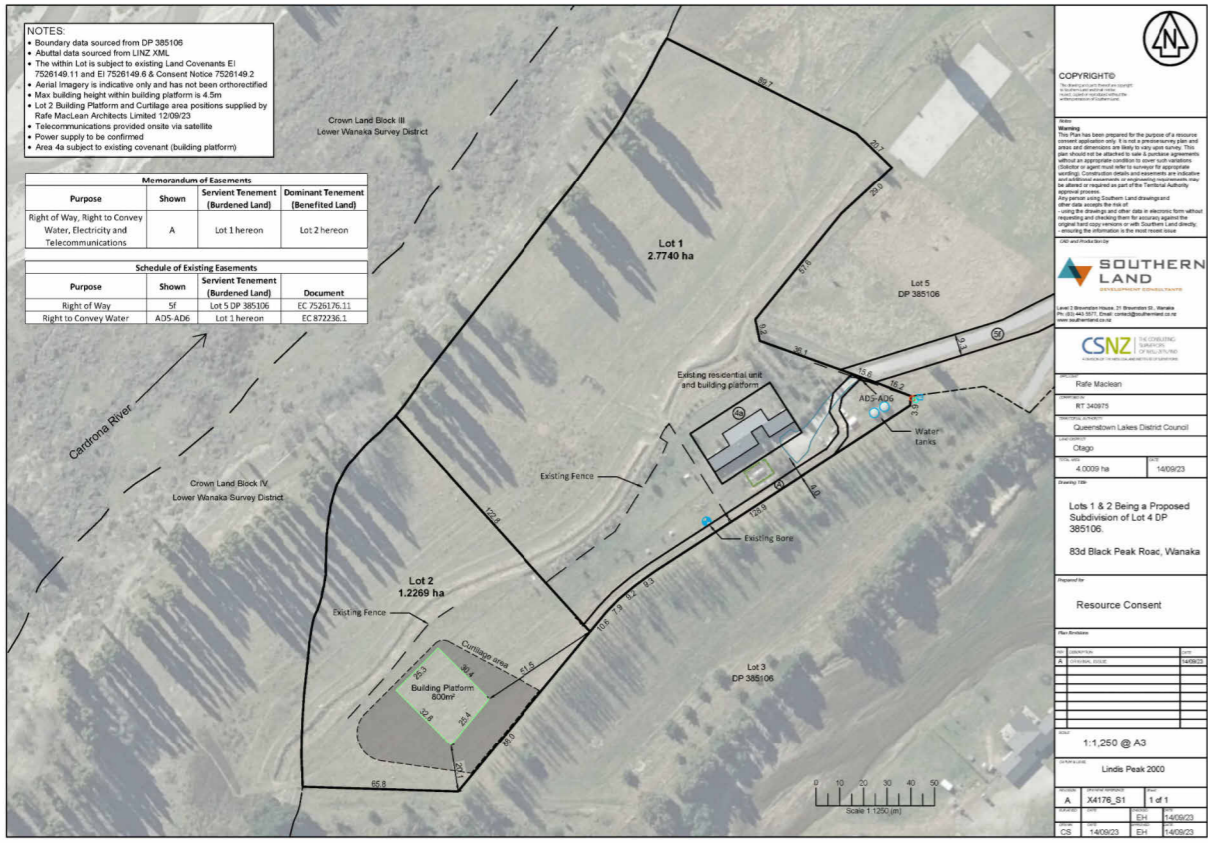
83d Black Peak Road, Wānaka

Michelle Mitchell & Rafe Maclean

Sheet: **RC01** Revision:

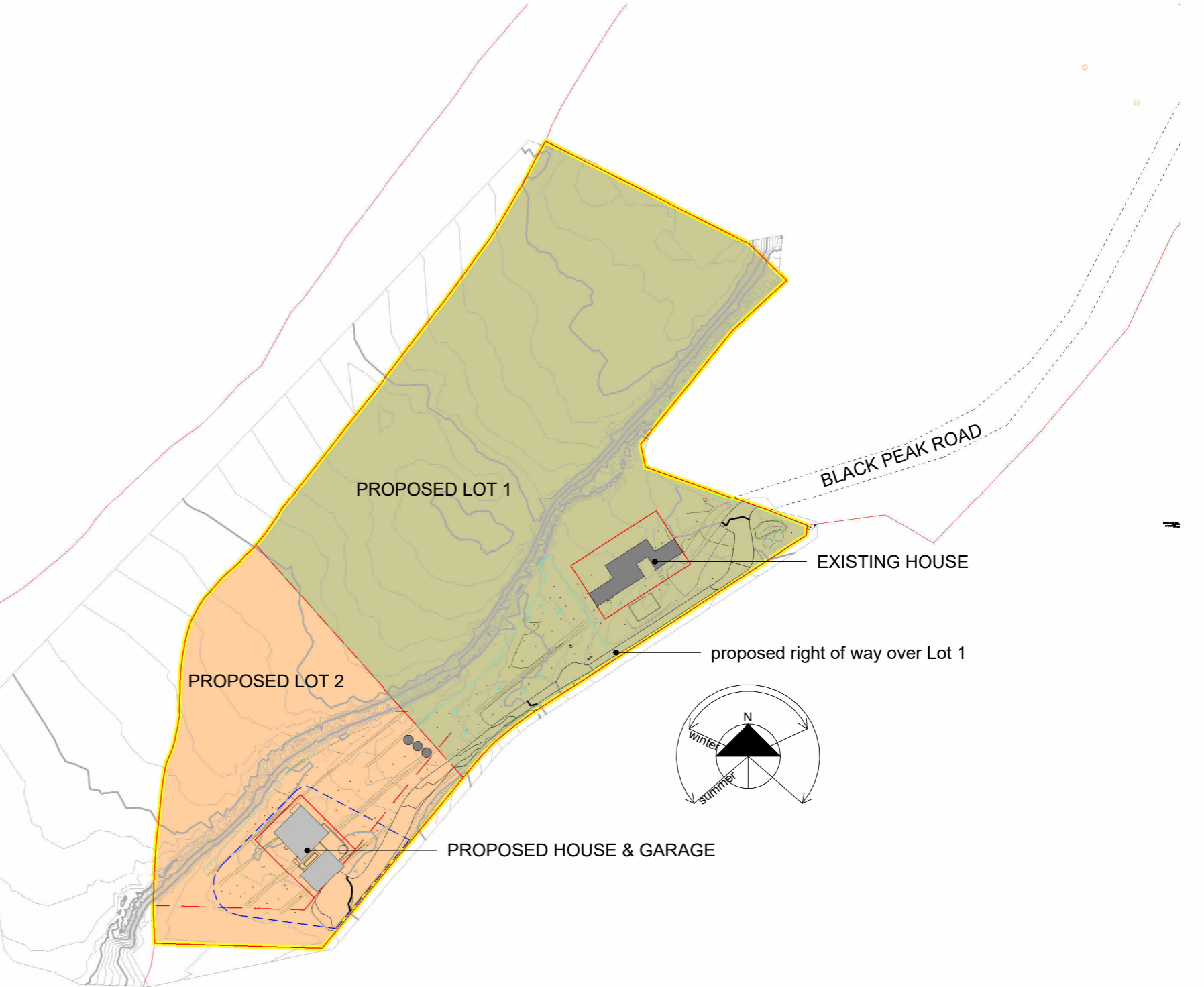
Date: 13 SEPTEMBER 2023 Principal in Charge: RM

Project: 21.14 Drawn by: RM

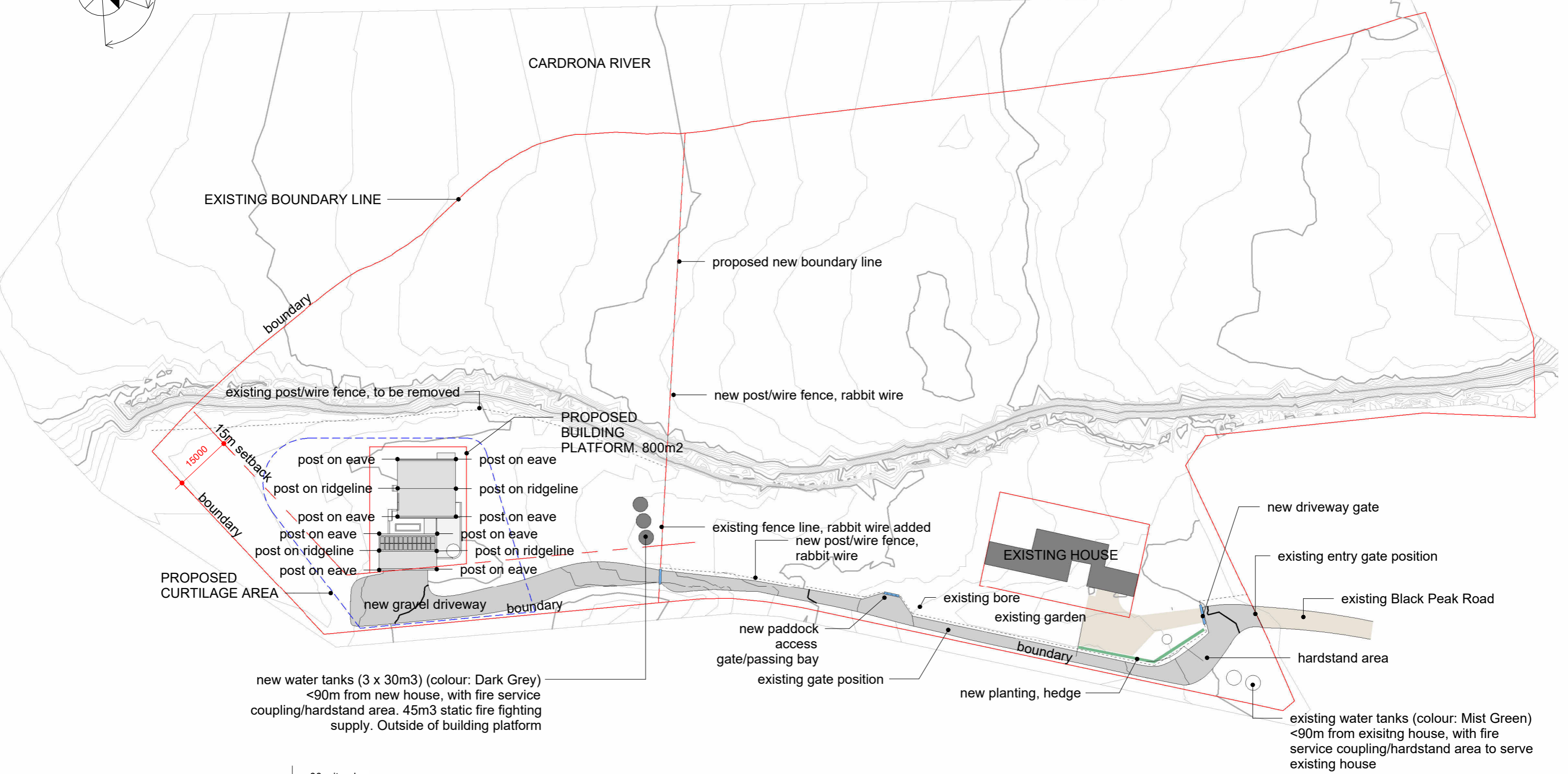
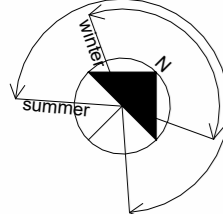


1 PROPOSED LOTS  
 [NOT TO SCALE]

2 00. proposed lots  
 1 : 2000  
 [IF PRINTED ON A3 SHEET]



AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*

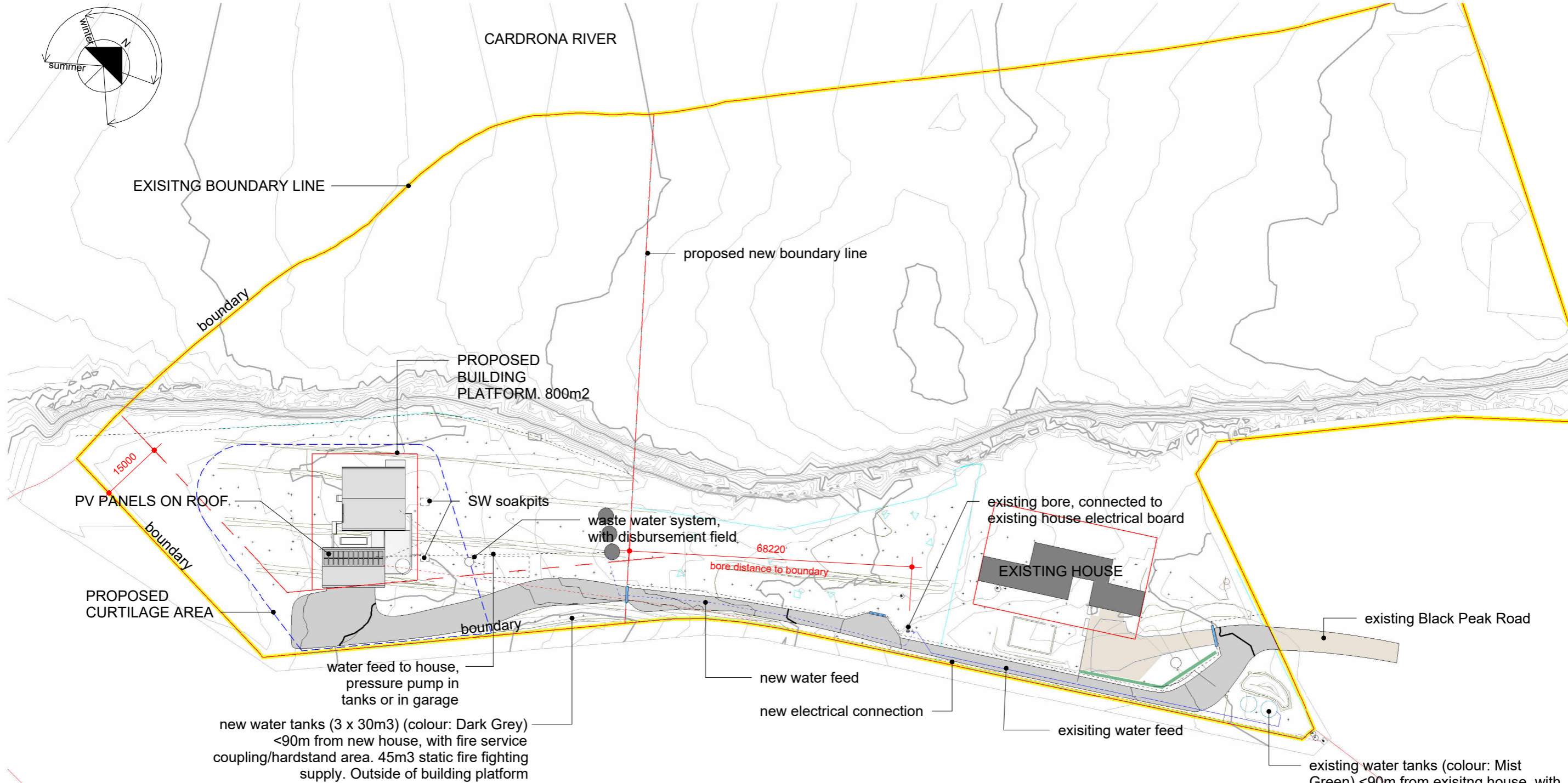


15m setback  
 15000  
 PROPOSED CURTILAGE AREA  
 new gravel driveway  
 new water tanks (3 x 30m3) (colour: Dark Grey)  
 <90m from new house, with fire service coupling/hardstand area. 45m3 static fire fighting supply. Outside of building platform

new driveway gate  
 existing entry gate position  
 existing Black Peak Road  
 hardstand area  
 existing water tanks (colour: Mist Green)  
 <90m from existing house, with fire service coupling/hardstand area to serve existing house

1 00. site plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*



**1** 01. proposed services plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*

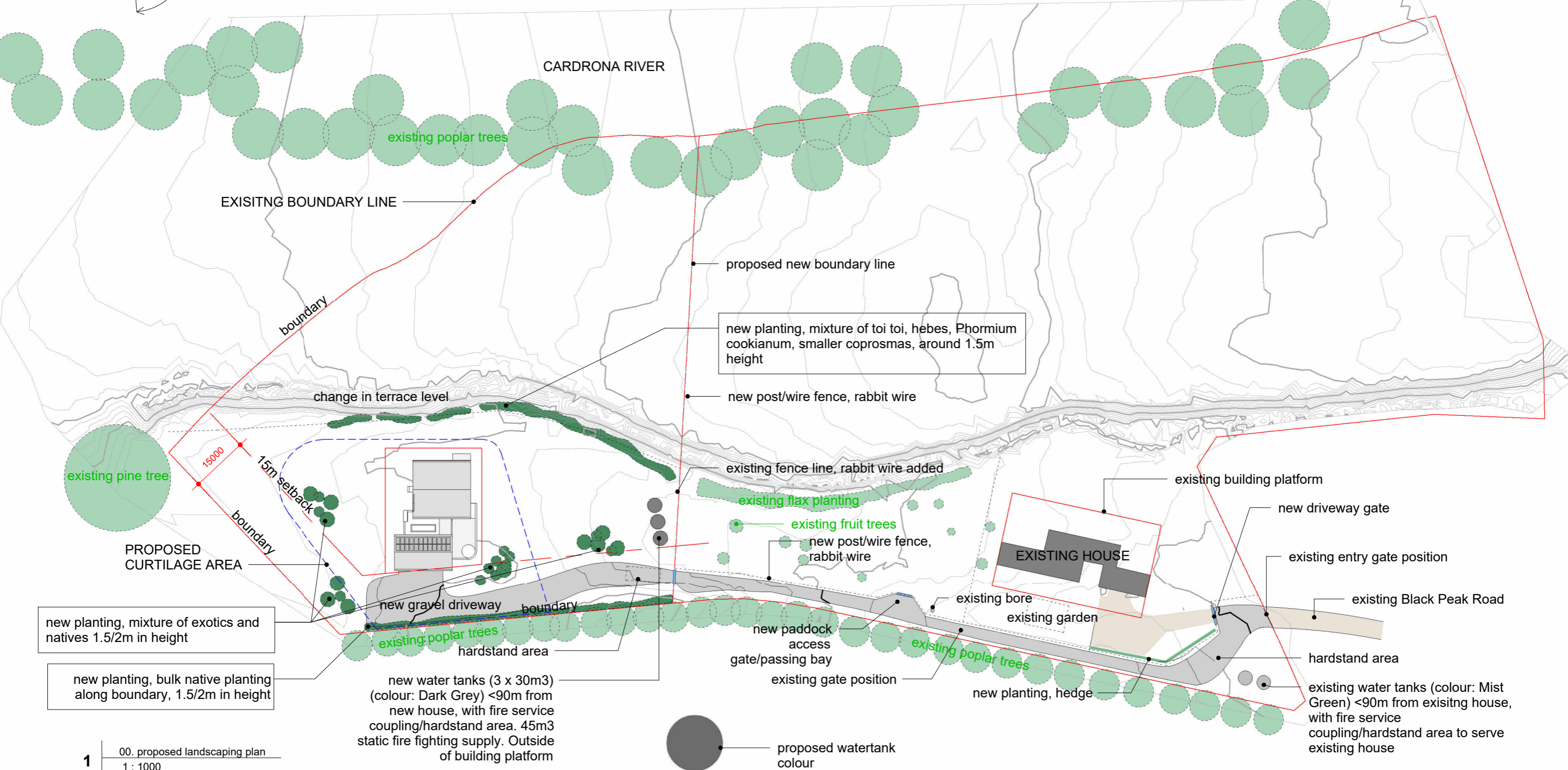
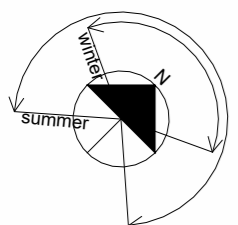
Date	No.	Description
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PROPOSED LANDSCAPING PLAN\_Lot 2 only

Sheet: **RC04** Revision:

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



new planting, mixture of exotics and natives 1.5/2m in height

new planting, bulk native planting along boundary, 1.5/2m in height

new water tanks (3 x 30m<sup>3</sup>) (colour: Dark Grey) <90m from new house, with fire service coupling/hardstand area. 45m<sup>3</sup> static fire fighting supply. Outside of building platform

Dark Grey  
 proposed watertank colour

1 00. proposed landscaping plan  
 1 : 1000  
 [IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*

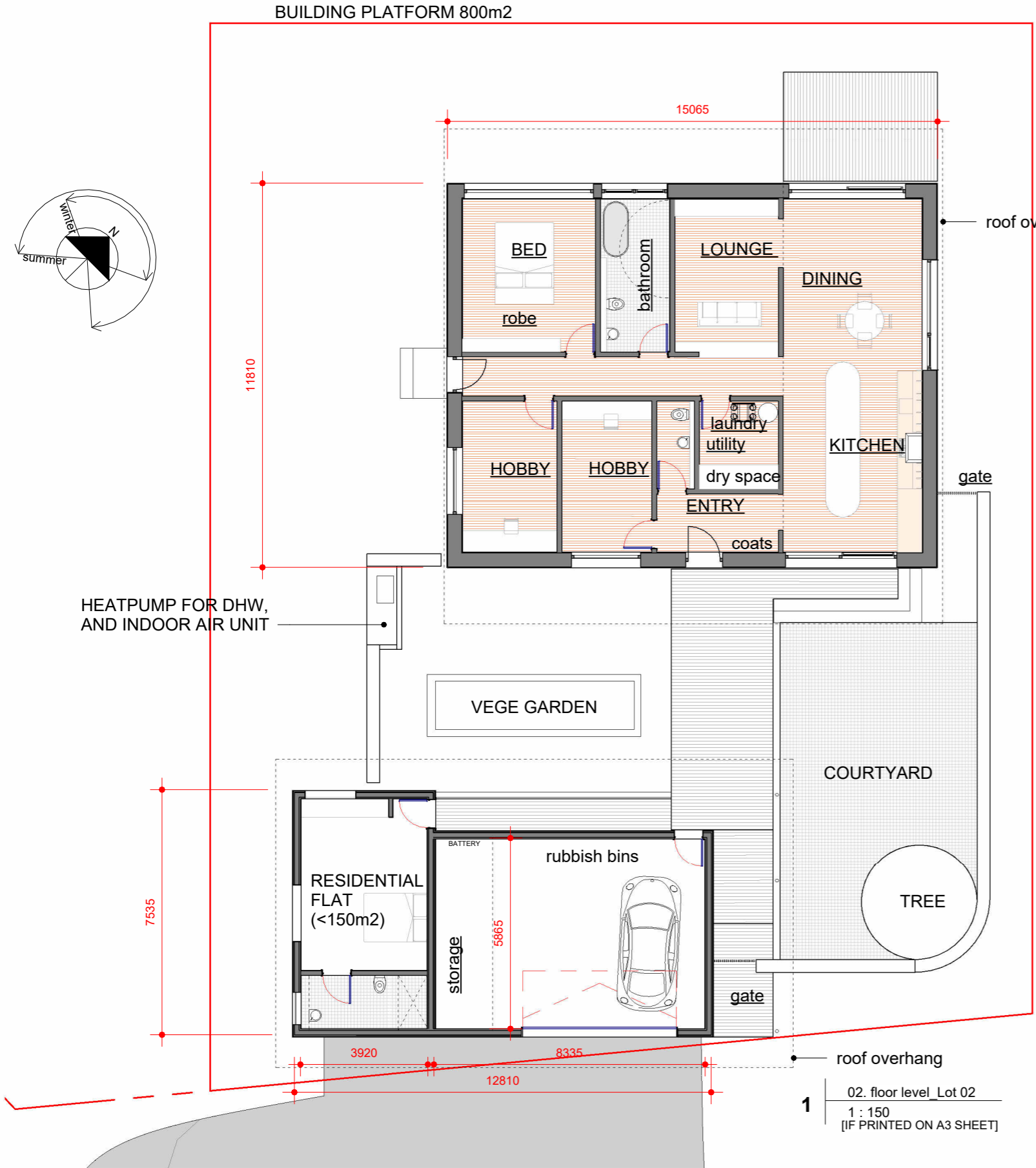
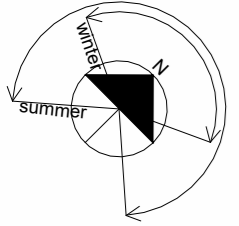
Date	No.	Description
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FLOOR PLAN\_LOT 2

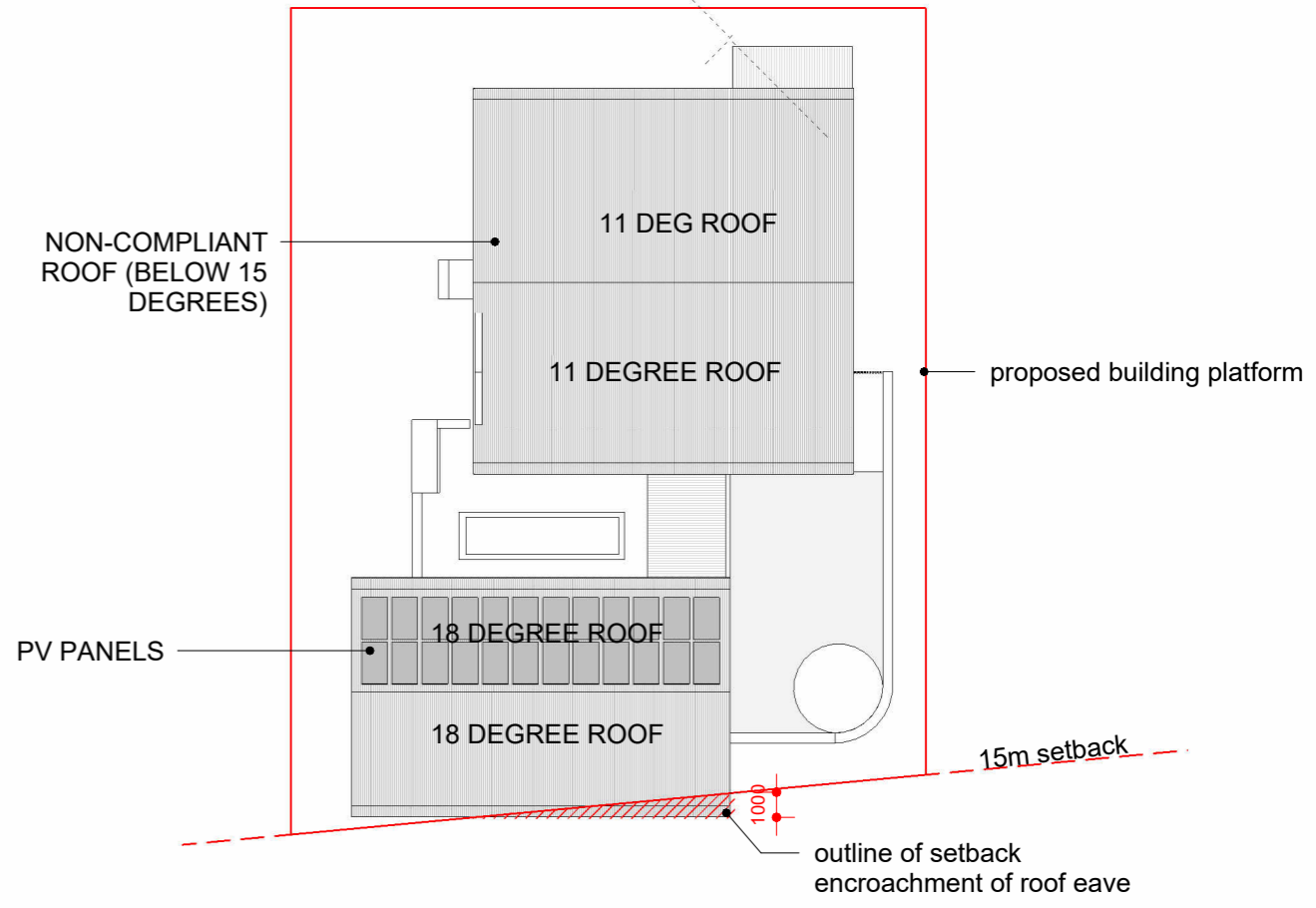
83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Sheet: **RC05** Revision:

Date:	13 SEPTEMBER 2023	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



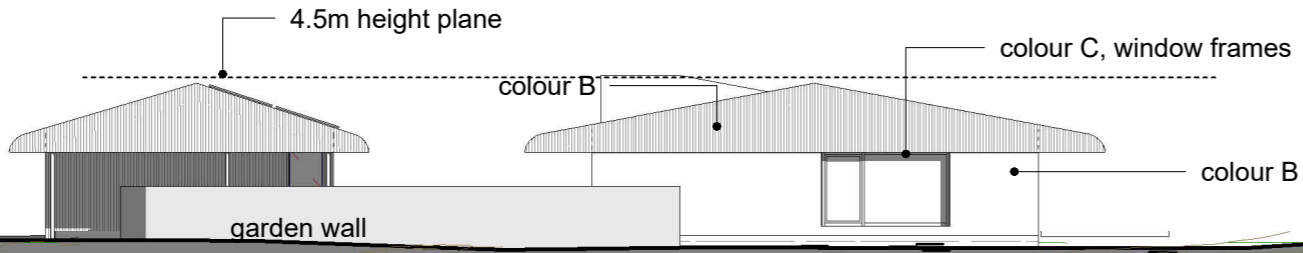
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 1 : 150  
 [IF PRINTED ON A3 SHEET]



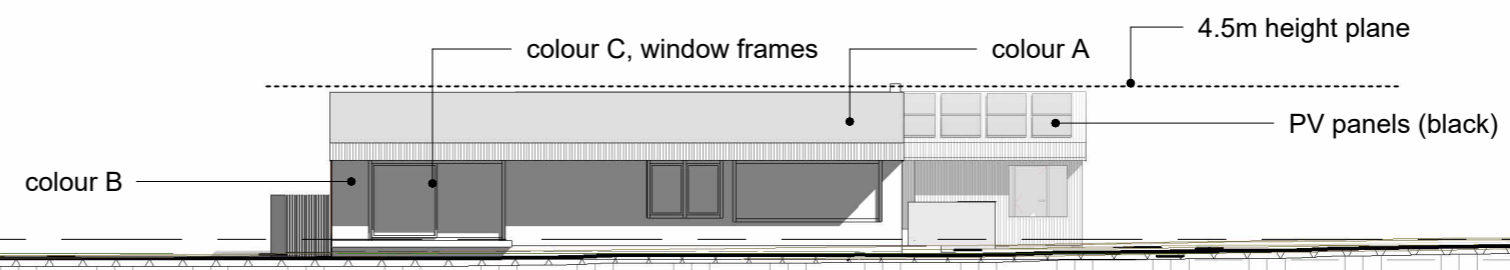
**2** 04. roof plan  
 1 : 300  
 [IF PRINTED ON A3 SHEET]

BOUNDARY 15M SET BACK LINE

AFFECTED PERSONS APPROVAL  
 INITIALS: *[Signature]*

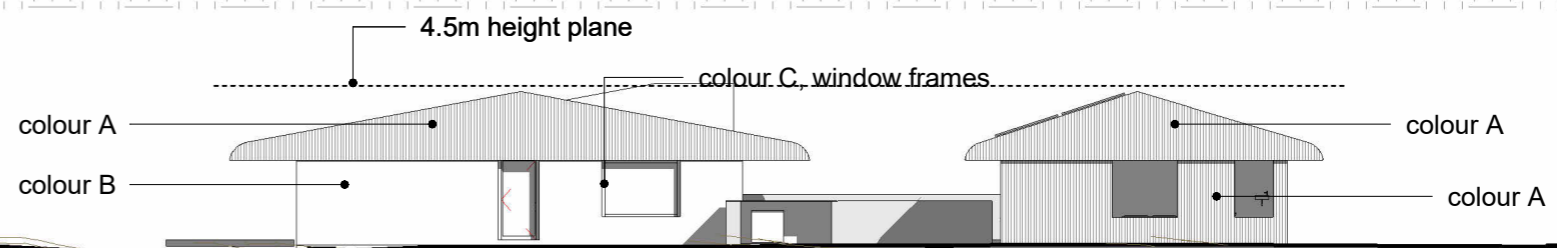


1 ELEVATION\_NORTHEAST  
1 : 200  
[IF PRINTED ON A3 SHEET]

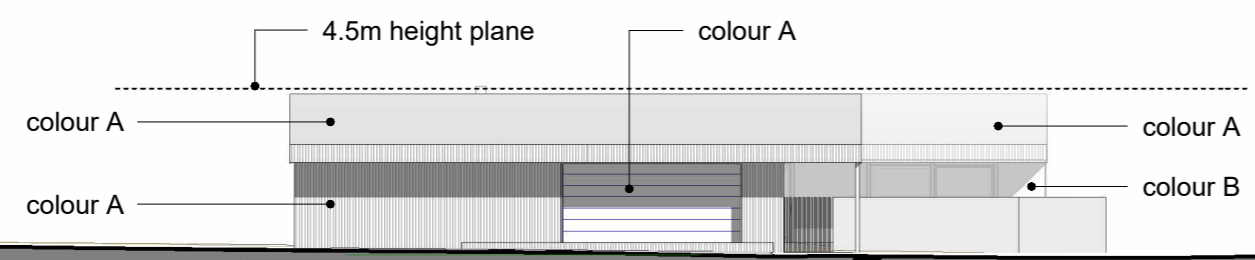


02. floor level  
308330



2 ELEVATION\_NORTHWEST  
1 : 200  
[IF PRINTED ON A3 SHEET]



3 ELEVATION\_SOUTHEAST  
1 : 200  
[IF PRINTED ON A3 SHEET]



COLOUR MAY VARY FROM SELECTION BELOW  
(LRV for roofs <20%, LRV for other surfaces <30%)

	colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
	colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

4 ELEVATION\_SOUTHWEST  
1 : 200  
[IF PRINTED ON A3 SHEET]

AFFECTED PERSONS APPROVAL  
INITIALS: 



# AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

## # RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Red Silver Trust (Rafe Maclean, Michelle Mitchell & Thomas Evatt)

## PERSON AFFECTED PERSON'S DETAILS

I/We Robert Le Brun, Sharynne Le Brun, Susannah Staley

Are the owners/occupiers of

81 Black Peak Road, Wānaka

## LIST DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Application under Section 88 of the Resource Management Act 1991 to undertake a two Lot subdivision, identification of a building platform and construction of a residential unit (which includes a residential flat and garage) within the building platform. In addition, consent is sought to install three water tanks outside of the building platform, to vary Consent Notice 7626149.2 to allow for a roof pitch of 11 degrees for the main house and to allow for the eastern corner of the garage roof/eave to protrude up to 1m into the eastern boundary setback.

Overall the proposal requires a discretionary activity resource consent.

Please refer to the scheme plan, landscape plan, site plan, floor plan and elevations attached.

at the following subject site(s):

83d Black Peak Road, Wānaka. Lot 4 DP 385 106



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines 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.



## WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

13 September 2023



# APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

**A**

Name (PRINT)  
Robert Le Brun

Contact Phone / Email address  
0274329653 rlb@automotive Repairs.co.nz

Signature  
*[Handwritten Signature]*

Date  
11/10/23

**B**

Name (PRINT)  
Sharynne Le Brun

Contact Phone / Email address  
0274 424676

Signature  
*[Handwritten Signature]*

Date  
11/10/23

**C**

Name (PRINT)  
SUSANNAH STALEY.

Contact Phone / Email address  
021606765

Signature  
*[Handwritten Signature]*

Date  
18/10/2023.

**D**

Name (PRINT)

Contact Phone / Email address

Signature

Date

### Note to person signing written approval

Conditional written approvals cannot be accepted.

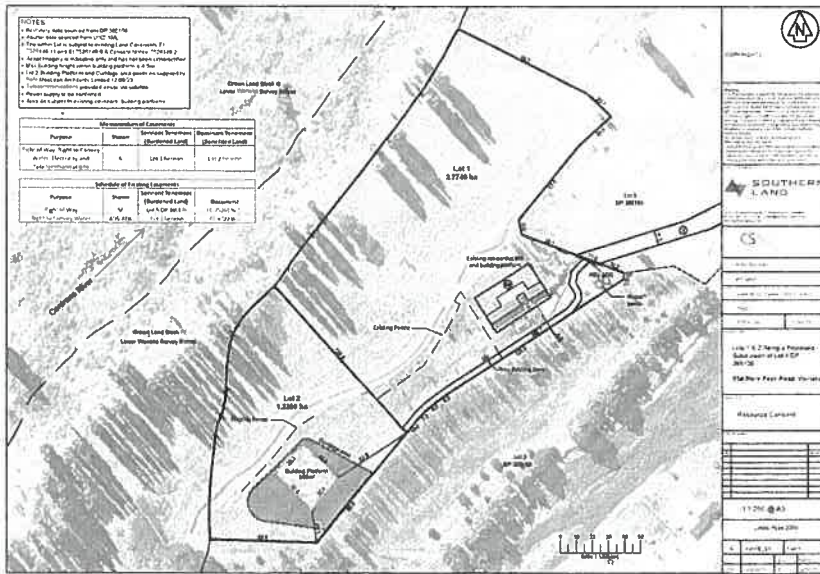
There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

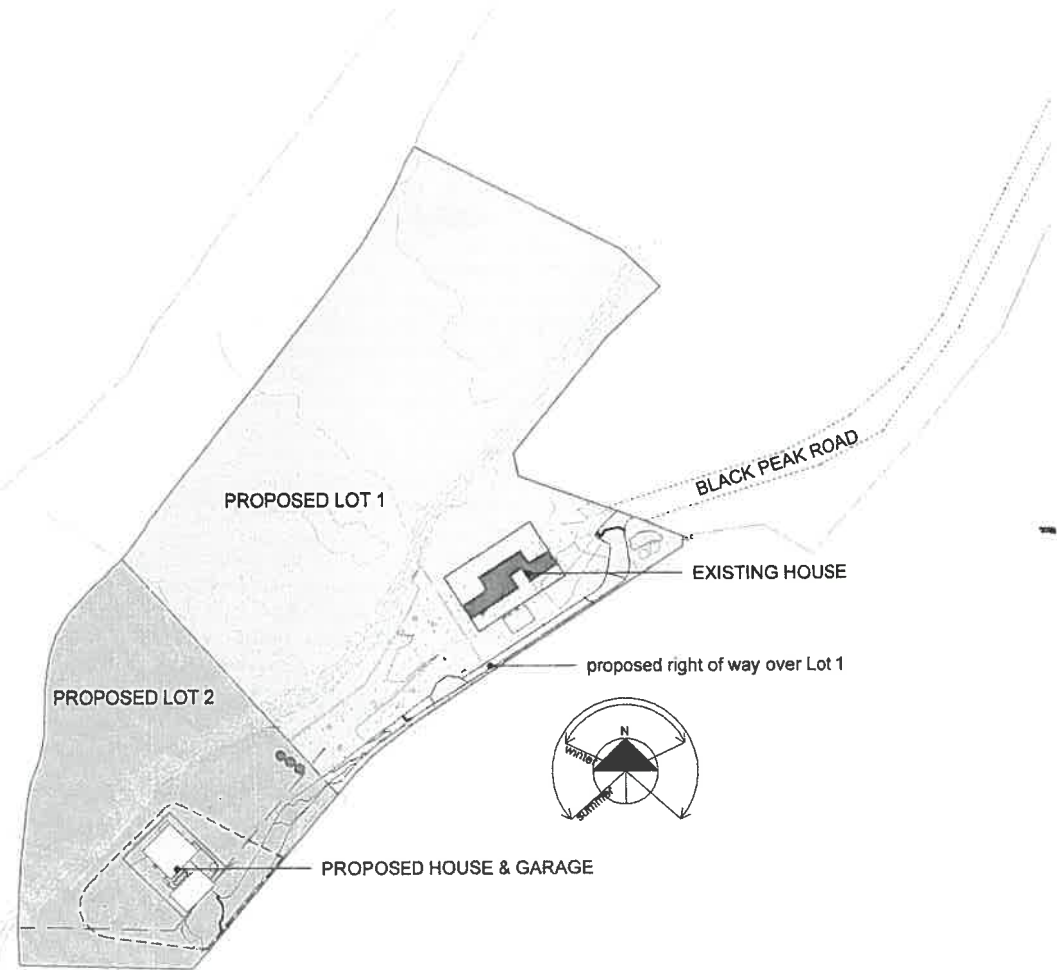




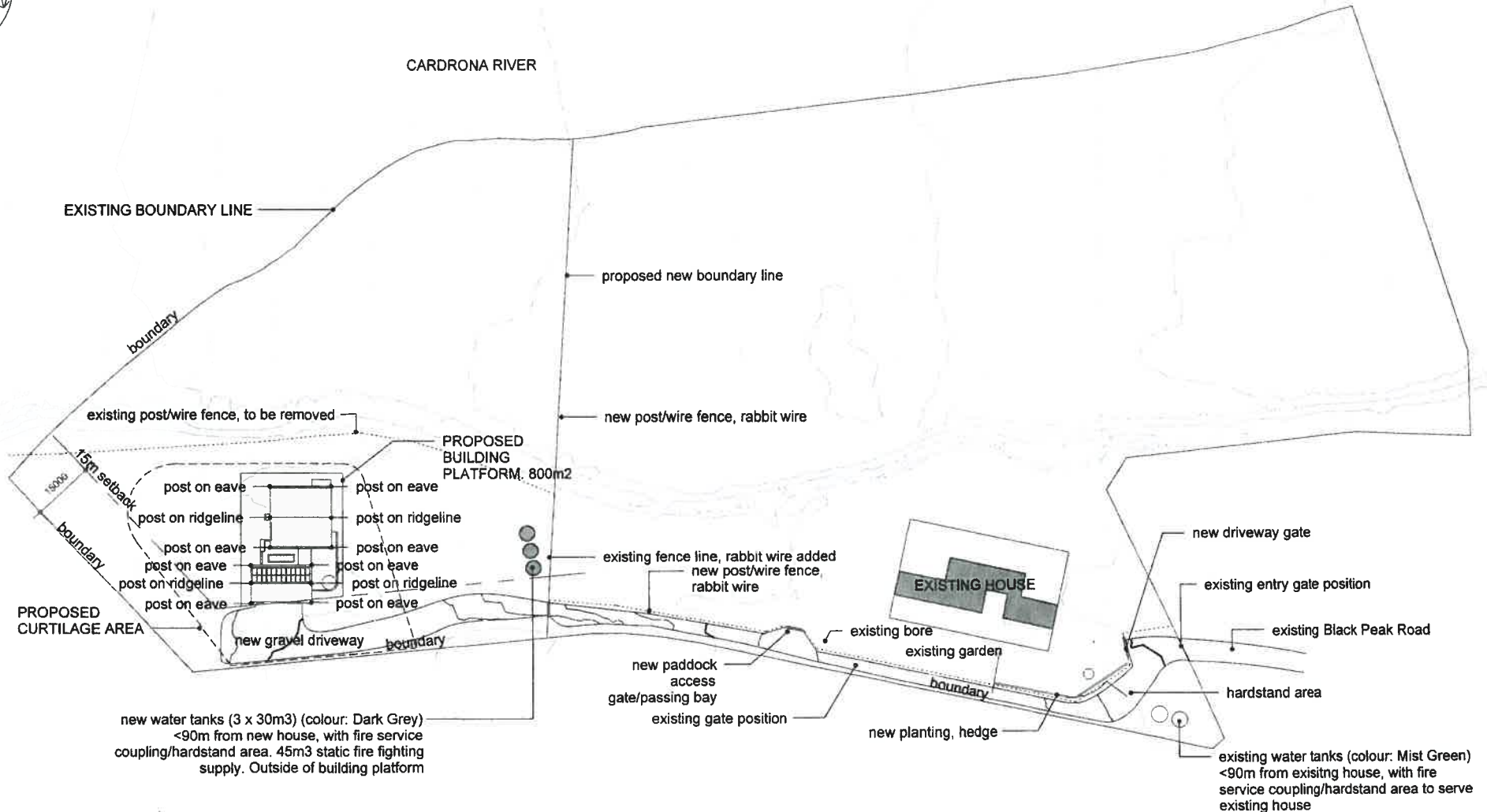
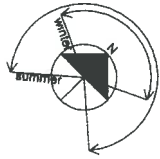


1 PROPOSED LOTS  
(NOT TO SCALE)

2 00. proposed lots  
1 : 2000  
[IF PRINTED ON A3 SHEET]



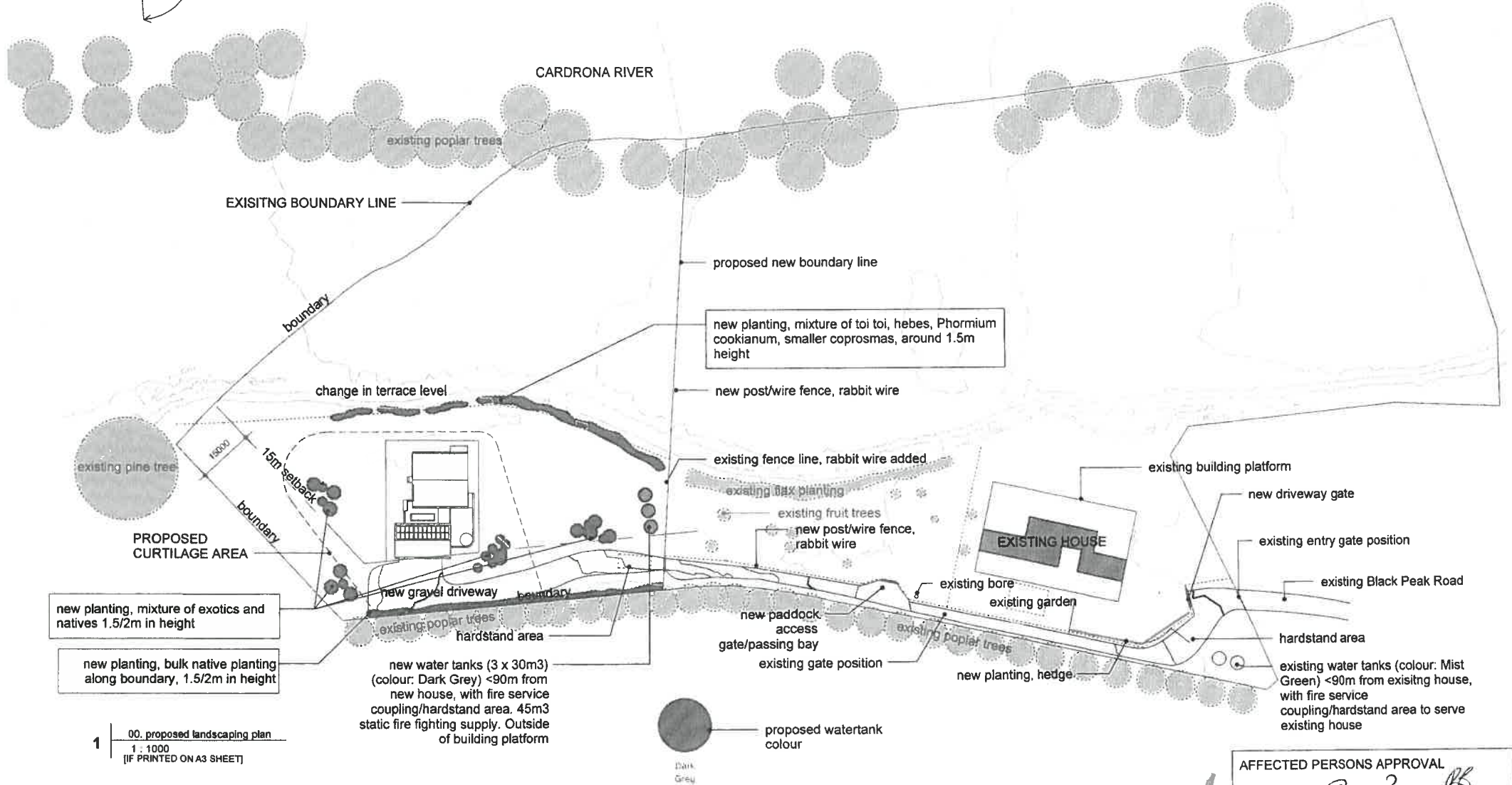
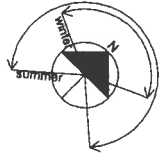
AFFECTED PERSONS APPROVAL  
INITIALS: *[Handwritten initials]*



1 00. site plan  
1 : 1000  
(IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
INITIALS: *RM* *MM*

*RM*



new planting, mixture of exotics and natives 1.5/2m in height

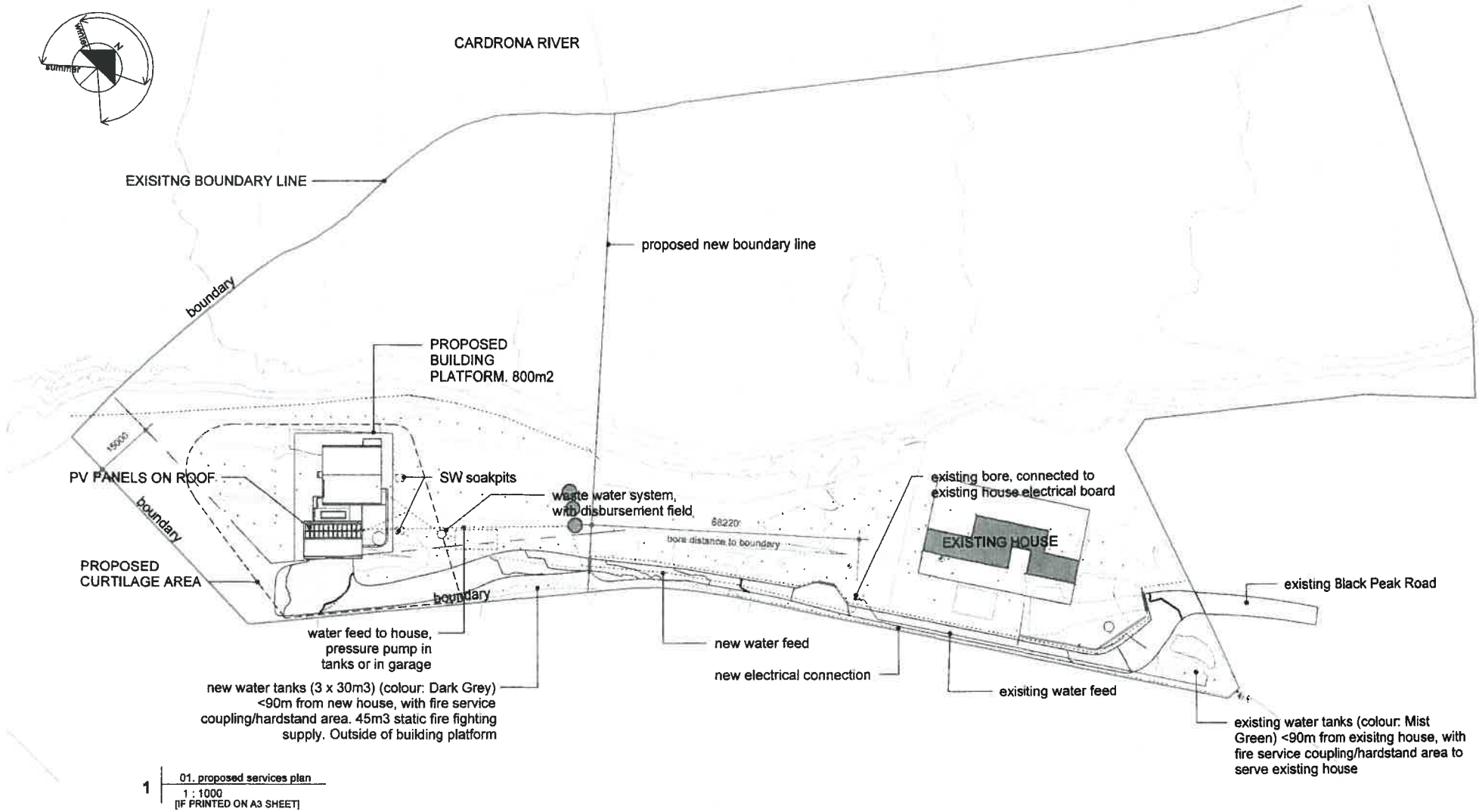
new planting, bulk native planting along boundary, 1.5/2m in height

new water tanks (3 x 30m<sup>3</sup>) (colour: Dark Grey) <90m from new house, with fire service coupling/hardstand area. 45m<sup>3</sup> static fire fighting supply. Outside of building platform

Dark Grey  
 ● proposed watertank colour

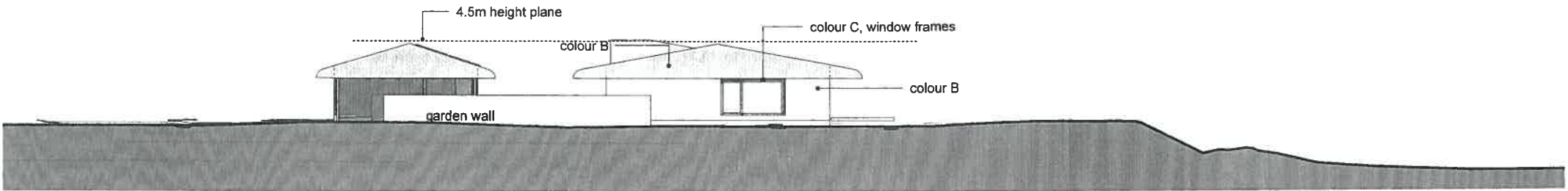
1 | 00\_proposed landscaping plan  
 1 : 1000  
 (IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
 INITIALS: *RM* *MM*

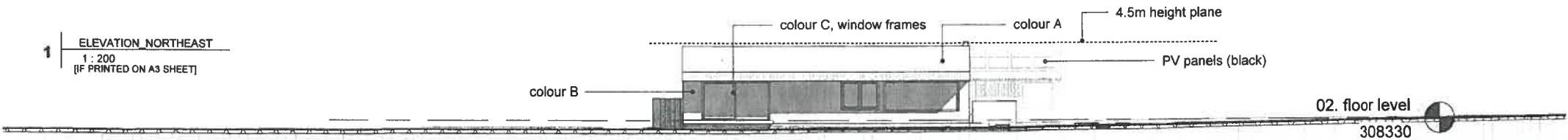


1 | 01. proposed services plan  
 1 : 1000  
 (IF PRINTED ON A3 SHEET)

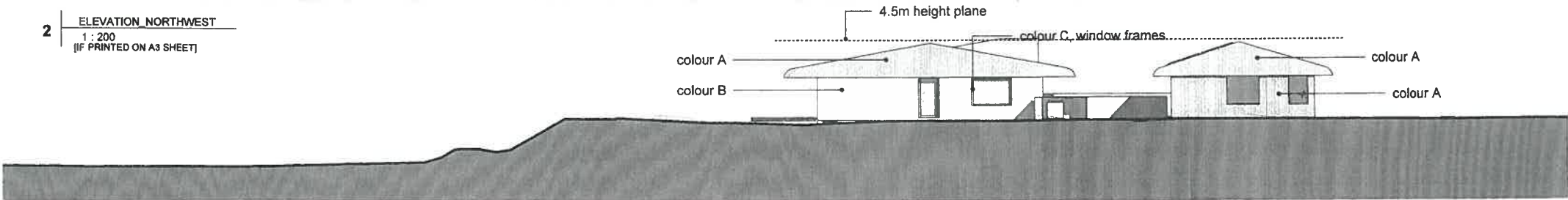
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 INITIALS: *[Handwritten Signature]*



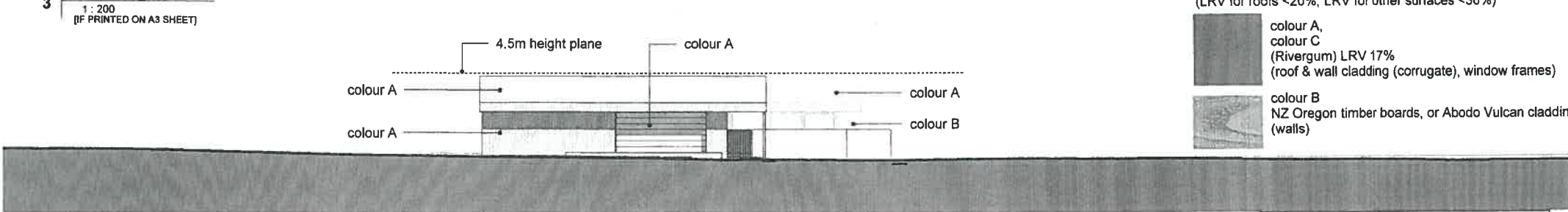
1 ELEVATION NORTHEAST  
 1 : 200  
 (IF PRINTED ON A3 SHEET)





2 ELEVATION NORTHWEST  
 1 : 200  
 (IF PRINTED ON A3 SHEET)



3 ELEVATION SOUTHEAST  
 1 : 200  
 (IF PRINTED ON A3 SHEET)



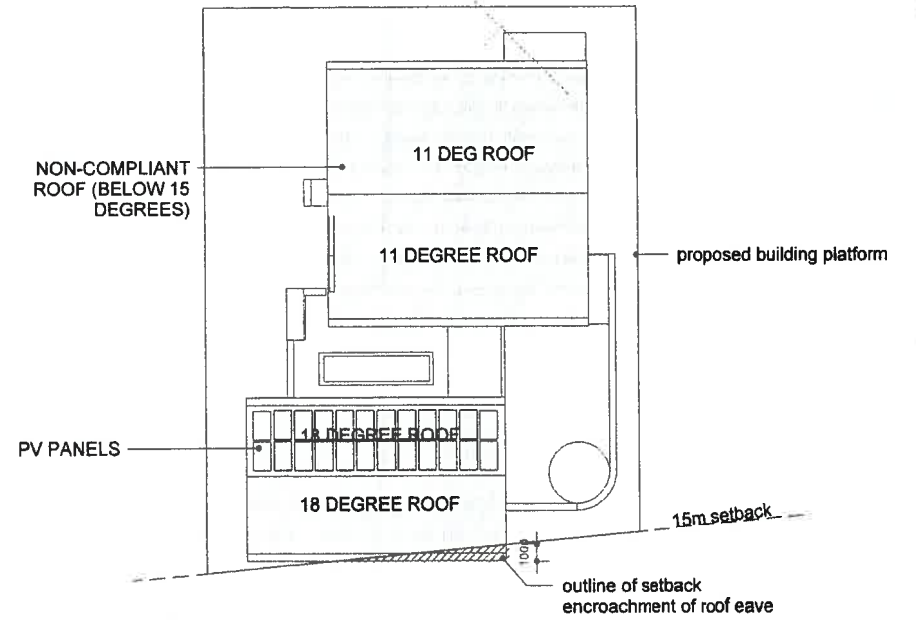
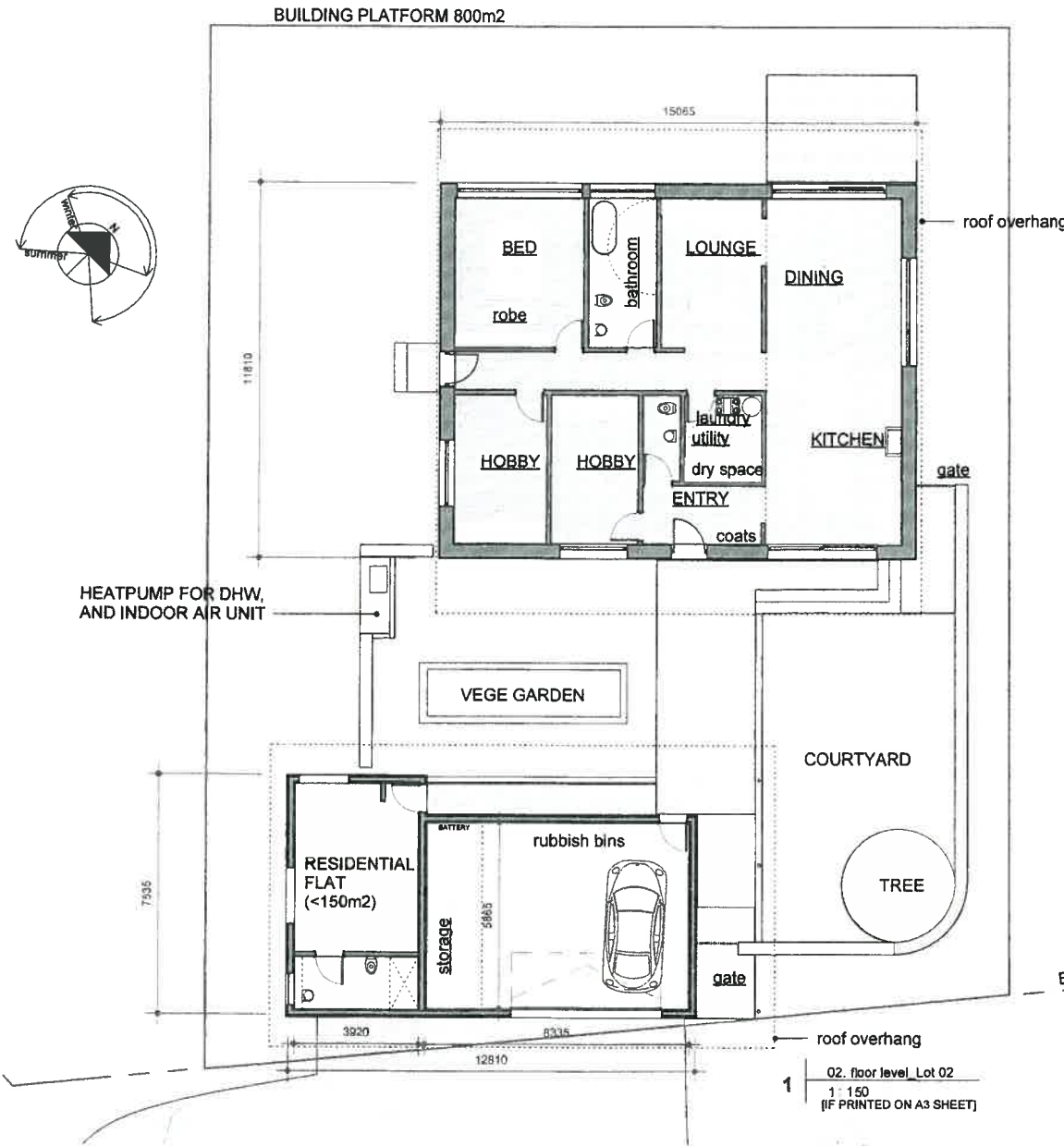
COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

-  colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
-  colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)

4 ELEVATION SOUTHWEST  
 1 : 200  
 (IF PRINTED ON A3 SHEET)

AFFECTED PERSONS APPROVAL  
 INITIALS: 





AFFECTED PERSONS APPROVAL

INITIALS: *[Handwritten initials]*

## RM240156 – RESPONSE TO LANDSCAPE REQUEST FOR FURTHER INFORMATION

MACLEAN MITCHELL - PROPOSED SUBDIVISION

Jess McKenzie

**vivian+espie**

24 April 2024

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1. This memo responds to landscape-related questions of a Request for Further Information (RFI) in relation to RM240156. These questions were set out in an email from Liz Hislop of Queenstown Lakes District Council dated 12 April 2024. The questions are set out in bold below, with responses given to each.

**A curtilage area is identified around the proposed building platform which it is understood from the AEE will be registered on the record of title as a covenant area. Please confirm what activities and potential effects the curtilage area will manage?**

2. The curtilage area is proposed to contain domestic activities within a small part of the site. This is proposed to ensure that the additional domestication proposed is subordinate to the open pastoral land and rural character is maintained. The curtilage area shall contain all domestic landscaping and structures, including but not limited to, clotheslines, outdoor seating areas, pergolas, external lighting, amenity gardens, spa pools, children's play equipment, barbecues, tents and temporary shelters, parked and stored vehicles including caravans, trailers, boats and mown lawns.

**At paragraph 31 in the Landscape Effects Assessment section, the Assessment states that 'The unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. The remainder of the site will remain as open rural land.'**

- a. **At paragraph 31 in the Landscape Effects Assessment section, the Assessment states that 'The unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. The remainder of the site will remain as open rural land.'**

The proposed dwelling and structural landscaping are designed to integrate with the surrounding landscape. Key features contributing to the integration of built form include:

4.5m Height Plane and Terraced Topography: The proposed dwelling is 4.5 meters high and sits on a natural terrace. The terraced topography provides screening and a natural backdrop. This ensures the development will sit low in the landscape and be integrated with the natural contours.

Natural Colour Scheme and Materials: Earthy tones and natural timber finishes complement the landscape, ensuring that the building is discreet.

Large Eaves: The large eaves help to manage glare from glass surfaces.

Structural Landscaping: Landscaping to the east of the proposed dwelling creates a backdrop for the building. Additional native planting is proposed to ensure this backdrop is maintained if existing poplar trees are removed.

Planting Along Terrace Edge: Native planting along the terrace softens views towards the dwelling, integrating the built form with the landscape.

**b. Please explain how the remainder of the site will remain as open rural land i.e. is a no build covenant proposed?**

The proposed curtilage area will ensure that domestication does not spread throughout the site. I understand that any additional building would require resource consent. Additionally, I understand a consent notice has been proposed requiring that buildings be constructed within the approved building platform. As such, the remainder of the site will remain free of built form and a no-build covenant is not considered necessary.

**vivian+espie**

**24 April 2024**



# ENVIRONMENTAL MANAGEMENT PLAN FOR LOW RISK SITES

<b>Project Address:</b> 83 Black Peak Road, Wanaka	<b>QLDC Consent Number (if applicable):</b> <b>RM</b> 123456 <b>BC</b> 123456
<b>Brief Project Description:</b> 2 Lot subdivision, minor earthworks to form an access way, level the building platform and trench in new services.	
<b>Nearest Sensitive Receptors: (e.g storm water network, waterway)</b> Cardrona River - isolated via existing cut off drains & contours	

## Purpose

This document is for use for sites that are deemed through resource consent to be of low environmental risk. These are also designed for the construction industry to provide guidance to construction environmental management on small scale jobs with low environmental risk. This document is a guide for operators to help control environmental effects such as storm water, erosion and sediment run off into nearby waterways and storm water infrastructure, manage dust, noise, litter pollution and other construction related effects to neighbours and the environment.

## Administrative requirements

### Roles and responsibilities

ROLE	NAME	PHONE NUMBER	EMAIL
SITE SUPERVISOR	TBC		
ENVIRONMENTAL REPRESENTATIVE	TBC		

## Inductions

All workers on site shall be briefed on the control measures outlined in this Environmental Management Plan. This should include and outline of the rapid stabilisation and spill response procedures. A copy of this Environmental Management Plan shall be kept on site at all times.

### Environmental incident notification and reporting

Any environmental incidents which may result in an adverse effect on the environment or community shall be notified to the Regulatory Team at Queenstown Lakes District Council within 12 hours of the incident occurring. Any spills or offsite release of a hazardous substance shall be notified immediately to the Pollution Hotline at Otago Regional Council.

QLDC Regulatory Team – [03 441 0499](tel:034410499)

ORC Pollution Hotline – [0800 800 033](tel:0800800033)

### Environmental inspections

The Environmental Representative will inspect all control measures at the start of each working day, and ensure that all measures are in good condition and suitable for the works. Inspections will also be undertaken where adverse weather events are forecast. The site should always be suitably stabilised to limit erosion and sedimentation, any potential spills, discharges and deposition of waste from site.

### Operational requirements

#### Site Set-up

The site will have the following measures installed. These need to be considered when planning site set out:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Stabilised access point | <input type="checkbox"/> Parking area                         | <input checked="" type="checkbox"/> Fencing   |
| <input type="checkbox"/> Waste collection facility          | <input type="checkbox"/> Hazardous substance storage facility | <input checked="" type="checkbox"/> Spill kit |
| <input type="checkbox"/> Concrete wash out bay              | <input type="checkbox"/> Wash down facility (mud from tyres)  |   |

#### Further Comments/Other Measures:

Site is in a rural location with earthworks taking place on a pastoral green field.

The majority of the work shall be earthworks with minimal waste expected to be generated.

There is an existing stabilised entranceway serving the existing residential unit.

#### Drainage, Erosion and Sediment Control

Under the Queenstown Lakes District Plan, no discharge of water holding sediment is allowed off-site, unless you have a resource consent permitting this activity. Consider your site and your works: what's the best tool for the job, to make sure your site is stabilised at all times.

The site will have the following measures installed. These need to be considered when planning site set out:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Water diverted around site                    | <input type="checkbox"/> Minimise area of exposed soil                              | <input type="checkbox"/> Sediment fences                 |
| <input checked="" type="checkbox"/> Bunds and/or catch drains          | <input type="checkbox"/> Sediment retention device                                  | <input checked="" type="checkbox"/> Stockpile management |
| <input checked="" type="checkbox"/> Stabilisation following earthworks | <input type="checkbox"/> Storm water inlets protected (closed off or sediment sock) |  |

#### Ongoing management of erosion and sediment controls:

- E&SCs to be inspected daily, prior to heavy rainfall and following heavy rainfall
- E&SCs are always correctly installed and suitable for the planned works
- Sediment deposits removed from E&SCs following storm events to ensure capacity for next storm

#### Rapid Stabilisation Procedure:

In the event of heavy rainfall or significant weather event forecast, the site can be quickly stabilised by:

Ensure all stockpiles and windrows are sealed off. I.e. using the back of the digger bucket to lightly compact and smooth the surface.

Remove machinery from areas of exposed soil.

Stabilise exposed areas as directed by SQEP/Environmental Consultant.

**Further Comments/Other Measures:**

Earthworks will take place within a soil stripped basin. The site has an good soakage rate of 650mm/hr.

**Erosion and Sediment Control Plan:**

An example of this at the end of this appendix

This needs to demonstrate:

- > overland flow paths
- > locations of controls (sediments fences, catch drains, sumps, etc)
- > stormwater outlet point

**Draw ESCP Here**

See below.

**Disclaimer:** It is noted that these are for the operators own use and Council accepts no responsibility for failure of these plans in the case of any environmental incidents. This document is intended as a guide for operators and it is recommended that if the operator is unsure of how to manage a potential environmental effect they should seek the advice of an appropriately qualified environmental professional.

**Dust Management**

The site will have the following measures installed. These need to be considered when planning site set out:

- Irrigators for soil dampening
- Hand watering
- Longstanding stockpiles covered/stabilised
- Stockpile heights minimised
- Geotextiles device
- Soil binders
- Progressive stabilisation

**Ongoing management of dust:**

- Dust generating activities avoiding during windy weather (where possible)
- Stabilise site when works untended for more than 5 calendar days

**Further Comments/Other Measures:**

**Noise and Vibration management**

**Ongoing management of noise and vibration:**

- Noisy activities to be undertaken between 0800hrs – 1700hrs Monday to Saturday inclusive
- Letter drops to neighbours during any unusually loud or noisy activities outside of 0800 – 1700 Mon to Sat
- Noise dampening devices utilised and avoidance of loud slamming to be avoided where possible

**Further Comments/Other Measures:**

Site is in a rural isolated location.

**Cultural Heritage Management**

**Accidental Discovery Protocol**

In the event that an archaeological site (defined as a place associated with pre-1900 human activity, regardless of cultural association) is discovered during construction, works onsite will cease immediately and the accidental discovery protocol attached to this document as Appendix 4 will be followed.

**Further Comments/Other Measures:**

### Chemicals and Fuels management

The main environmental concern for fuel and chemical management is avoiding spills entering a watercourse or groundwater.

#### Ongoing management of chemicals and fuels:

- Containers closed and appropriately stored at all times when not in use
- Spill kit onsite at all times and restocked immediately following any spills

Spill Response procedure:

Further Comments/Other Measures:

### Waste management

#### Ongoing management of waste:

- Appropriately-sized bin located onsite with lid
- Site cleaned free of rubbish at the end of each day
- Waste regularly removed from site such that bins are not overflowing
- Adopt the Waste Hierarchy

Further Comments/Other Measures:

Predominantly earthworks, minimal waste expected.

# Erosion and Sediment Control Plan:



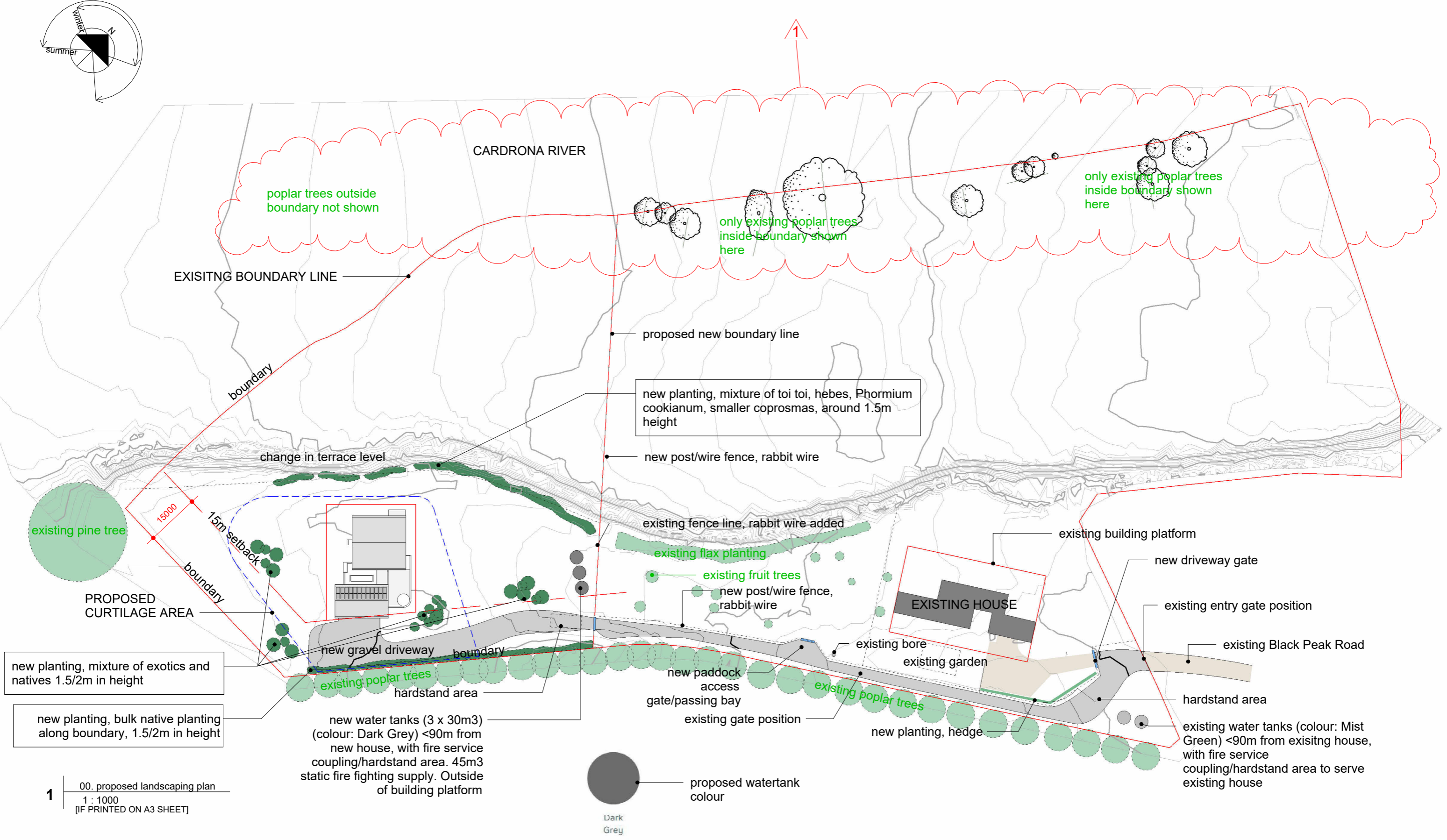
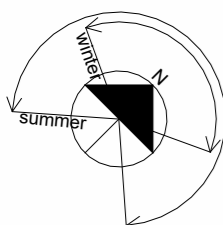
Date	No.	Description
30.04.2024	1	poplar trees accurately surveyed and shown on landscape plan

## PROPOSED LANDSCAPING PLAN\_Lot 2 only

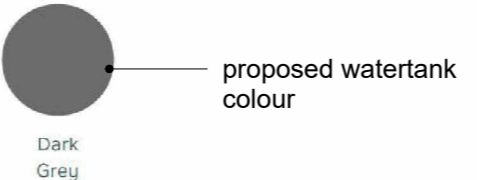
Sheet: **RC04** Revision: **A**

83d Black Peak Road, Wānaka  
 Michelle Mitchell & Rafe Maclean

Date:	30 APRIL 2024	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM

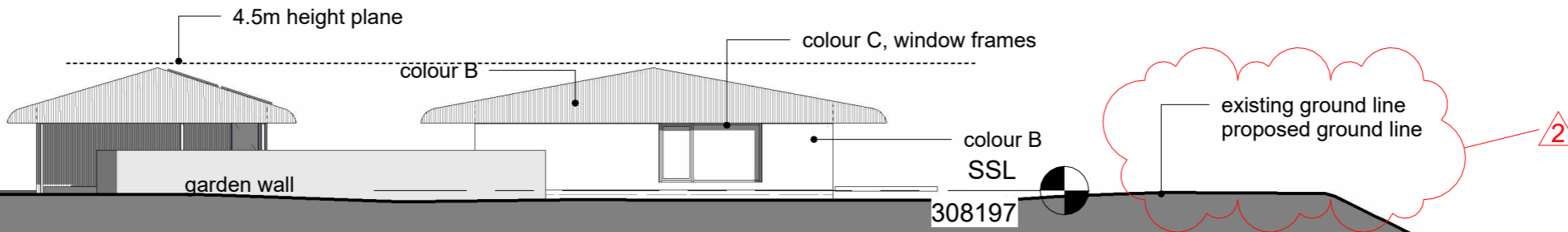


1 00. proposed landscaping plan  
 1 : 1000  
 (IF PRINTED ON A3 SHEET)

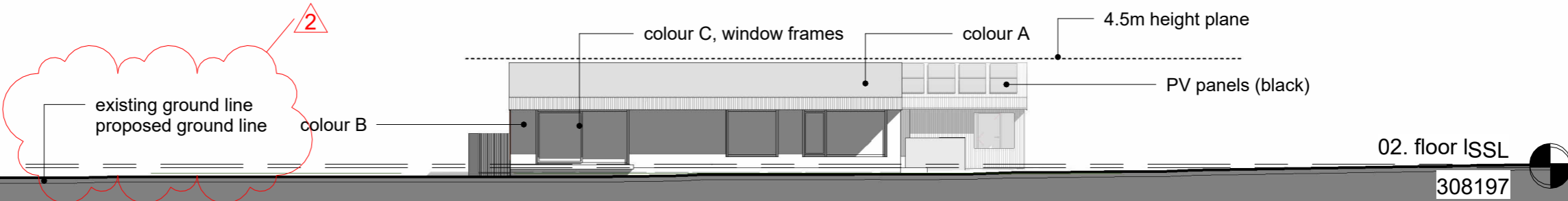


Revision Schedule		
Date	No.	Description
30.04.2024	2	annotation added; existing & proposed ground lines

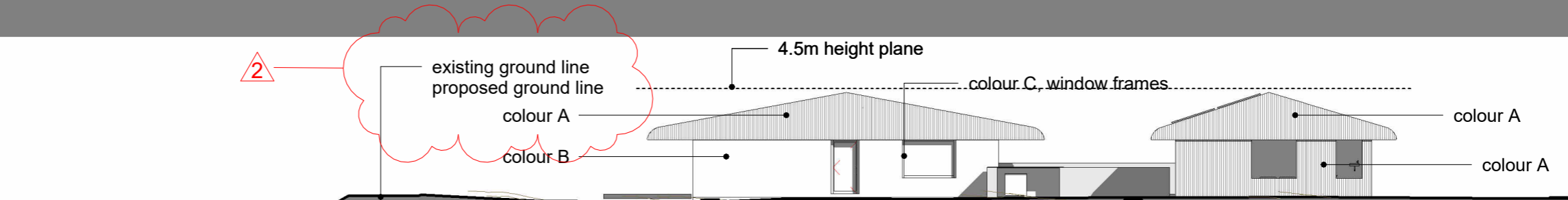
Date:	30 APRIL 2024	Principal in Charge:	RM
Project:	21.14	Drawn by:	RM



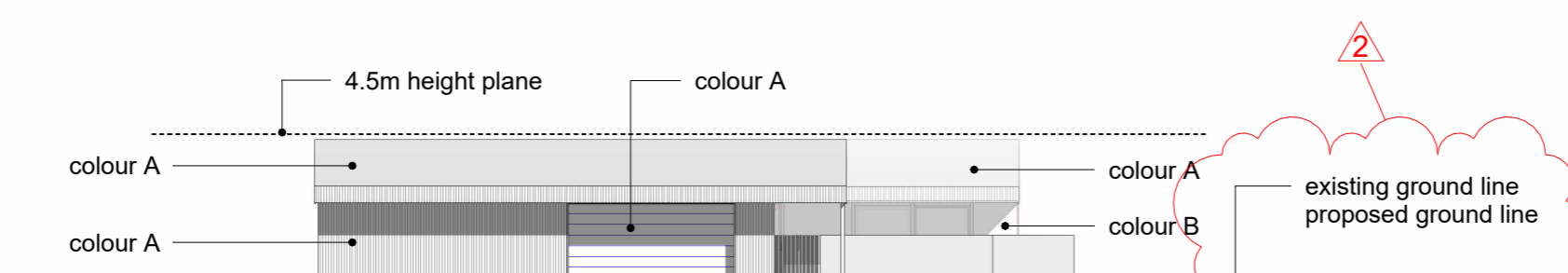
**1** ELEVATION\_NORTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**2** ELEVATION\_NORTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]





**3** ELEVATION\_SOUTHEAST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]



**4** ELEVATION\_SOUTHWEST  
 1 : 200  
 [IF PRINTED ON A3 SHEET]

COLOUR MAY VARY FROM SELECTION BELOW  
 (LRV for roofs <20%, LRV for other surfaces <30%)

-  colour A, colour C (Rivergum) LRV 17% (roof & wall cladding (corrugate), window frames)
-  colour B NZ Oregon timber boards, or Abodo Vulcan cladding (walls)





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1106032**  
**Land Registration District** **Otago**  
**Date Issued** 14 June 2023

**Prior References**  
340973

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**Estate** Fee Simple  
**Area** 1.6989 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 585877  
**Registered Owners**  
Cameron Dean Perkins and Dunmore Trustees (2021) Limited

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**Interests**

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

Appurtenant hereto is a right to convey water and electricity specified in Easement Certificate 872236.1 - 14.12.1994 at 11:26 am

The easements specified in Easement Certificate 872236.1 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey water specified in Easement Certificate 5001565.6 - 8.5.2000 at 2:55 pm

5041484.1 Gazette Notice (2001/1044) declaring adjoining road (S.H. No 6) to be limited access road - 11.5.2001 at 9:31 am

Appurtenant hereto is a right of way, right to convey water, electricity & telecommunications transmission right created by Transfer 5734753.6 - 19.9.2003 at 9:00 am

The right of way and right to convey water easements created by Transfer 5734753.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7526149.6 - 3.9.2007 at 9:00 am

Subject to a right of way over part marked A, B & C on DP 585877 created by Easement Instrument 7526149.11 - 3.9.2007 at 9:00 am

Appurtenant hereto is a right of way, right to operate and maintain bore and a right to convey water and electricity created by Easement Instrument 7526149.11 - 3.9.2007 at 9:00 am

The easements created by Easement Instrument 7526149.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7526149.11 - 3.9.2007 at 9:00 am

12628597.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.6.2023 at 3:17 pm

Subject to a right of way over part marked A, B & C on DP 585877 created by Easement Instrument 12628597.5 - 14.6.2023 at 3:17 pm

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 12628597.5 - 14.6.2023 at 3:17 pm

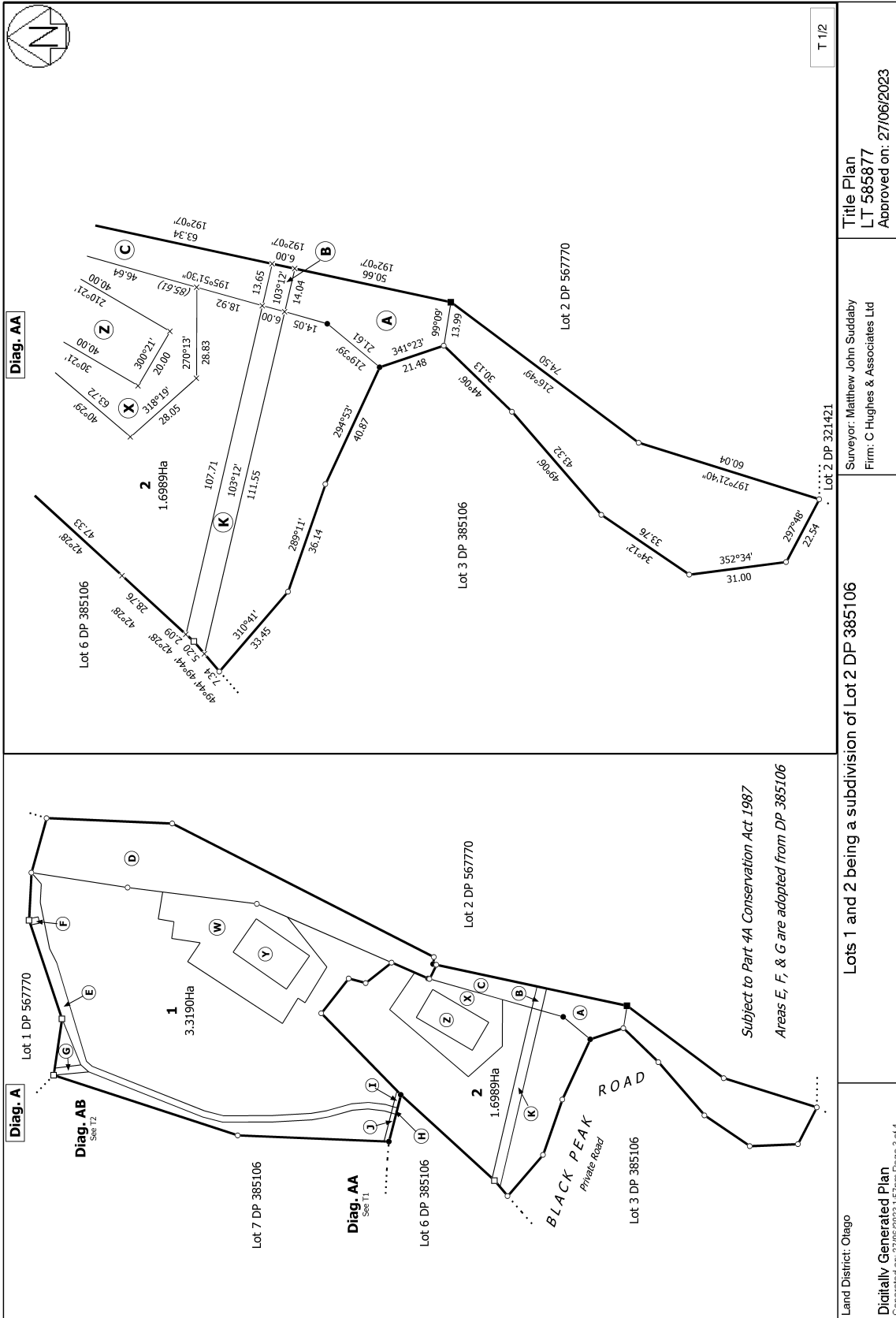
The easements created by Easement Instrument 12628597.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked B & K on DP 585877 in favour of Aurora Energy Limited created by Easement Instrument 12628597.6 - 14.6.2023 at 3:17 pm

The easements created by Easement Instrument 12628597.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12628597.7 - 14.6.2023 at 3:17 pm

12943794.1 Mortgage to Secure Funding Limited - 23.2.2024 at 1:11 pm





**SOUTHERN  
LAND**

**DEVELOPMENT CONSULTANTS**

**APPLICATION FOR  
SUBDIVISION CONSENT**

To Queenstown Lakes District Council

X4176

Ella Hardman  
ella@southernland.co.nz

## APPLICATION FOR SUBDIVISION CONSENT

<b>OUR REFERENCE</b>	X4176
<b>DATE</b>	March 2024
<b>LOCATION</b>	83D Black Peak Road, Wānaka
<b>LEGAL DESCRIPTION</b>	Lot 4 DP 385106 contained in Record of Title 340975
<b>APPLICANT</b>	Thomas William Evatt, Rafe Ian MacLean and Michelle Louise Mitchell
<b>TERRITORIAL AUTHORITY</b>	Queenstown Lakes District Council
<b>ZONING</b>	Operative District Plan: Rural General Proposed District Plan: Rural
<b>NATURAL HAZARDS</b>	Liquefaction Susceptibility LIC 1(P)(2012) ORC Flooding (2021) Rainfall Flooding (2012)
<b>OVERLAYS</b>	Landscape Priority Area Cardrona River/Mt Barker Road
<b>ACTIVITY CATEGORY</b>	Operative District Plan – Discretionary Proposed District Plan – Discretionary Resource Management Act 1991 - Discretionary
<b>PROPOSAL</b>	<p>Application under Section 88 of the Resource Management Act 1991 (the Act) for subdivision to create two lots, along with land use consent for the identification of a residential building platform, including construction of a residential unit within the building platform, along with an internal setback intrusion.</p> <p>Application under Section 221 of the Act to vary Conditions e(i) and (v) of Consent Notice 7526149.2 to allow for water tanks and a corner of the garage to be outside of the proposed building platform and for the roof pitch of the main house to be 11 degrees.</p>
<b>REQUESTS</b>	We request that any conditions of consent are circulated prior to consent being granted.
<b>APPENDIX</b>	<p>Appendix A – Record of Title 340975</p> <p>Appendix B – Consent Notice 7526149.2</p> <p>Appendix C – Land Covenant 7526149.11</p>

**UNDERLINED = UPDATED  
OR ADDITIONAL TO  
ORIGINAL APPLICATION**

Appendix D – Land Covenant 7526149.6  
Appendix E – Fencing Covenant 7553131.1  
Appendix F – Land Use Capacity Map  
Appendix G – Geotechnical Assessment  
Appendix H – Flooding Assessment  
Appendix I – Landscape Assessment  
Appendix J – Scheme Plan  
Appendix K – Architectural Plans  
Appendix L – Landscape Plan  
Appendix M – Water Test Results  
Appendix N – Power Confirmation  
Appendix O – Starlink Confirmation  
Appendix P – Objectives and Policies  
Appendix Q – Transport Assessment  
Appendix R – APA 83A Black Peak Road  
Appendix S – APA 83B Black Peak Road  
Appendix T – APA 91 Black Peak Road  
Appendix U – APA 87 Black Peak Road  
Appendix V – APA 89 Black Peak Road  
Appendix W – APA 24 Black Peak Road  
Appendix X – APA 31 Black Peak Road  
Appendix Y – APA 84 Morris Road  
Appendix Z – APA 81 Black Peak Road  
Appendix ZA – Landscape RFI Response  
Appendix ZB – Shortform Environmental Management Plan  
Appendix ZC – Revised plans  
Appendix ZD – Record of Title for 87 Black Peak Road

## **1.0 INTRODUCTION**

- 1.1 This application for resource consent is made pursuant to Section 88 of the Resource Management Act 1991 (**the Act**). Section 88 requires that any application for resource consent include an Assessment of Environmental Effects (**AEE**) in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule to the Act.

1.2 Since the application was originally lodged on 12 March 2024 a request for further information was provided by Council on 18 April 2024. The Further information requested, and responses are provided below as follows:

*Engineering*

*Ms Lyn Overton, Senior Land Development Engineer for the Council has requested the following information/clarifications:*

1. *Please provide a bacterial water test. The submitted water quality test is for chemical only with no results for Ecoli. The Council needs to be satisfied the proposed potable water meets drinking water quality standards.*

Response: Please refer to updated **Appendix M** attached.

2. *Please provide the bore log details. The Council needs to be satisfied that the bore has sufficient water supply for an additional residential unit.*

Response: Flow rate testing and calculation was undertaken by the applicant on Site on 21 April 2024. The method for testing involved using water meter on bore itself, and a timer. The test was undertaken by turning on solely K-line irrigation 50mm pipe (direct connection off bore), with end cap removed. The tests (1 minute duration) were undertaken, with an average presented below.

$$\begin{aligned}\text{Flow Rate: } Q &= \text{Volume/time} \\ &= 92\text{ltrs}/60\text{s} \\ &= 1.53\text{ltrs}/\text{second}\end{aligned}$$

3. *There is no Consent Notice 11244121.3 registered on the title as per the AEE, (i.e. para 5.1.11) did you mean 7526149.2? Can you please clarify so there is no confusion on this?*

Response: This is a typo and has been rectified in this updated application.

4. *We recommend that Consent notice 7526149.2 is removed/cancelled from the new titles and replaced with a new consent notice rather than the existing consent notice be changed given the number of changes proposed and the standards which have been updated since the underlying subdivision was granted.*

Response: The applicant has no objection to this is this is Councils preferred approach.

### *Landscape*

*Ms Sue McManaway, Consultant Landscape Architect is providing a peer review of the Landscape Assessment provided with the application.*

*Following the site visit and an initial review of the Assessment, Ms McManaway has the following questions which are to help in understanding the effects on the Rural Character Landscape (RCL) and within the Cardrona River / Mount Barker Road Priority Area (PA).*

5. *A curtilage area is identified around the proposed building platform which it is understood from the AEE will be registered on the record of title as a covenant area. Please confirm what activities and potential effects the curtilage area will manage?*

Response: Please refer to response from Landscape Architect attached as **Appendix ZA.**

6. *At paragraph 31 in the Landscape Effects Assessment section, the Assessment states that 'The unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. The remainder of the site will remain as open rural land.'*
  - a) *Please expand further on how the design of the dwelling and proposed landscaping will integrate the proposed development into the landscape? i.e. what makes the design unassuming - what are the specific features of the proposal that will assist in managing potential effects and how?*



Response: Please refer to response from Landscape Architect attached as **Appendix ZA**.

- b) *Please explain how the remainder of the site will remain as open rural land i.e. is a no build covenant proposed?*

Response: Please refer to response from Landscape Architect attached as **Appendix ZA**.

#### *General*

7. *Earthworks associated with the subdivision will be for construction of the access to Lot 2, trenching for services and preparing the building platform. Please provide an Environmental Management Plan (EMP) in respect to the proposed earthworks. I note QLDC GUIDELINES FOR ENVIRONMENTAL MANAGEMENT PLANS states that the Short Form EMP is also intended to be utilised for smaller construction projects that do not trigger the need for an earthworks consent and will ensure that the works remain a permitted activity under the District Plan through compliance with the specific Environmental Protection Measures within the Earthworks chapter.*

Response: Please refer to the shortform Environmental Management Plan (**EMP**) attached as **Appendix ZB**.

8. *Please annotate the elevation plans to show original/existing ground level and proposed ground level for clarity.*

Response: Please refer to updated plans attached as **Appendix ZC**.

9. *Multiple written approvals have been provided. With respect to 87 Black Peak Road, I note that Dunmore Trustees (2021) Ltd – Cameron Perkins has signed this. Council rates list the property as owned by the same owners as 89 Black Peak Road – can you please clarify?*

Response: 87 and 89 Black Peak Road were subject to a recent subdivision consent application RM200872 which approved a two lot subdivision

at 87 and 89 Black Peak Road creating lots with an area of 1.6989ha and 3.3190ha respectively (referred to in Para 9.5 of the original application). Since consent was granted titles for each new lot were issued on 14 June 2023, please refer to the new title for Lot 2 DP 585877/87 Black Peak Road attached as **Appendix ZD**. I would appear that Councils information has not yet been updated and is therefore not correct.

10. *The proposal will result in private road serving more than 12 units. The matters of discretion in respect to Rule 29.5.13c include The on-going management and maintenance of the access. The AEE states the existing maintenance arrangement will ensure that as and when repairs to the road are required that the cost of doing so can be met. Please advise how the existing on-going management maintenance of the access works currently and how the proposed residential unit would be incorporated?*

Response: Currently, there is a Road Maintenance Committee who manage a shared bank account where each lot puts forward an allocated amount each year. When maintenance is required, the cost of the maintenance is divided by the number of lots and the work is completed. Adding another lot reduces the individual cost of maintenance.

11. *Please identify/annotate on the landscape plan the poplars to be retained and check that the landscape plan accurately reflects the ones located on the site as it is not clear from the aerial image.*

Response: Please refer to updated plans attached as **Appendix ZC**.

## 2.0 LEGAL DESCRIPTION

2.1 The subject site (**the Site**) is legally described as Lot 4 DP 385106 contained in Record of Title (**RT**) 340975. A copy of the RT is attached as **Appendix A** to this application.

2.2 RT 285273 is subject to the Consent Notice 7526149.2 which relates to domestic water, water for fire fighting, effluent disposal and design control (materials, height, roof pitch, duration of construction, fencing and the provision of a landscape plan).

2.3 Other relevant instruments registered over RT 285273 are as follows (please refer to **Appendix C – E**):

- Land Covenant Easement 7526149.11 which relates to access, water supply and electricity.
- Land Covenant Easement 7526149.6 which relates to a non objection clause.
- Fencing Covenant 7553131.1 which relates to fencing.

### 3.0 SITE DESCRIPTION

3.1 The Site is located at 83D Black Peak Road and has an area of 4.0009ha. Please refer to the site location plan and site photos in **Figures 1 - 3** below.



**Figure 1: Site Location**

**Source: QLDC GIS**



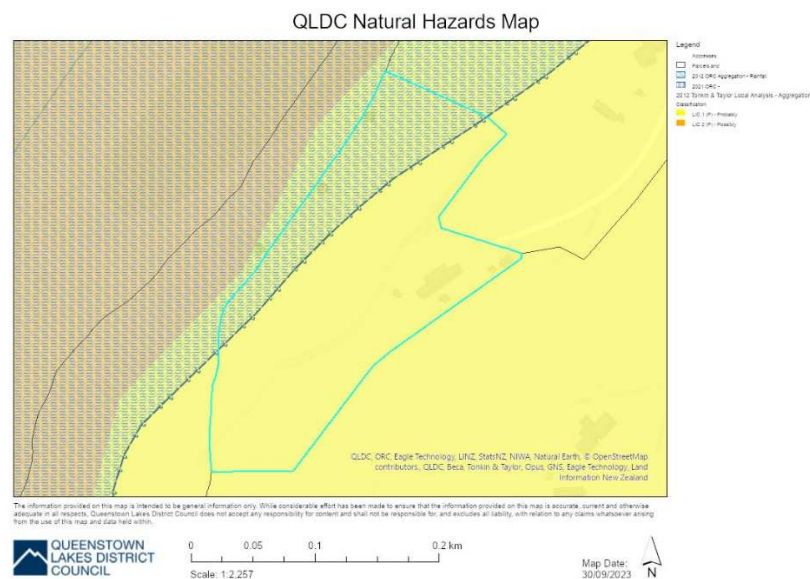
**Figure 2: Site Photo (Taken from the Cardrona River)**



**Figure 3: Site Photo (Taken from the southern corner of the Site)**

- 3.2 The Site comprises an existing residential unit contained within a 1000m<sup>2</sup> residential building platform located in the eastern corner of the Site. Access to the Site and residential unit is provided directly from Black Peak Road, a private road which provides access to 12 residential units including the residential unit located within the Site.
- 3.3 The existing residential unit is provided with a water supply from a bore within the Site. Potable water and water for fire fighting is provided via two 30,000l mist green water tanks located in the eastern corner of the Site. Wastewater and stormwater disposal are provided to the north east of the existing residential unit and are contained within the Site. Connections to power and telecommunications are provided via Black Peak Road.
- 3.4 The legal width of Black Peak Road varies between 13 and 15m with a formed width of approximately 5m.

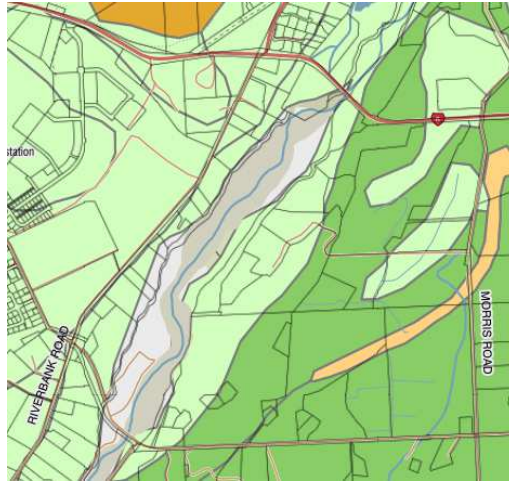
- 3.5 The Site is divided into two generally flat terraces, separated roughly north to south by a moderately steep terrace riser of approximately 2m height, which runs southwest to northeast through the centre of the proposed lot. The two terraces fall generally towards the northeast. The lower terrace comprises vacant land while the higher terrace comprises the existing residential building platform that contains the residential unit.
- 3.6 Vegetation onsite includes mainly pasture grass with a small garden surrounding the existing residential unit. A number of mature poplar trees are located along the north western boundary.
- 3.7 The Site is surrounded by established rural residential properties to the north east and south east and the Cardrona River is located adjacent to the north eastern boundary of the Site (at approximately 250m from the existing residential unit and proposed building platform) at roughly the same elevation as the lower river terrace.
- 3.8 Natural hazards identified within the Site include liquefaction susceptibility LIC 1(P)(2012), ORC flooding (2021) and rainfall flooding (2012), please refer to **Figure 4** below.



**Figure 4: Natural Hazards**

**Source: QLDC GIS**

- 3.9 The Site is identified on the Manaaki Whenua/Landcare Research Our Environment Maps as being within Land Use Capacity (LUC) 4, Please refer to **Figure 5** below and the Land Use Capacity Map attached as **Appendix F**.



**Figure 5: Land Use Capacity Map**

**Source: Our Environment**

- 3.10 The Site is located within the Cardrona River/Mt Barker Road Landscape Priority Area.
- 3.11 The Site and proposal have been assessed by Engineering Geologists Jack Mynett-Johnson and Fraser Wilson, and Water Resources Engineers Henry Wadworth-Watts and Neil Williman of Geosolve. Please refer to the site specific geotechnical and flood assessments attached as **Appendix G and H.**
- 3.12 J. Mynett – Johnson and F. Wilson have described the geotechnical context of the site as follows:

*The site is located in the Wanaka Basin, a feature formed predominantly by glacial advances. The schist bedrock within the basin has been extensively scoured by ice and lies at considerable depth below this site. Overburden material above the schist in this region includes glacial till, alluvial outwash sediments, lake sediments and beach deposits.*

*During the Mt Iron and Hawea Glacial Advances 16,000-23,000 years before present, the glaciers terminated upstream from Albert Town forming moraine loops and outwash terraces. Well-consolidated glacial till gravels were laid down on the flanks and beds of the glaciers. With the final retreat of the ice, about 16,000 years ago, Lake Wanaka formed, and the Clutha River became entrenched in the glacial deposits.*

*No active fault traces were observed on or near the property, however several seismically active faults are mapped in the Wanaka area, including the Cardrona-Hawea Fault (avg.*

*return period 30,000 years<sup>1</sup>), which is approximately 600 m from the property. The Alpine Fault, located approximately 70 km away, runs along the western foothills of the Southern Alps, and is likely to present a more significant seismic risk in the short term. There is a high probability that an earthquake of Magnitude 8 or more will occur along the Alpine Fault within the next 50 years, and such a rupture is likely to result in strong ground shaking in the vicinity of Wanaka.*

3.13 In addition J. Mynett – Johnson and F. Wilson have confirmed in their assessment that:

- *The site is generally underlain by shallow topsoil and loess, overlying outwash deposits which extend to at least 4.0 m beneath the surface of the site.*
- *The groundwater level was recorded at 6 m bgl within a nearby existing water bore. The groundwater level is therefore not expected to be encountered during construction.*
- *The liquefaction risk on site is low.*

3.14 In terms of Hydrology H. Wadworth-Watts and N. Williman have noted the following:

- The Cardrona River form adjacent to the site exhibits a sediment-rich braided channel margin incised into post-glacial terraces and moraine deposits. In these reaches, the wider floodplain is not significantly elevated above the braided ‘low-flow’ channel. As a result, the river migrates easily within the bounds of the high terraces, causing some sedimentation and bank erosion even at low flow.
- Currently the primary channel of the river is closer to the true left of the floodplain. A vegetated delta of 100-150m is present between the primary channel and the lower terrace on the site.
- The lower terrace is ~1m in elevation above the floodplain of the river. The upper terrace is ~ 2m above the lower terrace, giving a total elevation of ~3 m above the floodplain at the building platform. Please refer to **Figure 6** below.
- The Cardrona River drains a catchment of ~315km<sup>2</sup> upstream of the Site.
- The Upper terrace is outside of and approximately 2m above the boundary of, the 2012 Otago Regional Council (ORC) Rainfall Flooding hazard layer for a 1 in 500 year ARI flood. Please refer to **Figure 7** below.

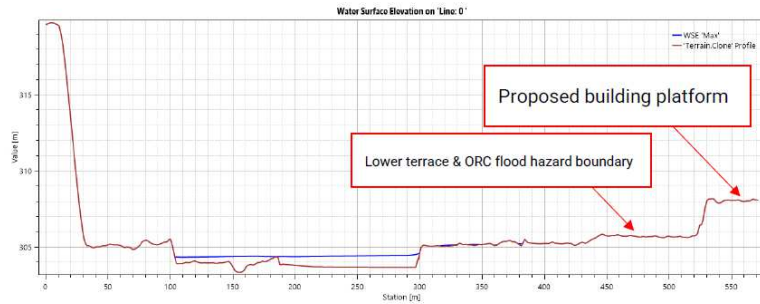


Figure 5.3: Cross-section adjacent to the building platform showing the maximum WSE during the modelled 1% AEP event.

Figure 6: Cross Section of Flood Plan and Site Terraces

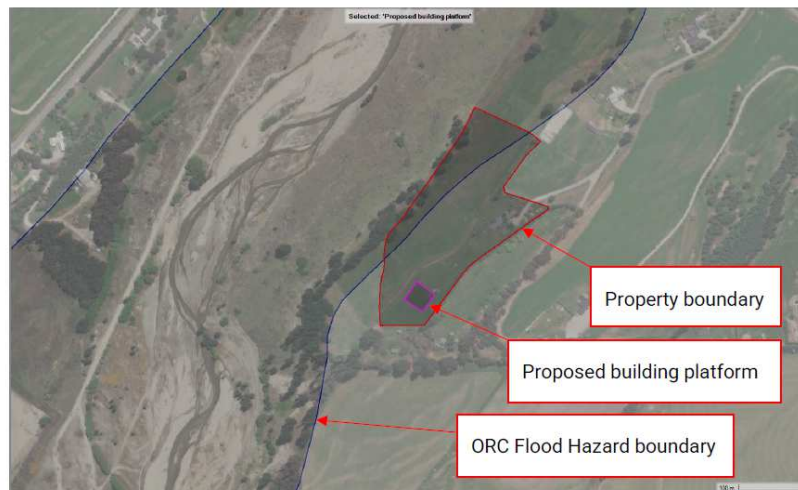


Figure 2.1: Site and proposed building platform.

Figure 7: ORC Flood Hazard Boundary

3.15 The Site and proposal have been assessed by Landscape Architect Jessica McKenzie of Vivian Espie. Please refer to the landscape assessment attached as **Appendix I**.

3.16 J. McKenzie's description of the landscape context of the site can be summarised as follows:

- *The site is separated from Albert Town / Wanaka by the corridor of the Cardrona River and is located within a collection of rural living properties that adjoin the Cardrona River itself. These rural living properties are accessed by Black Peak Road and range in size from 1.7ha to 16.3ha.*
- *The relative location of the airport and the town, and the presence of SH6 connecting Wanaka to Luggate, Cromwell and beyond, mean that this part of the rural Upper Clutha Basin is generally more modified and occupied compared to more remote rural areas.*



- *Lines of mature exotic trees bisect and occupy the site and the neighbouring properties.*
- *The site contains an existing dwelling with a garden and associated domestication that occupies a small area in the eastern part of the site. Outside of the garden area, the remainder of the site takes the form of open paddocks split into two terraces by a small escarpment.*
- *Overall, the site has a rural living character associated with domestication and open pastoral land.*
- *Outside of the site itself, similar physical attributes are reflected over the area that extends between Wanaka Airport to the east and the Cardrona River in the west.*
- *Rolling terrace-and-escarpment landform, resultant of past glaciations and alluvial processes, has been managed by farming for many decades (with its associated trappings of buildings, fences, shelterbelts and paddocks) but in more recent years it has accommodated increasing rural living land use.*
- *Rolling and terraced topography means that views from public places such as SH6 are variable in length, often being truncated by landform or shelterbelts.*
- *The formative processes (being retreating glaciations and subsequent alluvial action) that have led to the current landform are not as legible to an average observer as they might be in the more geomorphologically dramatic or dynamic parts of the district. Instead, an average observer would simply perceive this area as rolling rural land but may recognise terraces associated with the Cardrona River.*
- *While the land of the relevant area is relatively tamed and managed, it is not without scenic and aesthetic quality. In sensory terms, it takes the form of green, relatively open pastureland (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living) on valley-floor topography that forms the foreground and mid-ground to distant mountain backdrops.*
- *The rolling and terraced topography means that changing light and atmospheric conditions throughout the day and year (along with seasonally changing agricultural patterns) can bring aesthetic interest and variety. When visually experienced in conjunction with distant mountain peaks and ranges, we consider that most observers would consider the area between the Wanaka Airport and Albert Town / Wanaka to be a pleasant rural landscape on the outskirts of Wanaka.*

3.17 J. McKenzie confirms that the Site is within the Cardrona River/Mount Barker Road Priority Area (**PA**) pursuant to the Proposed District Plan (**PDP**) and confirms that strategic Policies 3.3.39 – 3.3.41 set out that landscape values and related landscape capacity of each Priority Area be identified is schedule 21.23 of the PDP.

3.18 J. McKenzie has summaries the conclusions of Schedule 29.23.1 Cardrona River/Mount Barker Road PA as follows:

- *Moderate physical values relating to the productive soils (with irrigation) and associated agricultural and horticultural land uses, the natural attributes of the Ōrau (Cardrona River), the sequence of landforms extending eastward from the river, the patterns of rural shelterbelts, hedgerows and mature exotic trees framing open areas of pastoral land, and the mana whenua features associated with the area.*
- *Moderate associative values relating to mahika kai, ara tawhito, nohoaka, the historic heritage of European pastoral farming, the recreational use of the Cardrona River and the shared and recognised values of the area as a rural edge to Wānaka township and a pleasant rural living location.*
- *Moderate-high perceptual values relating to the expressiveness of the downland landforms, the coherence of vegetation and land use patterns, the strong rural character, the framed scenic views across open pasture, the low-key rural tranquillity and quietness, and the moderate level of naturalness, with rural living remaining subordinate to pasture/cropping and vegetation.*

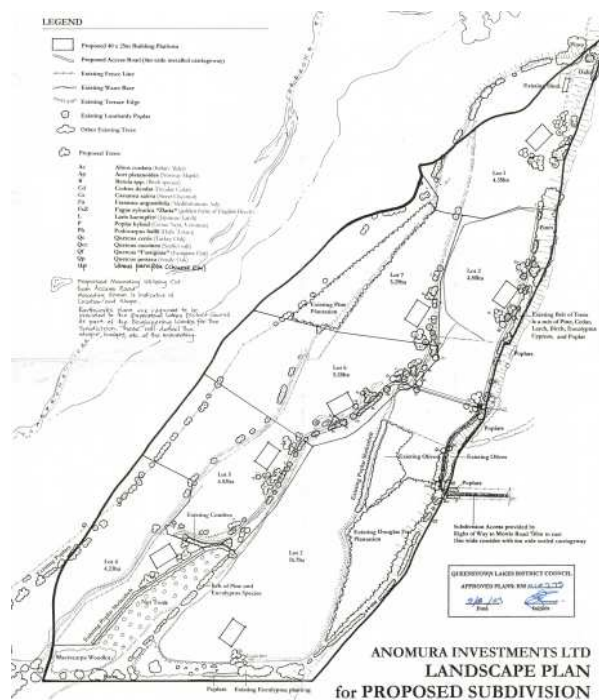
3.19 The Site and proposal have been assessed by Transport Engineer Andy Carr who in summary has described the Site and surrounding area from a transport perspective as follows:

- *The Site is located on Black Peak Road which is a private road and provides legal access to 12 lots, although due to the cul de sac nature of the road, the number of lots that gain access to the road decreases as you travel along the road to the west.*
- *Black Peak Road has a typical formed width of 5m with a grassed verge of at least 1m on either side, noting that this does not meet Councils current or previous requirements for formed widths.*
- *The roadway is well formed with no potholes and has no road markings.*

- The sight distances at the intersection with Morris Road are considered appropriate for the prevailing speed limit on Morris Road.
- The eastern portion of Black Peak Road is straight and flat while the western portion winds down using corners to negotiate a drop in elevation to the south west.
- Signage along Black Peak Road includes an advisory speed limit of 35km/hr, bend in the road, speed bump, slow and children signs in the western portion of the Site.

#### 4.0 SITE HISTORY

4.1 The Site was created by subdivision consent RM010375 which approved seven lots, please refer to the Scheme Plan approved by RM010375 in **Figure 8** below.

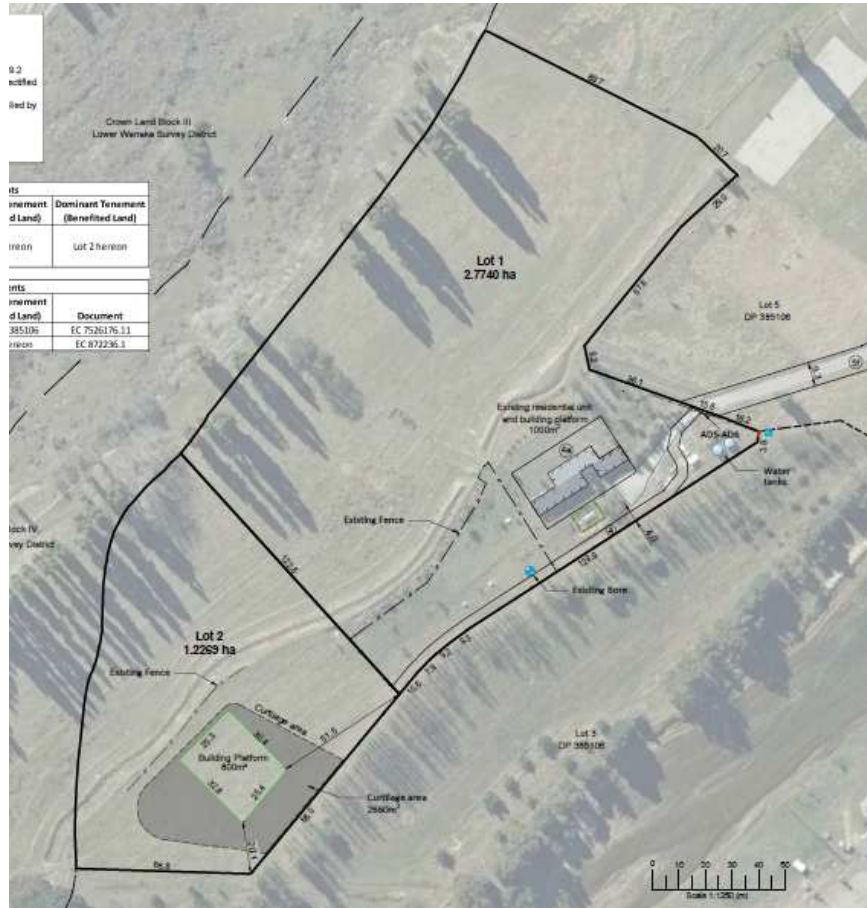


**Figure 8: RM010375 Approved Subdivision and Landscape Plan**

#### 5.0 PROPOSAL

5.1 Rafe MacLean and Michelle Mitchell (**The Applicants**) seek consent under Section 88 of the Act for subdivision consent to create two lots, along with the identification of a Residential Building Platform (**RBP**) within one of the lots. A specific design for a residential unit is proposed within the building platform within proposed Lot 1 and includes an internal setback breach.

5.2 Please refer to the scheme plan in **Figure 9** below and attached as **Appendix J**, along with architects plans in **Figures 10 - 12** below and attached as **Appendix K**, and landscape plan in **Figure 13** below and attached as **Appendix L**.



**Figure 9: Proposed Scheme Plan**

### Staging

5.3 It is proposed that the development will be undertaken in two stages. Stage 1 includes the subdivision (creation of two lots) and registering the building platform within Lot 2. Stage 2 includes the construction of the residential unit within Lot 2.

### Subdivision

5.4 Proposed lot sizes are provided in **Table 1** below.

Lot	Area	Description
Lot 1	2.7740ha	Comprises the existing residential building platform (1000m <sup>2</sup> ) and residential unit, two water tanks and right of way in favour of Lot 2 and with passing bay.
Lot 2	1.2269ha	Comprises the proposed residential building platform (800m <sup>2</sup> ), residential unit (275m <sup>2</sup> ), curtilage area (2660m <sup>2</sup> ), garage partially outside of the residential building platform and setback and three water tanks outside of the curtilage area.

**Table 1: Lot sizes and description**

- 5.5 The proposed residential building platform and curtilage area within Lot 2 will be registered on the record of title as a covenant area prior to Section 223 Certification.
- 5.6 Access to the Site will be provided via Black Peak Road. Access to Lot 2 will be provided via a right of way over Lot 1. The right of way over Lot 1 will have a formed width of 3m, a legal width of 4m and will include a passing bay.
- 5.7 The proposed subdivision will result in Black Peak Road serving 13 residential units. It is proposed not to vest Black Peak Road as road reserve despite the private road serving more than 12 residential units. No upgrades to the existing formation of Black Peak Road are proposed.
- 5.8 Provision for parking within Lot 2 is provided to the south east of the existing garage. Parking within Lot 1 is provided to the south east of the proposed garage.
- 5.9 Water for potable and firefighting purposes will be provided via the existing bore on site, an easement is proposed over Lot 1 in favour of Lot 2 to ensure that access to the water supply can be maintained in perpetuity, please refer to the scheme plan attached as **Appendix J**. The bore has one existing user being the existing residential unit within the Site. Water quality testing has been undertaken on the existing bore supply and the results of the water quality testing have been attached as **Appendix M** to this application.

- 5.10 Water for firefighting is existing to Lot 1 and includes two 30,000l water tanks and a hardstand area provided to the south east of the garage within Lot 1 (<90m from the residential unit). Water for firefighting for Lot 2 will be provided via three dark grey 30,000l water tanks located to the east of the residential unit outside of the proposed building platform (<90m from the residential unit), adjacent to the eastern boundary of Lot 2 and within the 15m internal setback. A hardstand area is provided to the south east off the garage within Lot 2.
- 5.11 The proposed water tanks outside of the proposed building platform will require a variation to the wording of Condition e(i) of Consent Notice 7526149.2 to allow for the proposed water tanks within Lot 2 to be located outside of the building platform. It is proposed that Condition e(i) of Consent Notice 7526149.2 is varied as follows:

*All building shall be constructed on the approved building platform for the lot with the exception of the buildings (water tanks and garage) approved via Subdivision Consent RMXXXXXXXXX.*

- 5.12 No changes to the existing wastewater system within Lot 1 are proposed. Wastewater within Lot 2 will be disposed to the east of the proposed residential unit within Lot 2 which is more than 50m from the bore located within Lot 1. J. Mynett – Johnson and F. Wilson consider that the Site has high levels of soakage and therefore wastewater can be appropriately disposed on site. Please refer to Section 6 of the geotechnical assessment attached as **Appendix G**.
- 5.13 No changes to the existing stormwater system within Lot 1 are proposed. Stormwater within Lot 2 will be disposed to the east of the residential unit. J. Mynett – Johnson and F. Wilson consider that the Site has high levels of soakage and therefore attenuation is not required. Please refer to the geotechnical assessment attached as **Appendix G**.
- 5.14 The power connection to Lot 1 is existing. An additional power connection to Lot 2 will be provided from Black Peak Road. An easement is proposed over Lot 1 in favour of Lot 2 to ensure that access to the power connection can be maintained in perpetuity. Please refer to the power confirmation attached as **Appendix N**, along with the scheme plan attached as **Appendix J**.

- 5.15 Telecommunications are proposed via satellite connection. Please refer to the Starlink confirmation attached as **Appendix O**. The following condition of consent is volunteered in conjunction with the proposed method of telecommunications connection:

*The consent holder shall demonstrate that other suitable means of telecommunications such as wireless rural broadband services through satellites or a suitable alternative can be utilised for Lot 2 to a minimum speed of 30/17 Mbps download and upload speeds for Lot 2, and that all the network supplier's requirements for making such means of supply available have been met. The service shall be available via a Telecommunications and Broadcasting Network Operator registered with the Ministry of Business, Innovation & Employment, or registered with the Commerce Commission as a Chorus non-retail user.*

*If the consent holder elects to use wireless telecommunications on any or all lots, then a Consent Notice shall be registered on the relevant titles to alert future lot owners to this method of telecommunications for the subject lot. The Lot owner shall not inhibit the delivery of wireless telecoms to the building platform.*

- 5.16 To provide flexibility and to allow future owners to connect to the fibre network in the future, a telecommunications easement over Lot 1 in favour of Lot 2 is proposed, please refer to the scheme plan attached as **Appendix J**.

### **Residential Building Platform and Unit**

- 5.17 An 800m<sup>2</sup> residential building platform with a 2660m<sup>2</sup> curtilage area is proposed within the southern portion of proposed Lot 2.
- 5.18 A 275m<sup>2</sup>, single storey residential unit with gable roof is proposed within the proposed residential building platform on Lot 2. The residential unit includes a main house with an area of 178m<sup>2</sup>, an attached residential (studio) flat and garage with an area of 97m<sup>2</sup>, and a walled garden. Please refer to the site plan, floor plan and elevations in **Figures 10 – 12** below and in the architectural plans attached as **Appendix K**.
- 5.19 The finished floor Level (**FFL**) of the proposed building within the platform is 308.33mRL.

5.20 The residential unit including main house, garage and residential flat have a maximum height of 4.5m as required by Condition e(iv) of Consent Notice 7526149.2.

5.21 The roof pitch of the garage/residential flat is 18 degrees and complies with Condition e(v) of Consent Notice 7526149.2. The roof pitch of the main house is 11 degrees and therefore does not comply with Condition e(v) of Consent Notice 7526149.2. As such a variation to Condition e(v) is proposed to allow for the minor departure from the required roof pitch of between 15 and 45 degrees. It is proposed that the wording of Condition e(v) is amended as follows:

*Roof pitch shall be between 15 and 25 degrees with the exception of the roof pitch approved via Subdivision Consent RMXXXXXX. Flat roofs are permitted as connections between structures and shall not exceed 20% of the total roof area.*

5.22 5.8m<sup>2</sup> of the eastern corner of the proposed garage (comprising eave) is located outside of the building platform and within the south eastern 15m boundary setback. As such the proposal results in a setback breach and will require a variation to the wording of Condition e(i) of Consent Notice 7526149.2 to allow for the corner of the proposed garage within Lot 2 to be located outside of the building platform. As noted in Para 5.8 above it is proposed that Condition e(i) of Consent Notice 7526149.2 is varied as follows:

*All building shall be constructed on the approved building platform for the lot with the exception of the buildings (water tanks and garage) approved via Subdivision Consent RMXXXXXX.*

5.23 Materials and colours for the residential unit are proposed as follows:

Item	Material	Colour
External Walls	Corrugate	Rivergum 17% LRV
	NZ Oregon timber boards	natural
Roof	Corrugate	Rivergum 17% LRV
Joinery	Aluminium	Rivergum 17% LRV
Water Tank	Plastic	Dark Grey

**Table 2: Materials and Colours**



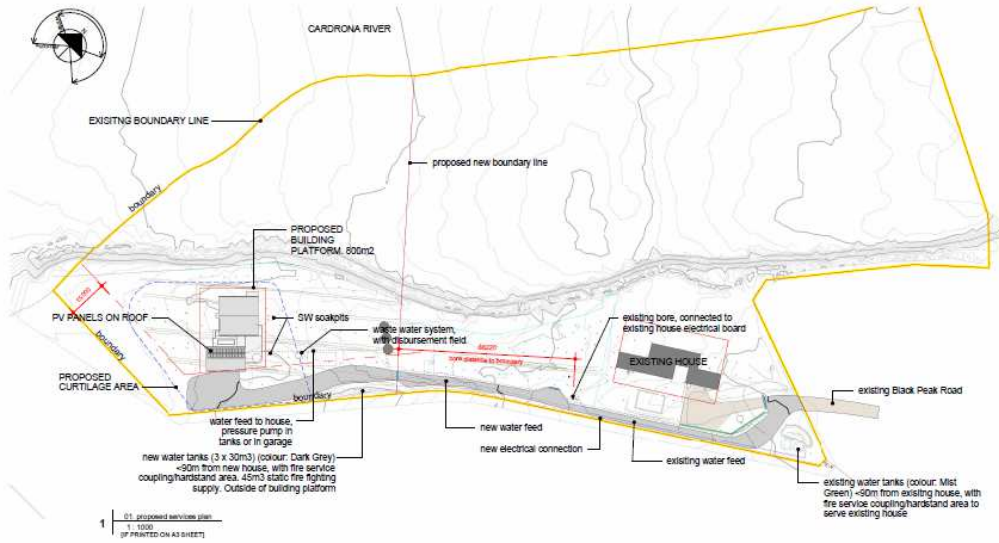


Figure 10: Site Plan

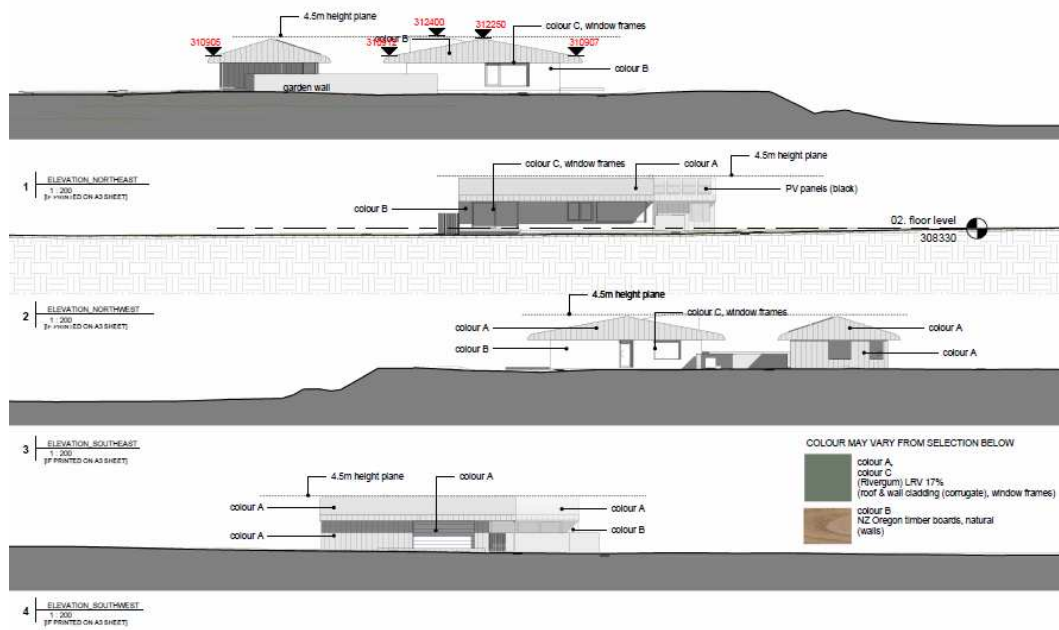
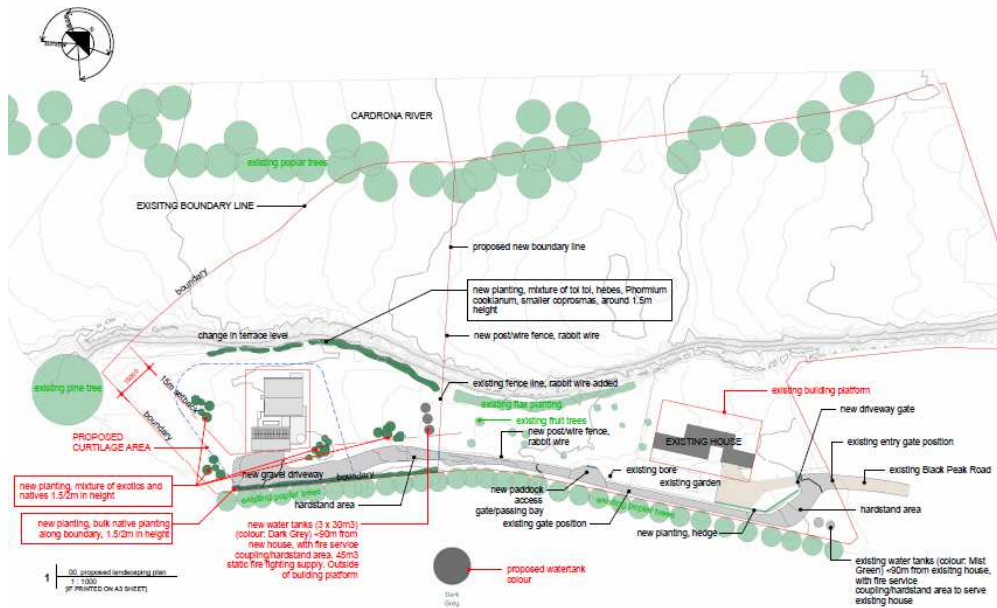


Figure 11: Elevations





**Figure 13: Landscape Plan**

- 5.25 Earthworks will be limited to trenching for services, construction of the access and removal of topsoil for foundations within the building platform and will be undertaken in accordance with Council standards.
- 5.26 Conditions of consent relating to implementation of the landscape plan, provision of services, construction of the access and registering of a consent notice are volunteered and are outlined as follows.

**Prior to 223 Certification**

- Registration of easements and building platform.

**Prior to 224c Certification**

- Implementation of landscape plan
- Constuction of access to Lot 2
- Provision of a water connection to both lots
- Provision of power connections
- Updates to consent notice to allow for exemption for roof pitch and garage and water tanks outside of the building platform.
- Registration of consent notice
  - Construction of the residential unit in accordance with the approved plans.

- Maintenance of the approved landscape plan in perpetuity.
- Wastewater design to be submitted to Council prior to construction of future development within the building platform.
- Stormwater to be submitted to Council prior to construction prior to construction of future development within the building platform.
- Firefighting water supply to be provided in conjunction with future development within the building platform.
- Telecommunications provided via satellite.

## 6.0 DISTRICT PLAN ASSESSMENT

### Operative District Plan

- 6.1 The Site is located within the Rural General Zone of the Operative Queenstown Lakes District Plan (**ODP**). There are no relevant rules under the ODP as the relevant rules of Part 5: *Rural Areas* and Part 15: *Subdivision Development and Financial Contributions* are treated as inoperative pursuant to section 86F.

### Proposed District Plan

- 6.2 The application site is located within the Rural Zone of the Proposed Queenstown Lakes District Plan (**PDP**). Consent is required for the following rules of the PDP that are treated as operative pursuant to s86F:

#### Chapter 21: Rural

- A discretionary activity consent pursuant to Rule 21.4.10 which relates to the identification of a building platform with an area of 70m<sup>2</sup> to 1000m<sup>2</sup>. In this instance a 800m<sup>2</sup> building platform is proposed within proposed Lot 2.
- A restricted discretionary activity consent pursuant to Rule 21.5.1 which related to 15m internal setbacks. In this instance the garage proposed within the building platform will be located within the south eastern internal boundary setback.

#### Chapter 27: Subdivision

- A discretionary activity consent pursuant to Rule 27.5.12 which relates to the subdivision of land in the Rural Zone.

## Chapter 29: Transport

- A restricted discretionary activity consent pursuant to Rule 29.5.13 which relates to private way or private vehicle access or shared access in any zone only serving sites with a potential to accommodate more than 12 units on the Site and adjoining sites. In this instance the private way known as Black Peak Road will serve 13 residential units/lots and will not be vested in Council.

## Resource Management Act

6.3 The proposed activity requires resource consent for the following reason:

- A **discretionary** activity consent pursuant to 87B in accordance with Section 221 of the Act which specifies that any change to a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. In this instance it is proposed to vary Condition e(v) of Consent Notice 7526149.2 to allow for the roof pitch of the main house to be 11 degrees where Consent Notice 7526149.2 requires roof pitches to be between 15 degrees and 45 degrees, and to vary Condition e(i) of Consent Notice 7526149.2 to allow for three water tanks and the corner of the garage to be located outside of the building platform.

6.4 Overall I consider that the Site is located in the **Rural Zone** and the proposed activity requires consent for a **discretionary** activity under the PDP and the Act.

## 7.0 PUBLIC NOTIFICATION

7.1 In accordance with section 95A of the Act, public notification is not required. This is determined as follows, in accordance with the steps required in Section 95(A):

S95(A) Public Notification	Assessment
Step 1 – Mandatory public notification required in certain circumstances:	
<ul style="list-style-type: none"><li>• Section 95(A)(3)(a) - the applicant has requested that the application be publicly notified:</li></ul>	The applicant does not request public notification and the application is not made jointly with an application to exchange recreational reserve land.

<ul style="list-style-type: none"> <li>• Section 95(A)(3)(b) - public notification is required under section 95C:</li> <li>• Section 95(A)(3)(c) - the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.</li> </ul>	<p><b>Therefore, public notification is not required by Step 1.</b></p>
<p>Step 2 – If not required by Step 1, public notification precluded in the following circumstances (unless Step 4 applies):</p>	
<ul style="list-style-type: none"> <li>• Section 95(A)(5)(a) - the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:</li> <li>• Section 95A(5)(b) - the application is for a resource consent for 1 or more of the following, but no other, activities: <ul style="list-style-type: none"> <li>i. a controlled activity:</li> <li>ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:</li> </ul> </li> </ul>	<p>Public notification is not precluded by any rule or national environmental standard. The proposal is not a controlled activity or a restricted discretionary, discretionary or non-complying boundary activity.</p> <p><b>Therefore, public notification is not precluded by Step 2.</b></p>
<p>Step 3 – If not precluded by Step 2, public notification is required in certain circumstances:</p>	
<ul style="list-style-type: none"> <li>• Section 95A(8)(a) - <i>the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:</i></li> <li>• Section 95A(8)(b) - <i>the consent authority decides, in accordance with section 95D, that the activity will have or is likely to</i></li> </ul>	<p>Public notification is not specifically required under a rule or national environmental standard.</p> <p>As set out in <b>Section 9</b> below and adverse effects on the environment will be less than minor.</p> <p><b>Therefore, public notification is not required by Step 3.</b></p>

<i>have adverse effects on the environment that are more than minor.</i>	
<b>Step 4 - Public notification in special circumstances:</b>	
<ul style="list-style-type: none"> <li>• Section 95(A)(9)(a) – if special circumstances exist then notify the application;</li> <li>• Section 95(A)(9)(b) – If no special circumstances existing the determine whether to the application should be limit notified.</li> </ul>	<p>In this instance no special circumstances exist that would warrant public notification. Please refer to <b>Section 8</b> below where an assessment under Section 95(B) of the Act is undertaken and determines that limited notification is not required.</p> <p><b>Overall public and limited notification is not required.</b></p>

**Table 3: Section 95(A) Assessment**

7.2 Overall, based on the assessment in **Table 3** above I consider that the application should be processed on a non – notified basis.

## **8.0 LIMITED NOTIFICATION**

8.1 Section 95B(1) requires a decision on whether there are any affected persons (under Section 95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

<b>S95(B) Limited Notification</b>	<b>Assessment</b>
<b>Step 1 – Certain affected groups and affected persons must be notified:</b>	
<ul style="list-style-type: none"> <li>• Section 95(B)(2) - Council must determine whether there are any: <ul style="list-style-type: none"> <li>a) affected protected customary rights groups; or</li> <li>b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).</li> </ul> </li> </ul>	<p>The Site and adjacent sites are not subject to customary rights or statutory acknowledgments.</p> <p><b>Therefore, limited notification is not required under Step 1.</b></p>

<ul style="list-style-type: none"> <li>• Section 95(B)(3) Council must then determine: <ul style="list-style-type: none"> <li>a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and</li> <li>b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.</li> </ul> </li> <li>• Section 95(B)(4) - Council must notify the application to each affected group identified under subsection (2) and each affected.</li> </ul>	
<p>Step 2 – If not required by Step 1, limited notification precluded in certain circumstances:</p>	
<ul style="list-style-type: none"> <li>• Section 95(B)(6)(a) – the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:</li> <li>• Section 95(B)(6)(b) – the application is for a resource consent for either or both of the following, but no other, activities: <ul style="list-style-type: none"> <li><i>i. a controlled activity that requires consent under a district plan (other than a subdivision of land):</i></li> <li><i>ii. a prescribed activity (see section 360H(1)(a)(ii)).</i></li> </ul> </li> </ul>	<p>Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan, is not subject to a NES that precludes notification and is not precluded as the proposal is not a controlled activity or is not a prescribed activity.</p> <p><b>Therefore, Limited notification is not precluded by Step 2.</b></p>
<p>Step 3 - If not precluded by Step 2, certain other affected persons must be notified:</p>	
<ul style="list-style-type: none"> <li>• Section 95(B)(7) – In accordance with Section 95E, an owner of an allotment</li> </ul>	<p>The proposal does not relate to a boundary activity.</p>



<p>with an infringed boundary is considered to be an effected person.</p> <ul style="list-style-type: none"> <li>Section 95(B)(8) – In the case of any other activity, a person is an affected person in accordance with section 95E.</li> </ul>	<p>Adjoining sites are identified in <b>Table 5</b> and <b>Figure 14</b> below. Most of the surrounding property owners have provided their affected parties approval and an assessment of effects on those that have not is provided in <b>Paragraphs 8.4 to 8.17</b> below. Overall, I consider that no person is affected in terms of Section 95(E)(1).</p>
<p>Step 4 – Further Limited Notification in Special Circumstances (Section 95B(10)):</p>	
<ul style="list-style-type: none"> <li>Section 95(B)(10) – Determine whether special circumstances exist that warrant notification.</li> </ul>	<p>No special circumstances exist.</p>

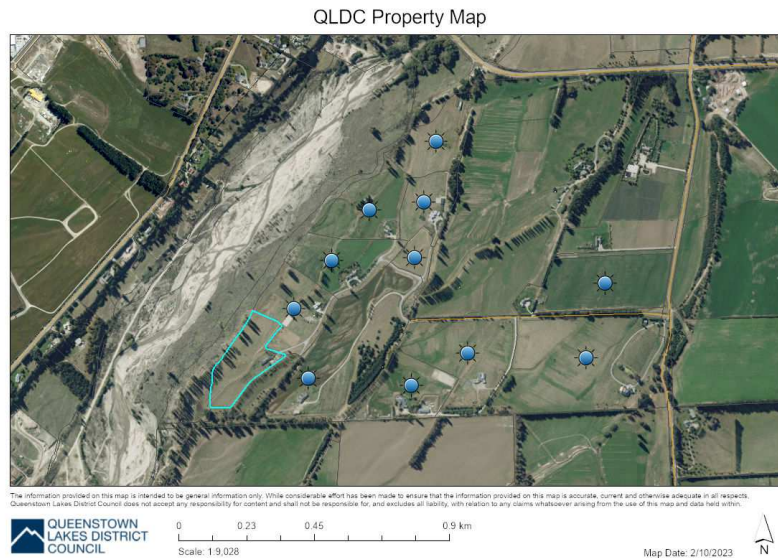
**Table 4: Section 95(B) Assessment**

8.2 The properties adjacent to the subject site are listed in **Table 5** and identified in **Figure 14** below.

Item	Address	Owners	APA Provided
1	81 Black Peak Road	Robert John Le Brun, Sharynne Elizabeth Le Brun, Susannah Adair Staley	Yes
2	83A Black Peak Road	Alastair Charles Wayne Hudson, Jane Bryony Hudson, Andrew John McKay	Yes
3	83B Black Peak Road	Mark David de Beer, Sarah Suzanne de Beer	Yes
4	83C Black Peak Road	Gary Donald Cruickshank, Lillian Anne Cruickshank, Toni Maguire	No
5	87 Black Peak Road	Dunmore Trustees (2021) Limited, Cameron Dean Perkins	Yes
6	89 Black Peak Road	Hugh Dalrymple Simmers, John Kahukura Raymond Timu, Katherine Mary Timu	Yes
7	24 Black Peak Road	SM Trustees (2014) Limited, Linda Margaret Wallace, Richard Stephen Wallace	Yes
8	31 Black Peak Road	Brenda Jayne Horne	Yes

9	31A Black Peak Road	Rockborne Trust Limited	No
10	91 Black Peak Road	Carlise Trading Trust	Yes
11	84 Morris Road	Venator Cardrona Terraces Limited Partnership	Yes

**Table 5: Adjacent Properties**



**Figure 14: Adjoining properties**

**Source: QLDC GIS**

8.3 Please refer to the affected parties’ approvals (**APA**) attached as **Appendix R – Z**. APA has not been provided by the owners of 31A and 83C Black Peak Road.

**31A Black Peak Road**

8.4 31A Black Peak Road is located approximately 360m to the east of the Site and is separated from the Site by 81 Black Peak Road. The property contains an existing residential unit and shed in the southern central portion of the site.

8.5 The proposed physical elements of the subdivision being the building platform and future development within it, curtilage area, fencing and landscaping is well setback from the boundary with 31A Black Peak Road at 440m (and 560m from the building platform with 31A Black Peak Road) and views of the development will be obstructed by the existing development within 81 Black Peak Road. As such I consider that the proposed subdivision will not detract from private views from 31A Black Peak Road.

- 8.6 The proposed planting will not detract from private Rural Character views from 31A Black Peak Road due to the distance of the planting from the boundary (440m) and building platform (560m) and location of 81 Black Peak Road, obstructing views from the property.
- 8.7 The proposed subdivision will utilise the existing private road, Black Peak Road with no proposed changes to the road as the existing formed width is considered to be appropriate and the inclusion of an additional residential unit will increase the number of properties contributing to the maintenance of the private road.
- 8.8 The increased level of vehicle movements associated with the additional residential unit has been assessed by A. Carr who has based his assessment on an additional eight vehicle movements and considers that the current formation of the road is appropriate in relation to the existing and proposed number of lots and will not result in any adverse transport effects. I therefore consider that the increase in traffic will likely be indiscernible for the owners of 31A Black Peak Road over and above the existing level of vehicle movements and functionality of the road.
- 8.9 The low key design of the proposed residential unit, location of boundaries, lot sizes and the minimal approach to landscaping will maintain the existing rural living character and openness of the landscape ensuring that adverse effect on landscape values and visual amenity are avoided in terms of views from 31A Black Peak Road.
- 8.10 Residential activity within the area is already established, as such the addition of one residential unit will not appear out of place in the context of the surrounding environment. In terms of 31A Black Peak Road as noted above, due to the distance of the proposed physical elements of the subdivision being 360m and 560m from the Boundary and existing building platform with 31A Black Peak Road, and the location of the 81 Black Peak Road between the properties, the cumulative effects of the proposed subdivision will be diffused.
- 8.11 Overall, I consider that the effects of the proposed on the owners of 31A Black Peak Road will be less than minor.

### 83C Black Peak Road

- 8.12 83C Black Peak Road is located adjacent to the north eastern boundary of the Site and comprises an existing residential unit in the northern portion of the property.
- 8.13 The proposed physical elements of the subdivision being the building platform and future development within it, curtilage area, fencing and landscaping is well setback from the boundary with 83C Black Peak Road at 200m (and 400m from the building platform with 83C Black Peak Road) and views of the development will be obstructed by the existing residential unit, mature garden and elements within the curtilage area of the Site. As such I consider that the proposed subdivision will not detract from private views from 83c Black Peak Road.
- 8.14 The proposed planting will not detract from private Rural Character views from 83C Black Peak Road due to the location and distance of the planting from the boundary (200m) and building platform (400m), obstructing views from the property. In addition, it is noted that planting in the vicinity of the boundary with 83C Black Peak Road is existing with no further planting proposed.
- 8.15 The proposed subdivision will utilise the existing private road Black Peak Road with no proposed changes to the road as the existing formed width is considered to be appropriate and the inclusion of an additional residential unit will increase the number of properties contributing to the maintenance of the private road.
- 8.16 The increased level of vehicle movements associated with the additional residential unit has been assessed by A. Carr who has based his assessment on an additional eight vehicle movements and considers that the current formation of the road is appropriate in relation to the existing and proposed number of lots and will not result in any adverse transport effects. I therefore consider that the increase in traffic will likely be indiscernible for the owners of 83C Black Peak Road over and above the existing level of vehicle movements and functionality of the road.
- 8.17 The low key design of the proposed residential unit, location of boundaries, lot sizes and the minimal approach to landscaping will maintain the existing rural living character and openness of the landscape ensuring that adverse effect on landscape values and visual amenity are avoided in terms of views from 83C Black Peak Road.

- 8.18 Residential activity within the area is already established, as such the addition of one residential unit will not appear out of place in the context of the surrounding environment. In terms of 83C Black Peak Road as noted above, due to the distance of the proposed physical elements of the subdivision being 200m and 400m from the Boundary and existing building platform with 83C Black Peak Road, and the location of the existing residential unit within the Site, the cumulative effects of the proposed subdivision will be diffused.
- 8.19 Overall, I consider that the effects of the proposed on the owners of 83C Black Peak Road will be less than minor.
- 8.20 Overall, based on the assessment in **Table 4** above I consider that the proposal will result in less than minor effects and therefore the application does not require limited notification.

## 9.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

- 9.1 This AEE accompanies an application for subdivision and land use consent made under Section 88 of the Act and has been prepared in accordance with the Fourth Schedule in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

### Permitted Baseline

- 9.2 Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline). In this instance the permitted baseline is of little relevance as there are no permitted subdivision activities.
- 9.3 In terms of the land use portion of the proposal the permitted baseline includes:
- Rural activities
  - Boundary planting
  - Earthworks up to 1000m<sup>3</sup>.
  - Earthworks associated with the maintenance of tracks.
  - Fencing

## Existing Environment

9.4 The existing environment is of relevance to the consideration of the proposed development and comprises existing and/or consented development on the application site. The existing environment includes:

- The existing building platform and residential unit.
- The existing access and services
- Approved landscape plan.
- Existing fencing on site.

## Receiving Environment

9.5 The receiving environment is also of relevance to the consideration of the proposed development and includes existing and consented development adjacent to and in the vicinity of the application site. In this instance, the receiving environment includes:

- Established rural residential surrounding the Site.
- Subdivision Consent RM200872 which approved a two lot subdivision at 87 and 89 Black Peak Road creating lots with an area of 1.6989ha and 3.3190ha respectively.
- Subdivision Consent RM220111 which approved the creation of three residential lots (17.4ha, 9.10ha and 914ha) and one access lot (0.63ha) at 372 Wānaka Luggate Highway.
- RM230099 which approved a variation to Subdivision Consent RM200872 to allow for satellite telecommunications.

9.6 The existing and receiving environment are of relevance to the application as they represent established development similar in nature and of a similar scale to that proposed.

## Assessment Matters

9.7 The relevant assessment matters are found in Chapters 25 *Earthworks* and 27 *Subdivision* of the PDP and have been taken into account in the below assessment.

## Chapter 21 Rural – Assessment Matters

### 21.21.2.1 Landscape Character

*For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.7, 21.2.1.11, 21.2.1.16, 21.2.9, 21.2.9.1, 21.2.9.2 and 21.2.9.3, in considering a subdivision or development proposal, the Council will have regard to:*

- a. the landscape character and visual amenity values identified in Schedule 21.23, where relevant;*
- b. the landscape character and visual amenity values identified in accordance with SP 3.3.45; and*
- c. whether, and to what extent, the proposed development will protect Tangata Whenua values, including Tōpuni or nohoanga.*

### 21.21.2.2 Visual amenity values

- a. For the implementation relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to whether adverse visual effects are avoided if the proposal:*
  - i. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
  - ii. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads;*
- b. the extent to which unformed legal roads will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;*
- c. the extent to which the proposal will or is likely to detract from private views;*
- d. the extent to which mitigation by any proposed method such as earthworks, landscaping and/or new planting could detract from or obstruct views of a Rural Character Landscape from both public and private locations;*
- e. the extent to which the proposed development is enclosed by any confining elements of topography and/or vegetation, and the ability of these elements to reduce visibility from public and private locations;*

- f. *the extent to which any proposed roads, boundaries and associated planting, lighting, earthworks and landscaping will not maintain or enhance visual amenity values, with particular regard to elements that are inconsistent with the existing natural topography, character and patterns of the surrounding landscape;*
- g. *the extent to which any proposed new or modified boundaries follow, as far as is practicable, the natural lines of the landscape or landscape units, rather than resulting in artificial or unnatural lines in the landscape;*
- h. *if the proposal is proposed to be located within a landscape that exhibits open space or has an open character, the extent to which the proposal:*
  - i. *will maintain open space or open character when viewed from public roads and other public places;*
  - ii. *is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place;*
  - iii. *is likely to affect open space or open character values with respect to the site and the surrounding landscape;*
  - iv. *is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the development;*
- i. *the extent to which the proposal will contribute to adverse cumulative effects on the visual amenity values identified in Schedule 21.23, or identified in accordance with SP 3.3.45.*

#### *21.21.2.3 Design and density of development*

- a. *For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.2.1, 6.3.2.8, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5 and 6.3.4.10, 6.3.4.11, 21.2.1, 21.2.1.1, 21.2.1.2, 21.2.1.3, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to the extent to which the proposal, including access, is designed and located in response to the identified landscape character and visual amenity values;*
- b. *opportunities have been taken to aggregate built development in order to utilise common access ways, including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise);*



- c. *there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change;*
- d. *the design and density of the proposal contributes to adverse cumulative effects on landscape character and visual amenity values.*

*21.21.2.4 Tangata Whenua, biodiversity and geological values*

- a. *For the implementation of relevant policies including SP 3.3.43, SP 3.3.45, SP 3.3.46, SP 3.3.49, SP 3.3.50, SP 3.3.51, 6.3.2.5, 6.3.2.6, 6.3.4.1, 6.3.4.3, 21.2.1, 21.2.1.1, 21.2.1.7, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering a subdivision or development proposal, the Council will have regard to: whether and to what extent the proposal will adversely affect Tangata Whenua values including Tōpuni or nohoanga, indigenous biodiversity, geological or geomorphological values or features, and the positive effects any proposed or existing protection or regeneration of these values or features will have.*

*21.21.2.5 Cumulative effects*

- a. *For the implementation of relevant policies including SP 3.3.23, SP 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46, 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.10 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in considering whether a subdivision or development proposal will result in adverse cumulative effects, the Council will have regard to the soundness of the methodology applied for the assessment of cumulative effects on landscape character and visual amenity values including as to:
 
  - i. *whether the assessment applies measurable spatial or other limits to inform its conclusions concerning those effects (including matters of location, quantity, density and design treatment);*
  - ii. *how the assessment accounts for the contributions of existing, consented or permitted development within the relevant landscape character area;**
- b. *the outcome of an assessment of landscape capacity undertaken in accordance with SP 3.3.33 that is relevant to the proposal being considered;*
- c. *the contributions existing, consented or permitted subdivision or development within the relevant landscape character area as at 14 May 2021 (including unimplemented but existing resource consents that are likely to be implemented) makes to landscape capacity;*

- d. *the effect the proposal would have on landscape capacity;*
- e. *the availability of legal instruments designed to maintain open space in order to avoid further cumulative effects, such as covenants or consent notices, in situations where a proposed development is considered to reach the threshold of the capacity of the landscape to absorb any further development.*

#### *21.21.2.6 Landscape assessment methodology*

- a. *For the implementation of relevant policies including SP 3.3.2, SP 3.3.21, SP 3.3.23, SP 3.3.33, 3.3.34, SP 3.3.35, SP 3.3.43, SP 3.3.45, SP 3.3.46 6.3.4.1, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.8, 6.3.4.10, 21.2.1, 21.2.1.1, 21.2.1.11, 21.2.9, 21.2.9.1 and 21.2.9.2, in a Rural Character Landscape that is not a Priority Area or is a Priority Area that has not achieved the requirements of SP 3.3.33, when considering a subdivision or development proposal for the purposes of Rural Living, the Council will have regard to the quality of the landscape assessment methodology including whether it soundly identifies a landscape character area; and*
- b. *identifies and encompasses the wider landscape context; and*
- c. *assesses the character and visual amenity values of the landscape character area and its wider landscape context; and*
- d. *assesses effects of the proposal on that character and those values and on related landscape capacity; and*
- e. *assesses the effects of cumulative subdivision and development on:*
  - i. *the protection of the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; and*
  - ii. *the maintenance of the landscape character and maintenance or enhancement of the visual amenity values of that landscape character area and within its wider landscape;*
- f. *applies a consistent and appropriate rating scale in accordance with SP 3.3.45; and*
- g. *applies best practice methodology consistently and appropriately, including as set out in any guidelines promulgated by the Council.*

## Chapter 27 Subdivision – Assessment Matters

### 27.9.3.2 Assessment Matters in relation to Rule 27.5.8 (Rural Residential and Rural Lifestyle Subdivision Activities)

- a. *the extent to which the design maintains and enhances rural living character, landscape values and visual amenity;*
- b. *the extent to which the location and size of building platforms could adversely affect adjoining non residential land uses;*
- c. *whether and what controls are required on buildings within building platforms to manage their external appearance or visibility from public places, or their effects on landscape character and visual amenity;*
- d. *the extent to which lots have been orientated to optimise solar gain for buildings and developments;*
- e. *whether lot sizes and dimensions are appropriate in respect of widening, formation or upgrading of existing and proposed roads and any provision required for access for future subdivision on adjoining land.*
- f. *whether any landscape features or vegetation, including mature forest, on the site are of a sufficient amenity value that they should be retained and the proposed means for their protection;*
- g. *the effect of subdivision on any places of heritage value including existing buildings, archaeological sites and any areas of cultural significance;*
- h. *whether the location, alignment, gradients and pattern of roading, service lanes, pedestrian accessways and cycle ways is appropriate, including as regards their safety and efficiency;*
- i. *the extent to which the provision for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision, diversity and environmental effects of open spaces and recreational facilities;*
- j. *whether the purposes for the creation of esplanade reserves or strips set out in section 229 of the Act are achieved;*
- k. *whether services are to be provided in accordance with Council's Code of Practice for Subdivision;*

## Zone Purpose

- 9.8 The purpose of the Rural Zone is to enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.

## Actual and Potential Effects

- 9.9 It is considered that the proposed development has the potential to give rise to adverse effects in the following regard:
- Landscape quality and character
  - Visual amenity
  - Subdivision design
  - Cumulative landscape effects
  - Access and vehicle movements
  - Natural hazards
  - Earthworks
  - Servicing effects
  - Cultural and archaeological values

## Landscape Quality and Character

- 9.10 J. McKenzie notes that the Site is part of the broad, relatively flat rolling and terraced landscape that adjoins Wānaka town and Wānaka airport. Low density lifestyle-block/hobby farm activity coupled with farmed pasture is the dominant land use. Green, relatively open pastureland characterises this landscape (albeit punctuated by shelterbelts, buildings and other aspects of occupation and rural living). It reads as a pleasant rural landscape on the outskirts of Wānaka.
- 9.11 The Site itself is part of a collection of rural living properties and the proposal will intensify rural living activity within the landscape. J. McKenzie considers that the new rural living activity will be very well setback from any public land or roads and will spatially tie in with the rural living lots that are accessed from Black Peak Road.

- 9.12 In addition, J. McKenzie notes that the unassuming design of the dwelling and proposed structural landscaping will help integrate the proposed development into the landscape. As noted below in **Paragraphs 9.13 – 9.20**, J. McKenzie considers that the alterations to the landscape that the proposal will bring will be visually inconspicuous as well as being in accord with the existing rural living character.
- 9.13 Overall J. McKenzie considers that the landscape effect of the proposal will be to expand the collection of rural living lots centred on Black Peak Road. While intensifying rural living activity, the resultant land use pattern will essentially preserve the attributes and values of the existing landscape. As such J. McKenzie considers that the degree of adverse effects on the character of this landscape will be of a low degree at most. I therefore consider that the effects on the environment in terms of Landscape quality and character will be less than minor.

#### Visual Amenity

- 9.14 J. McKenzie notes that the foreground of views from Black Peak Road is punctuated by dwellings and domestic elements associated with rural living. The Site is located at the end of Black Peak Road where it terminates, as such no users of the private road bypass the Site. The majority of owners along Black Peak Road have provided their affected parties approval. The outstanding properties are 31A and 83C Black Peak Road. J. McKenzie considers that both properties are considerably screened by vegetation and topography. The dwellings on each property are setback more than 300m from the proposed development, separated by established rural living development and associated landscaping. As such, the proposed development will be relatively inconspicuous in views from these properties, and the degree of adverse effects on views and visual amenity from these properties will be very low at most.
- 9.15 The Cardrona River to the west of the Site sits within a relatively broad corridor of public land and is located along the north western boundary of the Site.
- 9.16 J. McKenzie notes that the topography of the river and the Site is relatively flat with a small terrace separating the two. Existing and proposed residential elements are located on the upper terrace that steps up from the river. As such, J. McKenzie considers that an observer on the public land that is close to the river itself, is slightly lower in elevation than the domestication within the subject site and therefore visibility into the Site from the river is minimised.

- 9.17 The Site sits within a group of established rural living sites and several dwellings and associated domestication are visible from the river corridor and as such residential development is not a new visual element within the landscape. J. McKenzie considers that established vegetation, both within the Site and the surrounding landscape, filters views towards buildings ensuring that domestication is subservient to the open rural landscape in these views.
- 9.18 With regard to viewing audience J. McKenzie notes that, while the river corridor and its margins are public land, this is not an area that is particularly well used by members of the public, particularly the eastern side of the river adjacent to the Site as no formalised public trails run along this stretch of river. Vehicle access to the western side of the river is available from Ballantyne Road via an informal four-wheel drive track. The river is wide and shallow in this area and therefore not a favourable location for water sports. As such, users of this part of the river corridor are generally limited to four-wheel drivers and walkers. And as noted above J. McKenzie considers that topography and vegetation considerably filters views and the development in most views from the river.
- 9.19 J. McKenzie considers that the effects on visual amenity in limited locations from which views towards the development are available can be mitigated though additional structural landscaping including native planting along the terrace edge and clusters of planting around the proposed platform/dwelling which will further soften views towards proposed development from these locations.
- 9.20 J. McKenzie considers that the additional planting along with the modest size, low profile and recessive colouring of the proposed dwelling will ensure that it can be absorbed into the landscape without detracting from existing views to any problematic degree.
- 9.21 Overall, when considering the distance of properties on Black Peak Road to the Site, the limited viewing audience, the existing views and visual amenity and the limited degree of visibility experienced from the Cardrona River and its margins, J. McKenzie considers that the degree to which the proposal will adversely affect the visual amenity of a viewer in these locations is very low. I therefore consider that the proposal will result in less than minor effects on visual amenity.

### Subdivision Design

- 9.22 The design of the subdivision will ensure that access and services to each lot can be provided and replicates the existing pattern of development within the area immediately surrounding the Site. While Lot 2 is smaller than many lots in the surrounding area there are instances of similarly sized lots (Lot 1 and 2 DP585877). As such the proposed lot size and design of the subdivision is not considered to be inconsistent with the surrounding environment and I therefore consider that the proposal will not result in adverse effects in terms of subdivision design.

### Cumulative Landscape Effects

- 9.23 In terms of cumulative effects J. McKenzie considers that the proposed development is located within a part of the PA that has topography and vegetation that largely contains it. As such, J. McKenzie considers that this area is able to absorb additional rural living development without compromising the visual amenity or landscape character of the PA or wider landscape.
- 9.24 The proposal will add an additional instance of rural living to a part of the landscape in which rural living is the predominant land use. The bulk of the Site will be retained as open paddock land such that the overall character of the Site will continue to be that of a rural living (confined to a small part of the Site) with the bulk of the Site remaining open.
- 9.25 Overall J. McKenzie considers that the topography and existing and proposed structural landscaping will ensure that development is well screened from beyond the Site and cumulative effects on visual amenity and landscape character will be low at most. Based on J. McKenzie's assessment I consider that the proposal will result in less than minor effects on the environment in terms of cumulative landscape effects.

### Access and Vehicle Movements

- 9.26 Adequate area is provided within each lot for parking and manoeuvring.
- 9.27 The right of way over Lot 1 in favour of Lot 2 will ensure that access to Lot 2 will be provided in perpetuity.

- 9.28 Based on the limited nature of access to Black Peak Road (being a cul de sac and the increase in residential units gaining access to the road being controlled through resource consent) and the assessment by A. Carr that the existing formation of the road being appropriate all be it non-complying with Council's standards I consider that there would be no practical reason to vest the road as it is not likely to see a vast increase in traffic, does not provide access to any public places and functions well in its current state. The existing maintenance arrangement will ensure that as and when repairs to the road are required that the cost of doing so can be met.
- 9.29 As the current formation of Black Peak Road does not comply with Council standards (now or at the time that it was constructed), A. Carr has assessed whether the current road is fit for purpose at present (since it falls below the expected provisions of the Code of Practice) and if so, whether this changes as a result of the addition of one further lot.
- 9.30 Through thorough analysis of prescribed vehicle movements for each residential unit, along with frequency and time of day, A. Carr considers that due to the small amount of development served by Black Peak Road, that there is only a low likelihood of a driver meeting another vehicle coming in a different direction, and that accordingly, A. Carr considers that from a practical perspective, the current width of Black Peak Road is appropriate for the traffic flows that it carries. In addition, A. Carr considers that the horizontal and vertical alignment of the road is appropriate, and suitable sight distances are provided for road users.
- 9.31 In terms of effects related to the increase of one lot on the efficiency of Black Peak Road, A. Carr considers that the additional traffic generated by one further lot results in a slight increase in the potential for drivers to meet one another, but this increase is very small. Accordingly, A. Carr considers that the road width will remain appropriate for the traffic flows associated with the additional lot and residential unit.
- 9.32 Overall and based on the assessment provided by transport engineer A. Carr, I consider that the proposed subdivision will result in less than minor effects on the environment in terms of access and vehicle movements.



## Natural Hazards

- 9.33 J. Mynett – Johnson and F. Wilson have confirmed that the liquefaction on site is low due to the depth to the regional groundwater table and the consistency and relative density of the subsoils observed in test pits on site. This is consistent with the QLDC LIC 1 P (probably low risk) classification for the Site. J. Mynett – Johnson and F. Wilson consider that no further assessment of the liquefaction risk is considered necessary noting that the liquefaction risk will be addressed during detailed design of any proposed buildings, foundations and retaining walls which will be confirmed at building consent stage.
- 9.34 J. Mynett – Johnson and F. Wilson have confirmed that a severe seismic risk is present in the region and appropriate allowance should be made for seismic loading during detailed design of any proposed buildings, foundations and retaining walls which will be confirmed at building consent stage.
- 9.35 H. Wadworth-Watts and N. Williman have assessed the proposal in relation to flooding and consider that the existing Cardrona River channel/floodplain is able to convey the 1% AEP + CC event with a water surface elevation >1m below the level of the lower terrace, i.e. 3m below the proposed building platform location.
- 9.36 H. Wadworth-Watts and N. Williman consider that the primary channel [of the Cardrona River] is likely to migrate laterally within the floodplain as a result of large flood flows depositing and/or scouring sediment. Should the channel migrate to the true right bank of the flood plain over time some erosion of the lower terrace is possible. However, the risk to the upper terrace where the building platform is proposed is considered less than minor due to the considerable elevation relative to the riverbed. The width of the lower terrace also constitutes a considerable buffer to further mitigate erosion risk to the upper terrace where the building platform is located.
- 9.37 Based on their assessment and modelling of the flood risk H. Wadworth-Watts and N. Williman conclude that:
- Our analysis shows that the proposed building platform is not at risk of flooding from the current position of the Cardrona River.
  - The ORC Flood Hazard Mapping also shows that the proposed building platform is not at risk of flooding from the Cardrona River.

- Risk from flooding to the proposed building platform site due to longer-term migration of the primary channel, or aggradation of the Cardrona Riverbed, is considered less than minor.

9.38 Overall and based on the expert assessment provided by Engineering Geologists Jack Mynett-Johnson and Fraiser Wilson, and Water Resources Engineers Henry Wadworth-Watts and Neil Williman, I consider that all natural hazards on site can be appropriately mitigated resulting in less than minor effects on the environment.

#### Earthworks

9.39 Earthworks associated with the proposed subdivision will include the construction of the access to Lot 2, trenching for services and the removal of topsoil in association with construction of the future residential unit within the building platform. The proposed earthworks will be undertaken in accordance with Councils standards and therefore any potential adverse effects will be appropriately mitigated resulting in less than minor effects on the environment.

#### Servicing Effects

9.40 Potable water will be provided to each lot in accordance with Councils standards. Water testing (chemical and bacterial) has been undertaken and results attached as **Appendix M**. The results confirm that all parameters tested for meet the guidelines laid down in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai") for water which is suitable for drinking purposes.

9.41 Water for firefighting will be provided to each lot in accordance with Council standards and with therefore be considered as appropriate.

9.42 Power connections will be provided to both lots in accordance with Network standards and relevant easements will be applied to ensure that access to power is provided in perpetuity.

9.43 Telecommunications will be provided via satellite and a consent notice condition has been volunteered to ensure that future owners are aware of the method of provision of telecommunications and implications if they wish to alter this method.

- 9.44 An optional easement is proposed to ensure that if future owners wish to provide a fibre connection to the Site that this will be possible.
- 9.45 Overall I consider that all necessary services can be provided to the Site in an appropriate manner that is consistent with the relevant Council and network standards and that result in effects in terms of the provision of services will be less than minor.

#### Cultural and Archaeological Values

- 9.46 The Site has not been identified within a specific Wāhi Tūpuna site under Stage 3 of the PDP. Nevertheless, it is acknowledged that cultural values held by Manuwhenua may be affected by the proposal in terms of earthworks cut.
- 9.47 The Site has not been identified on the New Zealand Archaeological Association's Site Recording Scheme as an archaeological site. If any heritage item is discovered, then the Heritage New Zealand Pouhere Taonga Accidental Discovery Protocol will be followed.
- 9.48 Overall, the effects of the proposal relating to cultural and archaeological values are considered to be less than minor.

#### Summary

- 9.49 Overall, I consider that the proposal will result in less than minor adverse effects on the environment.

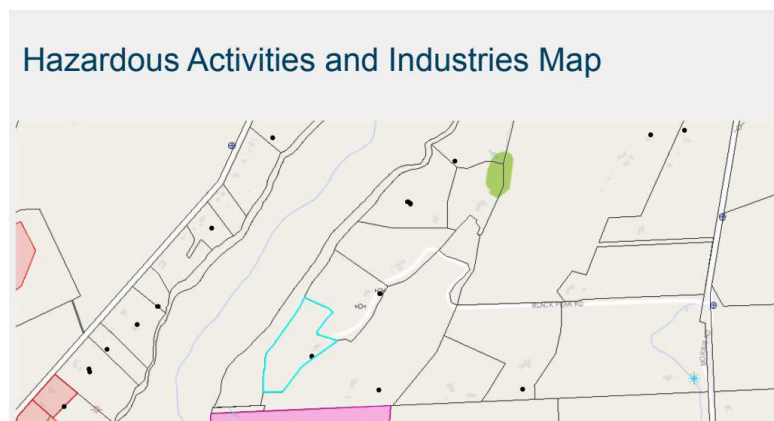
## 10.0 OBJECTIVES AND POLICIES

- 10.1 The relevant objectives and policies are found in Part 4: *District Wide Issues*, Part 5: *Rural Areas* and Part 15: *Subdivision, Development and Financial Contributions* of the ODP and Chapter 6: *Landscapes*, Chapter 21: *Rural*, Chapter: 27 *Subdivision and Development* and Chapter 29: *Transport* of the PDP.
- 10.2 The proposal has been assessed against the objectives and policies of the ODP and PDP. Please refer to the assessment attached as **Appendix P**. Overall I consider that the proposal is consistent with the objectives and policies contained within the ODP and PDP.

- 10.3 A weighting assessment in relation to the ODP and PDP is only required if the conclusions reached under either planning document are different (i.e. the assessment under one plan concludes that consent can be granted and the other concludes that consent should be refused).
- 10.4 In this case the proposal is considered to not be contrary to objectives and policies in the ODP and PDP, and therefore as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

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

- 11.1 As the proposed development involves the subdivision of land the applicant has elected to comply with the provisions of the NES by undertaking an assessment of the most up to date information about the Site and surrounding area that Council holds. In addition, the applicant has undertaken an assessment of any information available from Otago Regional Council.
- 11.2 The Otago Regional Council holds no records for the Site that would indicate that a HAIL activity has been undertaken on the Site. Please refer to **Figure 15** below.



**Figure 15: ORC Contaminated land Search**

**Source: ORC GIS**

- 11.3 The Queenstown Lakes District Council holds no resource consents, building consents or any other information for the Site that would indicate that a HAIL activity has been undertaken on the Site.

- 11.4 Queenstown Lakes District Council’s hazard maps shows that there are no Dangerous Goods Licences and/or Potential Contaminated Sites on, or in the vicinity of, the application site.
- 11.5 The review of the relevant information held by Queenstown Lakes District Council and Otago Regional Council indicates that it is unlikely that an activity or industry described in the HAIL has been undertaken on the Site and as such I consider that the provisions of the NES do not apply.

## **12.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND**

- 12.1 The purpose of the National Policy Statement for Highly Productive Land (**NPS-HPL**) is to direct new housing development away from highly productive land, where possible and preventing inappropriate subdivision, use and development to ensure the availability of highly productive land for food and fibre production. Lifestyle blocks under 8ha in size have been identified as being more difficult to use in terms of viable productive use.
- 12.2 Land is considered to be highly productive under the NPS-HPL if it is zoned General Rural or Rural Production and it contains Land Use Capability (LUC) 1, 2 or 3 soils. The Site is identified on the Landcare Research Our Environment Maps as being LUC Class 4, please refer to **Figure 5** above. LUC Class 4 is defined as arable land with significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry. Some Class 4 is also suitable for viticulture and berry fruit.
- 12.4 As the Site is identified as containing LUC Class 4 I consider that the NPS HPL does not apply.

## **13.0 SECTION 106 OF THE ACT**

- 13.1 A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.
- 13.2 In this instance, based on the assessments undertake by J. Mynett – Johnson and F. Wilson, and H Wadworth-Watts, I consider that the proposed subdivision will not accelerate material damage from natural hazards.

- 13.3 Sufficient legal and physical access can be made to both Lots 1 and 2.
- 13.4 Overall I consider that the proposed subdivision will not accelerate or increase the likelihood of material damage from natural hazards and physical and legal access can be provided to each lot.

## 14.0 PART II OF THE ACT

- 14.1 Under Part 2 of the Act Section 5 sets out the purpose of the Act as follows:

**5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
  - and*
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
  - and*
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

- 14.2 In order to achieve the purpose of the Act, the proposal must be considered in the context of Section 5 above. Paragraphs (a), (b) and (c) of Section 5(2) are to be afforded full significance and applied accordingly in the circumstances of the particular case so that promotion of the Act's purpose is effectively achieved.

- 14.3 The Site is located within the Rural Zone. The Site is located within an area that is able to absorb change with the development not being visible in most views. Alterations to the landscape that the proposal will bring will be visually inconspicuous as well as being in accord with the existing rural living character.

14.4 Overall I consider that the proposed development represents the sustainable management of the District's natural and physical resources as defined in Section 5 of the Act.

14.5 Section 6 of the Act sets out matters of national importance which must be taken into consideration in achieving the purpose of the Act. In this instance there are no relevant matters of national importance.

14.6 Section 7 of the Act sets out other matters that must be taken into consideration in achieving the purpose of the Act. The relevant other matters set out in Section 7 are as follows:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to —*

- (a) kaitiakitanga:*
  - (aa) the ethic of stewardship:*
  - (b) the efficient use and development of natural and physical resources:*
    - (ba) the efficiency of the end use of energy:*
  - (c) the maintenance and enhancement of amenity values:*
  - (d) intrinsic values of ecosystems:*
  - (f) maintenance and enhancement of the quality of the environment:*
  - (g) any finite characteristics of natural and physical resources:*
  - (h) the protection of the habitat of trout and salmon:*
  - (i) the effects of climate change:*
  - (j) the benefits to be derived from the use and development of renewable energy.*

14.7 Having had regard to the other matters set out in Section 7 of the Act I consider that the proposal represents the efficient use and development of natural and physical resources (*Section 7(b)*), the consideration and maintenance of the surrounding environment (*Section 7(f)*) and ensuring that the character and amenity of the surrounding zone is maintained (*Section 7(c)*). I therefore consider that the proposed development achieves the purpose of the Act.

## 15.0 CONCLUSION

- 15.1 Subdivision consent is sought to create two Lots, along with land use consent for the identification of a residential building platform and to vary Conditions e(i) and (v) of Consent Notice 11244121.3 to allow for water tanks and a corner of the garage to be outside of the proposed building platform and for the roof pitch of the main house to be 11 degrees. Overall, the proposed activity requires a discretionary activity consent.
- 15.2 The proposed development is not precluded from public or limited notification under s95A and Section 95B of the Act, however it is considered that the adverse effects of the proposal will be less than minor, and no special circumstances warrant notification. I therefore consider that the proposal can be processed without public or limited notification and that pursuant to Section 104A of the Act, resource consent is granted for the development as proposed.

Yours faithfully,

**Southern Land Ltd,**



Ella Hardman

**Environmental Planner**

**BCom, PGDip Arts Planning, Assoc, NZPI**