

DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	William and Matilda Grant
RM reference:	RM160860
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to replace part of an existing farm shed to accommodate a commercial honey facility with associated café & retail activity, to replace an existing shed with a smaller building that will provide toilet facilities, and to establish on the site associated signs, car parking and landscaping.
Location:	57 Frankton Ladies Mile Highway/ 14 Hansen Road
Legal Description:	Section 125, Block I, Shotover Survey District; held in Computer Freehold Register OT/227983.
Zoning:	Rural General Zone
Activity Status:	Non-complying
Date	29 March 2017

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 6.0 of this report. This decision is made by Paula Costello, Senior Planner, on 29/03/2017 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of this decision imposed pursuant to Section 108 of the RMA. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Paula Costello, Senior Planner as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Consent is sought to establish a commercial activity, being the operation of a honey centre on the site.

In order to accommodate the commercial activities, changes are proposed to the existing built form on the site. Part of an existing shed is to be demolished, and replaced with a newer and smaller extension. An existing detached shed is to be retrofitted to be used as a toilet facility.

The 'Honey Centre' will comprise the following:

- Visitor Experience Area (display hive, been keeping experience)
- Educational Space for schools and clubs
- Honey extraction and packaging facility
- The ancillary retail of honey products, and
- A small ancillary café (refreshment license)

To be located within the proposed new (replacement) shed building. The remaining original part of the farm shed is to be utilised for storage and will not accommodate any public activities. Consent is also sought for two signs on the building, as well as associated car parking on the site.

The Applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 1(b) of the report entitled "Resource Consent Application", prepared by Erin Quinn of Vivian + Espie Ltd, and submitted as part of the application (hereon referred to as the Applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report.

2. ACTIVITY STATUS

2.1 THE DISTRICT PLAN

OPERATIVE DISTRICT PLAN

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

- A **controlled** activity resource consent pursuant to Rule 5.3.2 (ii) for retail sales of goods (honey products) that are produced on site;
- A **discretionary** activity resource consent pursuant to Rule 5.3.3.3(i)(a)(i) for the new buildings which will be located within the existing building footprint and for a new detached toilet block;
- A **discretionary activity** pursuant to Rule 18.2.5 for establishment of signage which is greater than the 2m² maximum area permitted per site within the Rural General Zone. It is proposed to erect three signs comprising 4.5m² in total within the site associated with the proposed commercial activity;
- A **non-complying** activity resource consent pursuant to Rule 5.3.3.4 (a) for the commercial honey centre, including the retail sale of Honey and other related products that are not produced on the site; and
- A **non-complying** activity resource consent pursuant to Rule 5.3.3.4 (a)(i) for the retail sales of goods (being in this case food/beverages) that are not produced on site as part of the cafe.

Overall, the application is considered to be a **non-complying** activity.

PROPOSED DISTRICT PLAN

Council notified the Proposed District Plan on 26 August 2015. There are no relevant rules with immediate legal effect applicable to this application.

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

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

3. SECTION 95A NOTIFICATION

The applicant has not requested public notification of the application (s95A(2)(b)).

No rule or national environmental standard requires or precludes public notification of the application (s95A(2)(c)).

The consent authority is not deciding to publicly notify the application using its discretion under s95A(1) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

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

An assessment in this respect follows.

4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

4.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95D)

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- C: *Trade competition and the effects of trade competition (s95D(d)).*
- D: *The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

Person (owner/occupier)	Address (location in respect of subject site)
New Zealand Transport Agency	Roading Authority (State Highway 6)

4.2 PERMITTED BASELINE (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case only general rural activities, minor earthworks and fencing are anticipated in the Rural General Zone. In this respect the permitted baseline is of limited relevance and has not been applied in the assessment below.

4.3 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Taking into account sections 4.1 and 4.2 above, the following assessment determines whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

The relevant assessment matters are found in Sections 5 and 14 of the District Plan and have been taken into considered in the assessment below.

The Assessment of Effects provided at section 2(b) of the applicant's AEE is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report.

Buildings

The existing implement shed and a small shed on site are proposed to be replaced with new buildings within the same general footprint. These buildings are currently located between the road boundary and the existing dwelling on the site. The implement shed is corrugated iron and approximately 4.5m in height and has an open façade which faces to the north. The small shed is of similar height to the implement shed and is corrugated iron.

The proposed Honey Centre is to be established in the part of the existing shed that is to be demolished and rebuilt, and will comprise the activities set out in Section 1 (Proposal) above, including sale of honey products, the provision of educational sessions for visitors and school visits, and a small ancillary café.

The part of the existing woolshed building that is to remain on site will be modified to allow for new entrances and windows. The new entrances and windows are on the northern side of the buildings and therefore face away from the state highway. These additions will only be visible from within the site boundaries given the location of these modifications.

The proposed new buildings on site will be in keeping with building materials that would be anticipated in the rural environment (i.e. corrugated iron) and are currently being used with the existing buildings on site. It is noted that the proposed new building will be 3.72m in height, lower than the existing building it is to replace.

The proposed toilet block is small, with a footprint of approximately 24m² as shown on the approved plans. The building will be finished in appropriate materials and given its small scale will not give rise to any adverse effects beyond the boundary of the site.

A condition of consent is recommended to ensure appropriate colours are used to clad the new buildings

Overall, the proposed modifications, and effects of the establishment of the new buildings on site (given they are replacing existing buildings) are minor, and will not give rise to any adverse effects more than minor beyond the boundary of the site.

Commercial Activity

The new proposed buildings are proposed to be used for a 'Honey Centre'. This comprises a number of activities (refer Section 1: Proposal above), including the sale of honey products, the provision of educational sessions for visitors and school visits, and a small ancillary café.

The existing woolshed building which sits adjacent to the new proposed Honey Centre building will be used in conjunction with the activities on the site for storage only.

A small ancillary café is proposed within the footprint of the new portion of the farm building on the site, to provide refreshments to visitors. While the honey sold within the cafe is to be largely produced on site, most food & beverage will be prepared off site and available for sale. Given the small scale of the operation, as discussed below, and the primary purpose of the activity as a honey centre with processing, educational and experiential uses, no significant adverse effects are considered to arise from the small scale retail and café on the site.

Scale of the activity.

Potential adverse effects resulting from a commercial activity in this location include effects associated with traffic generation and hours of operation (amenity), are considered as follows:

The scale of the activity is considered to be small with a limited number of visitors anticipated. The application states that space for approximately 8 car parks is provided for on site, which will necessarily limit the scale of the activity. Despite the application stating that part of the activities on site will accommodate educational trips, coach/bus parking is not proposed or incorporated on the site.

The parking for visitors will be located at the front of the property which is visible from the road and surrounding environment due to the site being open.

The limited number of parks provided on site will in this respect control the number of people that are able to visit the site at one time, which in turn reduces the effects of the scale of the activity on the wider environment, notably the rural amenity. It is considered that by proposing a maximum of 8 car parks on site at any one time will ensure that the activity remains of a scale as proposed, being a small scale activity and ensures the overall effects on the rural amenity will be less than minor.

Signs

Two signs are proposed as shown in the figure below. The signage proposed is considered to be small in scale (4.5m²) and is to be located in positions (on the west and south of the main building) that will not be directly facing the State Highway. The colours used are not anticipated to detract from the State Highway or the surrounding rural environment given the size of the signage and the distance between the site and other surrounding properties. It is noted that New Zealand Transport Agency have provided affected party approval for the activity and thus any effects of these signs on the State Highway must be disregarded.

It is considered that the proposed signs will have a less than minor effect on the surrounding environment.

Signage B & C from Hansen Rd



Hours of operation

The applicant proposes to operate the honey company 7 days a week between 9am and 8pm daily. There is the potential that the proposed hours of operation can generate adverse effects on the environment, particularly as the site is primarily rural. It is considered that there is the potential for increase in noise being generated from the site. The applicant has proposed a condition of consent which controls cumulative effects of noise. This is considered appropriate and has therefore been adopted as part of this report.

It is anticipated that lighting may be required on the site due to the hours of operation, particularly in the winter months. This has the potential to generate adverse effects on the environment in terms of amenity. A condition of consent is proposed for lighting to be established in accordance with the Southern Light Strategy. This strategy seeks that lighting is directed within the site.

It is not considered that the proposed activity will create adverse effects on the surrounding environment with regard to the hours of operation proposed. It is anticipated that the effects will be less than minor.

Infrastructure:

The proposed activities will be undertaken within the existing building footprints on the property. While the addition of people to the site as part of the operation of the honey centre will increase the demands of the site for services (particularly water and waste water), these services are to be provided on site as the property does not have any reticulated services.

Council's Resource Management Engineer Mr Mike Wardill has provided comment as follows:

Water

The site sits within the Council scheme boundaries for both water and wastewater connection.

There are no details or assessment provided within the application for the existing water supply. There is however an existing 20mm lateral connection from a residential dwelling, further south on same site, to the Council reticulated water supply and this would provide capacity for the proposed development. Without the benefit of any assessment or servicing proposal details provided by the application a condition is recommended requiring the commercial operation to utilise the existing Council connection or obtain a new connection through a Connection to Council Services application.

Wastewater

The application states the proposed disposal is to a septic tank. Whilst the site is located within Scheme boundaries there is no gravity main adjacent/near the site. Nearby lots, such as the Hansen Road Church, pump within the road reserve to a gravity connection near the BP roundabout however I am satisfied that it is generally undesirable for private services to extend beneath public roads and due to the scale of this operation I am satisfied that onsite treatment can still be considered appropriate.

This is conditional that any onsite treatment and disposal is discontinued immediately upon a Council gravity sewer system being available adjacent/near the site to permit gravity connection. I recommend a condition of consent in this respect.

The current proposal does not demonstrate compliance with NZS1547:2012, being Council's minimum standard for onsite wastewater disposal. Systems typically require an assessment from a suitably qualified person demonstrating adequate capacity and quality of onsite treatment in regard to onsite soil conditions. The system requires onsite wastewater treatment and land disposal commensurate with the actual soil typology, as determined under NZS1547:2012. I suggest that the risk of any adverse effects are relatively low given the existing dwelling already disposes onsite wastewater to ground.

On this basis it is considered that suitable water supply can be provided by way of conditions of consent requiring connection to the Council supply. In terms of wastewater design, the information necessary to demonstrate compliance as outlined by Mr Wardill can be required to be addressed by the applicant prior to commencement of consent which will ensure that the design is feasible. In this respect adverse effects are considered to be able to be adequately avoided. In terms of stormwater Mr Wardill advises that this will be adequately addressed through the Building Consent process and no conditions are necessary.

On this basis, the proposal will have no more than minor effects in terms of infrastructure.

Traffic Generation and Vehicle Movements:

The applicant proposes to provide eight car parking spaces for visitors to the Honey Centre and to utilise the existing access to the site. Mr Michael Wardill, Council's Resource Management Engineer has provided comments with respect to the functioning of the proposed car parking and access as below.

The parking layout is in general accordance with Council dimensions standards. There is available width and sight distance available on all approaches to the crossing point to prevent queuing effects on Hansen Road and I am satisfied that site entrance widening is unnecessary.

Given the seasonal nature of the honey business and rural nature of the lot I am satisfied that formation conditions are unnecessary for the proposed parking and manoeuvring areas."

Mr Wardill's comments have been generally accepted as part of this report and the entire report can be found in Appendix 3 of this report. For clarification, the application is not for a seasonal honey activity. With this in mind conditions have been recommended to ensure the proposed parking and manoeuvring areas are constructed to Council standards.

The applicant has provided a car parking plan which sets out the areas in which the car parks will be provided on the site. There is the potential for the car park to become full during peak hours of operation, which could result in visitors parking on the side of the road. This has the potential to create adverse effects on traffic and public safety.

A condition of consent is therefore recommended to require that the consent holder is responsible for ensuring that vehicles visiting the site park in the allocated parking on site (and not along the front of the site within the road reserve). This will control the scale of the activity undertaken on the site.

In terms of potential effects of additional users of the Hansen Road/SH6 intersection, the New Zealand Transport Agency has provided affected party approval and thus effects on State Highway 6 must be disregarded.

Overall it is considered that with the inclusion of the condition recommended that adverse effects on the environment in terms of traffic will be less than minor.

4.4 DECISION: EFFECTS ON THE ENVIRONMENT (s95A(2))

Overall the proposed activity is not likely to have adverse effects on the environment that are more than minor.

5.0 EFFECTS ON PERSONS

Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor).

5.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95E)

A: *The persons outlined in section 4.1 above have provided their **written approval** and as such these persons are not affected parties (s95E(3)(a)).*

5.2 ASSESSMENT: EFFECTS ON PERSONS

Taking into account sections 5.1 and 5.2 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

The activity will establish new buildings in the general location of footprints of existing buildings and will in this respect not increase the overall built form of the site.

Given the stated scale of the activity (to be limited by the number of car parks (8) available) the proposed traffic generation is not anticipated to create adverse effects or generate cumulative effects on the surrounding environment.

On the opposite side of the road to the west of the site is a church and child care facility. The child care facility's hours of operation will be of similar duration to the honey company, albeit not on Saturday or Sunday. It is anticipated that the church will be utilised primarily on a Sunday and potentially throughout the week for community based activities.

It is considered that traffic and parking associated with the activity will have less than minor effects. This is due to the recommended conditions restricting parking to onsite identified car parks and the size and use of the buildings proposed on site.

It is considered that the proposed activities, will have less than minor effects on the neighbouring church and the child care facility given the hours of operation and low traffic numbers expected as part of the proposal. No exterior lighting is proposed. It is also noted that apart from vehicles entering and exiting the site, the proposal will not give rise to any noise effects.

Other users of Hansen Road are not considered to be affected given the small scale nature of the activity on the site (and associated limited traffic generation) and the limited changes to built form on the site.

Overall, any adverse effects on persons will be less than minor.

5.3 DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E of the RMA, no person is considered to be adversely affected.

6.0 OVERALL NOTIFICATION DETERMINATION

Given the decisions made above in sections 4.4 and 5.3 the application is to be processed on a non-notified basis.

7.0 S104 ASSESSMENT

7.1 EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been outlined in section 4 of this report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

7.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

The relevant objectives and policies are contained within Part 5 and 14 of the District Plan.

The applicant has provided an assessment of the relevant objectives and policies in relation to the proposed activities in Section 2 (a) of the AEE. This assessment is adopted and it is concluded that the proposal is considered consistent with the outcomes anticipated by the plan.

Proposed District Plan

Council notified the Proposed District Plan on 26th August 2015, which contains objectives and policies with immediate legal effect, pursuant to section 86A(2) of the RMA. In this case, the relevant proposed Policies and Objectives for Rural Zone are contained within Part 21 (Rural) which aims to ensure commercial activities do not degrade the landscape values, rural amenity or impinge on farming activities.

Given that the proposed buildings will have a similar appearance to what is currently existing it is not considered that the activity will degrade the rural amenity of the surrounding environment. The proposed signs have the potential to change the existing rural character however it is considered that the existing rural character, when viewed from the wider environment, will be maintained. On this basis the proposal is consistent with the above Objectives and Policies of the Rural Chapter.

Operative District Plan and Proposed District Plan weighting

It is considered given the minimal extent to which the Proposed District Plan has been exposed to testing and independent decision-making, minimal weight will be given to these provisions at this stage. Notwithstanding, it is considered the proposal would be in accordance with these objectives and policies.

7.3 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is considered to create any actual or potential adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can pass through the second gateway test given that the proposal is not considered to contrary to the relevant policies and objectives of the District Plan or Proposed District Plan.

On this basis discretion exists to grant consent for this non-complying activity.

7.4 PART 2 OF THE RMA

The assessment under s104 matters above has shown that the proposal aligns with these provisions. On this basis and where proposed development will facilitate the on-going use of existing buildings benefiting present and future property owners' social and economic wellbeing it is considered that the proposal will be consistent with Part 2 of the Act.

7.5 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

8.0 OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

Administrative Matters

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

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

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

This resource consent must be exercised within five years from the date of this decision subject to the provisions of Section 125 of the Resource Management Act 1991.

If you have any enquiries please contact Paula Costello on phone (03) 441 0499 or email alice.burnett@qldc.govt.nz.

Report prepared by



Alice Burnett
CONSULTANT PLANNER

APPENDIX 1 - Consent Conditions
APPENDIX 2 - Applicant's AEE
APPENDIX 3 - Engineers Comments

Decision made by



Paula Costello
SENIOR PLANNER

APPENDIX 1 - CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:

- Site Layout "Hansen Road"
- Aerial View – Site Layout
- Vehicle Parking and entry/ exit process onto Property
- View from City Impact Church, Hansen Road
- Honey Centre/ South Face
- Honey Centre/ North Face including educational space
- Artists Impression
- Pedestrian Linkage
- Proposed Vehicle Entry/ Exit into Property using existing access road
- Proposed Planting
- Signage C: South Face, Existing Woolshed
- Signage B: West Face of Retail Centre from Hansen Road
- Signage C: Structure from fence line with Ladies Mile
- Signage B & C from Hansen Road

stamped as approved on 12/10/2016

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$145. This initial fee has been set under section 36(1) of the Act.

General

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

Note: The current standards are available on Council's website via the following link: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

Prior to works commencing

Honey Centre

- 4 Prior to the commencement of works on site, the consent holder shall submit proposed floor plans of the proposed *Honey Centre* buildings illustrating the GFA areas of the activities for the site (Visitor Experience, Educational Space, Honey Extraction and Processing Storage, and the ancillary café and retail), to the Manager: Resource Consents to illustrate the nature and scale of the activities that will be undertaken from the buildings and the ancillary nature of the café/retail activity, as per the description of the activity set out in the AEE submitted.

External Appearance

- 5 Prior to commencement of works on the site ,the consent holder shall submit to Council for approval the proposed external colour(s) of the new buildings to be established on the site, to be within the range of browns, greens and greys with a reflectivity value of less than 36%.

Wastewater

- 6 Prior to the commencement of any works on the site the consent holder shall provide to the Manager: Resource Management Engineering, a report from a suitably qualified professional to confirm the feasibility of establishing an effluent disposal system in accordance with NZS1547:2012 on the site, to provide for the proposed activity.

Prior to operations

- 7 Prior to the commercial operation of the Honey Centre, the consent holder shall complete the following works (in accordance with Condition 3):
- a) The construction of all vehicle manoeuvring and car parking areas in accordance with Council's standards set out in Condition 3.
 - b) The provision of an effluent disposal system in accordance with NZS1547:2012 and as approved under Condition 6 above. This system shall provide sufficient treatment/renovation to effluent from on-site disposal, prior to discharge to land. The installation contractor shall provide a Completion Certificate to the Manager of Resource Management Engineering at Council confirming that the system has been installed in accordance with NZS1547:2012. The Completions Certificate shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B.
 - c) The connection of the Honey centre facilities to the Council reticulated potable water supply, in accordance with Council's standards set out in Condition 6.

Hours of Operation

- 8 Hours of operation for the honey centre shall be:
- Monday to Sunday (inclusive): 9.00am to 8.00pm.

Signs

- 9 All signs to be erected on the building shall be located as per the approved plans.

Parking

- 10 The consent holder shall be responsible for ensuring that any vehicles visiting the Honey Centre activity park on site, within the approved parking area at the front of the property and must not be allowed to park within the road reserve.

Nature and Scale

- 11 Total visitor numbers to the site shall be limited by the total number of vehicles permitted within the parking area, being a maximum of 8 cars at any one time.

Lighting

- 12 Any external lighting established in association with the Honey Centre shall comply with the Council's Southern Lights Strategy.

Landscaping

- 13 Landscaping shall be established on the site in accordance with the Landscape Plan provided as part of the application and approved under this consent (with the exception of any landscaping outside the boundaries of the site). The approved landscaping plan shall be implemented within the first planting season of the completion of the building works on the site, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Ongoing Conditions

- 14 At such a time that a reticulated Council gravity sewage disposal system is available to service the lot, within a period of no more than three months from the system's availability, the owner for the time being shall cease the use of the alternative disposal system and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Queenstown Lakes District Council the applicable development contribution

Review

- 15 Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:
- a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage.
 - b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.
 - c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

Advice Notes

No further signs, such as window signs or sandwich boards, are permitted by this resource consent.

Any new connections into this site from Council reticulation require approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and approved by a Council Inspector prior to commercial operation of the proposed business.

Any new connections under this consent trigger a requirement for Development Contributions, for further information please contact the DCN Officer at QLDC.

For Your Information

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

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

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

APPENDIX 2 - APPLICANT'S AEE

RESOURCE CONSENT APPLICATION

WILLIAM & MATILDA GRANT

57 FRANKTON-LADIES MILE HIGHWAY/14 HANSEN ROAD,
FRANKTON

+ CHANGE OF ACTIVITY FROM RURAL BUILDING USE (DISUSED WOOLSHED) TO
ASSOCIATED RURAL ACTIVITY RETAIL (HONEY PRODUCTION & SALES) INCLUDING
LANDSCAPING, PARKING, AND SIGNAGE

13 SEPTEMBER 2016

vivian+espie
resource management and landscape planning

WILLIAM & MATILDA GRANT

57 FRANKTON-LADIES MILE HIGHWAY/14 HANSEN ROAD,

FRANKTON

This resource consent application has been prepared in accordance with the Fourth Schedule of the Resource Management Act 1991 in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

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

The proposed activity involves replacing a disused farm shed with a new shed, constructed over the same footprint, for the purposes of establishing an outlet for honey production and the selling of honey related products in a retail/café format (refer Attachment [C]). Additional landscaping will involve plant and tree species around the proposed establishment which attractive to bees to support their ecosystem and overall biodiversity, .i.e Manuka and flowering native plants (refer Attachment [D]).

The area in which the activity relates is zoned as Rural General in the operative District Plan, and Rural in the Proposed District plan. The site has dual access from Hansen Road and the Frankton Ladies Mile Highway, however for the purposes of the activity will have its main exit/entrance point off Hansen Road. The proposal involves introduction of a carpark area to be formed in gravel immediately north of the already formed site entrance, and additional pedestrian linkages around the activity (refer Attachment [E]). Signage will be as proposed in Attachment [G]. In terms of traffic and numbers, the proposed activity will be a seven/six day operation open between the hours of 9-5pm to the public (i.e drop in basis).

The applicant seeks to re-invigorate the existing disused rural woolshed buildings on the subject site to an attraction for the purposes a Bee Keeping Experience, Educational Space for Schools and Bee Clubs, a Honey Extraction & Packaging Facility, Retail honey sales and a café focused on honey related products.

The activity will involve a 'spin-your-own-honey' experience for visitors include an educational space for schools and bee clubs, a wall based display hive, a small scale honey extraction system, as well as being open in a general manner to the public (i.e drop in basis).

The cafe is simplistic, operating under a 'refreshment license'. No food is prepared onsite, with the fundamental service being a coffee counter with a range of honey infused slices and cakes (refer Attachment [C]).

Additional landscaping will involve plant and tree species around the proposed establishment which are attractive to bees to support their ecosystem and overall biodiversity, .i.e. Manuka and flowering native plants (refer Attachment [E]).

The site has dual access from Hansen Road and the Frankton Ladies Mile Highway, however for the purposes of the activity will have its main exit/entrance point off Hansen Road. The proposal involves introduction of a carpark area (refer Attachment [D]).

Buildings

The proposed activity will occur primarily within the new shed, which replaces the disused current shed, to be built over the same footprint.

The applicant seeks to re-invigorate the existing disused rural woolshed building on the subject site to match the external look and feel of the new shed beside it. New doors and windows will replace existing rotten, broken doors and windows to make the overall site lockable and secure after hours, and offering alternative emergency exits during trading. No significant change for resource consent purposes is proposed to the building nearest Hansen Road, aside from door replace

The subject activity is on the same site as 'The Barn' building which retails handicraft items. No change is proposed to the building footprints on-site, however the existing structures will be modified internally for the proposed honey manufacture and commercial retail activity. Affected persons approval has been obtained by the landowners for the proposed works to the buildings and the ongoing utility of the site for the proposed activity related to honey production, sales, and educational space with associated access and landscaping. A separate toilet block is proposed to the rear (southeast) of the main building, to be built on the existing concrete foundation (same building footprint) of another disused farm shed building and will measure 3m x 6m, a total of 18m² in area. Overall, the building footprint will not change, but the buildings themselves will be modified to accommodate the proposed activity.

Commercial Retail Activity

The proposal is to undertake retail sales from an existing disused woolshed building on-site which will be internally retrofitted and modified to accommodate the needs of the proposed activity (refer Attachment [B]). The retail sales activity is limited to honey related products, as honey (beehives) is currently produced on the subject site and part of the experience will involve a safety screened walk-in beehive experience. A honey focused on-site

café will be situated in the southern vicinity of the building as will an educational space for honey/bee tutorial sessions.

The proposed hours of operation are between 9am - 5pm, seven days per week.

The site will be accessed from Hansen Road only. The proposed signage, as detailed below, will direct the public to use the Hansen Road access for traffic safety reasons. There is an unsealed driveway from Hansen Road to the barn building and ample parking and manoeuvring space for at least nine vehicles on grass berms either side of the gravelled drive that provides access to the farm buildings. It is not anticipated that more than one or two vehicles will be visiting the site for retail sales at any one time.

Signage

Signage will be as proposed in Attachment [F]. Two signs are also proposed for the main building on the northern and western elevations to be finished in black, white and yellow. Each of the signs are 1.5m in height x 1.5m wide, being a total of 2.25m² each. The total signage proposed in area is 4.5m².

Access & Parking

Entrance to the facility will be from Hansen Road via the existing vehicle crossing of which access extends in a north-south direction bisecting the site to meet the southern boundary and intersect with the Frankton Ladies Mile Highway. Access to the highway is gated and not proposed for general public use. Parking will be located north **of the accessway adjoining parking which also services 'The Barn'**. The proposed activity does not anticipate on having significant numbers of traffic at any one time, and expects to have visitors over the course of the day. All parking for staff and visitors will be provided for on-site (refer Attachment [D]).

Resource consent is required for the following activities;

- Change of Use – from Rural Landuse to a Commercial Activity limited to Retail sales, pursuant to Rule 5.3.3.2(ii) is a Controlled Activity.
- Activity Table 3 of Chapter 18 states that sites within the Rural Zone are permitted signage Up to 2m² per site with no internal or external illumination of the sign. Signage proposed for the activity equates to 4.5m² and is therefore a Discretionary Activity.

(b) a description of the site at which the activity is to occur

The application site is located at 14 Hansen Road, Frankton, Queenstown. The legal description for the site is Section 125, Block I, Shotover Survey District; held in Computer Freehold Register OT/227983. A copy of the Computer Freehold Register applicable to the site is contained in Attachment [A].

The application site is located at 14 Hansen Road, Frankton (same parcel as 57 Frankton-Ladies Mile Highway on Council database). The site is triangular in shape and is situated at the apex of Frankton – Ladies Mile Highway (State Highway 6) and Hansen Road. The site is approximately 2.2460 hectares in size and has relatively flat topography. A residential farm house is situated close to the apex of the two roads, with a barn and other farm buildings situated close to the north-east site boundary. A small handicraft retail outlet called **'The Barn' currently exists in close proximity** east of the proposed development. The City Impact Church is located on the opposite side of Hansen Road from the site, whilst the Queenstown Events Centre is located on the opposite side of the State Highway. The immediately adjoining site to the east is occupied by the Frankton Electricity Sub-Station and is designated for this purpose via Designation Ref No: 338 in the District Plan. A large macrocarpa tree which is identified in the *Inventory of Protected Features* in Appendix 3 of the District Plan, Ref No: 206, was situated at a midway point on the site adjoining the State Highway. Recently this tree fell over during a storm event and an application has been lodged for its removal. The resource consent number allocated to the application was RM130072.

A copy of the Computer Freehold Register applicable to the site is contained in Attachment [A].

The application site is zoned Rural General, and apart from the activities outlined above, the land in the locality is generally occupied by rural land uses further east and north at elevated levels.



Aerial photo of application site (Source: QLDC Website)

The barn building which will be used for the retail activity can be accessed via gravel farm tracks across the site from both Hansen Road and Frankton-Ladies Mile Highway.

(c) the full name and address of each owner or occupier of the site

The site is owned by the following groups:

Name	Postal Address
William and Matilda Grant	60 Frankton/Ladies Mile Highway
NZ Guardian Trust Ltd.	Private Bag 1965, Dunedin 9054

A copy of the relevant Computer Freehold Register is contained within Attachment [A].

(d) a description of any other activities that are part of the proposal to which the application relates

The subject site is zoned Rural General, and there are currently several productive bee hives on-site.

(e) a description of any other resource consents required for the proposal to which the application relates

No other resource consents are required for the subject activity.

(f) an assessment of the activity against the matters set out in Part 2:

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.*

The proposed activity seeks to provide sustainable management by promoting a rural industry that currently exists on the site, being the production of honey. Economic sustainability is an important consideration as diversification of the honey asset into both a solid product and a tourism/visitor attraction improves sustainability outcomes, and is also an efficient use of the land resource. This is a way in which the applicant can provide for the social, economic and cultural well-being of themselves and their staff.

The proposed activity will not adversely affect any of the above listed matters respective of sustainable management and is therefore consistent with this purpose. The activity will utilize existing buildings which have been in a disused state for a long time and make efficient use of the land. The activity of honey production and bee harvesting is one of sustainable attributes as the global bee population is one of decline and the proposal contributes to sustaining this resource. The applicant seeks to produce and distribute honey and honey related products on the site as well as provide an educational tool for visitors to experience honey production, which contributes to the well-being of the applicant, as well as others. The activity as proposed with appropriate consent conditions imposed by the Council to avoid, remedy or mitigate adverse effects will be no more than minor.

The proposed activity is considered to be sustainable management of the existing land resource which is currently underutilized in terms of rural activity and the potential for sustaining the natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations would not be significantly affected by the implementation of the proposal.

Matters of national importance

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 recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) the protection of protected customary rights.*

The proposed development will not detrimentally affect the matters of national importance listed above.

Other matters

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:*
 - (e) [Repealed]*
 - (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.*

The proposed activity will not adversely affect any of the above listed matters respective of sustainable management and is therefore consistent with this purpose. The activity will utilize existing buildings which have been in a disused state for a long time and make efficient use of the land. The activity of honey production and bee harvesting is one of sustainable attributes as the global bee population is one of decline and the proposal contributes to sustaining this resource. The applicant seeks to produce and distribute honey and honey related products on the site as well as provide an educational

tool for visitors to experience honey production, which contributes to the well-being of the applicant, as well as others. The subject site is not within a protected outstanding landscape, and will overall increase production, efficiency and amenity of the site through its establishment to upgrade the existing buildings whilst keeping their rural architectural form. It is proposed to mitigate the potential for adverse effects on the surrounding visual amenity through landscaping which will include plant species attractive to bees, and retaining the existing trees. No significant areas of indigenous vegetation will be removed, nor identified natural wildlife habitats disturbed or degraded. The site currently has no through public access. There are no identified historic values on the site nor have any items of significance to iwi been identified.

The proposed activity is an efficient use of resources and is considered an improvement on the maintenance and enhancement of the quality of the existing environment.

The proposed activity is considered to be sustainable management of the existing land resource which is currently underutilized. The activity as proposed with appropriate consent conditions imposed by the Council to avoid, remedy or mitigate adverse effects where fit will be no more than minor.

Treaty of Waitangi

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 take into account the principles of the [Treaty of Waitangi](#) (Te Tiriti o Waitangi).

The proposed activity will not adversely affect the principles of Te Tiriti O Waitangi.

Overall, the proposed activity is in accordance with achieving the purpose of the Act and the promotion of sustainable management

(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (i) a national environmental standard:
- (ii) other regulations:
- (iii) a national policy statement:
- (iv) a New Zealand coastal policy statement:

- (v) a regional policy statement or proposed regional policy statement
- (vi) a plan or proposed plan

The Otago Regional Policy Statement is applicable and relevant as a statutory document but is not necessary to include within evidence as the Operative District Plan deals with all the relevant matters in more detail.

On 17 April 2014 Council resolved to formally commence a review of the District Plan, which includes review of the Rural General zone, however this is still in draft form and therefore not relevant to assessment of this application.

The proposed application does not trigger any of the above stated standards, regulations, or national policy statements and therefore complies with the above.

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against –
 - (a) Any relevant objectives policies or rules in a document; and

The subject site is located within the Rural General Zone of the Operative District Plan. As such I consider Objectives 1 and 3 relevant to the proposal below and assess these with their corresponding relative policies in turn;

Objective 1 - Character and Landscape Value

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

Policies:

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

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

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

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

1.5 Provide for a range of buildings allied to rural productive activity and worker accommodation.

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

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

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

1.9 Ensure adverse effects of new commercial Ski Area activities on the landscape and amenity values are avoided or mitigated.

The proposed activity involves retrofitting/modifying an existing woolshed building to accommodate retail activity related to the production of honey on-site. The applicant also proposed to construct a walk-in-hive experience for visitors to enable them to see the bees in their habitat and the source of the honey whilst remaining safely behind safety glass. The proposed changes to the building, in addition to the new building proposed for honey production is contained within Attachment [B]. The proposed activity seeks to largely retain the rural character of the site, whilst enabling an economic venture through the sustainable production of honey on-site. The buildings are currently not utilized for rural activity. As such the proposed activity is considered to comply with Objective 1 and associated policies and will incur no more than minor effects on values of rural or landscape character.

Objective 3 - Rural Amenity

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

Policies:

3.1 Recognise permitted activities in rural areas may result in effects such as noise, dust and traffic generation, which will be noticeable to residents in the rural areas.

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

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

3.4 To encourage intensive and factory farming away from Rural Residential, Rural Lifestyle, Urban, Residential, or Business Zones, in order to minimise the potential for conflict between these zones.

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

3.6 To require acoustic insulation of buildings located within the airport Outer Control Boundary, that contain critical listening environments

The proposed activity will not reduce rural amenity values, and capitalizes on rural amenity values through its establishment. The extension is minor in terms of scale and will improve the functional aspects of the

site farm without detrimentally effecting landscape values as addressed above. The proposed extension is in-keeping with the existing form and character of the barn building and is not located within the nearby vicinity of neighbours or site boundaries.

Overall the proposed activity will achieve the intentions of Objective 3 and its associated policies with no more than minor effects anticipated.

Proposed District Plan

The subject site is located within the Rural Zone of the Proposed District Plan. The purpose of the Rural Zone as proposed is as follows:

*“The purpose of the Rural zone is to enable farming activities while protecting, maintaining and enhancing landscape values, nature conservation values, the soil and water resource and rural amenity. A wide range of productive activities occur in the Rural Zone and because the majority of **the District’s distinctive landscapes comprising open spaces, lakes and rivers with high visual quality** and cultural value are located in the Rural Zone, there also exists the desire for rural living, recreation, commercial and tourism activities.”*

The subject site is within the Rural Zone of the Proposed District Plan to which I discuss the relevant objectives and policies as follows:

21.2.1 Objective - Enable farming, permitted and established activities while protecting, maintaining and enhancing landscape, ecosystem services, nature conservation and rural amenity values.

Policies 21.2.1.1 Enable farming activities while protecting, maintaining and enhancing the values of indigenous biodiversity, ecosystem services, recreational values, the landscape and surface of lakes and rivers and their margins.

21.2.1.2 Provide for Farm Buildings associated with larger landholdings where the location, scale and colour of the buildings will not adversely affect landscape values.

21.2.1.4 Minimise the dust, visual, noise and odour effects of activities by requiring facilities to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.

21.2.1.5 Have regard to the location and direction of lights so they do not cause glare to other properties, roads, public places or the night sky.

21.2.1.6 Avoid adverse cumulative impacts on ecosystem services and nature conservation values.

21.2.1.8 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.

The proposed activity is considered to have less than minor effects. The existing farm buildings are in a disused state, and the proposal will aide in invigorating this area of the site with a commercial use that is based off the production of honey on-site and locally. There are no exterior lights proposed, nor is there risk of fire which could be exacerbated by the application, however the building plans will go through the building consent process whereby the consent authority will manage fire rating aspects required for safety purposes. The proposal will overall improve the ecosystem values, and aide in providing an establishment for further education to the community as to importance of bees environmentally.

21.2.4 Objective - Manage situations where sensitive activities conflict with existing and anticipated activities in the Rural Zone.

Policies 21.2.4.1 Recognise that permitted and established activities in the Rural Zone may result in effects such as odour, noise, dust and traffic generation that are reasonably expected to occur and will be noticeable to residents and visitors in rural areas.

21.2.4.2 Control the location and type of non-farming activities in the Rural Zone, to minimise or avoid conflict with activities that may not be compatible with permitted or established activities.

The proposed activity is not considered to significantly exacerbate odour, noise, dust and traffic generation that would result in more than minor adverse effects, and will not conflict with neighbouring activities which have been established.

21.2.9 Objective - Ensure commercial activities do not degrade landscape values, rural amenity, or impinge on farming activities.

Policies 21.2.9.1 Commercial activities in the Rural Zone should have a genuine link with the rural land resource, farming, horticulture or viticulture activities, or recreation activities associated with resources located within the Rural Zone.

21.2.9.2 Avoid the establishment of commercial, retail and industrial activities where they would degrade rural quality or character, amenity values and landscape values.

21.2.9.6 Ensure traffic from commercial activities does not diminish rural amenity or affect the safe and efficient operation of the roading and trail network, or access to public places.

The proposed activity will enhance the character and environmental condition of the existing buildings and site. The traffic generation from the proposed activity will not diminish rural amenity, or the safe and efficient operation of the roading network.

21.2.10 Objective - Recognise the potential for diversification of farms that utilises the natural or physical resources of farms and supports the sustainability of farming activities.

21.2.10.1 Encourage revenue producing activities that can support the long term sustainability of farms in the district.

21.2.10.2 Ensure that revenue producing activities utilise natural and physical resources (including buildings) in a way that maintains and enhances landscape quality, character, rural amenity, and natural values.

The proposed activity is an active means in which the site can diversify and support the long term sustainability of the farm whilst enhancing the environmental qualities of the site and surrounding area.

Overall, the proposed activity is considered to comply with the objectives and policies of the

(b) Any relevant requirements, conditions, or permissions in any rules in a document; and

The subject site is within the Rural General zone of the Operative Queenstown Lakes District Plan and requires resource consent for the following;

(c) Any other relevant requirements in a document (for example, in a national environmental standard or other regulations)

All applications for resource consents are required to be considered under the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health. Under these regulations, land is considered to be actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been undertaken on that land. The land use history is the trigger in determining whether land requires further assessment under the NES. With regard to the application site, the Otago Regional Council

Environmental Data Officer advised via email on 5 April 2013, included in Attachment [F], that an investigation of their records indicates that there are no contaminated sites located on, or in, the vicinity of the site.

A review of all the QLDC consents registered against the site does not identify any hazardous activities or buildings which may have contained such activities. There is no evidence to suggest that the land subject to this application included a use on the HAIL list. It is therefore highly unlikely that there would be a risk to human health resultant from the proposed change in use of the site.

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

- (a)** includes the information required by clause 6; and

6 Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:

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

The proposed site is considered to be an ideal location for situating the proposed activity, due to the existing site layout and building arrangement, and its location adjoining State Highway 6. The neighbouring

(b) an assessment of the actual or potential effect on the environment of the activity:

(i) Effects of the Retail Trade Business

The retail business will largely take place from an existing building on the site, which will be fitted out to accommodate retail sales related to honey production. The existing buildings will be modified whilst still retaining their rustic rural shed character, i.e corrugated iron exterior structures, however by contrast to the original use of the buildings, they are proposed to now accommodate honey manufacture and production (inclusive of a walk in hive experience), as well as retail activity related to honey products. A totalspan building is proposed which will replace the open shed to the rear of the woolshed, but will be in keeping with the existing materiality used, i.e corrugated iron. No alterations to the footprint of the building nearest Hansen Road required. It is anticipated that the amount of activity generated by the addition of the retail sales activity will be minimal in scale, particularly as it will be largely limited to the times that the applicant is at work in the building and this will be within the normal trading hours as previously stated.

The access into the site is already formed and is covered in gravel and the proposed parking spaces to the east of the entrance will be formed in gravel (refer Attachment [D]). There is however sufficient room within the site on grass to park additional cars should this ever be required. The amount of parking proposed is considered to be sufficient for the scale of this business. Hansen Road is identified as a local road in Appendix 6: *Road Hierarchy* of the District Plan. The road that does not generate very much traffic use, with the exception of traffic associated with the City Impact Church, which does not extend as far as the application site. The additional traffic on Hansen Road created by the addition of the retail activity will be low in scale and it is considered that it will not have any adverse effects on traffic movements in the area. The applicant proposes 8 carparks immediately located to the north of the entry/exit to the site. Access off Hansen Road will remain unchanged.

In conclusion, the retail activity as proposed is small in scale and as such, is not anticipated to cause adverse environmental effects.

(iii) Effects of the proposed signage

The proposed signage is contained within Attachment [G]. A resource consent is required for the additional signage, this being the two logo signs on the exterior walls of the barn

All of the proposed signage is required for wayfinding and legibility measures to direct the public to the correct address when viewed from Hansen Road and the Ladies Mile Frankton Highway from the southwest, as well as **to differentiate the proposed activity from 'The Barn' retail activity**.

Some signage is required on the building to distinguish it from the other farm buildings on the site, so that the public know which building to enter when visiting the proposed honey related activity. The logo signs on the building are not significantly large and due to the distance of the barn building from the State Highway, are also not distracting for traffic using the State Highway with the main visual audience captured when travelling in a nor-easterly direction from the southwest.

Both of the proposed signs are small in scale and contain appropriate fonts, images and colours that are compatible with the rural backdrop. The signage has been especially designed to direct the public to the site in a safe manner, so as to avoid any traffic related issues from arising.

(iv) Conclusion

Overall it is concluded that the adverse effects of the proposed activity on the environment will be minor.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:*

There are no hazardous substances or installations proposed.

(d) *if the activity includes the discharge of any contaminant, a description of—*

(i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*

(ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

The proposed activity does not involve the discharge of any contaminant into the receiving environment.

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

The applicant recognises that the site is zoned as Rural General, and has designed the proposed building and retrofit of existing buildings to be complementary to the rural vernacular (simple shed design) whilst pursuing a progressive and adaptive use of buildings to create an additional income stream for the land, i.e sustainability of the land parcel. The applicant also proposed to improve amenity as well as the food source for the bees with additional planting, inclusive of Manuka.

(e) *identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:*

No other persons are considered to be affected by the proposed activity.

(f) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

The scale and significance of the proposed activity's effects are considered to be no more than minor with no monitoring requirement is proposed.

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

No protected customary rights are thought to be affected by the proposed activity.

(2) *A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

The proposed activity is subject to the provisions of the Operative District Plan to which I conclude there will be less than minor effects.

(3) *To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—*

(a) *oblige the applicant to consult any person; or*

(b) *create any ground for expecting that the applicant will consult any person.*

No other persons are considered to be affected by the proposed activity.

(h) addresses the matters specified in clause 7; and

7 *Matters that must be addressed by assessment of environmental effects*

(1) *An assessment of the activity's effects on the environment must address the following matters:*

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The proposed activity will have a positive effect on the wider community and rural environment by producing and selling of honey and honey related products on site, whilst enabling the diversification of the rural activity to the retail of honey products and the additional visitor experience to be able to walk into a beehive of larger scale (protected behind safety glass). The proposed activity will offer an additional retail service open to the public, as well as the opportunity for education on bees and the benefits of honey within the proposed classroom area of the honey house.

(b) *any physical effect on the locality, including any landscape and visual effects:*

The proposed activity will involve replacing an existing disused rural shed with a new shed, built in the same materials and over the same footprint to accommodate the proposed honey product retail business (refer to Attachment [C]). The existing woolshed building nearest to the Hansen Road frontage will also be re-designed with new doors and windows to match doors and windows in the new shed beside it as the existing doors and windows are rotten and broken. The new doors and windows will enable the site to be locked securely after hours while offering additional emergency exits during trading hours. Overall, the changes proposed to the site will be minor.

(c) *any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*

The proposed development will enhance the current ecosystem by offering a safe monitored location for a managed bee colonies, enabling local pollination to return to natural levels that

occurred before the Varroa mite decimated Queenstown's wild bee population. Additional planting measures onsite will also increase their food source. The increase in bee production has wider environmental benefits to horticultural production.

(d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*

The proposed activity does not pose any risk to the present or future values presented above.

(e) *any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*

No discharge of contaminants is proposed on the wider environment.

(f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

There are no hazardous installations proposed, nor does the application propose to increase the potential for the risk of natural hazards.

(i) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment

As assessed previously in this report, the proposed activity is considered to have no more than minor effects on the wider environment however the positive effects of the activity in a currently underutilized site are significant and beneficial to the wider community.

3 Additional information required in some applications

An application must also include any of the following that apply:

(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):

(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):

(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).

The proposed activity does not involve the above considerations.

APPENDIX 3 - ENGINEERS COMMENTS

From: [Michael Wardill](#)
To: [Alice Burnett](#)
Subject: RM160860- Engineering comment
Date: Wednesday, 19 October 2016 8:33:25 AM
Attachments: [image003.jpg](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[image007.png](#)

Thanks Alice

The amended parking layout is in general accordance with Council dimensions standards and the applicant has removed all proposed occupation of the Hansen Road reserve. The parking is now typically shown on existing grass areas within the lot and provided with an 8m access aisle. The lot is contained with the Rural General zone and serviced by an existing unsealed single width crossing point from a section of unsealed public road. There is available width and sight distance available on all approaches to the crossing point to prevent queueing effects on Hansen Road and I am satisfied that site entrance widening is unnecessary.

The grassed parking areas can provide a suitable surface finish to minimise dust effects and there will likely be a relatively low volume of traffic movements. Given the seasonal nature of the honey business and rural nature of the lot I am satisfied that formation conditions are unnecessary for the proposed parking and manoeuvring areas. The amended drawing will be stamped approved and reflect the assessed parking and access configuration.

In summary I am satisfied the proposal is unlikely to result in unsafe traffic outcomes and I make no related engineering recommendations.

Regards

Mike

Michael Wardill | Resource Management Engineer
 Planning & Development
 Queenstown Lakes District Council
 DD: +64 3 450 0359 | P: +64 3 441 0499 | M: +64 27 600 8807
 E: michael.wardill@qldc.govt.nz



From: Alice Burnett
Sent: Tuesday, 18 October 2016 3:55 PM
To: Michael Wardill
Subject: FW: RM160860- William and Matilda Grant - Request for Further Information

Hi Michael,

As per your response last week to the above application. The applicant has revised the landscaping and car parking proposed on site. Can you please confirm whether or not you have any issues with the amended plans.

Regards,

Alice

From: Erin Quin [<mailto:erin@vivianespie.co.nz>]
Sent: Tuesday, 18 October 2016 11:24 AM
To: Alice Burnett
Cc: 'Nick Cameron'
Subject: RE: RM160860- William and Matilda Grant - Request for Further Information

Goodmorning Alice,

Please find attached the amended plans sent through from the applicant. The applicant has removed all landscaping and car parking from entering the road reserve and demonstrated on the plans the 8m aisle width requested. Please let me know if the attached plans are sufficient for satisfying your s92 request accordingly.

Regards,

Erin Quin | BPlan(Hons) MUrbDes Assoc. NZPI | Planner / Urban Designer | Vivian+Espie



Unit 15, 70 Glenda Drive, Frankton, Queenstown 9300 | PO Box 2514, Wakatipu, Queenstown 9349 | p: +64 3 441 4189 f: +64 3 441 4190 | www.vivianespie.co.nz

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From: Alice Burnett [<mailto:alice.burnett@qldc.govt.nz>]
Sent: Monday, 17 October 2016 2:54 PM
To: 'erin@vivianespie.co.nz' <erin@vivianespie.co.nz>
Subject: RM160860- William and Matilda Grant - Request for Further Information

Hi Erin,

Please find attached the request for further information for the above consent application. Please don't hesitate to contact me should you have any queries.

Regards,

Alice Burnett | Consultant Planner
Queenstown Lakes District Council
P: +64 3 550 0038
alice.burnett@qldc.govt.nz



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Site Layout showing buildings, carpark and vehicle entry / exit onto Hansen Rd

Existing business 'The Barn' operated by land owner.

Toilet Block
Built over same footprint
As existing shed, on existing concrete foundation

Existing Implement shed
replaced by new shed, built over Same footprint.

Existing Woolshed to act as storage for retail stock, an emergency exit.



QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM160860
12/10/2016

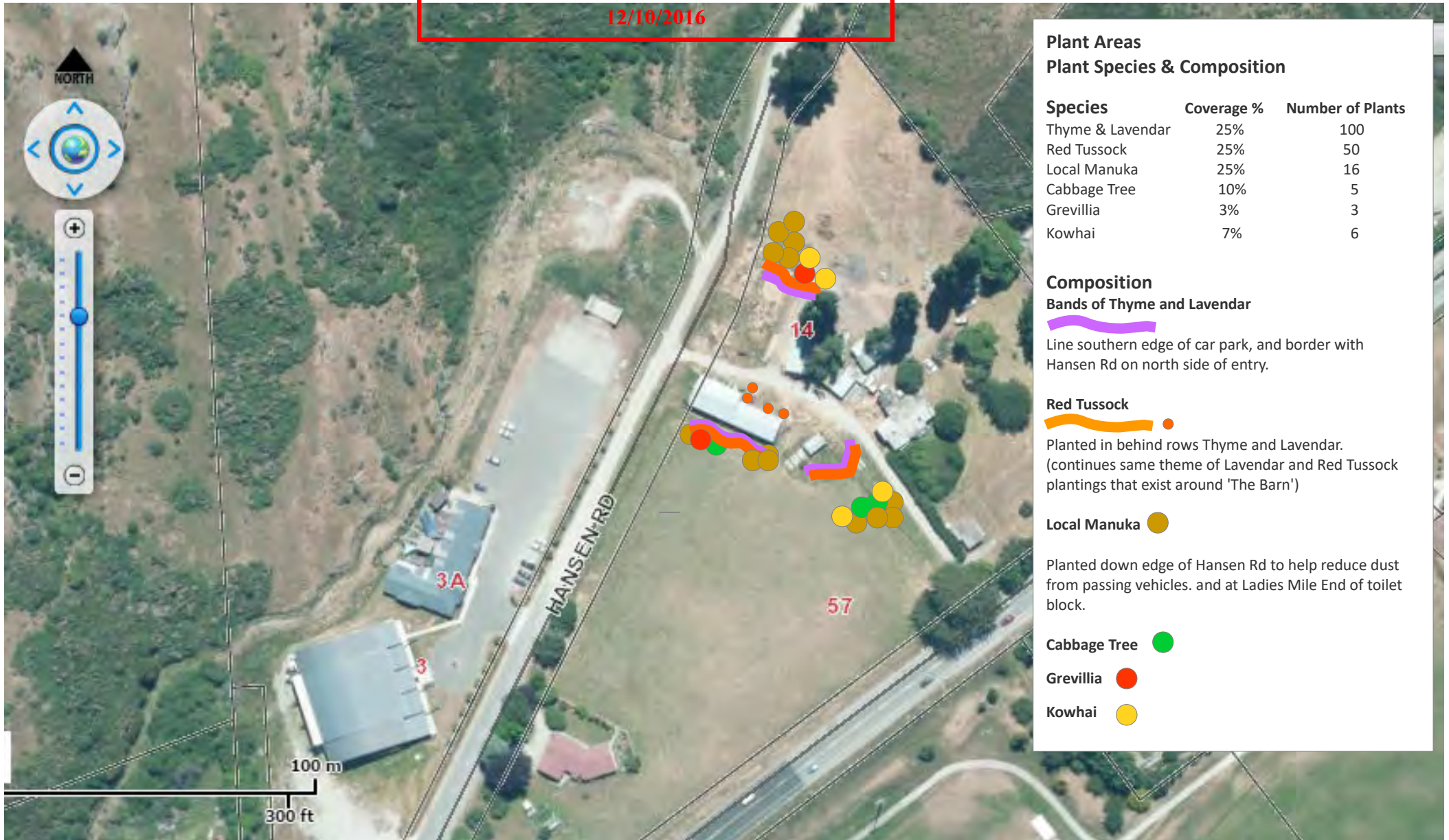
Carpark

Hansen RD

APPROVED PLAN:³⁹
RM160860

12/10/2016

Proposed Planting



Vehicle Parking and entry / exit process onto Property

- Vehicle entry into property using existing road.
- Vehicles turn left to park in spaces provided
- To exit, vehicles exit same way way they came in – back onto Hansen Rd.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160860

12/10/2016



View from City Impact Church, Hansen Rd

Only visible change is addition of new window on south face of woolshed, to replace existing broken single glazed windows.

**APPROVED PLAN:
RM160860**

12/10/2016



QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM160860
12/10/2016

Honey Centre / South Face



Existing Woolshed

Honey House
New Structure

APPROVED PLAN:
RM160860

12/10/2016

North Face

Honey House

New shed built over footprint of existing shed
Wide Span Shed : 15m long x 9.6m deep x 2.7m high



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM160860**

12/10/2016

North Face

Educational Space
For schools and bee clubs

Honey Retail Space
Coffee etc.



Pedestrian Linkage

Main Entrance

Existing rotten door replaced to new double door – to provide continuity , act as an Emergency Exit and to ensure site can be locked up securely after hours.

Existing rotten wooden door and windows swapped with new replacements to improve look, and provide security.

Artists Impression

Pedestrian Linkage runs along north face for full length of buildings

APPROVED PLAN:
RM160860

12/10/2016



Pedestrian
Linkage

APPROVED PLAN:
RM160860

12/10/2016

Pedestrian Linkage

Pathway created along full north face of existing woolshed and new Honey House, with secondary paths turning off to meet entry / exit points into structure. Path continues to Toilet Block.

- 1 Emergency Exit
 2 Main Entrance into Honey House
 3 Door into Educational Space
 4 Toilet Block



Vehicle Parking and entry / exit process onto Property

- Vehicle entry into property using existing road.
- Vehicles turn left to park in spaces provided
- To exit, vehicles exit same way way they came in – back onto Hansen Rd.

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

RM160860

12/10/2016



Proposed Vehicle Entry / Exit into Property using existing access road.



Signage C : South Face, Existing Woolshed



South wall of new structure replicates wall of old implement shed.
A solid iron wall with windows or access of anykind.



Signage,
approx 1.5m wide x 1.5 high

APPROVED PLAN:

RM160860

12/10/2016

Signage B / West face of Retail Centre, from Hansen RD



Buzz Stop Signage : approx 1.5m wide x 1.5 high

Signage C : Structure from fence line with Ladies Mile



Signage, approx 1.5m wide x 1.5 high



Signage B & C from Hansen Rd



Buzz Stop logo

Approx 1.5m x 1.5m

Approx 1.5m x 1.5m