

APPLICATION AS NOTIFIED
J Glew & Proapt Trustees Limited
(RM251019)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

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

J Glew & Proapt Trustees Limited

What is proposed:

Consent is sought for the use of four units and attached flats for Residential Accommodation Activity for up to 365 days per calendar year for up to 4 guests within each unit and flat, with breaches to mobility parking standards. Concurrently, consent is sought vary an existing consent to enable the proposal.

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

10A, 10B, and 10C St Peters Place, Queenstown

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM251019 as the reference <https://edocs.qldc.govt.nz/Account/Login>

This file can also be viewed at our public computers at these Council offices:

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

The Council planner processing this application on behalf of the Council is Jeff Fuller, who may be contacted by phone at +64 3 4413 750 or e-mail at jeff.fuller@qldc.govt.nz

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

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

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

Thursday 11 June 2026

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

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

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant (Jason Glew, jasonglew686@gmail.com) as soon as reasonably practicable after serving your submission to Council:

C/- Alexa Harrington
alexa@southernplanning.co.nz
 Southern Planning Group
 Level 1 (Building A – Tenancy A1-05 c),
 19 Grant Road, Queenstown Central,
 Frankton, Queenstown

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 13 May 2026

Address for Service for Consent Authority:

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

Phone
 Email
 Website

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

TechnologyOne ECM Document Summary

Printed On 06-May-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	9200350	1	02-Dec-2025
PUB_ACC	Assessment of Environmental Effects (2)	9200347	1	02-Dec-2025
PUB_ACC	Appendix [A] Record of Title 1172755	9200335	1	02-Dec-2025
PUB_ACC	Appendix [A] Record of Title 1174501	9200337	1	02-Dec-2025
PUB_ACC	Appendix [A] Record of Title 1174502	9200336	1	02-Dec-2025
PUB_ACC	Appendix [B] Land Covenant in Easement Instrument 6893270.7	9200338	1	02-Dec-2025
PUB_ACC	Appendix [C] - RM170323 Decision	9200339	1	02-Dec-2025
PUB_ACC	Appendix [D] - RM210754 Decision	9200341	1	02-Dec-2025
PUB_ACC	Appendix [E] RM230841 Decision	9200340	1	02-Dec-2025
PUB_ACC	Appendix [F] 10A St Peters Place - Floor Plans	9200342	1	02-Dec-2025
PUB_ACC	Appendix [F] 10B St Peters Place - Floor Plans	9200344	1	02-Dec-2025
PUB_ACC	Appendix [F] 10C St Peters Place - Floor Plans	9200345	1	02-Dec-2025
PUB_ACC	Appendix [G] Visitor Accommodation Management Plan (VAMP)	9200343	1	02-Dec-2025
PUB_ACC	Appendix [H] - Affected Party Approval - 12 St Peters Place	9200348	1	02-Dec-2025

PUB_ACC	Appendix [H] - Affected Party Approval - 3 St Peters Place	9200346	1	02-Dec-2025
PUB_ACC	Appendix [H] - Affected Party Approval - 8 St Peters Place	9200349	1	02-Dec-2025

TechnologyOne ECM Document Summary

Printed On 07-May-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Appendix [H] - Affected Party Approval - 11B St Peters Place - John Baker and Sumit	9564593	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 22 St Peters Place - Yumei Liao and Xinlei Xu	9564592	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 14, 16,18 St Peters Place - Lot Three Limited	9564591	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 24 St Peters Place - Cardu Pty Limited	9564590	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 6 St Peters Place - Neville & Sharon Britton	9564573	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 9 St Peters Place - Allana and John Eckhold	9564571	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 11A St Peters Place - Vukaduk Limited	9564569	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 4 St Peters Place - Ariki Trustee Company	9564568	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 7 St Peters Place - Alison and Paul Frude	9564567	1	06-May-2026
PUB_ACC	Appendix [H] - Affected Party Approval - 1 St Peters Place - Josh Leckie	9564566	1	06-May-2026



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



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

PLEASE COMPLETE ALL **MANDATORY FIELDS*** OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Jason Glew and Proapt Trustees Limited**

(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Jason Glew**

*Postal Address: **10B St Peters Place, Queenstown**

*Post code:

9300

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

*Email Address: **jasonglew686@gmail.com**

*Phone Numbers: Day **027 305 3018**

Mobile:

*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



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

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



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

*Name & Company: **Alexa Harrington, Southern Planning Group**

*Phone Numbers: Day **0210 2206752**

Mobile:

*Email Address: **alexa@southernplanning.co.nz**

*Postal Address: **Level 1 (Building A – Tenancy A1-05 c), 19 Grant Road
Queenstown Central, Frankton, Queenstown**

*Postcode:

9300



INVOICING DETAILS //

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

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **Jason Glew**

*Postal Address: **10B St Peters Place, Queenstown**

*Post code:

9300

*Please provide an email AND full postal address.

*Email: **jasonglew686@gmail.com**



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

10A, 10B and 10C St Peters Place, Queenstown

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Height-Limited Lot 1 Deposited Plan 601604, held in Record of Title 1172755, Height-Limited Lot 2 Deposited Plan 602053m held in Record of Title 1174501, and Height-Limited Lot 3 Deposited Plan 602053, held in Record of Title 1174502

District Plan Zone(s): Lower density suburban residential



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

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

YES

NO

Is there a dog on the property?

YES

NO

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

YES

NO

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land Use Consent

Land Use Consent includes earthworks

Land Use Consent combined with s127 and/or s221

Subdivision Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

s127 Change or Cancellation of Consent Condition

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

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



BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:

Land Use Consent for an 365 per year RVA and Variation to RM210754 Condition 5



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

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



OTHER CONSENTS

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

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

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

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

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

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

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

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



OTHER CONSENTS // CONTINUED

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

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

■ Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

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

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Must be official order copy from LINZ <https://www.linz.govt.nz/>).

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

A site plan at a convenient scale.

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

An AEE (Assessment of Effects).

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



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

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

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

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

A list of Charges and Fees is available on our website.



PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$2668 - Land Use Discretionary (overall consent status)

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

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

Alexa Harrington

Full name of person lodging this form **Alexa Harrington**

Firm/Company **Southern Planning Group**

Dated **1 December 2025**

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



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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

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

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

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

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

- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

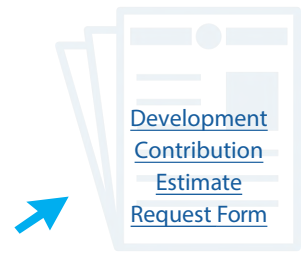
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas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

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

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

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

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



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

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

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

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report

Assessment of Environmental Effects

**Resource Consent Application to
Undertake Residential Visitor
Accommodation Activities for up to
365 Nights Per Annum and Vary
Condition 5 of RM210754**

Jason Glew and Proapt Trustees Limited

10A, 10B and 10C St Peters Place, Queenstown

December 2025

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant:	Jason Glew and Proapt Trustees Limited
Site Address:	10A, 10B and 10C St Peters Place, Queenstown
Address for Service:	Jason Glew and Proapt Trustees Limited C/- Southern Planning Group PO Box 1081 Queenstown, 9348 alexa@southernplanning.co.nz Attention: Alexa Harrington
Legal Description:	Height-Limited Lot 1 Deposited Plan 601604, held in Record of Title 1172755, Height-Limited Lot 2 Deposited Plan 602053m held in Record of Title 1174501, and Height-Limited Lot 3 Deposited Plan 602053, held in Record of Title 1174502
Site Area:	907m ² (more or less)
Operative District Plan Zone:	Low Density Residential
Proposed District Plan Zone:	Lower Density Suburban Residential
Brief Description of Proposal:	Resource consent to undertake residential visitor accommodation activities for up to 365 nights per annum and to vary RM210754 Condition 5.

Appendices

- Appendix [A]** Record of Title
- Appendix [B]** Legal Easement
- Appendix [C]** RM170323 Decision
- Appendix [D]** RM210754 Decision
- Appendix [E]** RM230841 Decision
- Appendix [F]** Floor Plans
- Appendix [G]** Visitor Accommodation Management Plan (VAMP)
- Appendix [H]** Affected Party Approvals



Alexa Harrington

02 December 2025

2 Executive Summary

The applicant applies for a variation to Condition 5 of RM210754 in order to enable the use of the property for 365-days residential visitor accommodation (RVA) at 10A, 10B and 10C St Peters Place, Queenstown.

Condition 5 limits the RVA use to 90 days per year, with RM210754 being approved prior to the Environment Court issuing a consent order (Decision No. [2023] NZEnvC 11) on 30 January 2023 that changed the relevant District Plan rules.

The applicant applies for a land use consent in order to undertake residential visitor accommodation activities for up to 365 nights per annum, on the site located at 10A, 10B and 10C St Peters Place, Queenstown.

The residential units are used by the owners only on an occasional, part-time basis as a holiday home, it is not available or practical to rent to long-term tenants. As a result, the only feasible way to make efficient use of the properties during the periods it remains unoccupied is through short-term RVA which will ensure the units can be utilised sustainably and to their full potential throughout the year. This level of flexibility is essential to manage variable owner use, meet seasonal visitor demand, and maintain the viability and upkeep of the property when the owners are not in residence.

The site is contained in the Low Density Residential Zone under the Operative District Plan (ODP) and within the Lower Density Suburban Residential Zone under the Proposed District Plan (PDP).

Overall, the status of the application is that of a **discretionary** activity.

This Assessment of Effects has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought, and any actual or potential effects of the proposal may have on the environment.

The Assessment of Effects considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment. Public notification is not requested, and nor are any persons considered to be adversely affected by the proposal.

The proposal is consistent with, and therefore not contrary to, the objectives and policies of the ODP and PDP. Overall, the proposal is consistent with the purpose and principles of the Act and accords with the definition of sustainable management under Part 2 of the Act.

3 Site Description and Receiving Environment

3.1 Site Description

The subject sites have the physical addresses of 10A, 10B and 10C St Peters Place, Queenstown.

The subject sites are located within an established residential neighbourhood in Queenstown, located within a well-formed cul-de-sac. The sites contains 3 residential units and 3 residential flats. The on-site carparking has been provided for 7 cars, four spaces located beneath 10B, two spaces beneath 10A and one space to the south of 10B. Below in Figure 2 is an overview of the parking.



Figure 1: Overview of parking at 10A, 10B and 10C (Source: Site Visit)

The subject sites were granted consent for the construction of the buildings under RM210754 and subsequently subdivision consent under RM230841.

The properties are elevated and gently sloping with safe entry and exit points accessed from St Peters Place. A right of way was created so that the three lots have legal access to St Peters Place.

The 907 m² site is legally described as Height-Limited Lot 1 Deposited Plan 601604, Height-Limited Lot 2 Deposited Plan 602053m and Height-Limited Lot 3 Deposited Plan 602053. The Record of Titles are contained within **Appendix [A]**.

The sites are indicated in the aerial photograph below:



Figure 2: Subject sites (outlined in red). Source: GRIP

3.2 Legal Documents

One legal encumbrance is registered against the subject Record of Titles, being Land Covenant 6893270.7 a copy of which is contained within **Appendix [B]**. The legal encumbrance is addressed below:

Land Covenant in Easement Instrument 6893270.7

This covenant was registered against the Certificate of Title for the site as a result of the original subdivision consent RM050869. It deals with building controls, architectural controls, forms, colours, fencing and civil matters.

The subject sites were created as part of a comprehensive subdivisions from 2005, with the site created via subdivision in 2017, which is discussed below in Section 4.

This Land Covenant is no impediment to the current proposal.

3.3 Receiving Environment

The receiving environment at 10A, 10B and 10C St Peters Place comprises an established residential neighbourhood located within the Low Density Suburban Residential Zone (LDSRZ), characterised by standalone dwellings interspersed with various medium-density housing forms, which together create a diverse but coherent residential pattern.

The wider environment includes a mix of residential activities of similar scale and form, with no immediately adjoining commercial or industrial uses. The area is elevated above Frankton Road, providing filtered views toward Lake Whakatipu and the surrounding alpine landscape. The site and those on the north side of St Peters Place also back onto Te Tapunui (Queenstown Hill).

4 Resource Management Planning Background

There are various resource consents which are relevant to the proposal. These are summarised below.

4.1 RM170323

Resource consent RM170323 was issued on the 4 May 2017 to undertake a boundary adjustment to Lot 28 DP 453379 and Lot 29 DP 265562 and a subsequent three lot subdivision.

The subdivision occurred over two stages. Stage 1 was the boundary adjustment and Stage 2 was the subdivision of Lot 29 DP 365562 into three lots. A copy of RM170323 is contained in **Appendix [C]**.

4.2 RM210174

Resource consent RM210174 was issued on the 9 June 2022 for the construction of three residential units each with residential flats and to undertake visitor accommodation activity from the residential units for up to 90 nights per year. A copy of this decision can be found in **Appendix [D]**.

4.3 RM230841

Resource consent RM230841 was issued on the 18 January 2024 for the subdivision consent to undertake a three-lot subdivision. A copy of this decision can be found in **Appendix [E]**.

5 Description of the Proposal

5.1 Overview

5.1.1 Variation to RM210754

Resource consent is sought to vary RM210754 Condition 5, which limits the current RVA activity to 90 nights per year at 10A, 10B and 10C St Peters Place.

The proposed change from 90 days to 365 days is sought due to the applicant no longer being permanently based in Queenstown and use of the properties are intermittently throughout the year. As a result, the houses are not suitable for long-term residential tenancy, and without 365 nights per annum the property would remain unoccupied for extended periods.

Enabling year-round RVA use ensures the properties can be utilised productively and sustainably during times when the owners are away, while still maintain a low-intensity activity that will not have an adverse effect on the residential character and amenity of the surrounding environment.

Within St Peters Place, the only existing RVA activities at the top of the cul-de-sac are located at 11 and 22 St Peters Place. The proposed activity at 10A, 10B and 10C St Peters Place would be similarly modest and consistent with the limited RVA pattern in this part of the street.

5.1.2 RVA

Resource consent is sought to undertake Residential Visitor Accommodation (RVA) activities, on the site located at 10A, 10B and 10C St Peters Place, Queenstown.

The proposal seeks approval to undertake RVA activities, for up to 365 nights per annum for each of the three residential units and each of the three residential flats. They will be rented independently of each other, for a maximum of four (4) guests at any one time (in each residential unit/residential flat). The floor plans for the site can be found in **Appendix [F]**.

This figure is in accordance with Standard 7.5.18.3 which allows for 2 adult guests per bedroom and where the total number of adults and children must not exceed 4 per unit. For the purposes of clarity, no physical changes to the existing residential units and residential flats are sought, nor are they anticipated, as a result of this application.

No limit is proposed on the minimum length of stay at the residential unit (i.e. guests can stay a minimum of one night). However, each residential unit and flat will only be let to one paying group at any one time. Additional details can be found in the Visitor Accommodation Management Plan (VAMP) in **Appendix [G]**.

The form of the activity will involve the commercial letting of the residential units and flats to paying guests through such companies as Airbnb and Bachcare (though not necessarily limited to these online booking companies).

5.2 Affected Persons Approvals

The following persons have provided their affected persons approval to the proposal:

LANDOWNERS	LOCATION
Andrew Donnelly, Elizabeth Donnelly, Caroline Lorbeer and Jason Loveridge	3 St Peters Place (southeast of the application site)
Michael and Jennifer Geale	8 St Peters Place (east of the application site)
Kate Martin and Anthony Broatch	12 St Peters Place (west of the application site)



Figure 2: Aerial of subject site (outlined in blue) and APA sites (marked by stars).

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

6 Statutory Considerations

6.1 Operative District Plan

Under the ODP, the site is contained within the Low Density Residential Zone.

It is understood that the subject PDP provisions that are relevant to this application are beyond appeal. As such, the relevant provisions are treated as operative, with the standards and provisions relating to the ODP no longer considered to be applicable.

6.2 Proposed District Plan

The site is contained within the Lower Density Suburban Residential Zone in terms of the PDP. The proposal requires the following resource consents under the PDP.

6.2.1 Chapter 7 – Lower Density Suburban Residential Zone

- A **restricted discretionary** activity resource consent pursuant to Rule 7.5.18.1 to undertake Residential Visitor Accommodation activities that exceed 90 nights per annum. In this instance, it is proposed to undertake 365 nights of RVA activities from the site.

Council's discretion is restricted to the following matters:

- a. The location, nature and scale of activities;
- b. Vehicle access and parking;
- c. The management of noise, rubbish, recycling and outdoor activities;
- d. Privacy and overlooking;
- e. Outdoor lighting;
- f. Guest management and complaints procedures;
- g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and
- h. Monitoring requirements, including imposition of an annual monitoring charge.

6.2.2 Chapter 29 - Transport

- A **Restricted Discretionary** activity resource consent pursuant to Rule 29.5.4.5 which requires the provision of two mobility parking spaces for visitor accommodation activity involving six or more guests, with no formal mobility parking spaces provided.

Council's discretion is restricted to the following matters:

- a. The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and

- b. Effectiveness of the associated signage.

6.2 Section 127 of the Act

The proposed activity requires resource consent for the following reasons:

- A **discretionary** activity consent pursuant to Section 127 (3)(a) of the RMA, which deems any application to change or cancel conditions to be a discretionary activity. In this instance, it is proposed to change condition 5.

It is proposed to change Condition 5 as follows (added text is **bold underline** and deleted text ~~struck through~~):

5. Each residential unit may be used for visitor accommodation for up to **365** ~~90~~ nights per calendar year

6.3 NES Contaminated Soils

A review of the District and Regional Council's records for the subject site does not indicate the existence of HAIL activities on the site or having been undertaken from the subject site.

As such, it is considered that the regulations in the NES do not apply.

6.4 Overall Status

The overall status of the proposal is that of a **discretionary** activity.

7 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the Act an assessment is made of any actual and potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment of effects has addressed the following categories:

- Permitted Baseline
- Effects Relating to Residential Visitor Accommodation Activities
- Effects Relating to a Shortfall in Mobility Parking

7.1 Permitted Baseline

Sections 95D(b), 95E(2)(a) and 104(2) of the Resource Management Act provide Council with discretion, when forming an opinion on actual or potential effects, to disregard any adverse effects of a proposal on the environment (or on a person) where a District Plan or National Environmental Standard permits an activity that would generate the same or similar effects. In this context, the permitted baseline is relevant to understanding the extent to which effects associated with the proposed increase in RVA activity can be disregarded.

The permitted baseline includes the use of the existing residential units for standard residential occupation. This encompasses the full range of effects typically anticipated from residential activities, including car parking, vehicle movements, traffic generation, the expected nature and scale of residential living, and typical noise, privacy, and amenity effects. These effects form part of the established residential environment and may therefore be disregarded when assessing the effects of the proposal.

In addition, since the granting of RM210754, a new permitted baseline specifically relating to visitor accommodation has been established.

Condition 5 of RM210754 limited RVA use on the site to 90 days per year. However, RM210754 was assessed under the ODP and issued prior to the Environment Court Consent Order (Decision No. [2023] NZEnC 11), which amended and confirmed the QLDC PDP visitor accommodation provisions. These updated provisions are now operative.

The earlier concerns noted in RM210754 particularly around the ancillary purpose of the residential flats and potential intensity of use were a direct product of the restrictive ODP framework. In contrast, the PDP provides for RVA within both residential units and flats, provided that effects on amenity, character, traffic, and cumulative effects are appropriately managed.

The District Plan provides for the use of the property for Residential Visitor Accommodation (as defined) for up to 90 nights per annum, once registered as a holiday home with the Council, for a maximum of nine (9) guests. To qualify as a permitted activity, the operation must meet a range of standards, including limits on guest numbers, record keeping, written notice provided to neighbouring properties, restrictions on the hours of outdoor living activity, appropriate management of rubbish and recycling, and prohibiting heavy vehicles from accessing the site. These permitted effects now form part of the existing environment and represent the baseline level of RVA activity that can occur on the site without requiring resource consent.

Accordingly, any effects that fall within the scope of those generated by permitted residential activity, or by the permitted 90-night RVA activity, can appropriately be disregarded when determining the actual or potential effects of the proposed increase to 365 nights per annum.

As well, all variations require resource consent and the permitted baseline in this instance is not relevant.

7.2 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Alternative locations are therefore not considered necessary.

7.3 Assessment of the actual and potential effects

The following areas of consideration apply in terms of assessing the actual and potential effects on the environment.

The effects of the proposed RVA activities have been assessed against the relevant matters of discretion contained within Rule 7.5.18 and Rule 29.5.4.5 of the PDP.

7.3.1 The Location, Nature & Scale of Activities

The proposed Residential Visitor Accommodation (RVA) activity will be undertaken within three existing residential units and three residential flats located at 10A, 10B and 10C St Peters Place. The existing built form comprises modern, well-designed dwellings that are consistent with the architectural character, scale, and bulk anticipated for this zone. No external or internal building modifications are proposed as part of this application, and therefore the proposal will not alter the physical appearance, intensity of built development, or overall visual character of the site.

In terms of the nature and scale of the activity, the proposed RVA use will involve short-term accommodation for up to four (4) guests within each residential unit or flat at any given time. This occupancy level aligns with Standard 7.5.18.3 and reflects the scale of occupation that could reasonably be anticipated in a standard residential dwelling. Each unit or flat will be rented to only one booking group at a time, avoiding multiple, unrelated groups and ensuring that the activity operates in a manner comparable to a typical household in terms of noise, activity levels, and general residential effects.

While the proposal seeks to increase the number of nights from 90 to 365 per year. Importantly, the units function as a part-time home to the owners, who are not permanently based in Queenstown. As a result, the dwellings are not suitable or available for long-term tenancy. Without year-round RVA consent, the units would remain unoccupied for extended periods. The 365-night consent enables more efficient use of the existing residential building stock without increasing the physical or operational intensity beyond what is already established or anticipated in the receiving environment.

The location of the activity at the end of a cul-de-sac further assists in ensuring potential effects remain contained and low impact. The street experiences low traffic volumes has no through-traffic, and contains only a small number of dwellings,

including the only RVA activities in the vicinity at 11 and 22 St Peters Place. The additional RVA activity at 10A, 10B and 10C St Peters Place will therefore not introduce an unfamiliar or incompatible land use pattern into the neighbourhood, nor will it generate cumulative effects that alter the residential character of the street.

Overall, the location, nature, and scale of the proposed RVA activity are considered to be entirely compatible with the surrounding residential environment. The proposal does not introduce any changes to the built form, does not intensify occupancy beyond permitted residential levels, and will continue to operate at a scale that reflects normal residential activity patterns. Accordingly, any actual or potential adverse effects arising from the location, nature, or scale of the activity are assessed as less than minor.

7.3.2 Vehicle Access & Parking

Access is proposed to be via the existing vehicle crossing off St Peters Place, with on-site parking provided for each unit in front of the garage and within the garage. The existing car parking areas can easily accommodate a minimum of two vehicles. There is no mobility parking provided as shown below in Figure 3 and 4.



Figure 3: Parking out front of Building 10A (Source: Site Visit)



Figure 4: Parking for 10B and 10C (Source: Site Visit)

For these reasons, the site contains adequate on-site parking, such that any potential adverse effects in this regard are less than minor.

The proposal does not provide two mobility parking spaces per building. In this case, mobility parking is not considered necessary for the activity for several reasons. First, the configuration of the units inherently limits their suitability for guests with mobility needs. Each unit is arranged over multiple levels, with internal stairs being the only means of access between floors and the sole circulation route within the buildings. As a result, the units cannot operate as accessible accommodation, regardless of the provision of accessible parking.

Secondly, the scale and nature of the activity further reduce the likelihood of demand for mobility parking. The development comprises a small number of units intended for short-stay residential visitor accommodation, rather than a large-scale commercial accommodation complex that typically attracts a broader range of guests, including those requiring accessible facilities. The absence of accessible features within the buildings effectively constrains the target market to guests without mobility impairments, meaning any realistic demand for mobility parking is extremely low.

Thirdly, the operational characteristics of the activity support this conclusion. Guests self-select accommodation based on their needs, and providers must disclose accessibility limitations. Given the multi-level layout and stair-only access, guests with

mobility requirements would not choose these units, which naturally avoids generating accessibility-related parking demand.

For these reasons, the lack of dedicated mobility parking spaces does not give rise to any adverse effects on the transport network, parking availability, or the accessibility needs of potential users. The effects associated with the non-provision of mobility parking are therefore assessed as less than minor.

The applicant volunteers a condition advising guests that no coaches are to pick-up, drop-off or park at the site. For these reasons, and subject to adherence to the volunteered condition, it is considered that the proposed parking arrangements are appropriate for the scale of this activity and will have less than minor adverse effects on the safety and efficiency of the roading network.

7.3.3 The Management of Noise, Rubbish, Recycling & Outdoor Activities

In terms of the overall management of noise and outdoor activities, the application proposes a number of restrictions that deal with:

- *A limit on the number of overnight guests (and visitors).*
- *Time limits on the use of outdoor areas associated with the residential unit (i.e. the outside areas cannot be used between 10pm and 7am).*
- *Restrictions on loud music being played.*
- *The use of appropriate signage advising guests of the noise/quiet obligations.*
- *The use of a property manager to provide instructions to guests as to the restrictions of use associated with the residential unit from a noise perspective.*

It is considered that with the restrictions provided for in the application and as contained within the Visitor Accommodation Management Plan (VAMP), that noise associated with the use can be properly managed, thereby avoiding any adverse effects.

The VAMP contains clauses to ensure that all rubbish and recycling is managed and disposed of appropriately. Where kerbside collection is utilised, rubbish and recycling shall only be placed on the street the day of, or day prior to collection. If kerbside collection is not utilised the Property Manager will be responsible for collecting all rubbish and recycling when servicing, the property.

For these reasons, it is considered that rubbish and recycling will be managed appropriately, such that adverse effects in this regard are less than minor.

Overall, the restrictions laid out in the VAMP provide appropriate mitigation to ensure that potential adverse effects in terms of nuisance and noise and will be less than minor.

7.3.4 Privacy & Overlooking

The proposed activity will operate within the existing residential units, and no new structures or extensions are proposed that would alter existing sightlines or create new opportunities for overlooking.

The use of the outdoor areas will be restricted between 10pm and 7am and will not increase the level of visibility into adjacent properties beyond what currently exists.

Overall, the proposal will maintain a level of privacy in line with the surrounding residential context, and any effects on neighbouring properties will be less than minor.

7.3.5 Outdoor Lighting

Standard residential lighting exists on the exterior of the residential units, and such will have no discernible effects when compared to the residential use of the sites. Furthermore, the lighting is not anticipated to cause any adverse glare on to other properties or public places by virtue of the separation distances, such that adverse effects on the wider environment will be negligible.

7.3.6 Guest Management & Complaints Procedures

The VAMP provided in support of this application details how the activity will be managed on an ongoing basis, so as to avoid any potential adverse effects on both persons and the wider environment. The VAMP focuses on vetting guests and outlining the restrictions associated with the use.

A letter drop will be undertaken to the neighbouring properties detailing the complaints procedure, so as to allow neighbours to voice any issues that may arise from the RVA use.

Given guests will be managed appropriately and a complaints procedure is in place, any potential adverse effects are considered to be less than minor.

7.3.7 The Keeping of Records of Residential Visitor Accommodation Use, & Availability of Records for Council Inspection

The applicant understands the requirement to keep comprehensive records of the RVA activity, including a record of the date and duration of guest stays and the number of guests staying per night. This register will be kept in a form that can be made available for inspection by the Council when requested. Any potential adverse effects in this regard are less than minor.

7.3.8 Monitoring requirements, including imposition of an annual monitoring charge

No specific monitoring is required for the proposed RVA activity, other than standard monitoring undertaken by Council, which will be managed via the standard conditions of consent for RVA activities, inclusive of the implementation and

adherence to the VAMP provided in support of this application. No adverse effects are anticipated in this regard.

7.3.9 Assessment Summary

The proposal to increase residential visitor accommodation (RVA) activity from 90 days to 365 days per annum at 10A, 10B and 10C St Peters Place has been assessed in relation to potential cumulative effects arising within the surrounding environment. Particular consideration has been given to the existing level of RVA activity in the locality, the residential character of the neighbourhood, and whether the extended operating period would, in combination with other activities, result in effects beyond those already anticipated under the operative planning framework.

Cumulative effects on the character of St Peters Place are expected to remain low. The street presently contains only two other known RVA consents (11 and 22 St Peters Place). As a result, the surrounding environment is largely characterised by conventional residential activity. The addition of year-round RVA at the application site does not introduce a concentration of visitor accommodation activity that would alter the prevailing residential character, nor does it represent a material shift in the existing pattern of land use within the cul-de-sac.

The scale and intensity of the proposed RVA activity remains unchanged from that authorised under the current 90-day limitation. No physical works, increase in guest capacity, alteration to building layout, or expansion of outdoor living areas is proposed. The number of occupants at any given time, the scale of internal and external activity, and the nature of residential use remain constant regardless of the number of operating days. Accordingly, the increase to 365 days does not cumulatively intensify environmental effects such as noise, privacy, lighting, or general residential amenity.

With respect to traffic and parking, the application maintains the same level of guest occupancy and associated vehicle movements. While increasing the operational period theoretically extends the timeframe during which vehicle trips may occur, the diffuse and domestic nature of these trips means any contribution to cumulative traffic effects is negligible. The low number of RVA activities in the surrounding area further ensures that the local transport network and on-street parking environment will continue to operate within existing capacity, and no cumulative adverse effects are anticipated.

Overall, when considered in the context of the scale of the activity, the limited number of comparable RVA activities in the vicinity, and the unchanged nature of guest occupancy and building use, the extension from 90 to 365 days per annum does not give rise to any identifiable or measurable cumulative adverse effects. All potential cumulative effects on amenity, character, traffic, and neighbourhood coherence are therefore assessed as less than minor.

7.4 Hazardous substances

The proposed activity does not involve the use of hazardous substances and installations.

7.5 Discharge of contaminants

The proposal does not include the discharge of any contaminant.

7.6 Mitigation measures

Aside from the imposition of standard conditions of consent, it is considered that no further mitigation measures are required for the proposal.

7.7 Identification of interested or affected persons

In considering the adverse effects on persons via Section 95E(2), 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.

We understand that QLDC generally require written approval for RVA activities over 90 nights per annum. As such, the applicant has consulted with the 3 neighbouring properties.

As detailed in Section 5.2 above, written approval has been obtained from the owners of all properties, such that the effects on these parties are to be disregarded in accordance with s.95D(e) of the RMA.

7.8 Monitoring

No monitoring is required other than standard conditions of consent, including implementation of the VAMP, submitted with this consent application.

7.9 Customary rights

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

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

In terms of Section 95A(1), a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. The four steps within Section 95A(1) are addressed below.

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

- The applicant is not requesting public notification of the proposal (Section 94A(3)(a)).
- Provided a further information is reasonable, the applicant is unlikely to refuse to provide information or refuse the commissioning of a report under Section 92(2)(b) of the Act (Section 95A(3)(b)).
- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (Section 95A(3)(c)).

Based on the above, mandatory public notification of the application is not required.

Step 2: Public notification precluded in certain circumstances

The following matters are noted:

- Public notification is not precluded by any rule or national environmental standard (Section 95A(5)(a)).
- The proposal is not a controlled activity, a restricted discretionary/discretionary subdivision or a residential activity, a boundary activity or a prescribed activity (Section 95A(5)(b)(i)(ii)(iii)(iv)).

Based on the above, public notification of the application is not precluded.

Step 3: If not precluded by Step 2, public notification is required in certain circumstances

The following matters are noted:

- Public notification of the proposal is not specifically required by a rule or a national environmental standard (Section 95A(8)(a)).
- The consent authority decides, in accordance with Section 95D, that the proposal will have or is likely to have adverse effects on the environment that are more than minor (Section 95A(8)(b)). The assessment included in this application concludes that the effects will not be more than minor.

Step 4: Public notification in special circumstances

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)). Consideration as to whether limited notification should occur is addressed below.

8.2 Section 95B: Limited Notification

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.

Step 1: Certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups, nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (Section 95B(2)-(4)).

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2, as:

- The proposal is not subject to a rule in the District Plan or national environmental standard that precludes limited notification (Section 95B(6)(a)).
- The proposal is not a controlled activity or a prescribed activity (Section 95B(6)(b)).

Step 3: If not precluded by step 2, certain other affected persons must be notified

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval, nor is the proposal a prescribed activity (Section 95B(7)).

Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal are assessed in the application.

The assessment in this application takes into consideration the exclusions of Section 95E(2) and (3), when assessing the proposal will have or is likely to have adverse effects on persons that are minor or more than minor (but not less than minor).

Step 4: Further limited notification in special circumstances

It is considered that there are no special circumstances that apply to the application which warrants limited notification.

9 Statutory Assessment

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

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

9.1 Operative District Plan

The relevant provisions of the PDP are now treated as operative and therefore the proposal no longer requires consent under the provisions of the ODP, such that the objectives and policies of the ODP are disregarded, and an assessment against the PDP objectives and policies is provided below.

9.2 Proposed District Plan

Relevant Objectives and Policies from the PDP are contained in the following Chapters of the PDP:

- Chapter 7: Lower Density Suburban Residential
- Chapter 29: Transport
- Chapter 39: Wāhi Tūpuna

The relevant provisions from this chapter are addressed below:

9.2.1 Chapter 7 – Lower Density Suburban Residential Zone

The relevant provisions of Chapter 7 are outlined below:

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 *Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low-density residential environment, ensuring*

that adverse effects on residential amenity values are avoided, remedied or mitigated.

- 7.2.8.2 *Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.*
- 7.2.8.3 *Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.*
- 7.2.8.4 *Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.*
- 7.2.8.5 *Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.*

In relation to Objective 7.2.8 and Policy 7.2.8.2, for the reasons stated throughout this AEE, it is considered that the proposal will maintain residential character and amenity values.

The proposed use will restrict the letting of the residential unit to one group of people at a time and at an occupancy rate not exceeding that which could be undertaken as a permitted activity in accordance with the relevant standards. The activity will not involve coach drop offs and the VAMP restricts the hours of use for outdoor living areas therefore ensuring that the scale and character of use will maintain residential character and amenity values. The proposal is therefore consistent with Policy 7.8.2.3.

The proposal will provide additional diversity to the accommodation options in Queenstown and provide for the economic well-being of the applicant and is consistent with Policy 7.8.2.4.

The applicant has volunteered a range of conditions and provides a VAMP to ensure the Council has control over the potential nuisance effects arising from the scale, intensity and frequency of use of the residential unit for residential visitor accommodation purposes. Accordingly, the proposal is considered to be consistent with Policy 7.8.2.5.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of Chapter 7.

9.2.2 Chapter 29 – Transport

The relevant provisions of Chapter 29 are outlined below:

29.2.2 Objective - Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:

- a. providing a safe and efficient transport network;**
- b. compact urban growth;**
- c. economic development;**
- d. facilitating an increase in walking and cycling and the use of public transport; and**
- e. achieving the level of residential amenity and quality of urban design anticipated in the zone.**

Policies

- 29.2.2.1 *Manage the number, pricing, location, type, and design of parking spaces, queuing space, access, and loading space in a manner that:*
- a. *is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;*
 - b. *is compatible with the classification of the road by:*
 - (i) *ensuring that accesses and new intersections are appropriately located and designed and do not discourage walking and cycling or result in unsafe conditions for pedestrians or cyclists;*
 - (ii) *avoiding heavy vehicles reversing off or onto any roads; and*
 - (iii) *ensuring that sufficient manoeuvring space, or an alternative solution such as a turntable or car stacker, is provided to avoid reversing on or off roads in situations where it will compromise the effective, efficient, and safe operation of roads.*
 - c. *contributes to an increased uptake in public transport, cycling, and walking in locations where such alternative travel modes either exist; are identified on any Council active transport network plan or public transport network plan; or are proposed as part of the subdivision, use, or development;*
 - d. *provides sufficient parking spaces to meet demand in areas that are not well connected by public or active transport networks and are not identified on any Council active or public transport network plans;*
 - e. *provides sufficient onsite loading space to minimise congestion and adverse visual amenity effects that arise from unmanaged parking and loading on road reserves and other public land;*
 - f. *is compatible with the character and amenity of the surrounding environment, noting that exceptions to the design standards may be acceptable in special character areas and historic management areas;*

- g. *avoids or mitigates adverse effects on the amenity of the streetscape and adjoining sites; and*
- h. *provides adequate vehicle access width and manoeuvring for all emergency vehicles.*

29.2.4 Objective - An integrated approach to managing subdivision, land use, and the transport network in a manner that:

- a. supports improvements to active and public transport networks;**
- b. promotes an increase in the use of active and public transport networks and shared transport;**
- c. reduces traffic generation; and**
- d. manages the effects of the transport network on adjoining land uses and the effects of adjoining land-uses on the transport network.**

Policies

29.2.4.7 *Ensure that the nature and scale of activities alongside roads is compatible with the road's District Plan classification, while acknowledging that where this classification is no longer valid due to growth and land-use changes, it may be appropriate to consider the proposed activity and its access against more current traffic volume data.*

29.2.4.10 *Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of vehicle-orientated commercial activities, such as service stations and rural selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road(s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:*

- a. *The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and*
- b. *The ability to mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network.*

The relevant objectives and policies aim to ensure that the District's transportation network is safe and efficient, and that the parking and access provided is suitable and compatible for the current and future needs of the District.

As a result of the requirements of the NPS-UD, all minimum car parking provisions have been removed from the Queenstown Lakes Proposed District Plan. Notwithstanding this, the application proposes to provide on-site parking via the existing car parking arrangements between the residential unit and the road boundary, such that adequate onsite parking is available.

The identified transport non-compliance relates to a short fall in mobility parking. While the proposal results in a shortfall in mobility parking, insofar that no dedicated mobility space will be provided, in this instance it is considered that the proposal is not contrary to the objectives and policies of Chapter 29, as onsite parking will be available for up to 2 vehicles per building and complies with the dimensions recommended for Class 2 (unfamiliar) users.

Overall, the proposal is not considered to be inconsistent with the relevant objectives and policies of Chapter 29.

9.2.3 Chapter 39 – Wāhi Tūpuna

The relevant provisions of Chapter 39 are outlined below:

39.2.1 **Objective - Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.**

Policies

39.2.1.2 *Recognise that the effects of activities may require assessment in relation to Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.*

39.2.1.3 *Within identified wāhi tūpuna areas:*

- a. *avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and*
- b. *avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas in the urban environment where potential threats have not been identified in Schedule 39.6.*

The site is located within a Wāhi Tūpuna overlay - #20 Te Tapunui (Queenstown Hill). The proposed activity of residential visitor accommodation is not identified as a listed threat, in accordance with Schedule 39.6. The proposal will not result in any physical changes to the site and will not result in any earthworks or activities that would have an adverse effect on the ridgeline and upper slopes and is not considered to adversely

affect or undermine Manawhenua values attributed to the site or the surrounding area.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of Chapter 39.

10 Section 104 of the Act

Section 104 of the Act states when considering an application, the consent authority must, subject to Part 2 of the Act, have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a plan or proposed plan;
- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the District Plan, and finally, there are no other matters relevant to the assessment of the application.

11 Purpose and Principles of the Act

The purpose of Act is to promote the sustainable management of natural and physical resources. Sections 6, 7 and 8 also require consideration.

Section 6 relates to matters of national importance. The matters of relevance to this application are considered to be:

- (e) *the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga*

While the site is located within a Wāhi Tūpuna mapped area, the proposal is not considered to adversely affect or undermine Manawhenua values attributed to the site or surrounding area. There are no other matters of national importance that need to be recognised and provided for in terms of the proposed activity. The proposal is therefore consistent with Section 6.

Section 7 of the Act states that achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources. The matters of relevance to this application are considered to be:

- (b) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (f) *maintenance and enhancement of the quality of the environment:*

The proposed activity accords with the relevant matters that particular regard shall be given to in terms of Section 7 of the Act.

There are no matters under Section 8 of the Act that require consideration with respect to the proposed activity.

For the reasons outlined in the application, the proposed activity is consistent with the purpose and principles of the Act and the associated matters under Part 2 of the Act.

The proposed activity involves an efficient use of natural and physical resources and such will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. Overall, it is considered that the proposal is consistent with the purpose and principles of the Act and therefore accords with the definition of sustainable management.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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**Guaranteed Search Copy issued under Section 60 of the Land
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R. W. Muir
Registrar-General
of Land

Identifier **1172755**

Land Registration District **Otago**

Date Issued 10 July 2024

Prior References

788836

Estate Fee Simple
Legal Description Height-Limited Lot 1 Deposited Plan
601604

Registered Owners

Proapt Trustees Limited

Interests

For area and dimensions see DP 601604

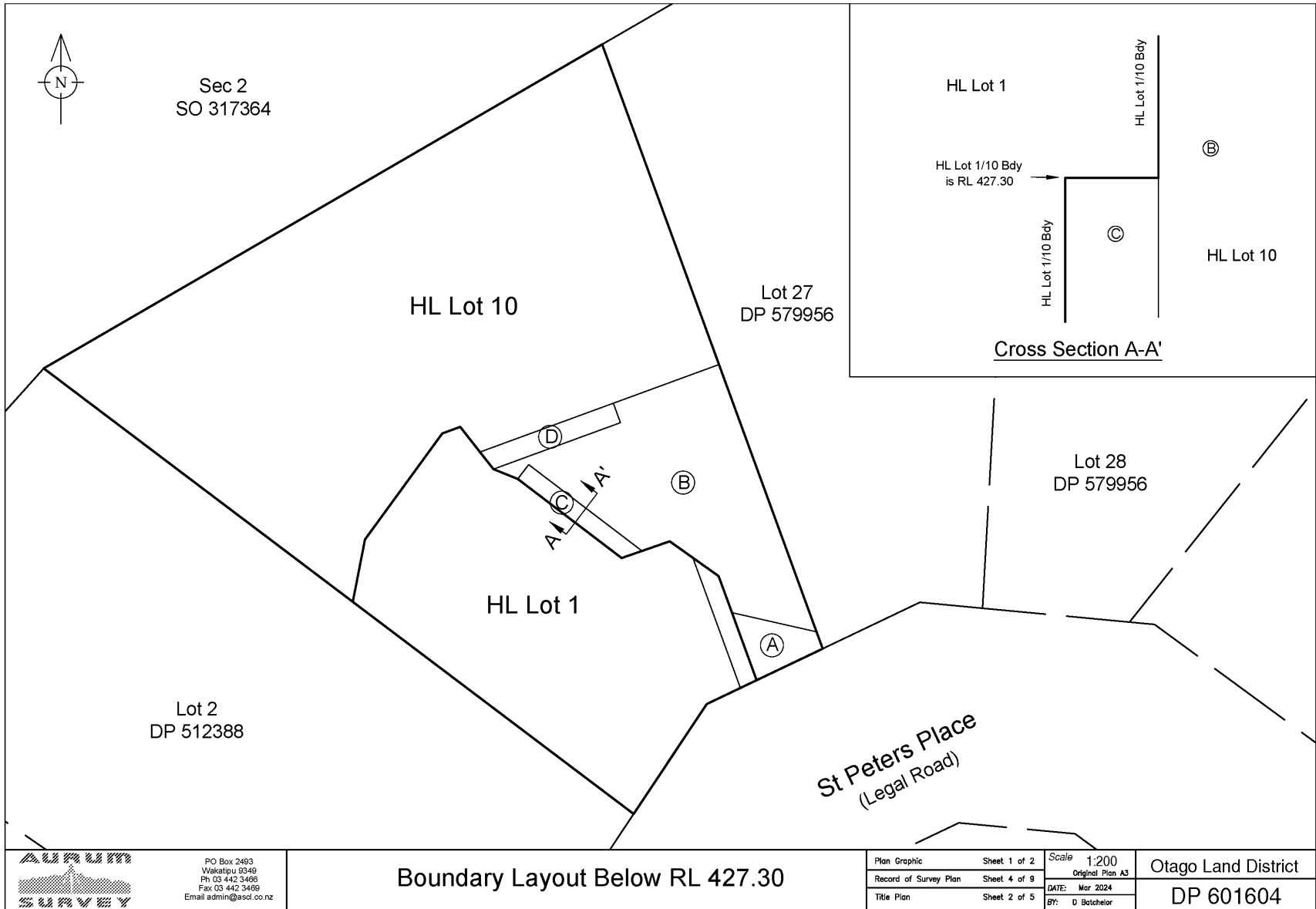
Appurtenant hereto is a right to convey water created by Easement Instrument 6774043.1 - 3.3.2006 at 9:00 am

Land Covenant in Easement Instrument 6893270.7 - 6.6.2006 at 9:00 am

Subject to a right to drain sewage and water and a right to convey electricity, gas, telecommunications and water over part marked E on DP 601604 created by Easement Instrument 13011445.5 - 10.7.2024 at 12:22 pm

Appurtenant hereto is a pedestrian right of way, right to drain sewage and water and a right to convey electricity, gas, telecommunications and water created by Easement Instrument 13011445.5 - 10.7.2024 at 12:22 pm

The easements created by Easement Instrument 13011445.5 are subject to Section 243 (a) Resource Management Act 1991



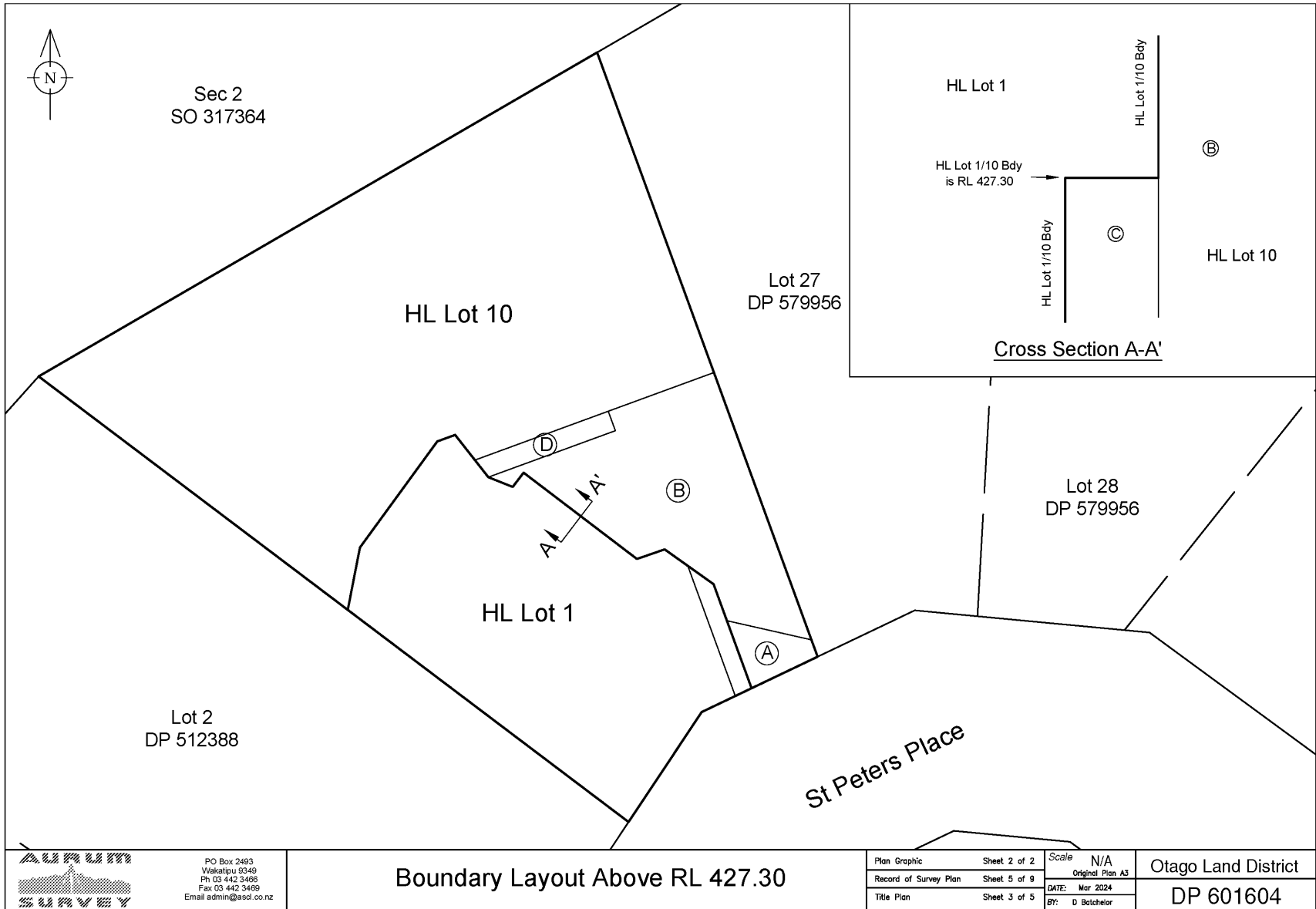
Boundary Layout Below RL 427.30



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

Plan Graphic	Sheet 1 of 2	Scale	1:200
Record of Survey Plan	Sheet 4 of 9	Original Plan A3	
Title Plan	Sheet 2 of 5	DATE:	Mar 2024
		BY:	D Batchelor

Otago Land District
 DP 601604



Sec 2
SO 317364

HL Lot 10

Lot 27
DP 579956

HL Lot 1

HL Lot 1/10 Bdy
is RL 427.30

HL Lot 1/10 Bdy

ⓑ

HL Lot 10

Cross Section A-A'

Lot 28
DP 579956

HL Lot 1

Lot 2
DP 512388

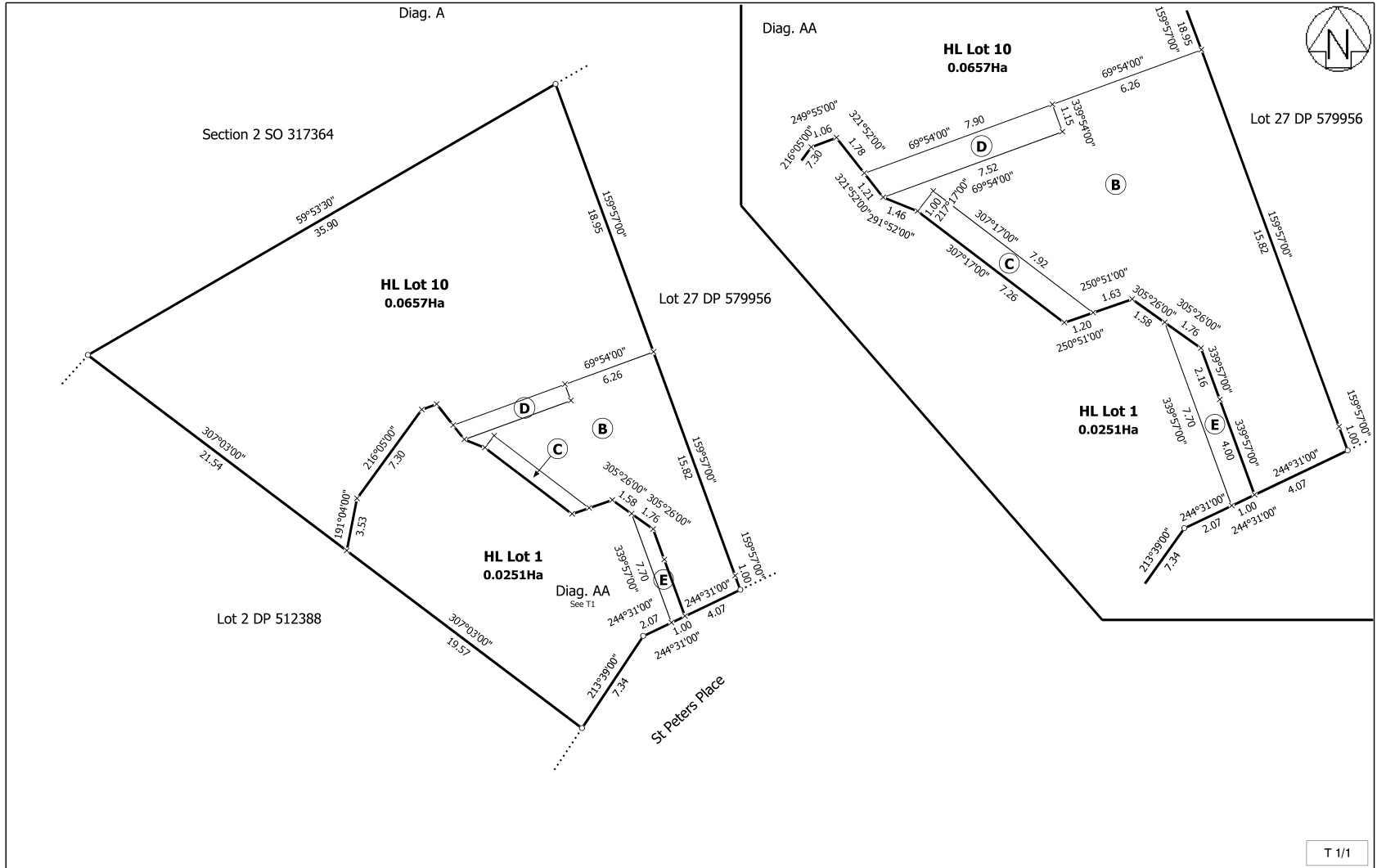
St Peters Place

Boundary Layout Above RL 427.30

Plan Graphic	Sheet 2 of 2	Scale	N/A	Otago Land District
Record of Survey Plan	Sheet 5 of 9	Original Plan A3		
Title Plan	Sheet 3 of 5	DATE: Mar 2024		
			BY: D Batchelor	DP 601604

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T 1/1

Land District: Otago	Height Limited Lots 1 & 10 being Subdivision of Lot 1 DP 512388	Surveyor: Daniel James Batchelor	Title Plan DP 601604
Digitally Generated Plan Generated on: 06/08/2024 09:38am Page 5 of 5		Firm: Aurum Survey Consultants Ltd (Quee	Deposited on: 10/07/2024



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R. W. Muir
Registrar-General
of Land

Identifier **1174501**
Land Registration District **Otago**
Date Issued 21 March 2025

Prior References
1172756

Estate Fee Simple
Legal Description Height-Limited Lot 2 Deposited Plan
602053

Registered Owners
Jason Daniel Glew

Interests

For area and dimensions see DP 602053

Appurtenant hereto is a right to convey water created by Easement Instrument 6774043.1 - 3.3.2006 at 9:00 am
Land Covenant in Easement Instrument 6893270.7 - 6.6.2006 at 9:00 am

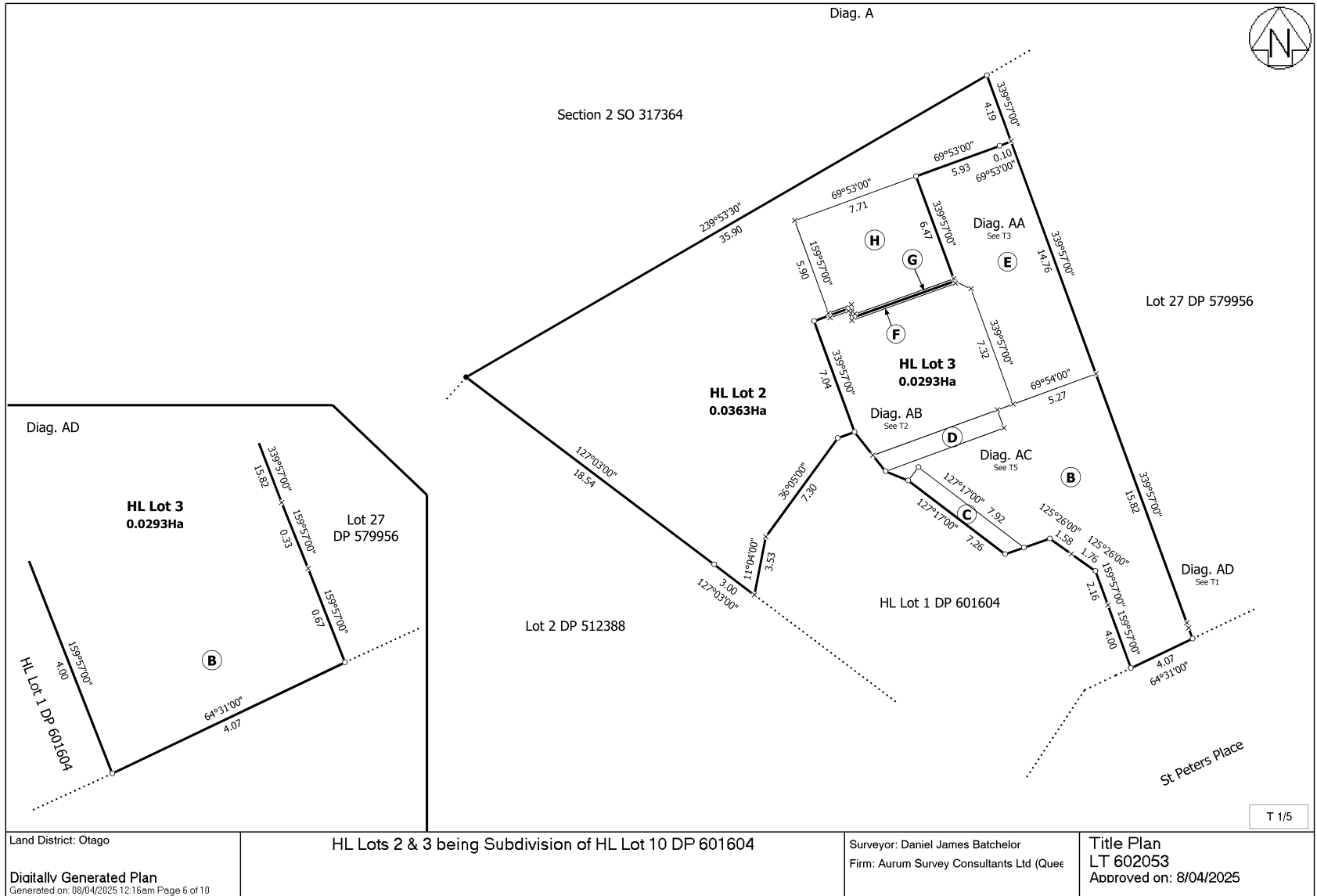
Appurtenant hereto is a right to drain sewage and water and a right to convey electricity, gas, telecommunications and water created by Easement Instrument 13011445.5 - 10.7.2024 at 12:22 pm

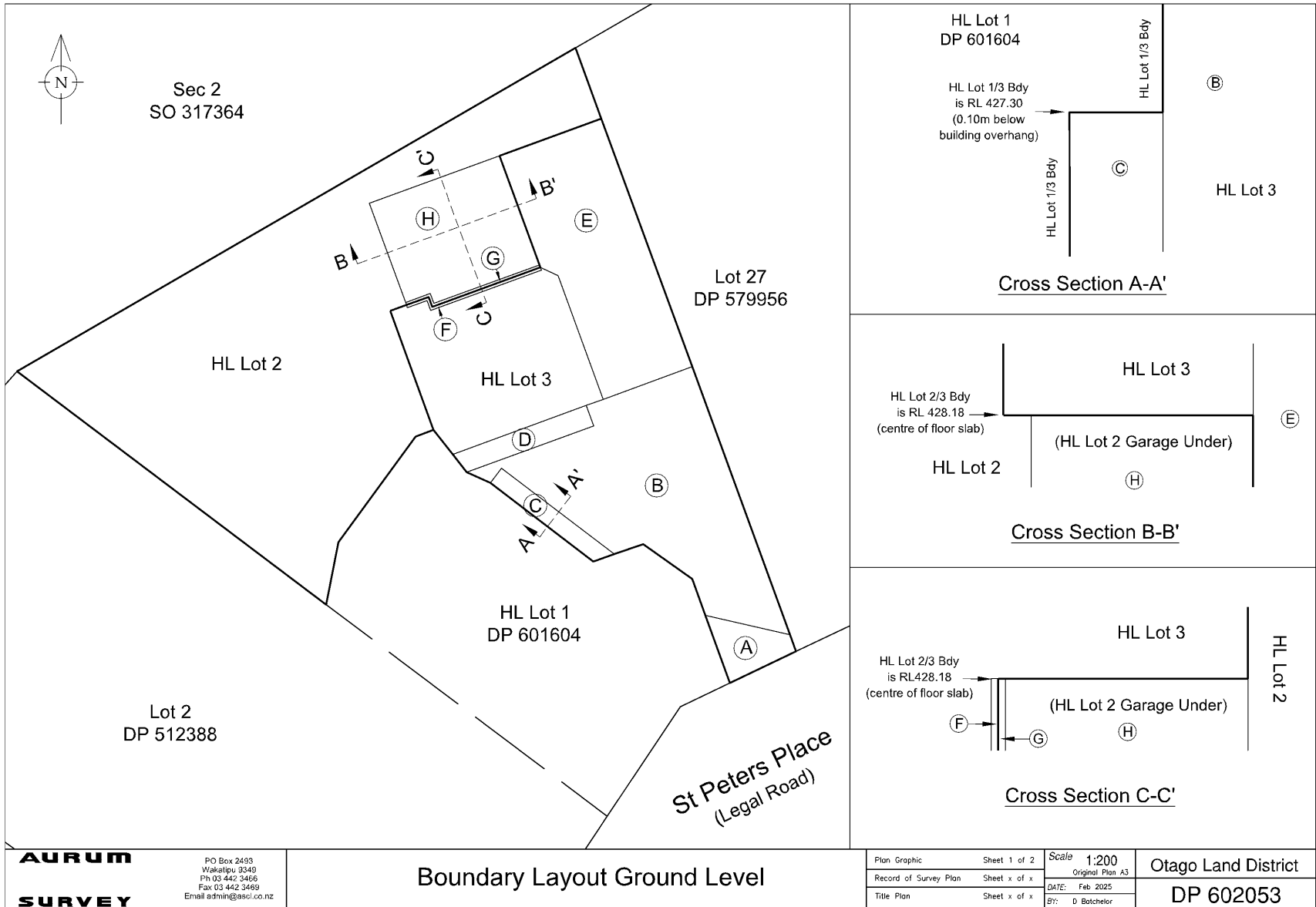
The easements created by Easement Instrument 13011445.5 are subject to Section 243 (a) Resource Management Act 1991
13129042.2 Mortgage to ASB Bank Limited - 18.10.2024 at 3:40 pm

Subject to a right to support over part marked H and a party wall easement over part marked G all on DP 602053 created by Easement Instrument 13208942.3 - 21.3.2025 at 3:26 pm

Appurtenant hereto is a right of way, a right to drain sewage and water, a right to convey electricity, gas, telecommunications and water and a party wall easement created by Easement Instrument 13208942.3 - 21.3.2025 at 3:26 pm

The easements created by Easement Instrument 13208942.3 are subject to Section 243 (a) Resource Management Act 1991

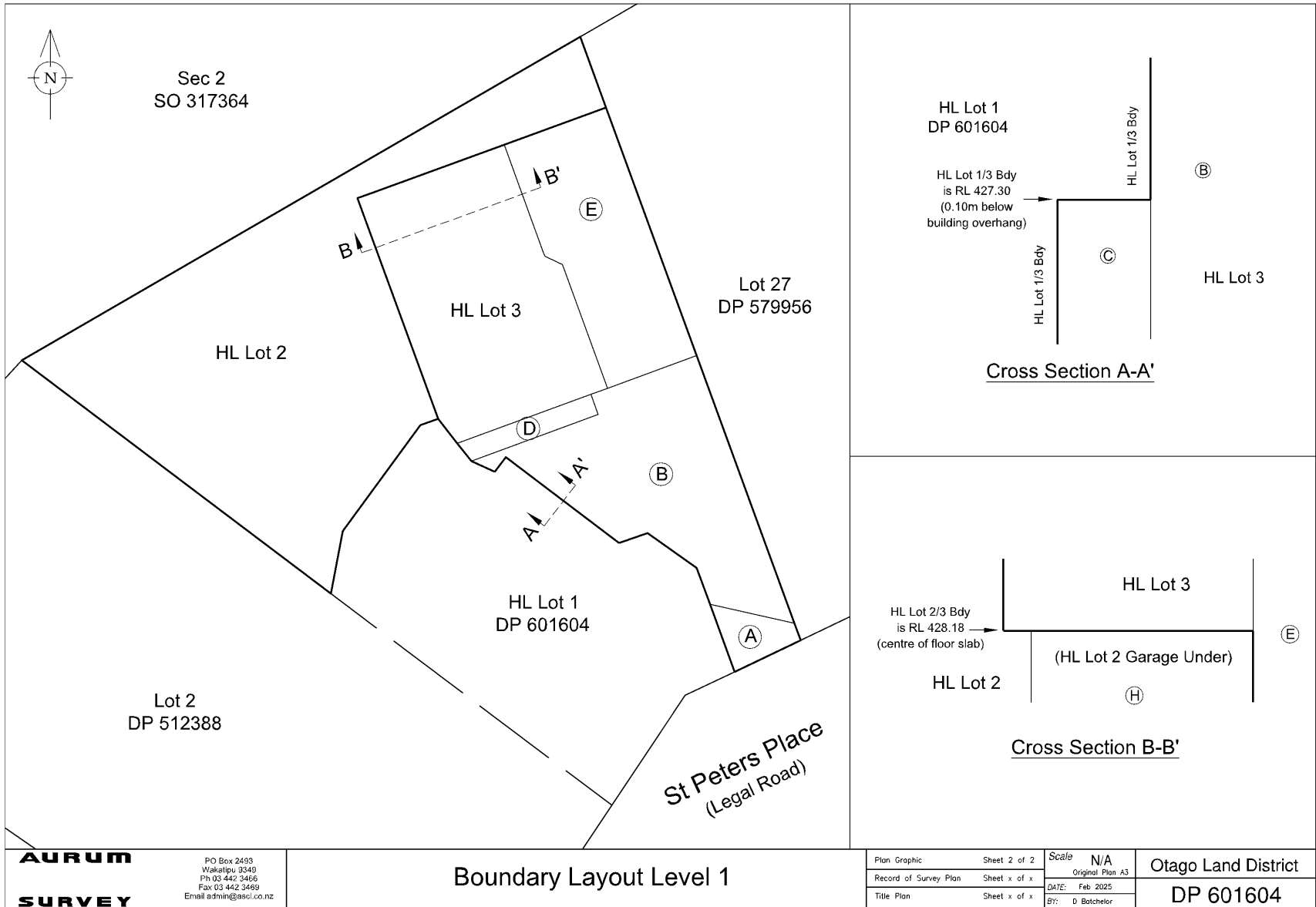




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Boundary Layout Ground Level

Plan Graphic	Sheet 1 of 2	Scale 1:200 Original Plan A3	Otago Land District
Record of Survey Plan	Sheet x of x	DATE: Feb 2025	DP 602053
Title Plan	Sheet x of x	BY: D. Batchelor	



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Boundary Layout Level 1

Plan Graphic	Sheet 2 of 2	Scale	N/A	Otago Land District
Record of Survey Plan	Sheet x of x	Original Plan	A3	
Title Plan	Sheet x of x	DATE:	Feb 2025	DP 601604
		BY:	D. Batchelor	



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1174502**
Land Registration District **Otago**
Date Issued 21 March 2025

Prior References
1172756

Estate Fee Simple
Legal Description Height-Limited Lot 3 Deposited Plan
602053

Registered Owners
Jason Daniel Glew

Interests

For area and dimensions see DP 602053

Appurtenant hereto is a right to convey water created by Easement Instrument 6774043.1 - 3.3.2006 at 9:00 am
Land Covenant in Easement Instrument 6893270.7 - 6.6.2006 at 9:00 am

Appurtenant hereto is a right to drain sewage and water and a right to convey electricity, gas, telecommunications and water created by Easement Instrument 13011445.5 - 10.7.2024 at 12:22 pm

The easements created by Easement Instrument 13011445.5 are subject to Section 243 (a) Resource Management Act 1991
Subject to a pedestrian right of way over part marked B, C and D and a right to drain sewage and water and a right to convey electricity, gas, telecommunications and water over part marked B and C all on DP 602053 created by Easement Instrument 13011445.5 - 10.7.2024 at 12:22 pm

13129042.2 Mortgage to ASB Bank Limited - 18.10.2024 at 3:40 pm

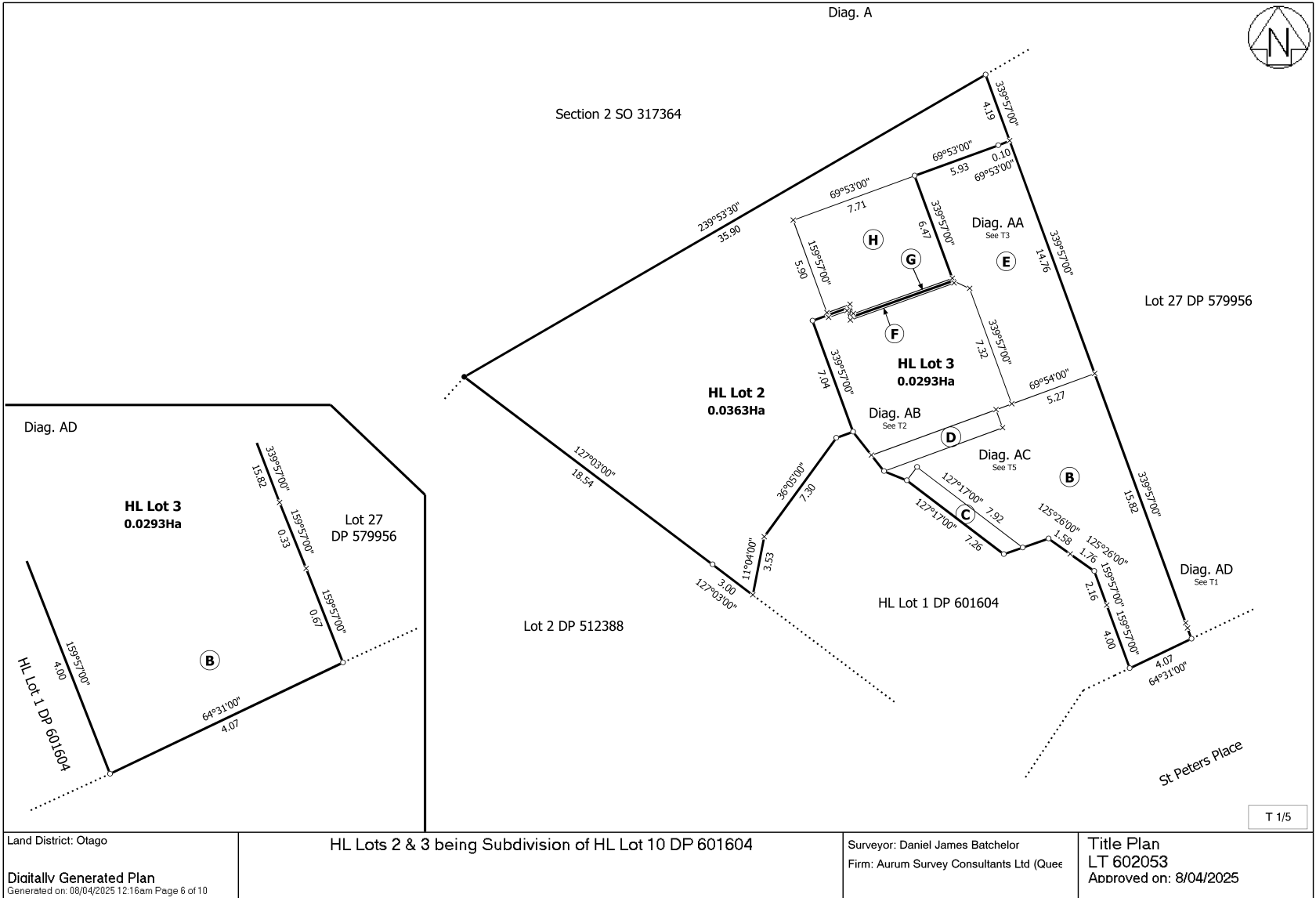
Subject to a right of way, a right to drain sewage and water, a right to convey electricity, gas, telecommunications and water over part marked B and E and a party wall easement over part marked F all on DP 602053 created by Easement Instrument 13208942.3 - 21.3.2025 at 3:26 pm

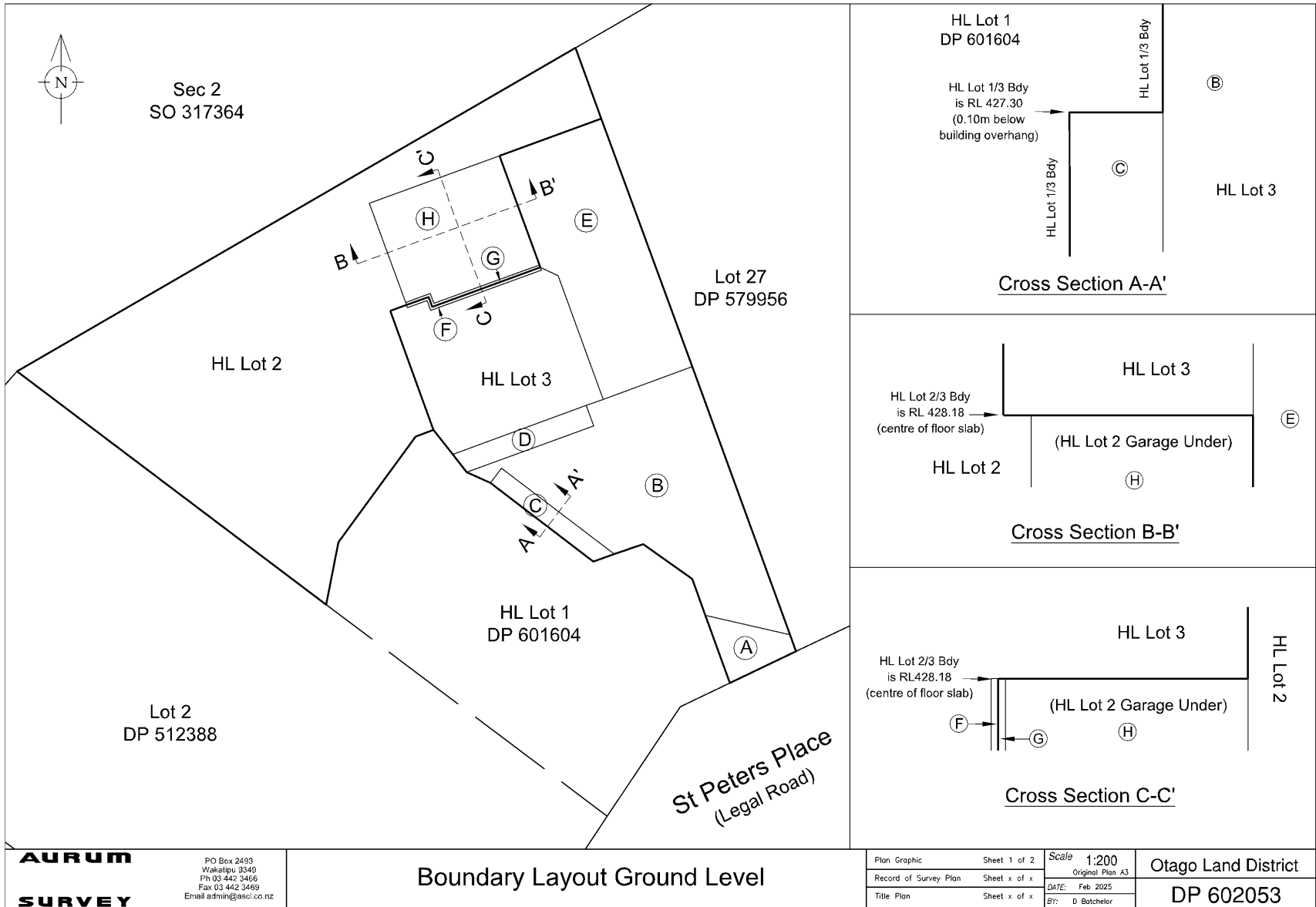
Appurtenant hereto is a right to support and a party wall easement created by Easement Instrument 13208942.3 - 21.3.2025 at 3:26 pm

The easements created by Easement Instrument 13208942.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey telecommunications over part marked B and E on DP 602053 in favour of Chorus New Zealand Limited created by Easement Instrument 13208942.4 - 21.3.2025 at 3:26 pm

The easements created by Easement Instrument 13208942.4 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electricity over part marked B and E on DP 602053 in favour of Aurora Energy Limited created by Easement Instrument 13208942.5 - 21.3.2025 at 3:26 pm

The easements created by Easement Instrument 13208942.5 are subject to Section 243 (a) Resource Management Act 1991

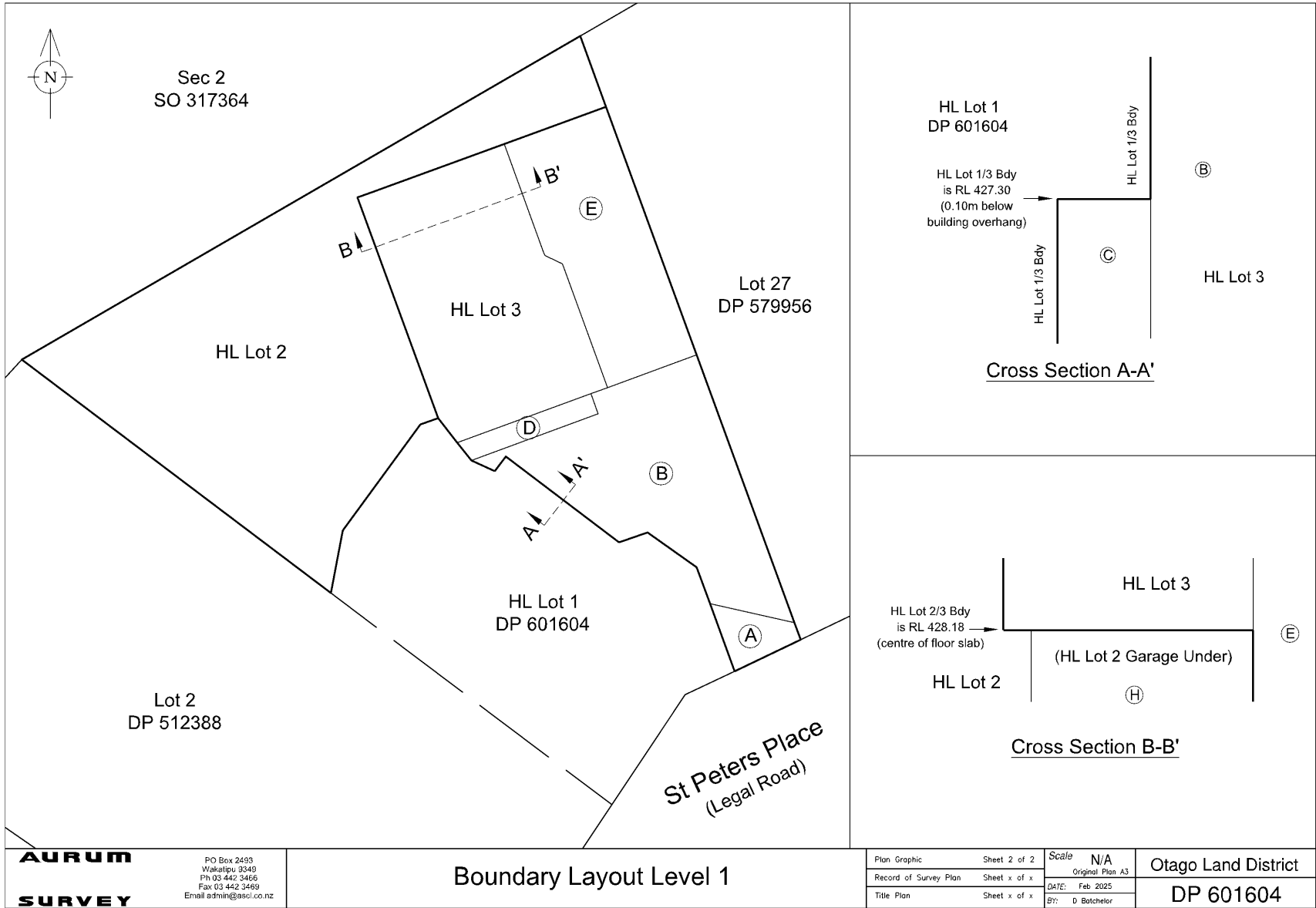




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Boundary Layout Ground Level



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Boundary Layout Level 1

Plan Graphic	Sheet 2 of 2	Scale	N/A	Otago Land District
Record of Survey Plan	Sheet x of x		Original Plan A3	
Title Plan	Sheet x of x	DATE:	Feb 2025	DP 601604
		BY:	D. Batchelor	

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952. **EI 6893270.7 Easement I**

Land registration district

OTAGO



Cpy - 01/01, Pgs - 007, 02/06/06, 16:01



DocID: 110763878

Grantor

Surname(s) must be underlined or in CAPITALS.

St Andrews Park (Queenstown) Limited

Grantee

Surname(s) must be underlined or in CAPITALS.



St Andrews Park (Queenstown) Limited



Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

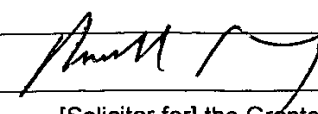
Dated this 27th day of April

Attestation

 Director	Signed in my presence by the Grantor
	Signature of witness
 Director	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
Signature [common seal] of Grantor	Occupation
	Address

 Director	Signed in my presence by the Grantee
	Signature of witness
 Director	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
Signature [common seal] of Grantee	Occupation
	Address

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055
Annexure Schedule 1



Easement instrument

Dated

27th April 2006

Page

1

of

2

pages

Schedule A*(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenant		270875 - 270931 (all inclusive)	270875 - 270931 (all inclusive)

**Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)**

*Delete phrases in [] and insert memorandum
number as required.
Continue in additional Annexure Schedule if
required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** **[negated]** **[added to]** or **[substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated 27th April 2006

Page 2 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

FIRST SCHEDULE**1. Building Controls**

The Grantee will not –

- (a) Erect, construct, permit, suffer to be placed and/or erected on the property a pre-used or a second hand residential unit or residential flat or accessory building.
- (b) Erect, construct, permit suffer to be placed and/or erected on the property, a relocatable residential unit or flat or have same transported onto the property in a substantially built-up form.
- (c) Allow to be incorporated into the exterior of any residence or accessory buildings where the substructure is constructed of exposed steel framework or the external façade is constructed of exposed face brick or masonry blockwork untreated and where the roof materials are concrete or terracotta roof tiles or any imitation roof tile in pressed metal.

2. Architectural Controls

The aim of the following rules is to promote a quality built environment. An environment of buildings in harmony with each other whilst allowing a range of expression to the architects of each dwelling.

ARCHITECTURAL FORMS:

Pitched roofs with eaves are a fundamental requirement. Roofs may contain a mix of both pitched and flat, provided the flat roofs are clearly subservient in scale to a predominantly pitched roof design. Hipped roofs are not permitted.

No external plumbing or similar service requirement shall be exposed.

COLOURS:

Colours generally shall be in earthy tones. No primary or strident external colours shall be permitted.

3. Fencing Controls

The Grantee will not –

- (a) erect, construct or permit or suffer to be erected or constructed any boundary fence without the consent of adjoining neighbours;

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated

27th April 2006

Page

3

of

4

Pages

(Continue in additional Annexure Schedule, if required.)

- (b) erect, construct or permit or suffer to be erected or constructed any boundary fence above a maximum height of 150 centimetres;
- (c) erect, construct or permit or suffer to be erected or constructed any boundary fence other than a boundary fence made of timber, plastered masonry, natural stones or fabricated in metal (but excluding sheet or pressed metal infill types).

4. General Controls

The Grantee will not –

- (a) Allow any caravans, huts or sheds to be used as dwellings or temporary dwellings other than temporary workers sheds during construction of any new residence, which shall be removed on practical completion.
- (b) Allow any residential construction or accessory work to be commenced without ensuring such residence will be at practical completion stage with 12 months of commencement.
- (c) Commence construction without first, at its cost, constructing a vehicle crossing which complies in all respects with Queenstown Lakes District Council standards
- (d) Use the property for storing or accumulating any rubbish or materials other than building materials when constructing a new building.
- (e) Cause any damage to any part of the road adjoining the property during or as a consequence of construction of any improvements on the property, and furthermore any damage caused, including potholes to any road or vehicle crossing, shall be repaired immediately.
- (f) Keep on the property any dog which is a danger or nuisance to any other Lot owner in the subdivision or to any users of the road or common areas. For the avoidance of doubt any dog which defacates on a road or common area shall be deemed a nuisance to any users of the road or common areas unless the person responsible for that dog immediately removes the excreta.

5. Prohibition on Objecting to Future Development

The Grantee shall:

- (a) Neither object nor permit nor suffer any agent or servant or other representative of the Grantee howsoever to object nor support, any objection or submission to any present or future applications for any resource consents or variations to the zoning of the Grantor's land applicable from time to time, made by the Grantor or on its behalf or supported in

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

8

REF: 7025 – AUCKLAND DISTRICT LAW SOCIETY

Approved by Registrar-General of Land under No. 2002/5032

Annexure Schedule

Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

Easement

Dated

27th April 2006

Page

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of

4

Pages

(Continue in additional Annexure Schedule, if required.)

part or in full by the Grantor, or any changes to the district plan introduced by the Queenstown Lakes District Council or introduced at the request of the Grantor or any other person: to enable and allow the Grantor or a successor in title to the Grantor to subdivide, comprehensively develop, obtain building land use or other consents or rezone, and or to enable and allow the Grantor to carry out and implement any other activity in respect of the subdivision of the Grantor's land. This requirement shall apply to all or any part of the Grantor's land.

- (b) Not oppose the Grantor's interest in any appeals or references arising from any of the matters contained, mentioned or referred to in paragraph 5(a). 
- (c) At the request of the Grantor provide written consents by the Grantee to any of the applications or matters referred to above, and to any dispensations or consents required in connection therewith.

The abovenamed covenants shall be in addition to all and any rules provided for within the Queenstown Lakes District Council proposed District Plan effective from time to time.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

REF: 7025 - AUCKLAND DISTRICT LAW SOCIETY

CONSENT OF MORTGAGEE


WESTPAC BANKING CORPORATION the Mortgagee under and by virtue of Memorandum of Mortgage 5785062.2 hereby consents to the registration of the attached easement creating land covenants in relation to Certificates of Title 10B/785 and 10B/876 **SUBJECT TO AND WITHOUT PREJUDICE TO** its rights and remedies under the said Mortgage.

Dated this 27th day of April 2006

Signed by
WESTPAC BANKING CORPORATION
by its attorney
in the presence of:



GABRIELLE MARY MASON



**KIRSTON JANE COX
BANK OFFICER
WESTPAC BANKING CORPORATION
LEGAL SERVICES UNIT
AUCKLAND**

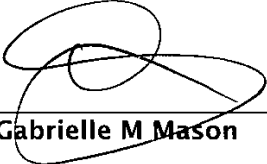
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **GABRIELLE MARY MASON** of Auckland in New Zealand, Bank Officer

HEREBY CERTIFY -

1. **THAT** by Deed dated 20 October 2003 a copy of which is deposited in the Land Registry Office at Christchurch and there numbered PA 5941731.1 **WESTPAC BANKING CORPORATION** ABN 33 007 457 141, incorporated in Australia (and registered in New South Wales) under the Corporations Act 2001 of Australia and having its principal place of business in New Zealand at 188 Quay Street, Auckland ("Westpac") appointed me its attorney on the terms and subject to the conditions set out in that Deed and the attached document is executed by me under the powers conferred by that Deed.
2. **THAT**, at the date of this certificate I am a Tier Two Attorney for Westpac.
3. **THAT**, at the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Westpac or otherwise.

SIGNED at Auckland
On this 27th day of April 2006



Gabrielle M Mason

DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	St Andrews Park (Queenstown) Limited
RM reference:	RM170323
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for a boundary adjustment of Lot 28 Deposited Plan 453379 and Lot 29 Deposited Plan 365562 and three lot subdivision of the resultant Lot 29
Location:	10, 12, 14, 16, 18 and 20 St Peters Place, Queenstown
Legal Description:	Lot 28 Deposited Plan 453379 held in Computer Freehold Register 580809 and Lot 29 Deposited Plan 365562 held in Computer Freehold Register 270899
Zoning:	Low Density Residential
Activity Status:	Controlled
Date:	4 May 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 Wendy Baker, Independent Commissioner, on 4 May 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 Sections 108 and 220 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 Wendy Baker, Independent Commissioner as delegate for the Council.

1. PROPOSAL, SITE HISTORY AND SITE DESCRIPTION

Subdivision consent is sought to undertake a boundary adjustment to Lot 28 Deposited Plan 453379 and Lot 29 Deposited Plan 365562 and a subsequent three lot subdivision. This will occur in two stages:

- Stage 1: The boundary adjustment would increase the size of lot 29 from 2495m² to 4142m² with a resultant decrease in the size of Lot 28 from 2549m² to 900m² (proposed Lot 1).
- Stage 2: Subdivision of Lot 29 DP 365562 into three Lots measuring 901m² (proposed Lot 2), 1357m² (proposed Lot 3) and 1884m² (proposed Lot 4)

The applicant has provided a description of the proposal, the site and locality and the relevant site history in Sections A.1.1, A.1.2 and A.1.3 of the report prepared by Antony White of Aurum Survey Consultants, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as **Appendix 2**). This description is considered partially accurate and is adopted for the purpose of this report with the following additions and clarifications.

The applicant's AEE incorrectly referred to the sites legal descriptions as Lot 28 DP 365108 & Lot 29 DP 365108. The certificates of title provided with the application were accurate.

Figure 1 below shows the location of the subject site (outlined in blue) and its surrounds. It is noted that since the photograph was taken both Lots 28 and 29 have been cleared of vegetation.



Figure 1: Application site location

2. ACTIVITY STATUS

2.1 THE DISTRICT PLAN

The subject site is zoned Low Density Residential and the proposed activity requires resource consent for the following reasons:

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 which states except where specified as a Discretionary or Non-complying Activity, any subdivision or development in any zone which complies with all of the Site and Zone Standards shall be a Controlled Activity. Council's control is with respect to:
 - Lot sizes, averages and dimensions
 - Subdivision design
 - Property access
 - Natural and other hazards
 - Water supply, storm water, sewage treatment and disposal, energy supply and telecommunications
 - Open space and recreation
 - Easements
 - Earthworks

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)).*
- B: *The activity is a **controlled** activity, so that adverse effects which do not relate to a matter of **control** have been disregarded (s95D(c)).*
- C: *Trade competition and the effects of trade competition (s95D(d)).*

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. No subdivision is a permitted activity therefore the permitted baseline is not applicable.

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 Section 15 of the District Plan and have been taken into considered in the assessment below.

The Assessment of Effects provided at section A.4 of the applicant's AEE, is comprehensive and is considered accurate. It is therefore adopted for the purposes of this report with additional assessment provided from the Consultant Resource Management Engineer, Andy Carter, below.

Access and Traffic

Mr Carter assessed the application with regard access and traffic and noted the following:

- The road meets the geometrical formation requirements of the QLDC's Land Development and Subdivision Code of Practice standard. No road amendment or upgrade is necessary.
- Vehicle crossings exist for the undivided Lots 28 and 29. It is proposed to create four new vehicle crossings to access the new lots and a condition of consent is recommended requiring a crossing point formation to each lot.
- Consent Notice 6893270.5 includes the condition that "*Prior to the construction of a dwelling on each lot that does not have a vehicle crossing, the owner for the time being shall construct an access in accordance with Council Standards. The crossing is to be constructed from the street kerb to the boundary of the lot.*" This will be satisfied through implementation of the above condition.
- Mr Carter recommends a further condition regarding the removal of any redundant vehicle crossings.
- A traffic management plan will be required if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

The assessment of Mr Carter is adopted and it is considered any adverse access and traffic effect will be less than minor.

Water

Mr Carter assessed the application with regard water, wastewater and stormwater and noted the following:

- Existing water supply laterals complete with toby valves will be able to be utilised for two of the proposed lots with two new laterals required for the additional new lots.
- Mr Carter recommended a condition regarding the installation of potable water laterals and toby valves and the removal of any redundant tobys and capping of laterals.
- The existing hydrants on St Peters Place are considered to provide adequate firefighting water supply for the proposed subdivision.
- Existing foul sewer laterals will be able to be utilised for two of the proposed lots with two new laterals required for the additional new lots. Proposed Lot 3 has an existing sewer lateral that services existing Lot 29. This will become redundant.
- Mr Carter recommended a condition regarding the installation of the foul sewer connections including the provision of rodding eyes for lots 3 - 4 and the capping of any redundant laterals.

- Existing storm water laterals will be able to be utilised for two of the proposed lots with two new laterals required for the additional new lots. Proposed Lot 3 has an existing storm water lateral that services existing Lot 29. This will become redundant.
- Mr Carter recommended a condition regarding the installation of the storm water connections including the provision of rodding eyes for lots 3 - 4 and the capping of any redundant laterals.

Power and Telecommunications

Mr Carter assessed the application with regard power and telecommunications and noted the following:

- Letters from electricity and telecommunications suppliers have been received confirming network capacity and were supplied with the consent application.
- Mr Carter recommended a condition regarding the supply of telecommunications and electricity to the proposed lots.

Hazards

Mr Carter assessed the application with regard hazards and noted the following:

- The QLDC Hazard Register Maps show the site falls within the LIC1 liquefaction hazard category, with an assessed liquefaction risk being "Nil to Low". Based on this hazard category and lack of any obvious site factors which suggest otherwise, Mr Carter was satisfied that future buildings are unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required under NZS 3604:2011 for timber framed buildings are sufficient. Foundation requirements for the buildings will be addressed under the related building consent and no conditions are necessary.
- A report by GeoSolve ("*Rock Bluff Stability Confirmation, March 2017*") outlining the issues regarding an area of instability was supplied as part of the consent application. Remedial work to stabilise the area of concern was completed under the supervision of GeoSolve and the report considers the bluff poses no further significant risk to the proposed subdivision. Mr Carter accepts the findings relating to site stability as detailed in the geotechnical report and makes no recommendations in this regard.

The assessment of Mr Carter is adopted and it is considered any adverse effects from services, infrastructure provision and hazards will be less than minor.

For the aforementioned reasons any adverse effect on the environment 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 activity is a **controlled** activity, so that adverse effects which do not relate to a matter of **control** have been disregarded (s95E(2)(b)).*

5.2 ASSESSMENT: EFFECTS ON PERSONS

Taking into account Section 5.1 above, no persons will be adversely affected by the proposal. The boundary adjustment will create a larger Lot 29 (temporarily) and a smaller Lot 28, however Lot 28 measuring 900m² will continue to be above the minimum lot size for the Low Density Zone and of a shape to accommodate the required 15x15m dimension. The lot sizes will be similar to or larger than the existing residential lots to the north, east and south of the sites. Any adverse effects on adjacent and nearby sites, from this boundary adjustment and subdivision, 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 sections 108 and 220 of the RMA as required to avoid, remedy or mitigate adverse effects.

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

Operative District Plan

The relevant Objectives and Policies are contained in Section 4 (District Wide Issues), Section 7 (Residential) and Section 15 (Subdivision, Development and Financial Contributions)..

Proposed District Plan

The relevant Objectives and Policies are contained in Section 4 (Urban Development) and Section 7 (Low Density Residential)

The proposed boundary adjustment and four lot subdivision will create lots that comply with the minimum lot size under the District Plan, can be appropriately serviced and access and are of anticipated dimensions for the Low Density Residential Zone. The proposed is consistent with relevant Objectives and Policies of both the Operative and Proposed District Plans.

7.3 OTHER MATTERS – SUBDIVISION (s106)

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case there are no such matters that would require refusing the subdivision.

7.4 PART 2 OF THE RMA

The proposal has been assessed as generally consistent with achieving the outcomes sought by the District Plan which gives effect to Part 2 of the RMA. Caselaw has established that there are no grounds to revisit Part 2 unless the planning document is either invalid, has incomplete coverage or is uncertain. This is not the case for this proposal and therefore the proposal is considered to promote the purpose 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 Sections 108 and 220 of the RMA.

8.0 OTHER MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to application under the RMA for certification pursuant to section 224(c).

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

Administrative Matters

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

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 Hamish Anderson on phone 021 707 740 or email hamish.anderson@qldc.govt.nz.

Report prepared by



Hamish Anderson
SENIOR PLANNER

Decision made by



Wendy Baker
INDEPENDENT COMMISSIONER

APPENDIX 1 - Consent Conditions

APPENDIX 2 - Applicant's AEE

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - 'Lots 1, 2, 3 & 4 Being a proposed subdivision of Lot 28 & 29 DP 365108 St Peters Place for St Andrews Park Ltd: drawing 2878.4R.1A', prepared by Aurum Survey and dated 31 August 2016

stamped as approved on 4 May 2017.

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. 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>

4. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Creation of Lot 1 & new Lot 29 herein

Stage 2: Subdivision of Lot 29 herein to create Lots 2 - 4

The stages set out above shall be progressed in staging order or concurrently, providing all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy conditions of this consent), are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991.

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

5. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
6. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:

- a) The provision of a water supply to Lots 1 - 4 in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015. The costs of the connections shall be borne by the consent holder.
- b) The provision of a foul sewer connection from Lots 1 - 4 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. This shall include an inspection chamber/rodding eye at the junction of the laterals for lots 3 and 4. The costs of the connections shall be borne by the consent holder.
- c) The provision of a stormwater collection and disposal system which shall provide both primary and secondary protection for future development within Lots 1-4, in accordance with Council's standards and connection policy. This shall include:
 - i) A reticulated primary system to collect and dispose of stormwater from all potential impervious areas within Lots 1-4 to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot; and
 - ii) A secondary protection system consisting of secondary flow paths to cater for the 1% AEP storm event and/or setting of appropriate building floor levels to ensure that there is no inundation of any buildable areas within the lots, and no increase in run-off onto land beyond the site from the pre-development situation.
- d) The provision of a sealed vehicle crossing that shall be constructed to Lots 1 - 4 to Council's standards.

To be completed before Council approval of the Survey Plan

7. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

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

8. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition (6) above.
 - c) All redundant vehicle crossings shall be removed and the footpath, kerb and channel, and berm reinstated.
 - d) All redundant toby valves are to be removed and redundant water laterals capped off at the main.
 - e) All redundant stormwater and/or sewer laterals shall be capped at the road edge/boundary.

- f) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- g) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Ongoing Conditions/Consent Notices

9. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - a) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Computer Freehold Register for the relevant lots providing for the performance of any ongoing requirements for protection of secondary flow paths or minimum floor levels for buildings, where deemed necessary by Council to satisfy Condition 6(c)(ii) above. The final wording of the consent notice instrument shall be checked and approved by the Council's solicitors at the consent holder's expense prior to registration to ensure that all of the Council's interests and liabilities are adequately protected.

Advice Note

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

INFORMATION PERTAINING TO AN APPLICATION FOR RESOURCE CONSENT

For:

SUBDIVISION (LOW DENSITY RESIDENTIAL)

On behalf of:

St Andrews Park (Queenstown) Ltd

CONSENT APPLICATION SUMMARY

Location:	10, 12, 14, 16, 18, 20 St Peters Place, Queenstown
Proposal:	Lots 1 -4 being a proposed Subdivision of Lot 28 DP 453379 & Lot 29 DP 365108
Type of consent:	Boundary Adjustment and Subdivision
Legal description:	Lot 28 DP 365108 & Lot 29 DP 365108
Zone:	Low Density Residential
Activity status request:	Controlled
Date prepared:	29 March 2017
ASCL file reference:	2878

Part A.) Information provided in accordance with the Fourth Schedule of the Resource Management Act 1991

A.1. Description of the Activity

A.1.1. Site & Location

The site is located on the northern side of St Peters Place, St Andrews Park, Queenstown and is legally described as Lot 28 DP 453379 CFR 270899 and Lot 29 DP 365108 CFR 580809.

The sites is accessed directly from St Peters Place. There are no existing dwellings on the site.

A.1.2. The Proposal

The applicant seeks to adjust the boundary of Lot 28 DP 453379, and then subdivide Lot 29 into 3 lots, creating a 4 lot subdivision with lots ranging from 900m² to 1884m² in area. It is proposed that this occurs in two stages.

Stage 1:

Adjustment of the existing boundary between Lot 28 DP 453379 and Lot 29 DP 365108, reducing the current 2549m² area of Lot 28 to 900m². Lot 29 would increase in area from 2495m² to 4142m² as a result of the boundary adjustment. A new title would be created for Lot 1 and 29.

Stage 2:

Subdivision of Lot 29 DP 365562 into 3 lots. The new lots would be Lot 2 901m², Lot 3 1357m² and Lot 4 1884m²

Lot 1 and 2 will require new service connections. Lot 3 will be serviced by the existing service connections and Lot 4 will require a re-routing of the existing services. Service easements will be created to protect all services within the subdivision.

A.1.3. Other resource consents required

A.1.3.1. Historical consents

RM050869 was granted by the Queenstown Lakes District Council on 8 December 2005 to undertake a 70 Lot residential subdivision of Part Section 39 and Part Section 41-42 Block XX Shotover Survey District, and Part Section 57 Block XX Shotover Survey District.

RM060750 was granted by the Queenstown Lakes District Council on 21 September 2006 to subdivide Lot 29 DP 365562 into four residential allotments. This consent was not actioned by St Andrews Park (Queenstown) Limited and has now lapsed.

RM120146 was granted by Queenstown Lakes District Council on 21 March 2012 to undertake a boundary adjustment between Lot 27 and Lot 28 DP 365562. The boundary adjustment resulted in a reduction in the size of Lot 27 from 3033m² to

1490m², and an increase in the size of Lot 28 from 1058m² to 2548m². No additional titles were created as result of the boundary adjustment.

A.1.3.2. Additional consents needed

No additional consents are required (further to this application).

A.2. Part 2, Resource Management Act 1991

Matters of national importance

The proposal recognises the matters of national importance as listed in Part 2, Section 6 of the Resource Management Act 1991, and where relevant those matters are provided for.

In particular this subdivision does not involve:

- Coastal environment, wetlands, lakes or rivers
- Outstanding natural features and landscapes
- Significant indigenous vegetation and habitats
- Maori culture, traditions, land, waahi tapu or taonga
- Historic heritage
- Protected customary rights

Other matters

The proposal recognises other matters as listed in Part 2, Section 7 of the Resource Management Act 1991, and where relevant those matters are provided for.

In particular this subdivision is not contrary to:

- Kaitiakitanga or stewardship
- Efficient use of resources and energy (including renewable energy)
- Maintenance and enhancement of amenity values & quality of the environment
- Intrinsic values of ecosystems and protection of habitats (trout and salmon)
- Effects of climate change

A.3. Section 104(1)(b), Resource Management Act 1991

Assessment of the activity against any relevant provisions of certain documents:

A.3.1. Queenstown Lakes District Council District Plan

Under the Queenstown Lakes District Council District Plan the site is zoned Low Density Residential.

A.3.1.1. Relevant Subdivision Site & Zone Standards

15.2.6.3.i.a Lot size and dimension: Low Density Residential, 600m², controlled.

Servicing: Refer to *Part B* below for servicing matters.

A.3.1.2. Relevant District Plan Objectives

Part 4 (District Wide Issues)

Comments in regard to the relevant district wide objectives as follows;

Nature conservation values: This proposal has minimal effects.

Air quality: This proposal has minimal effects.

Landscape & visual amenity: This proposal has minimal effects.

Takata Whenua: We are not aware of any relevant site values in this regard.

Open space & recreation: The proposal has minimal effects.

Energy: The proposal has minimal effects.

Natural hazards: No natural hazards have been identified on this site.

Urban growth: The proposal is in keeping with the Low Density Residential Zone

Part 7 (Residential Areas)

Comments in regard to the Low Density Residential Objectives and Policies

Objective 1 – Availability of Land

The proposal creates more residential Lots while remaining within the intention of the Low Density Residential Zone.

Objective 2 – Residential Form

The subdivision layout is consistent with residential development providing some small Lots and some larger while making efficient use of available service infrastructure.

Objective 3 – Residential Amenity

The proposal is in keeping with low density residential development.

Objective 4 – Non-Residential Activities

The lots are intended for residential use only.

Part 14 (Transport)

The proposal does not conflict with any of the transport objectives. All lots will require new access to be created off St Peters Place.

Part 15 (Subdivision)

Comments in regard to the relevant Subdivision Objectives and Policies

Objective 1 – Servicing

Servicing of the subdivision can be provided in keeping with the Council objectives and policies. Refer *Part B* below

Objective 2 – Cost of services

The existing Council infrastructure has capacity to service the extra Lots in this proposal.

Objective 4 – Outstanding Natural Features, Landscape and Nature Conservation Values

The proposed subdivision is not in an area of outstanding natural landscape or nature conservation value.

Objective 5 – Amenity Protection

The lots in this proposal are all over 600m² and are in keeping with a low density residential environment.

A.3.2. National Environmental Standard for Contaminants in Soil

Pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012, we have undertaken a comprehensive review of District and Regional Council records and we have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

A.3.3. Site Stability Assessment

Geosolve conducted mapping of the rock bluff on Lot 28 DP 453379 and Lot 29 DP365108 to identify areas of potential instability. Remedial works were completed by Base Contractors to address the areas of the rock bluffs that had been identified as unstable. Final inspections by Geosolve confirmed that stabilisation work had been satisfactorily completed and that no significant instability of the bluff is expected over the lifetime of future dwellings constructed on the lots below. The Geosolve report concluded that the bluff was considered to pose no significant risk to the proposed subdivision from a geotechnical perspective. A copy of the Geosolve report is attached.

No other documents are considered relevant to this application (pursuant to Section 104(1)(b)).

A.4. Assessment of Effects on the Environment

A.4.1. Information pursuant to Clause 6, Schedule 4 RMA 1991

A.4.1.a. Where it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

No alternative locations are proposed.

A.4.1.b. An assessment of the actual or potential effect on the environment of the proposed activity:

The proposal will not create any significant adverse effects on the environment.

A.4.1.c. Where the activity includes the use of hazardous substances and installations, an assessment of the risks to the environment which are likely to arise from such use:

Not applicable.

A.4.1.d. Where the activity includes the discharge of any contaminant, a description of:

- (i) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
- (ii) Any possible alternative methods of discharge, including discharge into any other receiving environment:**

Not applicable.

A.4.1.e. A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

Not applicable.

A.4.1.f. An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted:

No neighbouring parties are considered affected by this proposal. However, consultation was undertaken with Heritage New Zealand (HNZ) to determine if there was anything of historical significance relating to the site. They identified adjacent sites with historical features but nothing specifically for this site. As a precaution they have suggested the following Consent Conditions be volunteered:

In the event that an unidentified archaeological site is located during works, the following applies;

- 1. Work shall cease immediately at that place and within 20m around the site.*
- 2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.*
- 3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.*
- 4. If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act, Protected Objects Act).*
- 5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.*
- 6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.*
- 7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.*
- 8. Heritage New Zealand will determine if an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 is required for works to continue.*

It is an offence under S87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of whether the works are permitted or a consent has been issued under the Resource Management Act.

A.4.1.g. Where the scale or significance of the activity's effects are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom:

No monitoring is required.

A.4.1.h. If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity:

Not applicable.

A.4.2. Matters pursuant to Clause 7, Schedule 4 RMA 1991

A.4.2.a. Any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

There will be a minimal effect on the neighbours resulting from the subdivision. Any effects would be consistent with the low density residential environment defined by the zoning.

A.4.2.b. Any physical effect on the locality, including any landscape and visual effects:

The additional dwellings on the site resulting from the subdivision will result in some impact on the St Peters Place visual character but this will not be outside of what is expected in a low density residential environment.

A.4.2.c. Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

No additional effects are anticipated.

A.4.2.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:

No additional effects are anticipated. In the event of anything of historical significance being discovered the HNZ conditions will be followed to ensure no adverse effects.

A.4.2.e. Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

No additional discharge or unreasonable emission of noise is anticipated.

A.4.2.f. Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No risks are anticipated.

Part B.) Additional Information: Services and Access

B.1. Services

There are services in place for the existing lots (Lot 29 DP 365562 and Lot 28 DP 453379). These services will be rationalised as part of this development to make the most efficient use of the lot areas. New service connections will be required for some of the lots in the new subdivision, and are detailed below.

Water

Water is available in St Peters Place.

Lot 1 will require a new connection into the 50mm mPVC line that currently terminates near the boundary of proposed Lot 1 and existing Lot 27 DP 469219.

Lot 2 will require a new connection into the 100mm mPVC main.

Lot 3 will have water supplied by the existing connection to the 100mm mPVC main.

Lot 4 will require an extension to the existing connection that services underlying Lot 29 DP 365562

The layout and detail of these new and extended connections are shown on the attached plans.

Electricity

Existing electrical infrastructure is available in St Peters Place and network capacity has been confirmed by Aurora. Lot 1 and Lot 2 will require a new connection. Lot 3 will have power supplied by the existing connection. Lot 4 will require a new connection.

Telecommunications

Existing telecommunications infrastructure is available in St Peters Place and Chorus has confirmed network capacity. The layout has not been finalized.

Sewer disposal

Existing sewage disposal infrastructure is available in St Peters Place.

Lot 1 and Lot 2 will require new foul sewer lateral connections into the 150mm uPVC sewer main. Lot 3 has an existing connection to the 150mm MPVC connection. Lot 4 will require an extension to the existing foul sewer lateral connection that services underlying Lot 29 DP 365562.

Stormwater disposal

Existing stormwater disposal infrastructure is available in St Peters Place. Lot 1 and Lot 2 will require new foul sewer lateral connections into the 225mm uPVC storm water main Lot 3 has an existing connection to the 225mm uPVC connection. Lot 4 will require an extension to the existing storm water lateral connection that services underlying Lot 29 DP 365562.

B.2. Access

All lots have legal frontage and individual right of access to St Peters Place.

B.3. Easements, Covenants and Consent Notices

No additional easements will be required for services generally in accordance with the scheme plan attached, however additional easements may be required and are subject to survey.

No Covenants are proposed.

D. Conclusion

It is anticipated this application will be assessed as a controlled activity.

We submit that the proposal is consistent with the policies and objectives of the District Plan, and the effects of the proposed activity are minimal.

Should you have any queries, please contact the undersigned in the first instance.

Yours faithfully
Aurum Survey Consultants

Antony White
Registered Professional Surveyor (BSurv hons)
Mobile 0272288504
awhite@ascl.co.nz

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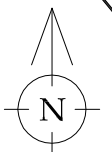
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM170323**
Thursday, 4 May 2017

Section 2
SO 317364

Legend:

- Stage 1
- Stage 2



Lot 25
DP 365562

Lot 300
DP 365562

Lot 27
DP 469219

Lot 1
DP 469219

Lot 2
901m²

Lot 1
900m²
(Stage 1)

Lot 26
DP 365562

Lot 34
DP 365562

Lot 3
1357m²

Lot 33
DP 365562

Lot 29
DP 365562
OFR 270899

St Peters Place

Highview Terrace

Lot 4
1884m²

Lot 35
DP 365562

Lot 47
DP 365562

Lot 29
DP 300507

Lot 32
DP 365562

Lot 2
DP 479853

Lot 46
DP 365562

Lot 30
DP 300507

Lot 30
DP 365562

Note: All areas and dimensions are subject to final survey. Additional easements may be required for services

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

REV.	DATE	REVISION DETAILS:	BY:
A	11/8	Initial release	KB

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to St Andrews Park Ltd. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
**LOTS 1, 2, 3 & 4 BEING A PROPOSED
SUBDIVISION OF LOT 28 & 29 DP 365108
ST PETERS PLACE
for ST ANDREWS PARK LTD**

DATE: 31 Aug 2016
BY: Kat Bulk
Scale: 1:500
Original Plan A3
DRAWING & ISSUE No.
2878.4R.1A

AURUM SURVEY

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



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant	J Glew, D Glew & Proapt Trustees Limited
RM reference	RM210754
Application	Application under Section 88 of the <i>Resource Management Act 1991</i> for the construction of three (3) residential units each with residential flats, to undertake and utilise the residential units for residential visitor accommodation activities for up to 90 nights. Consent is also sought for associated earthworks, access, density, building height breaches
Location	10 St Peters Place, Queenstown
Legal Description	Lot 1 Deposited Plan 512388 held in Record of Title 788836
Zoning:	ODP: Low Density Residential PDP: Lower Density Suburban Residential
Activity Status	Non-complying
Decision Date	9 June 2022

SUMMARY OF DECISIONS

1. Pursuant to s95A-95F of the *Resource Management Act 1991* (RMA) the application will be processed on a **non-notified** basis given the findings of Section 5 of the s95A and 95B report. This decision is made by Niamh Sheehy, Senior Planner on 9 June 2022 under delegated authority pursuant to s34A of the RMA.
2. Pursuant to s104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the s104 decision imposed pursuant to s108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder.
3. The decision to grant consent was considered (including the full and complete records available in Council’s electronic file and responses to any queries) by Niamh Sheehy, Senior Planner under delegated authority pursuant to s34A of the RMA.

1 SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to construct three (3) residential units each with residential flats, to undertake 90-night residential visitor accommodation (RVA) activities from each residential unit. Consent is also sought for associated earthwork, density, building height, construction noise and transport breaches. These consents are sought for 10 St Peter's Place, Queenstown (the "subject site") (Figure 1).

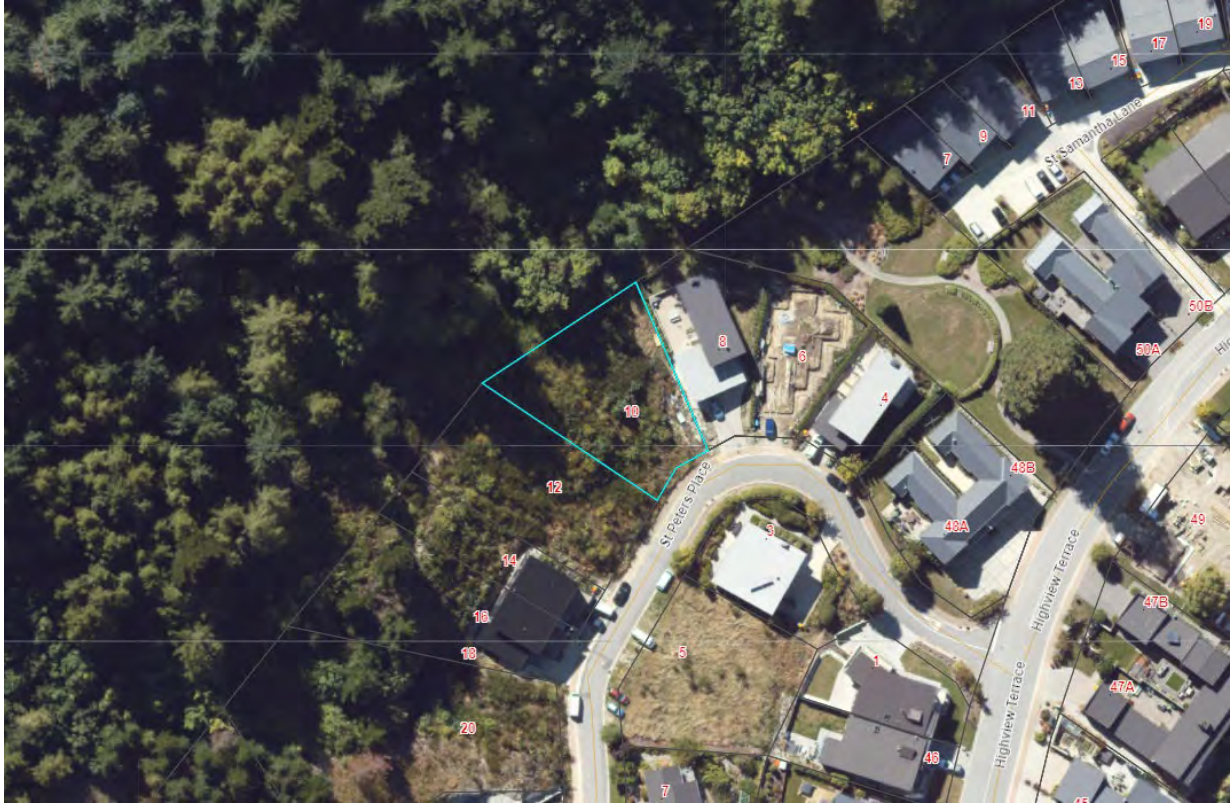


Figure 1 The subject site (outlined in blue) and surrounding environment. Source: QLDC "property" map

The Applicant's have provided a description of the proposal, the site and locality and the relevant site history in the sections of the report entitled "Assessment of Effects", prepared by Lucy Milton of L M Consulting Limited and submitted as part of the application (hereon referred to as the Applicants' AEE and attached as Appendix 2). This description is considered adequate and is adopted for the purpose of this report with the following clarifications:

- Following submission of the application, minimum parking standards were removed from the District Plans as per the National Policy Statement on Urban Development in January 2022. Therefore, there is not a breach of parking standards as outlined in the applicant's AEE as these standards no longer apply.
- The Applicant's supplied a geotechnical report prepared by Tom Goosey of RDA Consulting (Appendix 3 [*Geotechnical Investigation Report – Glew St Peters Geotech*' Ref: 51746, dated 09/08/2021]) noted that rock-bolting into adjacent sites *may* be required. For the purpose of the decision, it was requested that the Applicant's confirm whether rock-bolting is proposed or not. Subsequently, an additional comment from Mr Goosey was supplied confirming that no rock-bolts or permanent works outside of the site are required for the proposed works (Appendix 4 [*10 Glew St Peters Geotech – Resource Consent RFI – Geotechnical Review*' Ref:51746 dated 03/03/2022]). It is, however, noted that temporary battering is required into 12 St Peter's Place adjoining the subject site to the east.
- The Applicant's initially applied for 180-night RVA in each residential unit and residential flat to be operated independently – resulting in year-ground guest letting in each proposed building. The intention of the residential flat provision is to enable an additional living component that is *ancillary* to the main dwelling. By proposing an RVA activity in each residential unit and residential flat to

operate independently, it deteriorates the purpose and principle of the residential flat provision. The residential flats would effectively operate and be treated as a residential unit and, therefore, not be ancillary. The Applicant's have not demonstrated how the residential flats would otherwise be ancillary. In addition to this, it was also determined that the RVA component (as initially proposed by the Applicant's) would alter the anticipated residential character by being at a scale and intensity that it inconsistent with the area and zone. In response, the Applicant's elected to reduce the scale: The proposed activity therefore seeks to operate RVA activities in each residential unit¹ up to 90-nights per calendar year and limited to one (1) group per stay.

2 ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, its decisions on Stage 2 of the PDP on 21 March 2019 and its decisions on Stage 3 on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated as operative under s86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under s9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned *Low Density Residential* in the ODP and the proposed activity requires resource consent for the following reasons:

Section 7 – Residential Areas

- A **restricted discretionary** activity pursuant to Rule 7.5.3.4(i) for visitor accommodation activities. Council's discretion is with respect to:
 - a) the location, external appearance and design of buildings
 - b) the location, nature and scale of activities on site;
 - c) the location of parking and buses and access;
 - d) noise; and
 - e) hours of operation.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned *Lower Density Suburban Residential* in the PDP and the proposed activity requires resource consent for the following reasons:

Rules that have legal effect under s86B(1) and are treated as operative:

Chapter 7 – Lower Density Suburban Residential

- A **restricted discretionary** activity pursuant to Rule 7.5.9 for a breach of the 4m building separation for detached residential units. It is proposed to locate the proposed residential units up to 2.3m and 2.7m apart. Council's discretion is restricted to:
 - a) Whether site constraints justify an alternative separation distance;
 - b) Whether an overall better amenity values outcome is being achieved, including for off-site neighbours;
 - c) Design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units; and
 - d) In Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.

¹ The term 'residential unit' encompasses the residential flat. For clarity, each residential unit and residential flat collectively is proposed to be let to one (1) group up to 90-nights per calendar year.

- A **restricted discretionary** activity pursuant to Rule 7.5.12 for provision of waste and recycling storage. It is proposed to locate waste and recycling storage within the garage which may impede vehicle movements. Council's discretion is restricted to:
 - a) Effects on amenity values;
 - b) Size, location and access of waste and recycling storage space; and
 - c) Consistency with the Residential Zone Design Guide 2021.
- A **discretionary** activity pursuant to Rule 7.5.3 for a breach of the 5.5m height plane. It is proposed to breach the building height plane by up to 4m on several points and roof ends. Council's discretion is not restricted to this matter.
- A **discretionary** activity pursuant to Rule 7.5.8 for a breach of 4.5m road boundary setbacks. It is proposed to construct the garage and first floor deck on Building 1 up to 2m (19.8m²) from the road boundary. Council's discretion is not restricted to this matter.
- A **non-complying** activity pursuant to Rule 7.5.2 for a breach of the maximum 7m height plane. It is proposed to construct Building 1 and Building 3 2.3m and 0.7m above the maximum building height plane.
- A **non-complying** activity pursuant to Rule 7.5.11 for the construction of three residential units with a net site area² less than 300m². It is proposed to construct three (3) residential units less the 162.9m² access which would subsequently result in a net site area of 245.7m² per building.

Chapter 25 – Earthworks

- A **restricted discretionary** activity pursuant to Rule 25.4.2 in regard to volume of earthworks up to 300m³. It is proposed to undertake 1426m³ of earthworks on the subject site. The earthworks constitute 1353m³ of cut which 73m³ of engineered backfill to be transported onto the site. Council's discretion is restricted to the following:
 - a) Soil erosion, generation and run-off of sediment;
 - b) landscape and visual amenity values;
 - c) effects on infrastructure, adjacent sites and public roads;
 - d) land stability;
 - e) effects on water bodies, ecosystem services and biodiversity;
 - f) cultural, heritage and archaeological sites;
 - g) nuisance effects;
 - h) natural hazards; and,
 - i) functional aspects and positive effects.
- A **restricted discretionary** activity pursuant to Rule 25.5.15 in regard to maximum depth of cut up to 2.4m. It is proposed to undertake cuts up to 8.5m depth. Council's discretion is restricted to the matters outlined at 25.7 and listed above.
- A **restricted discretionary** activity pursuant to Rule 25.5.18 in regard earthworks in proximity to the site boundary. It is proposed to undertake an 8.5m cut up to 2m from the boundary. Council's discretion is restricted to the matters outlined at 25.7 and listed above.
- A **restricted discretionary** activity pursuant to Rule 25.5.21 in regard to volume of clean-fill to be transported via road to or from a subject site. It is proposed transport up to 1426m³ of clean-fill by road from the subject site which constitutes 1353m³ of cut transported from the site and 73m³ of engineered backfill to be transported onto the site. Council's discretion is restricted to the matters outlined at 25.7 and listed above.

² The interpretation of density under Chapter 7 as per section 7.3.2.4 requires that 'proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit'. In this, the density of the proposed activity must be calculated based on future/potential net site area as if the subject site was proposing a combined subdivision, even if a subdivision activity is not proposed.

Chapter 29 – Transport

- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.3 for size of car-parking spaces for Class 2 users which shall have an aisle width of 6m, stall width of 2.7m (plus 300mm as per note 3 of Rule 29.11.1) and a stall depth of 5m. It is proposed to construct an open air carpark for Class 2 users with an aisle width of 5.5m, a stall width of 2.6 and a stall depth of 5m. Council's discretion is restricted to:
 - size and layout of parking spaces and associated manoeuvring areas
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.7(a) for the minimum 2.4m width for an entrance to a single car garage. It is proposed to construct Building 1 with two (2) garage entrances each with a width of 2.3m. Council's discretion is restricted to:
 - a) the design of residential parking spaces; and
 - b) effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.15(a) for width and design of vehicle crossings that shall have a minimum formed width of 4.0m and a maximum of 9.0m for 'other' activities – including residential visitor accommodation. It is proposed to construct the three (3) vehicle crossings each between 3m and 3.5m. Council's discretion is restricted to the following:
 - a) effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment, and;
 - b) the location, design, and width of the vehicle crossing.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.18 for minimum sight distances from vehicle accesses for 'residential activities' which requires that 40km/hr³ local roads maintain a sight distance of 45m. It is proposed to construct three (3) vehicle crossings with sight lines to the east (for vehicles travelling towards the end of St Peter's Place) between approximately 25m-30m. Of note, sight lines to the west (for vehicles travelling towards Highview Terrace) are compliant. Council's discretion is restricted to the following:
 - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.18 for minimum sight distances from vehicle accesses for 'other activities' which requires that 40km/hr local roads maintain a sight distance of 80m. It is proposed to construct three (3) vehicle crossings with sight lines to the east (for vehicles travelling towards the end of St Peter's Place) between approximately 25m-30m. Of note, sight lines to the west (for vehicles travelling towards Highview Terrace) are compliant. Council's discretion is restricted to the following:
 - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.20 for maximum number of vehicle crossings which shall have one (1) vehicle crossing on local road with a frontage length of 18m or less. The proposed development will result in three (3) vehicle crossings, with a frontage length of 14.5m. Council's discretion is restricted to the following:
 - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.

³ St Peters Place has a posted 40km/hr speed limit. The application is therefore assessed against the standard associated with the 50km/hr speed limit.

Chapter 36 – Noise

- A **discretionary** activity pursuant to Rule 36.5.13 in regard to the construction noise up to 75 dB L_{Aeq} when measured at 1m from the façade of any (potential) building in accordance with NZS 6803:1999 *Acoustics – Construction noise*. It is proposed to breach maximum construction noise between 75 dB L_{Aeq} and 82 dB L_{Aeq} and for a duration of 8 weeks received at 3, 4 and 6-8 St Peter's Place. Council's discretion is not restricted to this matter.

Rules that have legal effect under s86B(1) but are not yet treated as operative:

Chapter 7 – Lower Density Suburban Residential

- A **non-complying** activity pursuant to Rule 7.5.18 RVA activities. It is proposed to undertake RVA activities in three (3) residential units that exceed a cumulative total of 180-nights occupation by paying guests on a site per 12-month period.

2.3 NATIONAL ENVIRONMENTAL STANDARDS

Based on the Applicants' 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.

2.4 ACTIVITY STATUS SUMMARY

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

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3 PUBLIC NOTIFICATION (SECTION 95A)

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The Applicant's have not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the Applicant's to provide further information or refusal of the commissioning of a report under s92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under s15AA of the *Reserves Act 1977* (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by s87AAB that is restricted discretionary, discretionary or non-complying.

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in Sections 3.3.1-3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)) (see Figure 2)*
- *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in Section 3.3.2 below.*

3.3.2 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, the permitted baseline under the ODP and PDP is as follows:

ODP

Under the ODP, is it permitted to:

- Construct (subject to compliance with temporary construction related activities) a residential unit with an associated residential flat (used for residential activities) – subject to compliance with built form standards (height, setbacks, density etc.) with associated access, landscaping, servicing etc.

It is also noted that the visitor accommodation activities require resource consent by default where no permitted baseline exists. This permitted baseline is relatively inconsequential given the scale and nature of the development and is therefore **not applied** for purpose of the s95a and s95b assessment.

PDP

Under the PDP, is it permitted to:

- Construct (subject to compliance with temporary construction related activities) a residential unit with an associated residential flat (used for residential activities) – subject to compliance with built form standards in Table 7.5 of the PDP (height, setbacks etc.), where the density of development does not exceed one residential unit per 450m² net site area, and with associated access, landscaping, servicing etc.
- Undertake a maximum volume of 300m³ of earthworks with a cut height of 2.4m, fill height of 2m and a maximum 300m³ of clean-fill transported to-and-from the subject site (associated with residential activities);

It is also noted that RVA activities require resource consent by default where no permitted baseline exists. Furthermore, the above-mentioned permitted activities are relatively inconsequential given the scale and nature of the development and is therefore **not applied** for purpose of the s95a and s95b assessment.

3.3.3 Assessment: Effects On The Environment

Taking into account Sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

For the purpose of this decision, Council has requested internal comment from the following Council departments as part of processing which have been incorporated into the assessment below:

- Queenstown Lakes District Council Consultant Land Development Engineer, Alan Hopkins, has undertaken a review of the proposed activity in respect to engineering matters – including access, parking, earthworks and servicing. Mr Hopkin's report, which contains the relevant assessment and recommendations, is found in Appendix 5.
- Queenstown Lakes District Council Parks and Reserves Planner, Alexandra Jamieson, has undertaken a review of the proposed activity in respect to the actual or potential impact and implications on the Council Reserve (Section 2 SO 317364). Ms Jamieson's report, which contains the relevant assessment and recommendations, is found in Appendix 6.

Earthwork effects

Land stability

The proposed activity involves several large earthwork cuts and some relatively smaller portions of fill which have potential effects on the environment as a result of instability. Mr Hopkins has reviewed the application, including the geotechnical report and subsequent comment prepared by

Tom Goosey of RDA Consulting (Appendix 3 and Appendix 4) in respect to land stability. As outlined by Mr Goosey and reviewed by Mr Hopkin's, the proposed cuts are located in close proximity to the internal boundaries and can be stabilised within the confines of the subject site⁴. It is however noted that some temporary battering (max 1m deep) into the properties to the east and west will be undertaken outside the subject site. Mr Hopkin's recommends a condition that the works are undertaken in accordance with the advice provided Mr Goosey. Mr Hopkin's further recommends that excavations are supervised and inspected by a suitably qualified geotechnical expert, that detailed design necessary under the *Building Act 2004* is undertaken prior to occupation, and the proposed fill is certified. The recommended conditions have been subsequently volunteered by the Applicant's and they now form part of the application. As such, effects on the environment **will not** be more than minor.

Construction effects

Noise and vibration

The proposed activity has potential to result in adverse effects on anticipated levels of amenity as a result of excessive construction noise due to rock breaking, along with other construction related noise. In this case, it is considered that rock breaking is somewhat necessary in order to develop a site in this locality and will be temporary in nature and the duration will be relatively short on a daily basis. The construction noise and vibration report prepared by Michael Smith of Altissimo Consulting titled '*Construction Noise and Vibration Assessment*' Ref: A21-115_R01_B dated 4/10/2021 (Appendix 7) recommended a series of conditions to best manage potential noise effects and these conditions are considered appropriate to manage effects to an acceptable level⁵. The Applicant's has subsequently volunteered the condition that they comply with the recommendation outlined by Mr Smith and they now form part of the application. As such, effects on the environment **will not** be more than minor.

Sedimentation, erosion and dust

The proposed activity has potential to result in adverse effects from sedimentation and erosion during the construction and earthmoving phase. In this case, the proposed works are considered 'medium risk' per *Queenstown Lakes District Council's Guidelines for Environmental Management* policy. The *Guidelines* direct that 'medium risk' earthworks are undertaken in a way that appropriately manages sedimentation and erosion to a suitable level to mitigate environmental impacts. On Council's recommendation, the Applicant's has subsequently volunteered the 'medium risk' conditions and they now form part of the application. As such, effects on the environment **will not** be more than minor.

Vehicle movements

The proposed construction work and earthwork activities will result in reasonably lengthy vehicle movements. Those vehicle movements have potential nuisance on the environment and adverse safety outcomes on the surrounding road network. With respect to potential nuisance effects, it is considered that heavy vehicle movements are temporary in nature and somewhat necessary in order to develop the site. Regarding safety, Mr Hopkin's recommends that traffic management is undertaken and during the construction phase. The condition has subsequently been volunteered by the Applicant's and it now forms part of the application. As such, effects on the environment **will not** be more than minor.

Urban Design, Residential Character and Built form effects

Vehicle crossings, accesses and parking

There are three proposed vehicle crossings and one accessway (to Building 3) which have potential safety and amenity effects. In addition to this, there is one open-air carpark that does not comply

⁴ Rock bolts were deemed not necessary and were subsequently removed from the application.

⁵ Effects of construction noise for the purpose of s95A is assessed in the context of the wider environment. Potential effects on adjoining and adjacent neighbours is further considered as part of the s95B assessment where only those sites will experience and breach of maximum construction noise.

with the minimum dimensions for Class 2 users. Regarding the formation of the crossings and accessway, they are considered to be an appropriate size and sufficient in order to accommodate reversing (Building 1 garage) and on-site manoeuvring (Building 3 garage). Given the location, the existing design of St Peter's Place means that most possible vehicle crossing locations would be in breach of minimum sight lines. Notwithstanding, St Peter's Place is a low speed environment where relatively smaller sight lines are not uncommon (see 3 St Peter's Place). In addition to this, the location and design of the crossings will not be out-of-character and will not impact the level of amenity anticipated on St Peter's Place. Regarding the open air-carpark, it is considered that there are a sufficient number of carparks for each residential unit that parking in this space would not be necessary in order to service the development and provides for overflow parking for occasional visitors. The Applicant's has subsequently volunteered the conditions and they now form part of the application. In doing so, the proposed accesses/crossing are safe and efficient while the location of the crossing in the context of St Peter's Place will not adversely impact the level of amenity in the area and zone. As such, effects on the environment **will not** be more than minor.

Urban design, setbacks, building height etc.

The proposed activity has potential to generate adverse effects on the character and visual amenity anticipated in this area and zone. These potential impacts considered in the following assessment arise specifically from the physical urban design outcome and associated built form breaches. The Applicant's have provided an assessment against QLDC's *Residential Zone Guidelines* (Appendix 8) in order to characterise the design within the identified 'good design elements'. The assessment argues that the design of the buildings will generate an acceptable urban outcome. The assessment and the conclusion derived from the Applicants' urban design assessment is considered comprehensive and accurate. As such, adverse effects on the environment **will not** be more than minor.

Residential Density

The proposed density has potential to generate adverse effects on the environment due to impacting/altering the anticipated residential character of the area and zone. For clarity, whether the development is out-of-character in terms of the *physical urban design outcome and associated built form breaches* has previously been addressed (see *urban design, setbacks, building height etc.* above). Rather, this section assesses the degree which the density of the activity may adversely impact residential character by being above the threshold of the anticipated density for residential development on a 900m² residential section in the LDSR. Existing development in St Peter's Place and Highview Terrace are often characterised by two-story (see 14, 16 18-20 St Peter's Place) and sometimes multi-unit development (see 7-29 St Samantha Lane). These developments often cover large portions of the allotments (see 6-8 St Peter's Place) contain garaged fronting close to the road boundary (see 4 and 14 and 16 St Peter's Place). Having considered the urban design outcomes, detailed landscape treatment and provision of sufficient open space across the site, the residential density and scale will not be out-of-character in the area and zone. In addition to this, the design presents a positive outcome by consisting of smaller and relatively distinct buildings intersected by landscaping which subsequently reduces the visible mass and bulk of the buildings and maintains a level of separation that suitably maintains the residential character and amenity of the surrounding environment. As such, effects on the environment **will not** be more than minor.

Effects on Parks and Reserves

Council's Parks and Reserve Department have reviewed the application and provided a report regarding potential effects on Queenstown Hill reserve (Section 2 SO 317364), which is administered by QLDC. Ms Jamieson notes that:

*The applicant proposes to plant *Plagianthus regius* (Lowland Ribbonwood), *Fuscospora cliffortioides* (Mountain Beech), and what appears to be *Pennantia corymbosa* (Kaikomako). All landscaping is to be planted within the site boundary. The consent holder is advised that any*

overhanging vegetation is able to be trimmed by the neighbour, to the boundary. It is therefore recommended that more suitable species are planted given they will outgrow this area very quickly, considering these trees typically grow between 12 and 20 metres in height when mature. Low growing and less flammable vegetation would be more suitable in this area.

In this, Ms Jamieson notes that the proposed landscaping, and the chosen species, are not favoured by the Parks and Reserves Team. An advice note is applied in this regard. At the time Parks and Reserves were engaged for comment, the application in the initial geotechnical report (Appendix 3) indicated that rock-bolts may be required – which was later removed from the application (Appendix 4). Ms Jamieson clarified that no works (including rock-bolts and/or temporary or permanent retaining) are authorised in Queenstown Hill reserve. For clarity, a condition to ensure that no works are undertaken – either temporary or permanent – in the Queenstown Hill reserve is recommended. The Applicant's have subsequently volunteered this condition and they now form part of the application. As such, effects on the environment **will not** be more than minor.

Residential visitor accommodation effects

Scale, social cohesion, noise and traffic

The proposed activity has potential effects on the anticipated residential character and level of social cohesion (by being at a scale above what is anticipated in the context of the area and zone) and amenity values (arising from inappropriate noise, traffic, waste management).

As described in Section 1 of this report, each residential unit (i.e. each of the three proposed buildings) will operate independently, meaning that up to nine months of a calendar year there may be guests on site. The site as a whole will therefore retain a residential component for at least three months. When considering each building independently, as the RVA use is limited to 90-nights per unit means that the residential component in this respect will be retained for at least nine months of the calendar year when the unit is available for residential purposes. In addition to this, the operation of RVA activities up to 90-nights per building is generally anticipated in the area and zone. In doing so, the scale will not noticeably alter the residential character of the surrounding environment and the remaining residential component still allows for opportunities for social cohesion in the area and zone.

Regarding amenity values, the Applicant's have volunteered to submit a visitor accommodation management plan (VAMP) for certification by Council to ensure noise and nuisance effects are managed on-site. The VAMP will manage guest numbers, outdoor area use (noise) complaints procedures and waste management to maintain residential amenity. Regarding traffic movements, this is considered to be comparable to typical residential activities and will not give rise to increased adverse effects. As such, effects on the environment **will not** be more than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

Given the above assessment, it is assessed that the proposed activity will or is likely to have adverse effects on the environment that is more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4 LIMITED NOTIFICATION (SECTION 95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). 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.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under s95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with s95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with s95E.

4.3.1 Considerations in assessing adverse effects on Persons (s95E(2)(a)-(c))

Effects that may be disregarded:

- a) Disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.

Effects that must be disregarded:

- b) Disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) Have regard to every relevant statutory acknowledgement specified in Schedule 11.

4.3.1 [iii] Persons who have provided written approval (s95E(3))

- 6-8 St Peters Place (east of the subject site)
- 12 St Peters Place (west of the subject site)

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in s95E(2) and (3) as set out in section 4.3.1 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.

As identified in section 4.3.1[iii] above, adjoining neighbours to the east and west have supplied written approval and therefore are excluded from the assessment of effects on persons (Figure 2). It is considered that 3 St Peter's Place, located on the southern side of St Peter's Place directly across from the subject site, may be potentially affected but have not supplied written approval. In doing so, the effects on the owners and occupiers of 3 St Peter's Place are considered in the following assessment.



Figure 2. Location of owners and occupiers considered to be potentially affected under s95B (highlighted blue) and those location of those persons who have provided written approval (outlined orange). QLDC "property" map

3 Saint Peters Place

Construction effects

Noise and vibration

The proposed activity has potential adverse effects on amenity and the integrity of surrounding built form as a result excessive construction noise. In this case, it is considered that rock breaking is somewhat necessary in order to develop a site in this locality and will be temporary in nature where the duration will be limited to 8 weeks. Mr Smith's report has recommended a series of conditions to best manage potential noise effects and these conditions are considered appropriate

to manage effects to an acceptable level. As previously mentioned, the Applicant's have subsequently volunteered to adhere to Mr Smith's recommendations and they now form part of the application. As such, effects on persons will be **less than minor**.

Sedimentation, erosion and dust

The proposed activity has potential effects on the owners and occupiers of 3 St Peter's Place due to sedimentation, erosion and dust. As previously mentioned, the Applicant's have volunteered conditions ensure that the proposed works appropriately manage potential adverse outcomes. As such, effects on persons will be **less than minor**.

Vehicle movements

The owners and occupiers of 3 St Peter's Place may experience an adverse safety and amenity impact due to construction related vehicle movements. In this case, traffic management plan will manage safety effects and hours of operation – which also controls heavy vehicle movements – will limit the activity to a reasonable time. As such, effects on persons will be **less than minor**.

Effects on Residential Amenity and Character

Access

There are three proposed accesses to the subject site. The access utilised by owners and occupiers of 3 St Peter's Place is located on the eastern boundary, therefore physically separated to minimise any potential conflict or amenity effects. In doing so, they will not experience an interference due to in-going or out-going traffic from the subject site. As such, effects on persons will be **less than minor**.

Urban design, setbacks, building height etc.

The proposed activity has potential effects on the owners and occupiers of 3 St Peter's Place due to inappropriate dominance of built form, over-shadowing and privacy effects resulting from the proposed setbacks and building height breaches. In this case, the owners and occupiers will predominately see Building 1 (proposed building closest to the road boundary). The owners and occupiers of 3 St Peter's Place are sufficiently separated by the road width in that they will not experience an inappropriate level of dominance or over-shadowing. Regarding privacy, it is noted that the residential unit on 3 St Peter's contains an outdoor space located on the northern portion of the site, orientated towards the subject site. The balcony on Building 1 is located on the second floor where the outdoor space on 3 St Peter's Place is predominantly below the road level meaning direct views are limited and privacy is maintained. In doing so, both spaces are vertically separated in that it will maintain an appropriate level of privacy. As such, effects on persons will be **less than minor**.

Residential character

The proposed activity may have potential effects on the owners and occupiers of 3 St Peter's Place resulting from an inappropriate scale that may alter the residential character anticipated in the area and zone. As previously mentioned, the residential density is considered to be at an appropriate scale and will not alter or interfere with the anticipated residential character – the same conclusion can be drawn for the owners and occupiers of 3 St Peter's Place where they will not experience an altered residential character or reduced amenity values as discussed above. The layout of the proposed buildings mean that they will read as individual units and are sufficiently separated to provide for spaciousness and landscaping across the site that this is typical of the LSDR. It is acknowledged the density is exceeded, however the built form is not considered to create any adverse amenity effects when taking into account the topography, vertical separation and orientation of the adjoining property, the amenity values of these persons will not be compromised. As such, effects on persons will be **less than minor**.

Residential visitor accommodation effects

Scale and social cohesion

The proposed activity has potential to result in adverse effects on the anticipated residential character and level of social cohesion due to each building being able to be used for RVA. The scale for visitor activities being reduced to 90 nights per unit will ensure that residential activities remain the dominant activity across the site for the remainder of the year providing opportunities of social cohesion. Furthermore, each residential unit will be let to a maximum of one (1) group at a time, meaning the number of persons would be similar in scale to the residential occupancy of the buildings. Notwithstanding, it is considered that as the owners and occupiers of 3 St Peter's Place are not adjoining the subject site and the vehicle crossings are not orientated towards or near each other, they will not experience guest use of the site to a noticeable extent. The VAMP will provide sufficient management of the activities and to ensure the RVA activities are in keeping with the immediate residential environment. As such, effects on persons will be **less than minor**.

Noise, traffic and privacy

The proposed activity has potential to result in adverse effects on the owners and occupiers of 3 St Peter's Place due to an inappropriate level of noise, traffic and privacy. As previously mentioned, the scale of the activity is considered to be appropriate scale in the context of the area and zone where the owners and occupiers of 3 St Peter's Place will not experience altered residential character and amenity. In addition to this, noise and traffic will be managed via the VAMP which will be provided and certified by Council, meaning that the owners and occupiers of 3 St Peter's Place will not perceive an increase in noise or traffic that is above what is already considered appropriate in terms of the residential use and associated density. The deck of Building 1 will potentially overlook into the outdoor area of 3 Peter's Place, however, as previously mentioned, the sites are sufficiently separating horizontally and vertically in that privacy will be maintained to an appropriate level. As such, effects on persons will be **less than minor**.

Others

No other person or entity are considered to be potentially affected by the proposed activity, therefore, the assessment of effects on person are limited to those outlined above and in Figure 2.

4.3.3 Decision: Effects On Persons (s95B)

In terms of s95E of the RMA, and given the above assessment, no person is considered to be adversely affected by the proposed activity.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5 NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Report prepared by

Decision made by



Meggan Bain
PLANNER

Niamh Sheehy
SENIOR PLANNER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6 S104 ASSESSMENT

This application must be considered in terms of s104 of the RMA.

Subject to Part 2 of the RMA, s104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (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; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the s95 report. Conditions of consent can be imposed under s108 and of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

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

6.2.1 ODP

While the rules of the ODP as it relates to this proposal are treated inoperative, the objectives and policies of the plan still need to be taken into account. The objectives and policies of the *Section 7, 14 and 22* seek to address similar matters as those in the PDP, and as such, noting the below assessment against the PDP objectives and policies in Section 6.2.2, it is considered that the proposal is consistent with the relevant provisions of the ODP.

Summary

The proposed activity **meets** the objectives and policies of the ODP.

6.2.2 PDP

Chapter 7 – Lower Density Residential

The assessment of objective and policies provided in Section 7.1 of Applicants' AEE is considered partly accurate, and is adopted for the purpose of this decision in the additional assessment where noted below:

Objective 7.2.1 – Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.

Policy 7.2.1.1 – **Adopted**

Policy 7.2.1.2 – **Adopted**

Policy 7.2.1.3 – The proposed activity maintains the amenity values of the zone and also the amenity anticipated by the surrounding properties (including sunlight, privacy and access) by being a built from design that is in-keeping with the anticipated style. Specifically, the design is considered be an appropriate urban design outcome, which has been demonstrated by the Applicants' urban design report (Appendix 8). In addition to this, the physical outcome (including bulk, privacy and sunlight) is not incompatible with what is anticipated in the area and zone. The proposed activity **meets** Policy 7.2.1.3.

Policy 7.2.1.5 – The proposed activity has considered QLDC's *Residential Design Guidelines 2021*, as found in Appendix 8. In short, the proposed activity demonstrates the 'good design elements' as outlined in the *Guidelines*. The proposed activity **meets** Policy 7.2.1.5.

Objective 7.2.3 - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Policy 7.2.3.1 – The proposed activity constitutes a breach of density greater than the permitted 450m². It is considered that the design fits within the immediate context by aligning with the residential character anticipated in the area and zone and responding to the topographical constraints. In addition to this, the design is inherently sympathetic to surrounding neighbours, particularly 6/8 St Peter's Place, through additional setbacks from the adjoining boundary resulting in a more positive outcome more than what is permitted. The proposed activity **meets** Policy 7.2.3.1.

Policy 7.2.3.2 – **Adopted**. The proposed activity **meets** Policy 7.2.3.2.

Policy 7.2.3.3 – The proposed design integrates landscaping, however, does not contain on-site outdoor amenity spaces as a result of the topography. The proposed design does however contain balconies for each residential unit which replaces the need for outdoor landscaped areas and based on the expert urban design comment, sufficiently considers the context of the streetscape. The proposed activity **meets** Policy 7.2.3.3.

Objective 7.2.6 - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure network

Adopted. The proposed activity **meets** Objective 7.2.6 and associated policies.

Objective 7.2.8 - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone

Policy 7.2.8.2 – The proposed activity constitutes a RVA activity, but is limited to 90-nights per residential unit in order to appropriately maintain the anticipated residential character. In summary, the proposed activity **is aligned** with Policy 7.2.8.2.

Policy 7.2.8.3 – The proposed activity constitutes a RVA activity, but is limited to 90-nights per residential unit in order to appropriately maintain the anticipated residential character. In addition to this, anticipated amenity values are maintained through the use of a VAMP. The proposed activity **meets** Policy 7.2.8.3.

Policy 7.2.8.4 – **Adopted**

Policy 7.2.8.5 – The proposed activity constitutes a RVA activity, but is limited to 90-nights per residential unit in order to appropriately maintain the anticipated residential character. In addition to this, anticipated amenity values are maintained through the use of a VAMP. In doing so, the proposed RVA component is at a scale, intensity and frequency that maintain the anticipated residential character. The proposed activity **meets** Policy 7.2.8.5.

Chapter 25 – Earthworks

The assessment of objective and policies provided in Section 7.3 of Applicants' AEE is considered comprehensive and accurate and is adopted for the purpose of this decision. The proposed activity **meets** the objectives and policies of Chapter 25.

Chapter 29 – Transport

Objective 29.2.2 – Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:

- a) *providing a safe and efficient transport network;*
- b) *compact urban growth;*
- c) *economic development;*
- d) *facilitating an increase in walking and cycling and the use of public transport; and*
- e) *achieving the level of residential amenity and quality of urban design anticipated in the zone.*

Despite the breach in density and subsequent increase in traffic movements, the proposed activity has safe and efficient access and parking facilities where vehicle will be able to reverse from Building 1, but also manoeuvre on-site in order to enter St Peter's Place forward-facing. In addition to this, the accesses will be constructed relatively flat which is favourable in an area prone to morning frosts. With respect to the access and vehicle crossings, the proposed activity also maintains the residential amenity anticipated in the area and zone. As such, the proposed activity **will** meet the objective and policies of *Chapter 29*.

Chapter 37 – Noise

36.2.1 Objective - The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.

The proposed activity, via specific noise management conditions, appropriately manages potential impacts on residential amenity. For clarity, this is considered to be appropriately managed throughout the construction project, therefore, there are no temporary construction related effects expected to occur. As such, the proposed activity **will** meet the objectives and policies of *Chapter 37*.

Summary

As such, the proposed activity **meets** the objectives and policies of the PDP.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

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

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) **has been** met in that the application **will not** have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application **is not** contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan.

Accordingly, as the application has passed both of the gateway tests in s104D, consent can be granted for this non-complying activity.

6.4 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Part 2 of the RMA outlines that the purpose is to promote the sustainable management of natural and

physical resources. As detailed below, the proposed activity is considered to meet the purpose and principles of this section.

Section 5

Regarding the '*purpose*' of the RMA, the proposed activity will result in sustainable management of natural and physical resources now and for future generations, whilst not affecting the life supporting capacity of air, water, soil and ecosystems.

Section 6

There are no '*matters of national importance*' of relevance to the application.

Section 7

'*Other matters*' of relevance to this application are the maintenance and enhancement of amenity values. Amenity values are defined in the RMA as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. An assessment of the application with respect to the amenity values of the environment is included in sections 3 and 4 above which concludes that character and amenity values will be maintained.

Section 8

The principles of the '*Treaty of Waitangi*' are to be recognised and provided for through the proposed activity. There are no matters pertaining the principles of the Treaty of Waitangi of relevance to this application.

In summary, the proposal is considered to be in accordance the purpose and principles of the RMA.

7 DECISIONS

7.1 DECISION A ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to construct three (3) residential units each with residential flats with associated earthworks, density, building height, construction noise and transport breaches; and to undertake 90-night RVA activities subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to s108 of the RMA.

Report prepared by



Meggan Bain
PLANNER

Decision made by



Niamh Sheehy
SENIOR PLANNER

8 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

This proposal may require a development contribution under the *Local Government Act 2002* in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

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

Administrative Matters

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

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 building consent granted under the *Building Act 2004*. A building consent 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 s125 of the RMA.

If you have any enquiries, please contact Meggan Bain on phone (03) 441 0499 or email meggan.bain@qldc.govt.nz.

9 APPENDICIES LIST

- APPENDIX 1** – Consent conditions
- APPENDIX 2** – Applicants' AEE
- APPENDIX 3** – Geotechnical report
- APPENDIX 4** – Geotechnical report additional comment
- APPENDIX 5** – Council's engineering report
- APPENDIX 6** – Council's Parks and Reserves report
- APPENDIX 7** – Construction noise and vibration report
- APPENDIX 8** – Urban design assessment

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

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

- 'Site Plan' – Fat Parrott – Sheet A100 [Rev 2]
- 'Driveway Long Section' – Fat Parrott – Sheet A108
- 'Site Plan – Landscape Plan' – Fat Parrott – Sheet A101 [Rev 2]
- 'Site Plan – Height Breaches' – Fat Parrott – Sheet A102 [Rev 1]
- 'Site Plan – Parking Plan' – Fat Parrott – Sheet A102 [Rev 1]
- 'Site Plan – Cut and Fill' – Fat Parrott – Sheet A104 [Rev 1]
- 'Sections' – Fat Parrott – Sheet A107
- 'Sections' – Fat Parrott – Sheet A300
- 'Sections' – Fat Parrott – Sheet A301
- 'Building 1 – Elevations' – Fat Parrott – Sheet A200 [Rev 1]
- 'Building 1 – Elevations' – Fat Parrott – Sheet A201 [Rev 1]
- 'Building 1 – Proposed Floor Plan – Level 1' – Fat Parrott – Sheet A111
- 'Building 1 – Proposed Floor Plan – Level 2' – Fat Parrott – Sheet A112
- 'Building 1 – Proposed Floor Plan – Garage' – Fat Parrott – Sheet A110
- 'Building 2 – Elevations' – Fat Parrott – Sheet A200
- 'Building 2 – Elevations' – Fat Parrott – Sheet A201
- 'Building 2 – Lower Level' – Fat Parrott – Sheet A111
- 'Building 2 – Upper Level' – Fat Parrott – Sheet A112
- 'Building 3 – Elevations' – Fat Parrott – Sheet A200
- 'Building 3 – Elevations' – Fat Parrott – Sheet A201
- 'Building 3 – Lower Level' – Fat Parrott – Sheet A111
- 'Building 3 – Upper Level' – Fat Parrott – Sheet A112
- 'Building 3 – Garage' – Fat Parrott – Sheet A110

stamped as approved on 9 June 2022

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with s36(1) of the *Resource Management Act 1991* and any finalised, additional charges under s36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under s35 of the *Resource Management Act 1991*.

Operational conditions for residential visitor accommodation

4. The consent holder shall provide a visitor accommodation management plan to the Council's Monitoring and Enforcement Team for certification prior to the use of the units for visitor accommodation. The approved visitor accommodation management plan must be implemented in perpetuity for the operation of the site.

The objective of the visitor accommodation management plan is to outline the management techniques that will be used to ensure conditions (5-13) are met and shall include the contact details of the property manager available for any complaints.

Note: The management plan may be updated from time to time, which shall be certified by Council's Monitoring and Enforcement Team prior to implementation and shall demonstrate the management techniques that will be used to ensure conditions (5-13) are met, and shall include the contact details of the property manager available for any complaints.

5. Each residential unit⁶ may be used for visitor accommodation for up to 90 nights per calendar year
6. Each residential unit shall be rented to a maximum of one (1) group at any one time with the maximum number of persons limited to eight (8) per residential unit.
7. One (1) carpark per group shall be made available in the garage during the operation of a visitor accommodation activity.
8. Regarding the use of outdoor space:
 - a) The use of outdoor areas (including balconies) is prohibited between the hours of 10.00pm to 7.00am; and
 - b) Two (2) signs (minimum A4 size) shall be erected within each residential unit and residential flat to remind guests that they are in a residential area, and that the use of outdoor areas is prohibited between the hours of 10.00pm to 7.00am. One (1) sign shall be installed in the kitchen and one (1) weatherproof signs (e.g. laminated) shall be installed within each balcony.
 - c) Upon installation, and prior to the any units/flats for visitor accommodation, the consent holder shall submit photographs of these signs to Council Monitoring and Enforcement Department for monitoring purposes. The signs shall be retained on site as long as the visitor accommodation activity is undertaken.

9. The consent holder shall maintain a record of all tenancies in the form of a register containing the number of occupants and the number of days/nights of occupancy. Details of all tenancies for at least the preceding five (5) years shall be continually maintained. This register shall be made available for inspection by the Council at all times.

Note: While the consent holder is responsible for there being an up to date register, the register may be completed by a letting agent/property manager.

10. The consent holder shall ensure that no coaches are to service the authorised activity.
11. All rubbish and recycling shall be disposed of appropriately. Where there is kerbside collection utilised, rubbish and recycling shall only be placed on the street the day of or day prior to collection.

Note: Should Council kerbside collection of rubbish and recycling not be available to the consent holder (see advice notes below), the consent holder must submit details of an alternate private collection service to Council's Monitoring and Enforcement Team for certification prior to such a service being utilised. Details shall include but not necessarily be limited to, the location of rubbish and recycling areas on site, collection method and day of collection.

12. Prior to the use of the building for visitor accommodation activities authorised by this consent, and within **ten (10) working days** of each anniversary of the date of this decision (and within **ten [10] days** of a change in property manager contact details), the consent holder shall undertake a letter drop to the owners/occupiers of neighbouring adjacent sites below:
 - 3 St Peter's Place
 - 6-8 St Peter's Place
 - 12 St Peter's Place

The consent holder shall ensure that all adjacent properties are served with a copy of the conditions of RM210754, approved plans, approved visitor management plan (which contains contact details of the property manager) and a cover letter. The cover letter shall outline the consented activity and the property managers contact details for receiving any complaints. The cover letter shall direct owners and occupiers to direct all complaints to be conveyed to the property manager in the first instance. The consent Holder shall submit a list of documentation including the covering letter to the Council Monitoring Department for monitoring purposes within **ten (10) working days** of each letter drop.

⁶ By definition, a residential unit encompasses a residential flat.

13. The consent holder shall maintain a record of all complaints received during the operation of the visitor accommodation activity in the form of a register containing the complaint details and any remedial actions undertaken. Details of all complaints (including any remedial actions taken) shall be kept for at least the preceding five (5) years and any complaints received shall be forwarded to the Council Monitoring Department for monitoring purposes within **48 hours** of the complaint being received. The complaint register shall be made available for inspection by the Council at all times.
14. Within **six (6) months** of the date of this decision and/or upon the receipt of information identifying non-compliance with the conditions of this consent, and/or within **ten (10) working days** of each anniversary of the date of this decision, the Council may, in accordance with s128 and s129 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*.
 - d) The purpose of this review is in relation to effects on any person in relation to nuisance (including but not limited to noise and rubbish/recycling).
15. As part of the review clause stated in Condition (14) of this consent, the Council may have the visitor management plan audited at the consent holder's expense.

Earthworks

General

16. 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 8 October 2020 and any subsequent amendments to that document up to the date of issue of any subdivision consent, except where specified otherwise.

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

17. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): **8.00am to 6.00pm.**
 - Sundays and Public Holidays: **No Activity**

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

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

18. At least **15 working days** prior to any works commencing on site the consent holder shall submit an Environmental Management Plan (EMP) to Council Monitoring and Enforcement Department for review and acceptance HOLD POINT 1. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:

- a) Administrative Requirements
 - (i) Weekly site inspections
 - (ii) Notification and management of environmental incidents
 - (iii) Records and registers
 - (iv) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (v) Site induction
- b) Operational Requirements
 - (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
 - (ii) Water quality
 - (iii) Dust
 - (iv) Cultural heritage
 - (v) Noise
 - (vi) Vibration
 - (vii) Indigenous vegetation clearance
 - (viii) Waste management

The EMP (and any sub-plans e.g. ESCP described below) shall also be consistent with any recommendations outlined in the geotechnical report and additional comment (Appendix 3 & 4)

19. At least **seven (7) days** prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the RDA Consulting geotechnical report titled '*Geotechnical Investigation Report – Glew St Peters Geotech*' Ref: 51746 dated 09/08/2021 and RDA Consulting geotechnical letter titled '*10 Glew St Peters Geotech – Resource Consent RFI – Geotechnical Review*' Ref: 51746 dated 03/03/2022, who shall supervise the excavation procedure and retaining wall construction and ensure compliance with the recommendations of this report. This geo-professional shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
20. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the consent holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council Monitoring and Enforcement Department for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13-18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
 - a) The construction program moves from one stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
21. Prior to commencing ground-disturbing activities, the consent holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

22. Prior to commencing ground disturbing activities, the consent holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
23. Prior to commencing earthworks on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The traffic management plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
24. Prior to commencing any work on the site, the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends a minimum 6m from the carriage way into the site. If required, this crossing shall include boards or plates to protect the existing Council kerb/channel and footpath. The construction traffic crossing shall be removed and/or upgraded to a sealed crossing point on completion of works.
25. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the Applicants' cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (16), to detail the following requirements:
 - a) Upgrading of the existing 20mm water supply lateral to the subject site to a minimum 32mm(id) pipe with valve and bulk flow meter, or alternately the provision of two new 20mm lateral supply connections to service the proposed development (resulting in a total of 3x 20mm lateral connections, one to each proposed building).
Any new 20mm lateral connections shall include Acuflo GM900 toby valves and approved water meters as detailed in QLDC Water Meter Policy, dated June 2017. Where the toby valve boxes are to be placed within a trafficable area, a trafficable lid shall be included.
 - b) The provision of recent photographic evidence demonstrating that the existing sewer gravity lateral to the subject site is a minimum 150mm diameter, or alternately provide for review and acceptance detailed design plans for the upgrading of the existing 100mm lateral to the site with a minimum 150mm diameter pipe.
 - c) The provision of recent photographic evidence demonstrating that the existing stormwater gravity lateral to the subject site is a minimum 150mm diameter, or alternately provide for review and acceptance detailed design plans for the upgrading of the existing 100mm lateral to the site with a minimum 150mm diameter pipe.
 - d) The provision of a new vehicle crossing point to access the Buildings 2 and 3 driveway in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The design for this crossing shall specifically include upgrading of the existing Council rear entry stormwater sumps on St Peters Place kerb & channel with berm sumps in accordance with COP drawing B5-17 (Berm Sump Detail). The construction of the vehicle crossing shall also ensure that the existing coloured paved Council footpath is replaced in this current form. Noting that this will likely require the removal and relaying of the existing pavers.

During construction

26. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
27. The EMP shall be accessible on site at all times during work under this consent.
28. The consent holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
29. The consent holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council Monitoring and Enforcement Department.
30. The consent holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as detailed on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
31. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
 - a) Report to QLDC details of any Environmental Incident within **12 hours** of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within **ten (10) working days** of the incident occurring as per the requirements outlined on page 9 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
32. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within **24 hours** if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
33. The earthworks, batter slopes, retaining and site management shall be undertaken in accordance with the recommendations contained within RDA Consulting report titled '*Geotechnical Investigation Report – Glew St Peters Geotech*' Ref: 51746 dated 09/08/2021 and RDA letter titled '*10 Glew St Peters Geotech – Resource Consent RFI – Geotechnical Review*' Ref: 51746 dated 03/03/2022. Specifically cuts into rock near the boundary shall be undertake in accordance with the methodology and recommendations set out in these documents.
34. The construction works shall be undertaken in accordance with the recommendations within contained within Altissimo Consulting report title '*Construction Noise and Vibration Assessment*' Ref: A21-115_R01_B dated 4/10/2021. Specifically, the construction noise and vibration management plan provided in Appendix A of the Altissimo Consulting report (aside from the hours of operation which shall be in accordance with Condition 17).
35. The construction of the building retaining walls located in close proximity to the northern and western boundaries of the site shall be completed as soon as practicable and if required temporary retention systems installed to avoid any possible erosion or instability.
36. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

37. No earthworks or rock bolting, temporary or permanent, are to breach the boundaries of the site, with the exception of the earthworks required for the construction of the access vehicle crossings, service trenches, and minor (1m depth) battering of surface gravels on the eastern boundary (12 St Peter's Place).
38. All stockpiling of material and vehicle (truck) loading and unloading shall occur within the bounds of the site, unless specific written permission has been obtained from the landowner (including Council) for stockpiling and/or loading to occur within their land.
39. If at any time Council, or its elected representatives, receive justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report, which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and buildings beyond this site. Depending on the outcome of this report a peer review may be required to be undertaken by another suitably qualified professional at the consent holder's expense. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. Both the report and peer review (if required) shall be submitted to Council for acceptance and review.
40. The Principal Resource Management Engineer at Council shall be notified, and work shall stop immediately if any cracking, movement, structural distress or damage to existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.

On completion of earthworks (and prior to the construction of buildings)

41. On completion of earthworks within the building footprints and prior to the construction of the residential unit, the consent holder shall ensure that either:
 - a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional;
 - b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.
42. Prior to the occupation of the building(s), the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all new or upgraded Water, Wastewater and Stormwater lateral connection (including toby positions).
 - b) The completion and implementation of all works detailed in Condition (25) above.
 - c) The construction of vehicle crossings to the parking garage and access driveway to Building 1 in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The construction of these vehicle crossings shall ensure that the existing coloured paved Council footpath is replaced in this current form. Noting that this will likely require the removal and relaying of the existing pavers.
 - d) Prior to occupation of the residential units all associated parking, access, and manoeuvring shall be formed and sealed in accordance with Council standards.
 - e) Any power supply and/or telecommunications connections to the residential units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.

- f) The consent holder shall obtain of a Code of Compliance Certificate under a Building Consent for the retaining wall located on the eastern boundary and subject to access driveway surcharge loading.
- g) The consent holder shall obtain a Code of Compliance Certificate under a Building Consent for any other retaining walls constructed as part of this consent which exceed 1.5m in height or are subject to additional surcharge loads as set out in Schedule 1 of the Building Act.
- h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- i) All exposed earthworked areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

Advice notes

The consent holder is advised that:

- The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the *Building Act 2004*.
- Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
- This consent may have implications which lead to the withdrawal of Council's kerbside waste and recycling collection service to this property. A property that is rated as Commercial or Accommodation is not entitled to Council's waste collection service and this typically applies to VA/RVA activities for more than 180 nights per year. In the event that Council waste collection is not available, the consent holder should refer to Condition (10) above. For further information contact the Council Rates department.
- The consent holder is advised that there may be ongoing implications for alternative rating of the property from the use of the property for visitor accommodation. As of the time this consent was granted, increased rates from a residential use are generated for visitor accommodation use over 180 night in any one calendar year. For further information contact the Council Rates officer.
- An additional development contribution will be required for the change in use from residential to VA. It is recommended the consent holder contact Council Development Contributions officer for an estimate.
- The consent holder is advised that there may be further requirements to using a residential unit for visitor accommodation, including but not limited to health and safety, income tax and good and services tax.
- Prior to the use of the building for visitor accommodation activities authorised by this consent, the consent holder should ensure the smoke alarms are provided and maintained in accordance with Clause 5 of the *Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016*.
- The consent holder is advised that if it is proposed to subdivide the units in future, then all services should be installed to the units in accordance with QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any subdivision consent. It is recommended that Council's Engineers are contacted prior to installation of services to arrange for all necessary inspections to be carried out so that services can be checked for compliance with the Council's Code of Subdivision prior to backfilling. Otherwise, services may require excavation and inspection at time of subdivision and CCTV footage may be required to demonstrate compliance with QLDC's Land Development and Subdivision Code of Practice adopted on 8 October 2020 and subsequent amendments to that document up to the date of issue of any subdivision consent.

FOR YOUR INFORMATION

Monitoring

The conditions in your decision will advise if monitoring is required. 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

Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found [here](#).

Development Contribution

If this 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, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANTS' AEE

Applicant:	J D & J D Glew and Proapt Trustees Limited
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to construct three residential units, each with an attached residential flat, to undertake earthworks, and for breaches to height, internal and road boundary setbacks, separation distance, various transport rules.</p> <p>Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consent to undertake residential visitor accommodation activities from an existing residential unit for 180 days per calendar year</p>
Location:	10 St Peters Place, Queenstown
Legal Description:	Lot 1 Deposited Plan 512388 contained within Computer Freehold Register 788836
Valuation:	2910317655
Zoning:	<p>Low Density Residential (Operative District Plan)</p> <p>Low Density Suburban Residential (Proposed District Plan)</p>
Site Area:	900m ²
Activity Status:	Non-complying

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 SITE DESCRIPTION

The subject site is located on the northern side of St Peters Place, Queenstown, and is 900m² in area. It is a sloping site, void of any development with access located in the lower part of the site. The site affords views to the south overlooking Deer Park Heights, Frankton and Lake Wakatipu.

Sites to the east and south are occupied by existing residential buildings, with empty forestry lots to the north. The site to the immediate west is unoccupied.

The site is zoned Low Density Residential under the Operative District Plan and Lower Density Suburban Residential under the Proposed District Plan.

1.2 SITE HISTORY

The subject site was created by way of subdivision consent RM170323 which was approved 4 May 2017 to undertake a boundary adjustment to Lot 28 Deposited Plan 453379 and Lot 29 Deposited Plan 365562 and a subsequent three lot subdivision. The subdivision occurred over two stages: Stage 1: The boundary adjustment would increase the size of Lot 29 from 2495m² to 4142m² with a resultant decrease in the size of Lot 28 from 2549m² to 900m² (proposed Lot 1). Stage 2: Subdivision of Lot 29 DP 365562 into three Lots measuring 901m² (proposed Lot 2), 1357m² (proposed Lot 3) and 1884m² (proposed Lot 4).

1.3 THE PROPOSAL

Resource consent is sought to construct three multi-level residential units each with an attached residential flat. Each building will comprise a two-bedroom residential unit on the upper level (main residence), with a similar two bedroom residential flat at the lower level. Internal car parking will be contained within proposed Buildings 1 and 3 where 2 car parks will be provided within Building 1, and four car parking spaces will be provided for in Building 3. Building 2 will be located in the north western corner of the site, overlooking Buildings 1 and 3. Access will be via steps up from the car parks located under Building 3.

The proposed residential units and flats will have the following:

	Building Coverage	Res Unit GFA	Res Flat GFA	No. Car Parks	Outdoor Living area	Height Breach
Building 1	113.4 m ²	81.6 m ²	68.8 m ²	2	21.3 m ²	2.3 m
Building 2	102.8 m ²	81.6 m ²	68.8 m ²	3	27.4 m ²	0
Building 3	119 m ²	81.6 m ²	68.8 m ²	2	22.2 m ²	0.66 m

Each residential flat will have an area of less than 70m², and therefore will meet the definition of residential flat under the Proposed District Plan. The definition is shown below:

Residential Flat:

Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:

a. the total floor area does not exceed;

- i. 150m² in the Rural Zone, the Rural Lifestyle Zone and the Wakatipu Basin Rural Amenity Zone;**
- ii. 70m² in any other zone; not including in either case the floor area of any garage or carport;**

b. contains no more than one kitchen facility;

c. is limited to one residential flat per residential unit; and

d. is situated on the same site and held in the same ownership as the residential unit.

Note: A proposal that fails to meet any of the above criteria will be considered as a residential unit.

1.3.2 Site Density

The proposal will result in a density of 1 unit per 300m², but will not comply with the density of 1 unit per 450m². As such, consent is sought for a breach of density.

Interpretation 7.3.2.4 states that “Proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit”. The proposed plans clearly demonstrate that each of the buildings can be contained within a 300m² area, and as such comply with Rule 7.5.11.

1.3.3 Internal Setback

The eaves of proposed Building 2 will encroach into the western boundary setback by 600mm, for the full length of that façade which will equate to an area of 7m². This will exceed the permitted baseline of 6m². The breach is limited to the portion of eave on the western elevation. No part of the building itself will encroach into this setback.

1.3.4 Road Boundary Setback

The garage of Building 1 will be located 2 metres from the property boundary, which will result in a breach to the road boundary setback requirement of 4.5m. The front façade of the garage is 8.520m in length, and extends out 2.550m from the front façade (level 1) of that Building.

1.3.5 Building Height

Due to the steep and undulating nature of the existing ground level, the roof of Buildings 1 and 3 will breach the 7m height limit for the zone. Earthworks have been undertaken to allow the buildings to sit further into the site, and reduce the overall height breach, however the front portion of those buildings will still extend beyond the limit.

Building 2 will be lowered into the site by earthworks, and therefore will sit below the height limit for the zone.

The extent of the proposed breaches are as follows:

	Height Breach	Total Area of Breach
Building 1	2.3 m	31.2 m ²
Building 2	0	0
Building 3	0.66 m	10.5 m ²

Note: As the site has a total area of 900m², the proposal will comply with Rule 7.5.2.2 which requires a height limit of 5.5m for those sites which are less than 900m².

1.3.6 Earthworks

Earthworks will be required as part of the overall development, in order to provide for level building areas, and to set the proposed buildings, and car parking areas into the site. The proposal will result in the following:

	Max cut height
Building 1	8.5 m
Building 2	4.2 m
Building 3	6.2 m

Total Cut Volume: 1353m³

Total Fill Volume: 73m³

Due to the height of the proposed cuts, it is expected that rock breaking will be required for all three buildings, in addition to a 20 tonne digger to undertake the proposed earthworks.

A Geotechnical Report has been undertaken by RDAgritech with respect to the proposed works. The proposal adopts the findings within that report.

All cut material will be taken off site to an approved fill site, with some fill being reused on site for landscaping.

1.3.7 Services

Council reticulation is available to the site, which the proposed units will connect to.

1.3.8 On-site Parking & Access

On-site car parking has been provided for 7 cars, four spaces located beneath Building 3, two spaces beneath Building 1, and one space to the south of Building 3. The proposal requires nine on-site car parks (two per unit and one per flat), however the overall development will only provide for seven. Therefore, the shortfall of two car parking spaces is sought as part of this application.

Legal access is off St Peters Place which is a no exit/cul-de-sac road. There is sufficient sight distance from the vehicle crossing, along St Peters Place, as anticipated by the approval of the underlying subdivision.

The proposal will result in three vehicle crossing access points; two to access the car parks located beneath Building 1, and for access to both Buildings 2 and 3. Consent is sought to allow for three vehicle crossings.

All vehicle crossings will have a width of 3m or more, but will not exceed 6m in width, as such this will comply.

The garage within proposed Building 1 will be located 2m from the property boundary, and therefore will not comply with the required queuing distance of 6 metres. Consent is sought to allow for a reduced queuing distance.

Manoeuvring within the site is shown on the proposed plans, and confirm that the manoeuvring within the site can achieve Council Standards.

Mobility spaces have not been provided as they are not necessary with Residential Visitor Accommodation; only commercial visitor accommodation.

Visitor accommodation require a total of 12 car parks (as the District Plan required 2 spaces per unit/flat). Therefore, there will be a shortfall of 5 car parks. A condition of consent is volunteered which will only permit one vehicle per unit/per visitor accommodation stay. This will mitigate adverse effects on the short fall of car parking.

There will be no issues with break-over points at the entrance to the site.

The site distance from the proposed new vehicle crossing will not comply in that it will have a sight distance of approximately 32.4m to the east and 56.5m to the west.



Source: QLDC Maps

1.3.9 Visitor Accommodation

Once the buildings have been completed, it is proposed to utilise these buildings (both units and flats) for visitor accommodation activity, for up to 180 days per year. Therefore consent is sought with this application to allow for the proposed residential visitor accommodation activity.

The residential visitor accommodation activity will be managed by the applicant in accordance with the following restrictions:

- No more than 4 guests per stay per unit/flat (8 guests per building).
- No more than 24 guests per stay on the site at any one time (in all 3 buildings).
- Each property will be let for no more than 180 days per calendar year.
- The units will be let to one group per stay, not on a room by room basis.
- Records to be kept and made available to the Council.
- Noise to comply with the District Plan.
- All windows and doors to be closed and no use of outdoor areas between 10pm – 8am.
- No amplified music indoors or outdoors.
- Only one car per unit/flat;
- All car parking onsite within designated parking areas.
- No coaches or buses.

These restrictions are volunteered as conditions of consent, and are detailed within a Visitor Accommodation Management Plan, attached and marked **E**, which also includes measures to manage rubbish and recycling, and contact details for the owner/property manager.

On-site car parking is available for seven cars within the site, with adequate manoeuvring within the property to ensure that all vehicles exit the site is a forward motion. A condition of consent is volunteered which would only allow one vehicle per unit – which would result in a parking demand for six spaces. This would allow for one spare space should it be required for a cleaner if needed. It is considered feasible to impose this condition given that the occupancy of each unit/flat would be four people only, all of whom would fit in one vehicle.

Proposed plans are attached and marked **D**.

2.0 ACTIVITY STATUS

2.1 THE OPERATIVE DISTRICT PLAN

The subject site is zoned Low Density Residential under the Operative District Plan (ODP). Residential activities are permitted in the Low Density Residential Zone. Under the ODP, the proposed activity requires resource consent for the following reasons:

Section 7 – Residential Areas

- A **restricted discretionary** activity pursuant to Rule 7.5.3.4(i) for visitor accommodation activities. Council's discretion is with respect to:
 - a) the location, external appearance and design of buildings
 - b) the location, nature and scale of activities on site;
 - c) the location of parking and buses and access;
 - d) noise; and
 - e) hours of operation.

- A **non-complying** activity resource consent pursuant to Rule 7.5.3.5 for a breach of zone standard 7.5.5.3(v)(b) where maximum height of the building exceeds 7.0 metres on a sloping site. It is proposed to construct Building 1 and Building 3 up to 2.3m and 0.7m above the maximum building height plane.

Section 14 – Transport

- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) for minimum parking requirements of nine (9) on-site car-parking spaces for residential activities. It is proposed to provide seven (7) on-site car-parking spaces. Council's discretion is restricted to the matters specified in the standard.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3(ii) for minimum parking requirements of nine (9) on-site car-parking spaces for visitor accommodation activities. It is proposed to provide seven (7) on-site car-parking spaces. Council's discretion is restricted to the matters specified in the standard.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned *Lower Density Suburban Residential* in the PDP and the proposed activity requires resource consent for the following reasons:

Rules that have legal effect under s86B(1) and are treated as operative:

Chapter 7 – Lower Density Suburban Residential

- A **restricted discretionary** activity pursuant to Rule 7.5.12 for provision of waste and recycling storage. It is proposed to locate waste and recycling storage within the garage which may impede vehicle movements. Council's discretion is restricted to:
 - a) Effects on amenity values;
 - b) Size, location and access of waste and recycling storage space; and
 - c) Consistency with the Residential Zone Design Guide 2021
- A **discretionary** activity pursuant to Rule 7.5.3 for a breach of the 5.5m height plane. It is proposed to [degree of breach unclear]. Council's discretion is not restricted to this matter.
- A **discretionary** activity pursuant to Rule 7.5.8 for a breach of 4.5m road boundary setbacks. It is proposed to construct the garage and first floor deck on Building 1 up to 2m (19.8m²) from the road boundary. Council's discretion is not restricted to this matter.

- A **non-complying** activity pursuant to Rule 7.5.11 for the construction of three residential units with a net site area¹ less than 300m². It is proposed to construct three (3) residential units less the 162.9m² access which would subsequently result in a net site area of 245.7m² per building.

Chapter 25 – Earthworks

- A **restricted discretionary** activity pursuant to Rule 25.4.2 in regard to volume of earthworks up to 300m³. It is proposed to undertake 1426m³ of earthworks on the subject site. The earthworks constitutes 1353m³ of cut. Council's discretion is restricted to the following:
 - a) Soil erosion, generation and run-off of sediment;
 - b) landscape and visual amenity values;
 - c) effects on infrastructure, adjacent sites and public roads;
 - d) land stability;
 - e) effects on water bodies, ecosystem services and biodiversity;
 - f) cultural, heritage and archaeological sites;
 - g) nuisance effects;
 - h) natural hazards; and,
 - i) functional aspects and positive effects.
- A **restricted discretionary** activity pursuant to Rule 25.5.15 in regard to maximum depth of cut up to 2.4m. It is proposed to undertake cuts up to 8.5m depth. Council's discretion is restricted to the matters outlined at 25.7 and listed above.
- A **restricted discretionary** activity pursuant to Rule 25.5.18 in regard earthworks in proximity to the site boundary. It is proposed to undertake an 8.5m cut up to 2m from the boundary. Council's discretion is restricted to the matters outlined at 25.7 and listed above.
- A **restricted discretionary** activity pursuant to Rule 25.5.21 in regard to volume of clean-fill to be transported via road to or from a subject site. It is proposed transport up to 1426m³ of clean-fill by road from the subject site which constitutes 1353m³ of cut transported from the site. Council's discretion is restricted to the matters outlined at 25.7 and listed above.

Chapter 29 – Transport

- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.3 for size of car-parking spaces for Class 2 users which shall have an aisle width of 6m, stall width of 2.7m (plus 300mm as per note 3 of Rule 29.11.1) and a stall depth of 5m. It is proposed to construct an open air car-park for Class 2 users with an aisle width of 5.5m, a stall width of 2.6 and a stall depth of 5m. Council's discretion is restricted to:

¹ The interpretation of density under Chapter 7 as per section 7.3.2.4 requires that 'proposals for development resulting in more than one (1) residential unit per site shall demonstrate that each residential unit is fully contained within the identified net area for each unit'. In this, the density of the proposed activity must be calculated based on future/potential net site area as if the subject site was proposing a combined subdivision, even if a subdivision activity is not proposed.

- size and layout of parking spaces and associated manoeuvring areas

Car Parks

- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.15(a) for width and design of vehicle crossings that shall have a minimum formed width of 4.0m and a maximum of 9.0m for 'other' activities – including residential visitor accommodation. It is proposed to construct the three (3) vehicle crossings each between 3m and 3.5m. Council's discretion is restricted to the following:
 - a) effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment, and;
 - b) the location, design, and width of the vehicle crossing.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.18 for minimum sight distances from vehicle accesses for 'residential activities' which requires that 40km/hr² local roads maintain a sight distance of 45m. It is proposed to construct three (3) vehicle crossing with sight distances of 32.4 to the east and 56.5 to the west. Council's discretion is restricted to the following:
 - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.18 for minimum sight distances from vehicle accesses for 'other activities' which requires that 40km/hr local roads maintain a sight distance of 80m. It is proposed to construct three (3) vehicle crossing with sight distances of 32.4m to the east and 56.5m to the west. Council's discretion is restricted to the following:
 - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
- A **restricted discretionary** activity resource consent pursuant to Rule 29.5.20 for maximum number of vehicle crossings which shall have one (1) vehicle crossing on local road with a frontage length of 18m or less. The proposed development will result in three (3) vehicle crossings, with a frontage length of 14.5m. Council's discretion is restricted to the following:
 - Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.

Chapter 36 – Noise

² St Peters Place has a posted 40km/hr speed limit. The application is therefore assessed against the standard associated with the 50km/hr speed limit.

- A **discretionary** activity pursuant to Rule 36.5.13 in regard to the construction noise up to 75 dB L_{Aeq} (between 7:30am and 6pm, Monday to Saturday) when measured at 1m from the façade and 1.2 to 1.5 metres above the relevant floor level of any residential building as per *NZS 6803:1999 Acoustics – Construction noise*. It is proposed to breach maximum construction noise due to rock-breaking and the installation of foundations for up to 2 weeks between 77 and 82 dB L_{Aeq} at the following properties:
 - 3 St Peters Place
 - 4 St Peters Place
 - 6 St Peters Place
 - 8 St Peters Place

Council's discretion is not restricted to this matter.

Rules that have legal effect under s86B(1) but are not yet treated as operative:

Chapter 7 – Lower Density Suburban Residential

- A **restricted discretionary** activity pursuant to Rule 7.5.9 for a breach of the 4m building separation for detached residential units. It is proposed to locate the proposed residential units up to 2.3m and 2.7m apart. Council's discretion is restricted to:
 - a) Whether site constraints justify an alternative separation distance;
 - b) Whether an overall better amenity values outcome is being achieved, including for off-site neighbours;
 - c) Design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units; and
 - d) In Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016.
- A **non-complying** activity pursuant to Rule 7.5.2 for a breach of the maximum 7m height plane. It is proposed to construct Building 1 and Building 3 up to 2.3m and 0.7m above the maximum building height plane.
- A **non-complying** activity pursuant to Rule 7.5.18 RVA activities. It is proposed to undertake RVA activities in six (6) visitor units (three residential units and three residential flats) that exceed a cumulative total of 90-nights occupation by paying guests on a site per 12-month period and does not comply with the minimum parking requirements.

Chapter 29 – Transport

- A **restricted discretionary** resource consent pursuant to Rule 29.5.1 for minimum parking requirements of nine (9) on-site car-parking spaces for residential activities as per Table 29.4. It is proposed to provide seven (7) on-site car-parking spaces. Council's discretion is restricted to:

- a) The number of parking spaces provided; and
 - b) The allocation of parks to staff/guests and residents/visitors.
- A **restricted discretionary** resource consent pursuant to Rule 29.5.1 for minimum parking requirements of 12 on-site car-parking spaces for visitor accommodation activities as per Table 29.4. It is proposed to provide seven (7) on-site car-parking spaces. Council's discretion is restricted to:
 - a) The number of parking spaces provided; and
 - b) The allocation of parks to staff/guests and residents/visitors.

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

The proposed activity will result in earthworks which exceed a volume of 25m² and therefore requires consideration under the NES for contaminated soils. Having undertaken a review of Council records, it is evident that the site does not contain any item listed on the HAIL register. The proposal will not result in a change of use to the land. Therefore, the NES need not be further any considered.

2.4 OVERALL ACTIVITY STATUS

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

3.0 SECTION 95A NOTIFICATION

It is requested that the application is processed on a non-notified basis, for the following reasons as set out in the Assessment of Effects below:

The applicant does not request public notification of the application (s95A(2)(b)).

There is no rule or national environmental standard which requires or precludes public notification of the application (s95A(2)(c)).

There are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

The consent authority shall 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.

4.0 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)).
- B: Trade competition and the effects of trade competition (s95D(d)).

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 providing all work complies with relevant Rules, Site Standards and Zone Standards, the activity is permitted. As outlined within section 1.3.2 above, the proposal complies with all relevant Rules, Site Standards and Zone Standards, with the exception of a site standard relating to earthworks and zone standard relating to building height.

4.3 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

4.3.1 *Building Height*

The proposed residential units and attached residential flats have been designed to be inkeeping with the character of the residential area whilst providing for modern attractive buildings which are located within a site with development limitations (e.g. slope and contour). The buildings will have high quality exterior materials and colours in accordance with the expectations of the zone. The contemporary design will provide a high level of amenity for the occupier, including access to sunlight and lake views. Any possible adverse effects relating to overall height breach will be contained within the site and will be less than minor.

The extent of the buildings where they extend beyond the 7m height plane (both Buildings 1 and 3) can be mitigated by the existing contour of the surrounding area and subject site. Additionally the design of the buildings, being stepped down the slope over three levels (including the garage level on both Buildings 1 and 3) means that it would be difficult to discern the height breach from neighbouring properties or public vantage points. Due to the orientation of the site and location of neighbouring properties, the height breaches will not result in any shading on neighbouring properties or dominance in the street scene. Any adverse effects on the environment will be no more than minor.

4.3.2 *Internal Boundary Setback*

A small part of the eave on the western elevation of Building 1 will encroach into the internal boundary setback. The scale of this encroachment will be 600mm into the setback, which is permitted, however will have an area of 7m². The extent of the breach is however limited to the eave only, albeit the entire length of the façade, however the bulk of the building will comply with the setback requirement. The slope of the site will enable this small building form to be absorbed into the site as to avoid any dominance or disruption of views.

from the adjoining land. As such, the proposed setback breach will have adverse effects which will be less than minor.

4.3.3 Road Boundary Setback

Under the Proposed District Plan, the road boundary setback requirement is 4.5m. The garage of proposed Building 1 will encroach into the setback, and will be located 2m from that boundary. Given that is portion of building contains garaging only, and no residential living spaces, it is considered appropriate, and will not be out of character within the immediate area, given that many other surrounding properties have a similar garaging situation. The location of the building within this setback will not result in an adverse effect on the existing character or amenity values of the area.

4.3.4 Density (PDP)

The proposed development will result in a density of 1:300. Therefore, as a restricted discretionary activity, the following matters of discretion need to be considered:

- a. ***how the design advances housing diversity and promotes sustainability either through construction methods, design or function;***

The proposed buildings have been designed to a high standard, whilst enabling a development which will be affordable in the Goldfields Heights area. The resulting buildings will contribute to accommodation within the area that is modern, warm, and current with the relevant housing standards. The overall design is considered to be a positive outcome for the area.

- b. ***privacy for occupants of the subject site and neighbouring sites;***

The proposed buildings will be slightly off set from one another to provide for privacy of occupants within each of the uses. Residential flats located at the ground floor will also be separated, will little conflict in terms of living spaces with those residing within the units above. The sloping nature of the site will separate it from adjoining neighbouring site.

- c. ***in Arrowtown, consistency with Arrowtown's character, as described within the Arrowtown Design Guidelines 2016;***

N/A the site is not located within Arrowtown.

- d. ***street activation;***

The subject site is a located on a cul-de-sac road. The development will be seen from the street frontage. The buildings are stepped back up the hillslope which separate the appearance of the built form when looked at from the adjacent street. Landscaping will help to integrate the overall development into the environment.

- e. ***building dominance;***

The scale of the development is large by comparison to other residential dwellings on smaller sites. However, as the buildings are stepped down the site, and built into the site (by excavation) the dominance of the building form can be mitigated, as the overall bulk of the built form can be absorbed within the site.

f. *design and integration of landscaping;*

The site will be landscaped to provide for an attractive, and low maintenance landscape area which can be enjoyed by occupants of the proposed residential units.

g. *where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:*

- i. the nature and degree of risk the hazard(s) pose to people and property: the nature and degree of risk the hazard(s) pose to people and property;***
- ii. whether the proposal will alter the risk to any site;***
- iii. and the extent to which such risk can be avoided or sufficiently mitigated.***

The site is not known to have any existing natural hazards on site. However, any hazard could occur at any time. Earthworks will be undertaken in a manner to avoid any unstable areas of cut or fill, and will be stabilised once the buildings have been constructed and retained against the proposed areas of cut. The buildings will be designed to relevant Building Codes to ensure that they can withstand any natural hazards that may occur in future.

4.3.3 Earthworks

Limited earthworks are permitted in the zone, however, earthworks are anticipated as part of constructing a residential development on a sloping site, and will be managed in accordance with standard site management practices. After construction is complete, all remaining exposed areas of soil will be re-grassed or otherwise landscaped in accordance with the plans.

Relevant assessment matters are contained within 22.4 of the Earthworks section of the District Plan. Those of relevance are listed below:

i) Nature and scale of the Earthworks

- (a) Whether the earthworks are a necessary part of subdivision, development or access construction and the extent to which the subdivision engineering works, building or finished project will remedy the effects of the earthworks.***

Due to the slope and contour of the site, earthworks are necessary to enable the proposed buildings to be constructed on the site. The majority of the cut areas will be retained by the proposed buildings located centrally within the site, and as they step down through the site. Once the buildings have been constructed and the site landscaped, adverse effects from the extent of the exposed soil will be mitigated.

- (b) Whether the design of the finished earthworks is sympathetic to natural topography, provides safe and stable building platforms and access with suitable gradient.***

The finished earthworks will complement the natural topography by ensuring that the proposed buildings are set into the slope so that when viewed from the south the topography will appear similar to what exists.

(c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.

It is anticipated that the proposed works will be completed as soon as practicable so that the construction works for the building can commence. It is not intended to leave the site unbuilt, as the earthworks are being undertaken for the sole purpose to allow for the construction of the proposed buildings and residential flats. This will ensure adverse effects are avoided.

(d) Whether the mitigation measures proposed, reflect the level of environmental effects from the project.

It is expected that standard site management conditions will be imposed by way of conditions of consent. These mitigation measures will be adopted for the duration of the proposed works to ensure that environmental effects are reduced within the site.

ii) Environmental Protection Measures

(a) Whether, and to what extent proposed sediment and erosion control techniques are adequate to ensure sediment remains on-site.

Due to the slope of the site, mitigation measures, which will include sediment and erosion controls, will be adopted for the duration of the proposed works to ensure that sediment remains on site, and does not enter the waterway in southern part of the site.

(b) Whether appropriate measures to control dust emissions are proposed, including from associated transport on and off the site.

As above, mitigation measures will include dust suppression in the form of water sprinklers to ensure that the proposed earthworks do not result in dust nuisances.

(c) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.

A site management plan will address how adverse effects from stormwater and overland flows can be avoided to prevent adverse effects off the site. The site sits above a creek, which is located to the north in an existing gully, so at a lower elevation. The applicant understands the importance to ensure appropriate sediment controls are in place for the duration of the proposed works to prevent any sediment from entering this waterway. By taking into consideration the slope and contour of the site, and proposed site management conditions, the earthworks proposed as part of this application will largely be contained within the central area of the site.

(d) Hours of operation, including whether the activity will generate noise and vibration effects, which detract from the amenity values of the surrounding area.

The proposed works, including rock breaking, will be undertaken during normal working hours as defined by the District Plan. This will ensure that adverse effects can be limited to times where background noise is at its highest, and there is less likely to be an adverse effect on residential amenity within the immediate environment.

iii Remedial works and revegetation

(a) The proposed rehabilitation of the site and to what extent re-vegetation will mitigate any adverse effects.

Where the proposed buildings do not cover the area of exposed earthworks, it is proposed to be retained and stabilised with hard surface (driveway, parking and steps) and landscaped area. This will ensure that adverse visual effects of the earthworks can be mitigated.

(b) The timeframes proposed for remedial works and revegetation.

The primary function of the proposed development is to construct the proposed buildings. Therefore it is anticipated that once the earthworks are undertaken, the construction of the buildings will commence, and subsequent remedial works and revegetation can then be undertaken.

v) Land Stability and Flooding

(a) Where earthworks are proposed on a site gradient > 18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks

A geotechnical report has been provided by RDAgritech which outlines measures to be undertaken to ensure that the stability of the site is maintained throughout the entire excavation process. The report concludes that the proposed dwelling construction and associated landscaping structures are considered geotechnically suitable for the site, subject to being undertaken in accordance with those recommendations contained within the report. It is not expected to result in any adverse geotechnical effects, providing a Geoprofessional is engaged to supervise excavations. The applicant adopts these recommendations and further accepts that they will be imposed by way of consent conditions. Therefore, as a result of the site gradient, Council can be assured that appropriate measures will be imposed to avoid adverse effects on the stability of the site as a result of the proposed earthworks.

(b) Whether the earthworks will adversely affect the stability of neighbouring sites.

Due to the contour of the site, and to ensure that the bulk of the built form is set within the site, cuts which exceed 2.4 metres in height are required. Subject to appropriate mitigation measures, as outlined within the RDAgritech report, adverse effects on the stability of neighbouring sites can be avoided.

(c) Whether cut, fill and retaining are done in accordance with engineering standards.

All work will be undertaken in accordance with Council's engineering standards, and those recommendations included in the RDAgritech Report. Furthermore it is expected that specific conditions of consent will be imposed by Council on a decision to further ensure these standards are met.

(d) Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.

The site is bounded by an existing water course to the north of the site (at a lower contour) which will contain the majority of the surface water from the northern catchment area. The earthworks proposed with this development is unlikely to alter that situation. Therefore, it is unlikely that there will be an adverse effects on any adjoining land.

(e) Whether and to what extent earthworks are necessary in order to undertake flood protection works recognising the long-term benefits of effective flood mitigation measures on the surrounding environment.

Due to the slope and elevated nature of the site it is not expected that the extent of the earthworks would require additional flood protection works to be installed to prevent adverse effects on the surrounding environment. Overland flow is not expected within the site, and appropriate draining systems will be installed to prevent any need to flood mitigation measures to be imposed.

vi) Water bodies

(a) The effectiveness of sediment control techniques.

As previously mentioned, sediment control techniques will be adopted for the duration of the proposed works to ensure that there is no sediment runoff into the adjoining water course in the northern part of the site.

(b) Whether and to what extent any groundwater is likely to be affected, and if any mitigation measures are proposed to address likely effects.

Proposed sediment controls will ensure that groundwater is not affected.

(c) The effects of earthworks on the natural character of wetlands, lakes and rivers and their margins.

The proposed sediment controls will protect adverse effects on the adjacent creek.

vii) Impacts on Sites of Cultural Heritage Value:

The site is not known to contain any item of significant cultural or heritage value. However it is expected that Council will impose an accidental discovery condition on the decision which would ensure that the appropriate authority is contacted if any item is found during the proposed works.

In summary, subject to the recommended site management conditions and mitigation measures, any potential adverse effects can be avoided. As such, the adverse effects will be no more than minor in terms of the proposed earthworks.

4.3.5 Building Separation

Proposed Buildings 2 and 3 will be separated by a distance of 2.340m. The PDP requires a distance of 4 metres. Due to the slope and contour of the subject site, the breach will be largely undetectable from outside of the site as those properties at a lower elevation will not overlook the development, due to the views being to the south, overlooking the lake and towards the mountains. Due to the orientation of the buildings, and elevation within the site, the resulting separation distance will not result in an adverse effects on the visual outlook, character or amenity values of each of the buildings, or wider environment within the site.

4.3.6 Access and Parking

Minimum Parking Requirements requires nine on-site car parks. The proposal includes four underground car parks located at ground floor of Building 3, with an additional outside car park located to the south of that building. Building 1 contains two underground car parks. The total number of car parks provided is seven, which results in a shortfall of two car parking space.

Due to this shortfall, it is likely that some occupants may choose not own a vehicle and will prefer to use public transport. The closest bus route is located on Hensman/Frankton Road which is approximately a 14 minute walk. Additionally, as St Peters Place is a no exit cul-de-sac, the traffic volume is limited to only those residents (and visitors) on the street. Therefore this low traffic environment will ensure that there will be some capacity for on-site car parking if required. It is unlikely that on-street car parking not result in any traffic conflict in the existing street.

Further assessment in terms of car parking will be discussed below under Visitor Accommodation.

Queuing where there shall be an on-site queuing space of 6 metres provided. A queuing distance of more than 6metres is provided for at the access to Buildings 2 and 3. The queuing distance into Building 1 will not provide for 6 metres. As this access will only be for singular vehicles accessing each of the garage, there is unlikely to be any conflict with other users on that access point. Therefore, as a vehicle arrives at the garage, it can enter without having to wait for any other vehicle, which will avoid a conflict at the road reserve as it enters the site. Additionally, the character of the adjoining street will ensure that adverse effects on safety of other users, efficiency, congestion, and amenity of the site can be avoided.

Width and design of vehicle crossings whereby vehicle crossings shall have a minimum formed width of 3.0m and a maximum formed width of 6.0m. The vehicle crossing leading to Building 1 will exceed this. The appearance of a wider vehicle access in this location will not be out of character, given that a number of other properties within the area have a similar situation.

Maximum Number of Vehicle Crossings shall have one vehicle crossing for a property with a frontage length of 18m or less. The proposed development will result in two vehicle crossings, with a frontage length of 14.51m. The street and site as such, are of a scale whereby the location of two vehicle crossings will not be out of character given the treatment of most street frontages within the immediate vicinity. Due to the slope and contour of the area, properties tend to not have a typical road frontage in that they have an access and landscaping along the boundary. Properties are more defined by hard landscaping areas and driveways to facilitate the use of these unique sites. As such, the location of two vehicle crossings will not have an adverse

effect on safety of users, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.

A *Sight Distance* of 40m is required for residential activities, and 80m for non-residential activities (visitor accommodation). Due to the creation of a new vehicle access, the sight distance needs to be considered in terms of its shortfall. As the existing vehicle crossing was created at the time of subdivision, it is considered that those effects in terms of sight distance have been previously assessed. The location of the subject site from the corner on St Peters place will limit the views out of the site and along the street. The existing street network is a cul-de-sac therefore there is no through traffic, and only residents and those visiting will be using this street. The street is narrow in part and winds up the hill, which will mean vehicles are likely to be going well below the speed limit. Additionally, the distance from the intersection at Highview Terrace is short, which will further reduce encourage a slow speed environment. The existing vehicle access, created at the time of subdivision can be accessed in a forward movement, however vehicles from Unit 1 will be required to reverse onto the street. This access is further from the corner, and is limited to only 2 vehicles. Overall the short fall in sight distance will be mitigated by the slow speed environment of the adjoining street.

Overall, the parking and access limitations within the site will result in a non-compliance, but can be mitigated through the site location on a low speed environment. The ability to access into car parks which are separated by the buildings will ensure that car parking demand is spread over the site, aided by the utilisation of two vehicle crossings. As such, adverse effects as a result of the access and parking non-compliances can be contained within the site.

4.3.7 Landscaping

The proposal includes an area of 336.6m² (37.4%) of landscaping throughout the site to mitigate areas of exposed earthworks, and to complement the built form. The proposed landscaping will ensure that areas of exposed soil are stabilised and will provide for mitigation measures of the proposed earthworks.

4.3.8 Services

Services have been installed on site which the proposed development can connect to. Given the size of the site and anticipated density, the existing services will be adequate to cater for the proposed development.

Stormwater sumps located within the driveway area will be reinforced in accordance with Council specifications (refer email from Lyn Overton re design of sump reinforcement).

The site has an existing 150mm pipe for both stormwater and wastewater, in which the proposed units will connect to. These existing pipes will not need upgrading. New connections will be made as part of the development.

Potable water is available to the site, with a 50mm water main located in the street. Currently the pipe is branched off to three properties, each providing a 20mm connection. The development will connect back to the existing 50mm pipe which will be sufficient to provide potable water to the development.

Any effects on the environment in relation to infrastructure will be less than minor.

4.3.9 Visitor Accommodation

The relevant assessment matters are found in Part 7 of the Operative District Plan. These have been considered in the assessment below.

The location, external appearance and design of buildings

The proposed buildings are typical of a residential building within the immediate area, ensuring that the development will be compatible with the amenity values of the surrounding residential environment, including the visual amenity of the street and neighbouring properties.

The location, nature and scale of activities on site

The groups of guests will be largely similar in scale to permitted residential use of the site. Professional management and appropriate mitigation measures (particularly use of outdoor areas at night time) will ensure that the visitor accommodation activity will be quiet and low intensity, and therefore compatible with the surrounding residential neighbourhood.

The location of parking and buses and access

Existing parking onsite provides for seven car parking spaces. It is likely that vehicle movements associated with the visitor accommodation activities would be similar to usual residential use, albeit with different people and vehicles. To ensure that the number of cars onsite is kept to a minimum, a condition is volunteered that each residential unit/flat shall only be rented to one group of a maximum of four persons at a time, per unit/flat, in association with the short-term visitor accommodation, and that all associated car parking be contained within the site. This will ensure that there are only six car parking spaces required if all the units are rented as visitor accommodation. The proposed condition will mean that the car parking demand will be less than the permitted amount.

No coaches or buses will visit the site, and the applicant anticipates a condition of consent to that effect.

Overall, and given the volunteered conditions, adverse effects with respect to access and car parking associated with the visitor car parking are considered to be no more than minor.

Noise

The site is part of a residential neighbourhood and visitor accommodation from each of the proposed units and attached flats, may result in potential adverse effects with respect to noise and the use of outdoor facilities, particularly at night and over summer. To address these effects, the applicant proposes to restrict the use of outdoor areas and prevent any use of amplified music indoors or outdoors. Consent is not sought to breach the zone noise limits. To help mitigate potential effects from night time noise, conditions of

consent are volunteered to restrict the use of the outdoor areas between 10pm – 8am; to require suitable signage be installed to advise guests of this requirement; and to require that the unit be managed by a property manager with the name of that agent being supplied to Council, as well as a requirement to maintain a log of guests.

Given the volunteered conditions and management plan, adverse noise effects on the community and wider environment are considered to be less than minor.

Hours of operation

The applicant proposes to restrict use of outdoor areas at night time, to maintain the amenities of the surrounding residential area.

Given the volunteered conditions and management plan, adverse noise effects on the community and wider environment are considered to be less than minor.

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

The proposal has been considered against the relevant assessment matters of the ODP and PDP to determine potential adverse effects from the construction of the proposed buildings, associated earthworks and visitor accommodation activity. Any adverse effects from the proposed development will be mitigated through the use of appropriate earthworks and construction methods, to ensure that adverse effects on the environment are no more than minor.

5.0 EFFECTS ON PERSONS

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

Consent is limited to the separation distance, internal setback breach, height breach, earthworks and effects resulting from visitor accommodation. In terms of the proposed height breach, it is considered that the central location of each breach within the site will ensure that adverse effects on neighbouring properties will be avoided. Additionally, the sloping nature of the site will mean that most neighbours are located at the same height on either side of the site, or at a lower elevation, and will therefore not look over the site.

Views from the properties at a lower elevation will tend to look over those properties below them, rather than looking back up the hill. Furthermore, the height breach will not result in a dominance effects to those properties to the south, as St Peters Place will provide for a separation distance which will reduce those visual effects. Additionally, the proposed breach will be seen in conjunction with the main roof form which is otherwise permitted. Given the inconsistent slope and contour of the site, it is expected that without further earthworks to reduce the overall height of the building, any residential development is likely to result in a

small breach to the height. As such, adverse effects on adjoining neighbouring properties will be less than minor as a result of the height breach.

In terms of earthworks, the site is of a scale where earthworks are anticipated with any building development. Subject to the proposal being undertaken in accordance with relevant site management mitigation measures, and the recommendations by RDAgritech, it is expected that adverse effects on neighbouring properties, as a result of the proposed earthworks, can be avoided.

Potential adverse effects as a result of the proposed separation distance of Buildings 2 and 3 will be mitigated through the slope of the site, location of the buildings within the subject site and limited ability to view the breach from neighbouring properties.

Additionally, adverse effects as a result of the eave of the building encroaching into the internal boundary setback on the western elevation, will be mitigated by the small scale of the breach, location within the site, and limited visibility from adjoining neighbours. As such the adjoining neighbour will not be adversely affected.

Potential adverse effects from the proposed shortfall in car parking, can largely be contained within the site, to ensure that neighbouring properties are not adversely affected.

In terms of the proposed visitor accommodation activity, there is a potential for neighbouring properties to be adversely affected by the proposed activity, but subject to conditions within the visitor accommodation management plan, any potential adverse effects can be reduced. The volunteered conditions to manage the non-residential activity within these buildings are considered suitable to manage adverse residential amenity effects on these neighbours.

No other person or property will be adversely affected by the proposal.

5.1 SUMMARY EFFECTS ON PERSONS (S95B(1))

Overall, no person will be adversely affected by the proposed variation.

6.0 OVERALL NOTIFICATION DETERMINATION

In determining whether the application should be publicly notified, it must be established whether the activity will have or is likely to have adverse effects on the environment that are more than minor. It is concluded that the adverse effects of the activity will be no more than minor and therefore the application need not be publicly notified.

7.0 S104 ASSESSMENT

7.1 PROPOSED DISTRICT PLAN – LOWER DENSITY SUBURBAN RESIDENTIAL

7.2.1 Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.

Policies

7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.

The proposed development will be located on a site which contains existing services and infrastructure. The proposal will provide for a development which is compatible with existing suburban densities within the immediate vicinity.

7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.

The proposal will result in built form located centrally within the site. The overall development is consistent with the scale and nature of other surrounding properties within the Goldfields height area given size of the overall site and scale of the proposed development. The sloping nature of the site, and surrounding land has been effectively utilised to ensure that a proposed development can be located onto the site whilst avoiding adverse effects on the environment.

7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by user of neighbouring properties, in particular, privacy and access to sunlight.

Although the proposed development will result in a height breach on Buildings 1 and 3, they are largely of a scale whereby they will not be detectable, when viewed in conjunction with the overall development.

As the site slopes down in a north-south direction, the extent of the roof breach is less likely to be seen from adjoining neighbouring properties or those at a lower elevation. The subject site will look over those properties to the south, with no residential neighbours to the north. Therefore, the bulk of the proposed height breaches will not result in a loss of privacy or sunlight to any of the surrounding properties, given the location of the hill slope behind, and separation distance of these properties. The effects of the height breach can be offset by the nature of the overall design of the building, in that the outcome still aligns with the requirements of the District Plan, in that the character and amenity values are maintained.

7.2.3 Objective – encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Policies

7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:

- a. *manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;*
- b. *achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;*
- c. *provides activation of streets through the placement of doors, windows and openings that face the street.*

The proposed density will be consistent with the District Plan requirements.

7.2.3.3 Encourage landscaped areas to be well designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to visual amenity of streets and street frontages.

Each of the proposed residential units and associated flats will have their own outdoor patio area available for their own use. This will provide for an outdoor area providing high amenity spaces for recreation and enjoyment. The site does have a street frontage, but small by comparison to the size of the overall site. This means that this area of road frontage is utilised by built form, and hard landscaping in the form of driveways and access points. This is however typical in this area, with a number of properties having a similar design and treatment of the road frontage. Therefore, the proposed development will not look out of place. However, the overall design of the buildings has been designed to enhance visual amenity within the area. As such will be consistent with the above policy.

7.2.6 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

Policies

7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.

On-site car parking has been provided in two main areas within the site to help optimise safety within the site and to ensure that the vehicle demand can be split over two areas within the site. Building 3 will provide for four car parks at ground level, with a further single car park located to the south of that building. Building 1 will provide for two car parks. Although there is a shortfall in car parking on site, it is expected that the development as a whole will ensure that there is no conflict within the site. Although the proposal will not be consistent with the above policy, it is considered that the shortfall can be managed in a way to avoid adverse effects on the existing street network.

7.2.6.2 Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.

Existing services will be able to provide adequate services for the proposed development. The proposal will therefore be consistent with the above policy.

7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

The site is located within close proximity to public transport routes, including the existing link on Frankton Road, which is approximately 14 minutes' walk from the site. The proposal will not compromise the existing active transport network. As such the proposal will be consistent with the above policy.

Visitor Accommodation

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

The subject site is not included within the Visitor Accommodation Sub-Zone, however as deemed within the preceding assessment, the proposed activity can be mitigated by volunteered conditions of consent which will ensure that adverse effects on residential amenity values can be avoided.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

Although the proposed site is not included within the Visitor Accommodation Sub-Zone, the proposed location is appropriate in terms of its scale (limit to four people per unit), intensity and frequency (180 days), which will ensure that the residential character and amenity values of the zone is maintained.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

Each unit can contain up to a maximum of four guests at any one time (eight per building), therefore the scale and character of the proposed activity will be similar to the existing residential character and amenity values. As such, the proposal will be consistent with the above policy.

7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

Once constructed, the proposed development will contain a number of different accommodation options, including an option for visitors accommodation, and for long term rental/owners accommodation. This will contribute to the diversity within the area and provide for the social and economic wellbeing of the property owner. As such, the proposal will be consistent with the above policy.

7.2.8.5 *Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.*

The proposed visitor accommodation activity will be managed in a way to control the scale of the activity in each unit, by way of the proposed visitor accommodation management plan. This will ensure that the scale, intensity and frequency of use will be controlled, and as such will separate them from existing residential activities.

7.2 PROPOSED DISTRICT PLAN – LOWER DENSITY RESIDENTIAL (PART 7)

7.2.1 *Objectives and Policies Objective - Development within the zone provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.*

Policies

7.2.1.1 *Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.*

The site is located within an area where public infrastructure is available, and designed in a manner which aligns with the capacity of the existing network.

7.2.1.2 *Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of the existing suburban residential development, and maintain suburban residential amenity values including predominantly detached building forms, and predominately one to two storey building heights.*

The proposed development will utilise the site efficiently by ensuring the resulting built form is compatible with the surrounding residential area. The extent of built form is limited to detached buildings, which are two storey in height. Although the density of the development exceeds what is permitted under the District Plan, its location on a rear section backing onto a reserve area (with no dwellings up slope), will ensure that the development will maximise the efficient use of the land.

7.2.1.3 *Ensure that the height, bulk and location of development maintains the suburban intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.*

7.2.3 *Objective - Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values*

Policies

7.2.3.1 *Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:*

- a) *manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;*

- b) *achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;*
- c) *provides activation of streets through the placement of doors, windows and openings that face the street.*

The proposal will result in a density of greater than 1:450, and has been designed to fit into the site, by utilising earthworks to lower the site, to set the built form lower within the site. Overall this will reduce the bulk of the development. Given the location of the site, being setback on the uphill slope of the road, with the reserve land behind, means there will be no residential properties overlooking the property below. Therefore by utilising this unique situation of the site location, any visual effects as a result of the higher density can be avoided. A generous setback is provided on the eastern boundary to reduce the overall visual effects, and to achieve a higher level of privacy between both properties. The placement of windows and doors facing the street are setback off the road boundary.

7.2.3.2 *Limit building height on sites smaller than 900 square metres that are proposed to be developed for two or more principal units (i.e. excluding residential flats) so as to mitigate a reduction in spaciousness around and between buildings that otherwise forms part of suburban residential amenity values.*

The site will maintain spaciousness around and between buildings to ensure suburban residential amenity values are not compromised.

7.2.3.3 *Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.*

The site will be well landscaped to integrate the proposed buildings and amenity spaces for each unit, while ensuring that the visual amenity of streets and street frontages is not compromised.

7.2.6 *Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.*

Policies

7.2.6.1 *Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.*

Additional access is proposed into the site to allow for a more safe and efficient use of the site. Car parking is provided on site, to minimise on-street car parking.

7.2.6.2 *Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.*

The proposed development will be consistent with the capacity of the existing infrastructure network.

7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

Public transport options are available within a 15 minute walk from the subject site.

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

7.2.8.1 Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.

Visitor accommodation (VA) is proposed, however the site is not located within a Visitor Accommodation Sub-Zone. The proposed VA activity will be limited to 180 days, and therefore will be appropriate for the low density residential environment. Restrictions imposed by way of the volunteered visitor accommodation management plan will ensure residential amenity values are mitigated.

7.2.8.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.

A restricted use on the proposed VA activity to 180 days will help reduce adverse effects on the residential character of the area.

7.2.8.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

Each unit has a limit of four persons per unit. This will ensure that the VA activity will be compatible with the surrounding residential area and of a scale similar to permitted residential activities.

7.2.8.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.

The proposal will provide for diversity in accommodation options within the area, by providing for individual small scale residential properties which can be utilised as a dwelling rather than typical motel/hotel unit. This will provide for the social and economic wellbeing of the wider community.

7.2.8.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of the activities that differentiate them from residential activities.

The scale, intensity and frequency of use of the proposed VA activity will be managed by limiting the nights per year to 180, restricting numbers of guests per unit, and limiting vehicle use by guests within the site. Overall the residential visitor accommodation activity, subject to these restrictions, will have effects similar, if not less, than that of a permitted residential activity.

7.3 PROPOSED DISTRICT PLAN – NOISE (PART 36)

36.2.1 Objective - The adverse effects of noise emissions are controlled to a reasonable level to manage the potential for conflict arising from adverse noise effects between land use activities.

Policies

36.2.1.1 Avoid, remedy or mitigate adverse effects of unreasonable noise from land use and development.

36.2.1.2 Avoid, remedy or mitigate adverse noise reverse sensitivity effects.

Noise in association with the construction and development phase of the site will occur, including rock breaking which will breach potential noise limits. Given that the overall activity will be limited to within day time hours, and for a short duration while earthworks are undertaken, noise levels will not be unreasonable. As such noise emissions will be controlled during the short timeframe, and will not result in on-going adverse effects.

7.4 PROPOSED DISTRICT PLAN – EARTHWORKS (PART 25)

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

Policies

25.2.1.1 Ensure earthworks minimise erosion, land instability, and sediment generation and offsite discharge during construction activities associated with subdivision and development.

Proposed mitigation measures will be imposed for the duration of the works to ensure that effects from the proposed earthworks are contained entirely within the subject site. As the development will utilise the existing earthworks already undertaken on site, it will ensure that the extent of the proposed earthworks will be largely contained within the central area of the site. This will ensure that adverse effects on land stability on any of the adjoining land can be avoided. As such the proposal will be consistent with the above policy.

25.2.1.2 Manage the adverse effects of earthworks to avoid inappropriate adverse effects and minimise other adverse effects, in a way that:

- d. Minimises the exposure of aquifers, in particular the Wakatipu Basin, Hāwea Basin, Wanaka Basin and Cardrona alluvial ribbon aquifers;**
- g. Maintains public access to and along lakes and rivers**

The property is not located near to any of these water bodies.

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

The proposed earthworks will be located within the central part of the site, with the elevation of the site providing a visual screen of the proposed works from surrounding areas. On completion of the development,

the visual effects of the proposed works will be mitigated, to ensure that there will not be any visual alteration to the slope or natural landform. As such the proposal will be consistent with the above policy.

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

The scale of the overall development will be in keeping with the expected amenity values and quality of urban areas. As such the proposal will be consistent with the above policy.

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

The development has taken into consideration the site and environment limitations to ensure that the earthworks have been designed to be in keeping within the immediate area. As such the proposal will be consistent with the above policy.

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

The proposed works are located within the site so as to avoid existing infrastructure, and undertaken to avoid instability on the adjoining land. As such the proposal will be consistent with the above policy.

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

The scale of the proposed works, and proposed mitigation measures will ensure that adverse effects are avoided on those matters limited above. As such the proposal will be consistent with the above policy.

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

The site is not known to contain any item of cultural heritage. However if anything is discovered during the proposed works, the appropriate authority will be contacted. It is accepted that a condition of consent will be imposed requiring this. As such the proposal will be consistent with the above policy.

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

As above, if anything of importance is discovered during the works, the appropriate authority will be contacted. As such the proposal will be consistent with the above policy.

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

Temporary traffic movements will occur during the proposed works, but will be limited to the owners site only. As such the proposal will be consistent with the above policy.

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

Appropriate hazard controls will be implemented throughout the proposed works as required by the construction company undertaking the works. This will ensure all hazards are identified and dealt with accordingly. As such the proposal will be consistent with the above policy.

7.5 PROPOSED DISTRICT PLAN – TRANSPORT (PART 29)

29.2.2 *Objective – Parking, loading, access, and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes towards:*

- a. *providing a safe and efficient transport network;*
- b. *compact urban growth;*
- c. *economic development;*
- d. *facilitating an increase in walking and cycling and the use of public transport; and*
- e. *achieving the level of residential amenity and quality of urban design anticipated in the zone;*

Policies

29.2.2.1 *Manage the number, pricing, location, type and design of parking spaces, queuing space, access and loading space in a manner that:*

- a. *is safe and efficient for all transport modes and users, including those with restricted mobility, and particularly in relation to facilities such as hospitals, educational facilities, and day care facilities;*

The queuing and vehicle crossing distance into Building 1 will not comply. However as it will be for access to a single residential unit, there is unlikely to be any conflict with other users on that access point.

Overall the proposed parking and access will be consistent with the character, scale, intensity and location of the surrounding area.

7.6 SUMMARY OF OBJECTIVES AND POLICIES

As outlined above, the proposed development will not be contrary to the relevant objectives and policies as outlined within Parts 7, 25, 29, 36 of the Proposed District Plan.

8.0 PART 2 OF THE RMA CONSIDERATIONS

Residential activity is anticipated in the Low Density Suburban Residential Zone and on this site. The proposed residential development will ensure the applicant can provide for their social, economic, and cultural well-being, as well as contributing towards the housing needs of future generations. In addition to this, the overall development provides for much needed housing opportunities within the District in an area which is already zoned for that purpose. The well designed buildings will provide for a warm, pleasant living space, whilst ensuring that any adverse effects have been avoided, remedied or mitigated. It is considered that the proposal provides for sustainable management of natural and physical resources and meets the

Purpose and Principles set out in Part 2 of the RMA.

9.0 SUMMARY

It has been demonstrated in the assessment above that the proposed buildings, comprising three multi-level, residential units, each with an attached residential flat, and future visitor accommodation activity, including a height breach, setback breach, building separation breach and earthworks, and various traffic breaches, will be appropriate on the site. The proposal will maintain the character and visual amenity values of the Low Density Suburban Residential Zone. The proposal has been designed to ensure that no person is adversely affected, whilst also providing a housing development to meet the housing demand within the Queenstown area. Overall it is considered that the proposed development will result in adverse effects which will be no more than minor. The proposal is consistent with the relevant objectives and policies of both the OPD and PDP and meets Part 2 of the RMA.

APPENDIX 3 – GEOTECHNICAL REPORT

RDA Consulting

GEOTECHNICAL • CIVIL • ENVIRONMENTAL



GEOTECHNICAL INVESTIGATION REPORT

JOB TITLE	GLEW ST PETERS GEOTECH
ADDRESS	10 ST PETERS PLACE QUEENSTOWN
JOB NUMBER	51746
	9 August 2021

Client: Jason Glew

ARCHITECT: Fat Parrot Architecture
7b / 331 Rosedale Road
Albany
Auckland

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- APPENDIX B.** TEST LOG SHEETS
APPENDIX C. KINEMATICS ANALYSIS
APPENDIX D. CROSS-SECTION

Prepared by



Tom Goosey
BSc (Geol), PGDip (Eng Geol) MEngSc (Eng Geol and
Geotechnical)
Engineering Geologist

Reviewed by



Matt Engel
BSc (Geol), PG Dip (Eng Geol), MEngNZ
Senior Engineering Geologist

51746 Glew St Peters Geotech - GIR

1. INTRODUCTION

This report presents the results of a geotechnical investigation report carried out by RDA Consulting on behalf of Jason Glew for the proposed residential development located 10 St Peters Place, Queenstown, as indicated on the site plan in Appendix A. The proposed development consists of three, multi-level units including garage.

The work was commissioned by Jason Glew in a signed SFA, dated 25th March 2021. Fat Parrot Architecture provided a site plan of the proposed development.

The initial scope of work for the geotechnical subsoil investigation included providing recommendations on:

Professional Engineering and Consulting Services to provide a site walkover and inspection as part of the Geotechnical Investigation Report (GIR). Prior to the Consultant arriving on site, the Client will have the site sufficiently cleared and have a minimum of 4 test pits prepared to expose the underlying soils and Haast Schist where present.

RDA Consulting conducted the work in general accordance with our proposal, reference 51746 Glew St Peters Geotech, dated 25th March 2021.

1.1. PROPOSAL

The proposed residential dwelling comprises of three, multi-level units with garage founded across the slope. Access is via St Peters Place, Queenstown. The full architectural set of drawings contains more details on the proposal, and these are attached separately to this report. Our assessment has been based on the set issued to us on the 20th of July 2021 and dated the 15th of June 2021.

The following report presents the results of field investigations and provides discussion and recommendations relevant to the above scope of work.

1.2. LIMITATIONS

Findings presented as a part of this report are for the sole use of Jason Glew in accordance with the specific scope and the purposes outlined above. While other parties may find this reporting useful the findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

1.3. RELATED DOCUMENTS

In this report, reference is made to the following documents:

- NZS 3604: 2011 Timber Framed Buildings,
- NZS 1170.5: 2012 Structural design actions Part 5 Earthquake actions – New Zealand
- NZS 4431:1989 and amendments. Code of Practice for Earthfill for Residential Development.
- Geology of the Wakatipu area 1:250,000 QMap (Qm18), GNS Science: 2000

2. SITE INFORMATION

- The site is located at 10 St Peters Place, Queenstown. Lot 1, DP512388
- The site covers an area of approximately 900.0 m².
- The site has had the vegetation and topsoil stripped in preparation for bulk earthworks.
- The sites to the east, south & west are occupied by existing residential buildings, with empty forestry lots to the north.
- The site is a moderately to steeply inclined dipping to the southeast.
- The site is accessed from St Peters Place.

3. DESKTOP REVIEW

3.1. GEOLOGY

The geology of the site is mapped by the Qm18 as comprising well foliated psammitic and pelitic schist with incipient segregation, minor greenschist with metachert; quartz veins common, TZ3. The QMap is at a 1:250,000 scale so only details the larger units present. Site investigations have confirmed the colluvium, glacial till and schist deposits.

No active faults were mapped in the field, however, the active Cardrona Fault shown on the published Qm18 map approximately 17.5 km to the east of the site. There is a significant seismic risk to the Wakatipu region when the rupture of the Alpine Fault system occurs; recent probability predictions estimate a magnitude 7.5 or greater is highly likely within the next 45 years. Significant ground shaking is expected from this type of event.

3.2. LIQUEFACTION

A review of the Queenstown Lakes District Council natural hazard overlay on the Webmaps website (<http://maps.qldc.govt.nz/qldcviewer/>) shows the site to have nil to low risk of liquefaction. Lateral spreading is not addressed by these maps and site-specific assessment has been incorporated based on visual assessment of the site and standard geotechnical assessment methods. Based on our assessment, lateral spreading is not considered a potential hazard. A copy of the Queenstown Lakes District Council Webmaps hazard map for liquefaction is attached to this report.

4. FIELDWORK

Fieldwork was carried out on 31st March 2021 and 5th August 2021 and comprised of:

- On site review of available desktop information.
- 5 test pit investigations.
- Field testing with 2 Scala Penetrometer tests.
- Structural rock exposure discontinuity measurements completed post topsoil and vegetation strip (5th August 2021).
- A site walkover by an Engineering Geologist.

All field work was carried out in the fulltime presence of an RDA Consulting representative who located the test pits and Scala Penetrometer sites and produced Geological Logs of the test pits, which are contained in Appendix B.

Approximate locations of test pits and scala penetrometer tests are shown on the Test Location Plan in Appendix A.

5. RESULTS OF INVESTIGATION

5.1. SURFACE CONDITIONS

The surface conditions at the time of site visit, were as follows:

- Water seeps were observed on site during the field visit.
- The site is located on a moderately to steeply inclined slope, dipping to the southeast.
- Soil exposures show that stratigraphic boundaries are generally sharp, indicating quick depositional environment changes.

5.2. INTERPRETED SUBSURFACE CONDITIONS

The typical soil types encountered during the field investigations have been divided into five (5) geotechnical units as summarised in Table 1. Geological Logs of the test pits are presented in Appendix B.

TABLE 1 – SUMMARY OF GEOLOGICAL UNITS AND SOIL TYPES

UNIT	SOIL TYPE	DESCRIPTION
1	Topsoil	Silty SAND, dark brown, moist, fine sand, low dilatancy, organics and rootlets throughout.
2	Colluvium	Sandy SILT minor gravel: orange, moist, fine to medium sand, fine to medium gravel, angular.
3	Beach Deposit	Gravelly SAND with minor cobbles: light brown-grey, moist, fine to coarse gravel, rounded.
4	Glacial Till	Silty SAND with some gravel: grey, moist, fine to medium sand, fine to coarse gravel, sub-angular, dense to very dense.
5	Schist	SCHIST: grey, highly weathered, foliated pelitic schist, weak to very weak.

Table 2 contains a summary of the distribution of the above geotechnical units in each Test Pit location.

TABLE 2 – SUMMARY OF DISTRIBUTION OF GEOLOGICAL UNITS ENCOUNTERED AT TEST PIT LOCATIONS

TEST PIT LOCATION	DEPTH ENCOUNTERED BELOW EXISTING GROUND LEVEL (M)				
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
TP1	0.00 – 0.20	0.20 – 0.50	-	0.50 – >2.50	-
TP2	0.00 – 0.30	-	-	-	0.30 - >0.60
TP3	0.00 – 0.30	-	-	-	0.30 – >0.50
TP4	0.00 – 0.20	-	-	-	0.20 - >0.40
TP5	0.00 – 0.30	0.30 – 0.50	0.50 – 1.80	-	1.80 - >2.10

- NOT ENCOUNTERED
> UNIT EXTENTS BELOW DEPTH OF TEST PIT

Table 3 contains a summary of the Scala Penetrometer tests completed across the site.

TABLE 3: SCALA PENETROMETER TEST RESULTS

SCALA NUMBER	DEPTH TO 300 kPa (m)	DEPTH TO 200 kPa (m)	DEPTH TO TEST COMPLETION (m)	DEPTH TO REFUSAL/BOUNCING (m)
1	0.30	0.05	0.90	0.90
2	0.25	0.05	0.40	0.40

Locations of test pit and Scala penetrometer investigations are presented in the test location plan in Appendix A.

5.3. STRUCTURAL ROCK MEASUREMENTS

Haast Schist exposures were formed by the topsoil and vegetation clearing that has occurred on site. The locations of where structural measurements were recorded are indicated on the Test Location Plan in Appendix A. The rock exposures comprised of highly to moderately weathered schist, see Photo 1 & 2. Water seepage was observed from the rock face. The rock exposures were used to identify and record structural discontinuity measurements. Dip and Dip Direction of the defects were recorded and summarised in Table 4, focusing on the foliation and joint sets observed.

TABLE 4 – SUMMARY OF DISCONTINUITY DATA COLLECTED DURING STRUCTURAL AND GEOTECHNICAL FACE MAPPING

DISCONTINUITY	HAAST SCHIST CHARACTERISTICS		
FEATURE MEASURED	AVERAGE	DIP	DIP DIRECTION
FOLIATION 1 FZ1	15/256	14	246
		15	259
		16	253
		15	267
FOLIATION 2 FZ2	21/170	18	155
		22	181
		20	169
		14	183
		28	179
		24	155
JOINT SET 1 (JS1)	82/254	86	249
		84	255
		84	261
		74	252
JOINT SET 2 (JS2)	48/072	45	064
		46	071
		54	81
JOINT SET 3 (JS3)	72/45	72	045
JOINT SET 4 (JS4)	68/189	68	189
JOINT SET 5 (JS5)	72/087	72	087

5.4. KINEMATIC ANALYSIS

Haast Schist has several factors which control its ultimate stability. Foliation, jointing, fractures, and tectonic overprinting all create weakness planes which can lead to a decrease in stability when excavations of this depth and extent occur. Two weakness planes intersecting can create a release wedge or planar failure.

Analysis for planar sliding was conducted which can be propagated by the intersection of both the dip and dip direction of the foliation and the joints within the rock.

Analysis for potential wedge failure was also carried out. Wedge failures occur when fracture planes that fall within a critical angle relative to the slope have the potential to fail.

The likelihood of both failures is dependent on both dip and dip direction of the discontinuities and their intersections within the proposed excavation aspect.

As indicated in Table 4 above, the average values for the Dip and Dip Direction of the Haast Schist features on site are:

- Foliation 1 (FZ1) 15/256
- Foliation 2 (FZ2) 21/170
- Joint Set 1 (JS1) 82/254
- Joint Set 2 (JS2) 48/072
- Joint Set 3 (JS3) 72/045
- Joint Set 4 (JS4) 68/189
- Joint Set 5 (JS5) 72/087

The approximate orientations of the dwelling slope excavations are listed below:

Building 1 and 2:

- Northern Excavation Slope Aspect (Dip Direction) = 124°
- Western Excavation Slope Aspect (Dip Direction) = 034°

Building 3:

- Northern Excavation Slope Aspect (Dip Direction) = 156°
- Western Excavation Slope Aspect (Dip Direction) = 066°

Based on the above discontinuity data (foliation and joint sets) the risk for large scale planar failures for the northern and western excavation slope aspects and wedge failure for all buildings are discussed below:

Building 1 and 2 - Planar Failure Risk

- Planar failure for the northern excavation aspect is deemed possible, due to 2 of the foliation poles present within the failure window.
- Planar failure for the western excavation aspect is deemed low, due to no discontinuity poles present within the failure window.

Based on the above observations and analysis the northern excavations may require stabilisation, either through retaining and/or rock bolting.

Building 3 - Planar Failure Risk

- Planar failure for the northern excavation aspect is deemed possible, due to 2 of the foliation poles present within the failure window.
- Planar failure for the western excavation aspect is deemed possible, due to 3 joint set poles present within the failure window.

Based on the above observations and analysis, the northern and western excavations may require stabilisation, either through retaining or rock bolting.

All Buildings - Wedge Failure Risk:

- Wedge failure for the northern excavation aspects for Buildings 1-3 is deemed possible, with a higher probability in Building 3.
- Wedge failure for the western excavation aspects for Buildings 1-3 is deemed unlikely, however will need to be assessed as excavations proceed.

The intersection of two discontinuities can also potentially form a wedge failure. These risks of planar and wedge failures can be mitigated against by ensuring a suitably qualified geo-professional inspects all rock excavations and the need for stabilisation and/or scaling (removal) of potential rock failures at the time of excavation.

All cuts exceeding 3.0 m in height and/or have water seepage observed, are to be assessed by a suitably qualified Geoprofessional.

See the kinematic stereonet figures which give an indication of planar and wedge failure potential attached in Appendix C.

5.5. EXISTING FILL

No existing fill was encountered in any of the investigations completed on site.

6. GROUNDWATER

Groundwater inflows were observed when structural measurements were being recorded.

It should be noted that fluctuations in the groundwater levels can occur as a result of seasonal variations, temperature, rainfall and other similar factors, the influence of which may not have been apparent at the time of investigation.

It is expected that minor seepage could be expected in the gravel horizons and locally typical perched levels are observed on the soil to rock contact. Perched groundwater or seepage is most likely during the winter months.

Suitable drainage measures for foundations should be allowed for by the foundation designer.

7. DISCUSSION AND RECOMMENDATIONS

7.1. SITE PREPARATION

Site preparation and earthworks suitable for structure and pavement support should consist of:

- Prior to the placement of any new structural fill, the proposed areas should be stripped to remove all vegetation, topsoil, root affected or other potentially deleterious material (Unit 1). Stripping is generally expected to be required to depths of about 0.2 m to 0.3 mbgl.
- New site fill beneath structures should be compacted to a minimum density ratio of 95% Standard Compaction and within acceptable limits of Optimum Moisture Content and be certified in accordance with NZS4431:1989.
- All new structural fill should be supported by properly designed and constructed retaining walls or else battered at 1V:2H or flatter and protected against erosion.
- Earthworks and landscaping fills not requiring certification should be in accordance with the recommendations of NZS4431:1989 '*Earth Fill for Residential development*'. With particular emphasis on benching into steep slopes and appropriate drainage being installed.

7.2. EXCAVATION CONDITIONS

As indicated in the Site Plan (Cut and Fill) provided by Fat Parrot Architecture all three buildings will require excavation into rock, it is anticipated that the upper soil materials could be excavated by an excavator (3.5 tonne) bucket at least to the depths indicated on the appended logs using a toothed bucket. The depths of topsoil material, depth to rock and levels of refusal, where encountered, during field work are summarised in Table 2.

It should also be noted that rock was observed outcropping within all three building footprints when structural rock exposure measurements had been recorded. These measurements were recorded after the stripping of topsoil and vegetation that has been completed as part of the enabling works for the construction.

Below is an indicative estimation of maximum cut heights that are to occur within the three building footprints.

Maximum excavation heights based off the Site Plan and provided FFL are indicated below:

Building 1:

- Natural ground level max height within building footprint = 432.00 m
- Lowest level FFL = 423.50 m
- Max cut height = 8.50 m

Building 2:

- Natural ground level max height within building footprint = 438.00 m
- Lowest level FFL = 433.80 m
- Max cut height = 4.20 m

Building 3:

- Natural ground level max height within building footprint = 432.00 m
- Lowest level FFL = 425.80 m

- Max cut height = 6.20 m

It is expected that rock below the depth of refusal will be excavatable by ripping to some extent, although this has not been assessed as part of the current investigation. The use of toothed buckets, ripping tines, and/or hydraulic rock hammers mounted on larger (20 tonne) excavators will be required. Based on the above maximum cut heights and the site observations made throughout the various site visits, it is expected that rock breaking will be required for all three buildings.

7.3. SUITABILITY OF SITE SOILS AS FILL

The following comments are made regarding the suitability of the site materials for reuse in filled areas:

- Where site regrade is proposed, existing fill, topsoil, vegetation, or other potentially deleterious material (Unit 1) should be removed to spoil or stockpiled for reuse as landscaping materials only. Stripping is generally expected to be required to depths of about 0.20 mbgl.
- The underlying materials (Unit 2, 3 & 4) should be carefully stripped as necessary and stockpiled for reuse as general site fill; or removed from site if surplus to requirements.
- Caution should be used for Silt materials (Unit 2 & 4). Silt can be used; however, the time of year and moisture condition would need to be carefully controlled.
- Exposed natural soils should be appropriately protected from erosion by suitable batter slope formation, diversion drainage to intercept overland flows and covering the exposed soils with suitable vegetation/landscaping; appropriate batter angles are detailed below in Section 7.8.
- Earthworks on the site should be in accordance with the recommendations of NZS4431:1989, including site stripping, stockpiling, fill placement, removal of surpluses off site, protection of the excavation surfaces and surface water control.
- Should the fill be supporting of structures then testing and certification in accordance with NZS4431:1989 will also need to be undertaken.

7.4. NATURAL HAZARDS

Review of the Queenstown Lakes District Council webmap shows that there are no hazards identified for the site. Risk of liquefaction based on the QLDC natural hazards overlay on the webmap overlay indicates the site to have nil to low risk LIC 1. The QLDC Hazard Map is attached in Appendix A.

The site is not considered to be at risk from flooding.

A seismic ground shaking risk for the Wakatipu region on the whole has been identified and prudent design to mitigate the risk of seismic ground shaking should be applied to all proposed structures. Design to the relevant structural and building codes is expected to mitigate this issue.

Freeze and thaw effects are relevant for the region, and it is recommended that all foundations are embedded at least 0.4 m below finished ground levels with careful consideration given to final ground level clearances from exterior claddings.

Overland flow is not expected. However, it is recommended that any potential overland flow paths are either piped or regraded away from the dwelling and associated landscaping structures. The proposed cut batter at the rear of the building may expose some water seepage; this can be controlled appropriately with drainage systems.

7.5. SUBSOIL SUBCLASS FOR SEISMIC DESIGN

Soils in this site are considered to fall in the site subsoil 'Class B – Rock' in accordance with NZS1170.5:2012.

7.6. FOUNDATION DESIGN OPTIONS & PARAMETERS

The general design of the foundations and building platforms will need to be confirmed by the foundation / structural engineer.

Refer to the attached Cross-Section A-A' for indicative foundation design and stabilisation requirements attached in Appendix D.

7.6.1. BUILDING FINISH FLOOR LEVELS

The final finished floor levels for the proposed dwellings are listed below:

Building 1:

- Lower Garage FFL = 423.500
- Upper Garage FFL = 424.127
- Level 1 FFL = 427.500
- Level 2 FFL = 430.500

Building 2:

- Level 1 FFL = 433.800
- Level 2 FFL = 436.800

Building 3:

- Garage FFL = 425.800
- Level 1 FFL = 428.800
- Level 2 FFL = 431.800

7.6.2. BUILDING FOUNDATION / MULTI-LEVEL FLOOR DESIGN

Based on-site conditions and shallow rock, the footings for the proposed buildings are likely to be founded in Unit 5 (Schist) materials and structural fill as indicated in the cut and fill plan in Photo 3 (provided by Fat Parrot Architecture).

It is noted that the three units are multi-level dwellings, the architectural drawings, cut and fill plan and cross-sections indicate that rock excavations will be required and structural fill to form level building platforms. The foundations and floor systems will require several possible design options, and are listed below:

1. Excavation into Haast Schist and soil to form level building platform.
2. Structural fill in accordance with NZS4431:1989 to form part of all three building platforms due to sloping nature of the site. The structural fill will need to be either formed at permanent batter angles of 2H:1V (26 degrees) if this cannot be achieved then retaining options maybe required.
3. Suspended floor systems for the multi floor units, footings and structural components of the building will need to be designed for multi-level loads.

7.6.3. ROCK AND SOIL EXCAVATIONS

All buildings indicate cuts of >3.0 m excavations will be required: The rock batters can be designed as detailed below:

- In competent Haast Schist a slope / batter of 1H:4V (76°) can be designed – Ensure 1.0 m of working space between the toe of the cut and the foundation is allowed for.
- Temporary and/or permanent bolts may be required to stabilise potential planar and wedge failures. This should be assessed by a geo-professional as excavations proceed.

Where excavations in soil are required the following slope / batters can be designed:

- Temporary batters 1H:1V (45°) – Backfilled with certified fill.
- Permanent batters 1H:2V (26°) – No certified fill required; soil crest is to be topsoil and vegetated to prevent erosion and scouring.
- If permanent batters cannot be achieved, retaining walls can be implemented. If live loads are applied to the retaining walls a structural engineer will be required to design.
- Additional Notes:
 - Fill associated with building 3 is located on the northern property boundary, therefore, retaining is likely required due to the permanent batters not likely to be achievable.
 - Fill associated with building 2 is located at the crest of the excavation for building 3. Therefore, retaining and stabilisation is likely required due to building loads above the excavation.

All cuts exceeding 3.0 m in height and/or display adverse kinematics and/or water seepage observed, are to be assessed by a suitably qualified Geoprofessional. Therefore, based on the details provided in Section 7.2 all three buildings will require inspection.

7.6.4. STRUCTURAL FILL

Where structural fill is required to form a level building platform, several key construction methodologies will need to be adopted and are list below:

- Permanent batters to be formed at 1H:2V (26°), batters will need to be topsoiled and vegetated to prevent erosion and scouring.
- Where fill is placed on sloping ground, benching of the subgrade will need to occur, thereby, preventing a failure path for the structural fill to slide / fail on.
- Structural fill will need to extend 1.0 m beyond the boundary of the units / beyond the footings.
- If permanent batters of structural fill cannot be achieved, then either timber piled or masonry block retaining walls are an option to form level building platforms. Structural / foundation engineer to design retaining options.

7.6.5. DRIVEWAY DETAILS

The driveway indicates fill is to be placed. Due to the proximity of the driveway to the neighbouring boundary retaining maybe required to form the driveway to ensure the fill / batter does not encroach into the neighbour's property.

7.7. BEARING CAPACITY STRESSES AND SETTLEMENT

The Scala Penetrometer results across the building platform generally show that soils meet the requirements for 'good ground' in accordance with NZS3604:2011. It is considered that foundations on Haast Schist (Unit 5) will meet the requirement of good ground as per NZS3604:2011 and footings can be designed for an ultimate bearing capacity of 300 kPa.

At the time of construction all foundation excavation subgrades should be inspected by a suitably qualified Geoprofessional to ensure foundation conditions are as reported and the appropriate design assumptions for bearing capacity by the structural engineer are met.

Any foundations on fill shall have the fill placed and compacted in accordance with NZS4431:1989 with certification by a suitable qualified engineer if depths of 600 mm are required. It is reasonable to expect that fill foundation soils that are placed in accordance with NZS4431 will also achieve the above bearing capacity stresses for a 400 mm by 400 mm shallow strip footing.

Settlement is expected to be within limits set by NZS3604:2011 for the above allowable bearing capacity stresses.

All foundation excavation subgrades should be inspected by a suitable qualified geotechnical professional to ensure foundation conditions are as reported.

7.8. GEOTECHNICAL SOIL PARAMETERS

Geotechnical Soil parameters for retaining design are tabulated below:

TABLE 5 – GEOTECHNICAL SOIL PARAMETERS

SOIL/ROCK TYPE	BULK DENSITY (KN/M ³)	EFFECTIVE COHESION (KPA)	EFFECTIVE FRICTION ANGLE (°)
Topsoil	15.5	-	25
Engineered Fill	18	0	30
Colluvium	17	0	27
Beach Gravels	18	0	30
Glacial Till	18	0	30
Schist rock exposing foliation planes out of slope	17	0	20

SOIL/ROCK TYPE	BULK DENSITY (KN/M ³)	EFFECTIVE COHESION (KPA)	EFFECTIVE FRICTION ANGLE (°)
Schist Rock (crosscut foliation)	18	50	50

NOTE: Where Schist is exposed a suitable qualified geotechnical professional shall inspect and advise of the schist retaining and stability parameters.

All retaining structures should be designed by a suitably qualified Engineer and have full height of retaining drainage measures installed with a collection drain at the base, to suitable outfall to the stormwater system.

7.9. SUITABILITY FOR ONSITE STORMWATER DISPOSAL

It is recommended that stormwater be channelled and/or piped to the QLDC reticulated council network.

7.10. RETAINING

Pre-cast tilt panels, timber piled, or masonry structural walls are to be potentially installed to support the three multi-level building platforms, with certified structural backfill. Timber piled landscape and driveway retaining walls can be installed where soil permanent batters are unable to be achieved (1H:2V).

A structural engineer should design all structural retaining walls.

7.10.1. ROCK BOLTING / STABILISATION

Temporary and/or permanent rock bolting / stabilisation may be required due to the Schist kinematics discussed above in Section 5.3 and 5.4.

Cuts greater than 3.0 m will need to be staged – with regular inspections by an experienced geo-professional. The frequency of these inspections will need to be determined prior to the commencement of bulk excavations.

A pilot cut excavation (pre bulk earthworks) would assist in determining the inspection requirements, the rockmass kinematics, and any potential bolting design requirements.

Third party approval maybe required where bolting is required as the excavations are located near the property boundary and rock bolting may enter the neighbouring properties land. Bolting or retaining with structural fill is potentially required to ensure the stability of the neighbouring properties land.

7.11. BATTER SLOPE ANGLES

Temporary and permanent batter angles are summarised in the table below up to a maximum cut height of 3.0 m in fully drained conditions. Batters greater than 3.0 m high will need specific inspection and assessment by a suitably qualified geotechnical professional during construction. Where more than one soil type is present in the batter slope the batter must still be to the slopes recommended for each type.

Should water or seepage be encountered during excavation of the proposed batters then a Geoprofessional shall assess additional slope drainage requirements. The type, spacing and details would be confirmed at that stage.

Where steeper batters than those recommended are proposed they will be subject to specific design by a geotechnical professional.

TABLE 6 – BATTER ANGLE SUMMARY

MATERIAL TYPE	TEMPORARY CONSTRUCTION BATTERS (H):(V)	PERMANENT BATTERS (H):(V) (UNRETAINED)
Engineered Fill	1:1	2:1
Topsoil, Colluvium & Beach Gravels	1:1	2:1
Glacial Till	0.5:1	2:1
Fractured Schist	SPECIFIC ASSESSMENT	
Competent Schist	0.25:1	0.25:1

8. CONCLUSIONS

The proposed dwelling construction and associated landscaping structures are considered geotechnically suitable for the site; and as long as the above considerations in Section 7 are followed for design and construction, in particular engaging a Geoprofessional to supervise excavations, no adverse geotechnical effects are expected.

9. APPLICABILITY

This report is only to be used by the parties named above for the purpose that it was prepared and shall not be relied upon or used for any other purpose without the express written consent of the principal and RDA Consulting.

The extent of testing associated with this assessment is limited to discrete locations and variations in ground conditions can occur between and away from such locations. If subsurface conditions encountered during construction differ from those given in this report further advice should be sought without delay.

10. PHOTOS



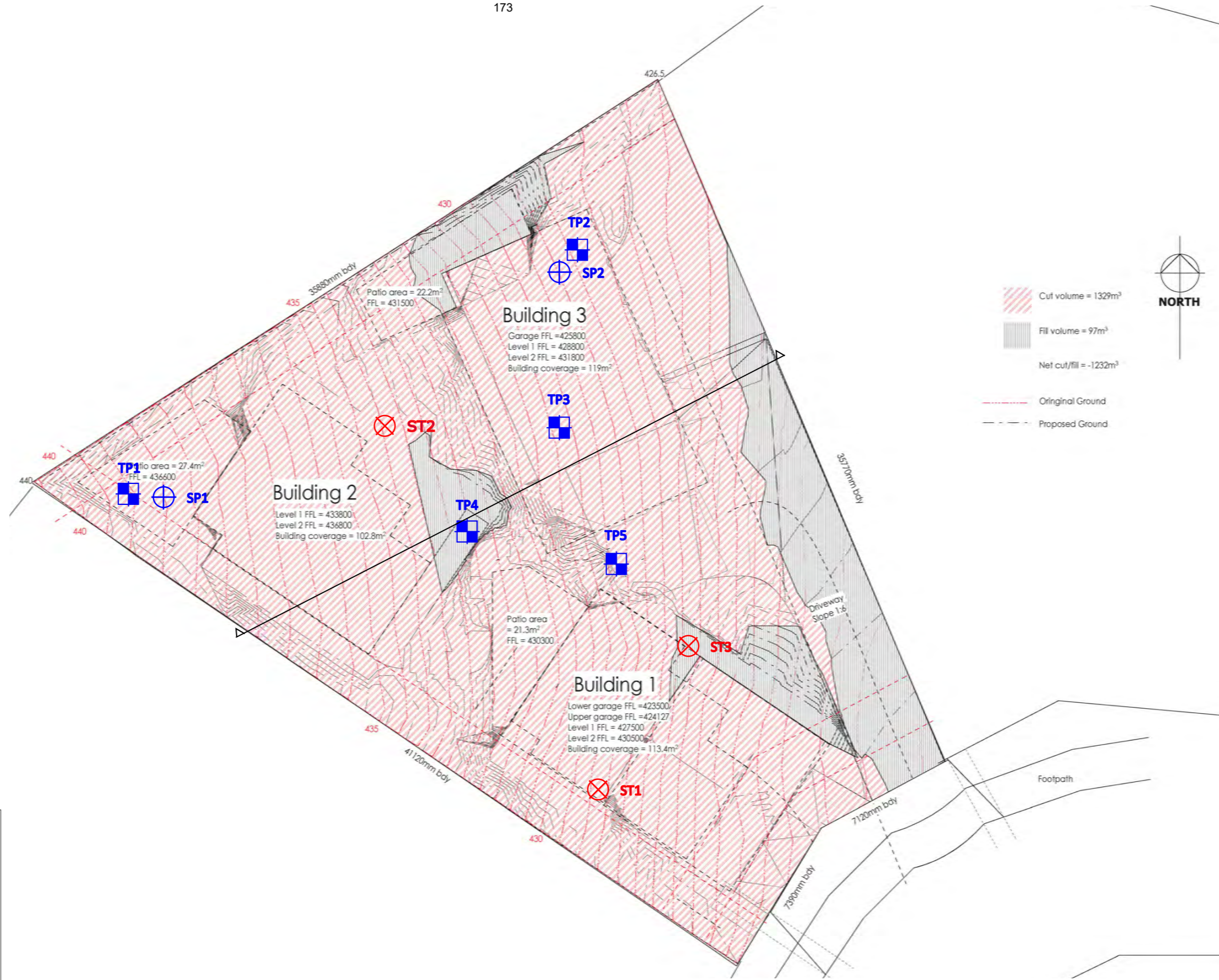
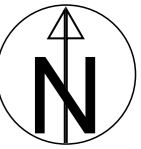
Photo 1: Looking northwest across the property. Two rock exposures can be seen and are where structural measurements were recorded.



Photo 2: Looking northwest across the property, the peg in the background is indicating the northwest corner of the property. The rock exposure in the foreground is a location where structural measurements were recorded.

APPENDIX A. SITE PLANS

1. Testing Location Plan
2. Hazards Map



Legend:

- Location of Scala Penetrometer test
- Location of Test Pit Investigation
- Structural Measurements Location

Engineering Firm: www.RDA.co.nz

RDA Consulting
 GEOTECHNICAL • CIVIL • ENVIRONMENTAL

Project:
 Glew St Peters Geotech
 10 St Peters Place
 Quesntown

Client:
 Jason Glew

Drawing Title:
 Test Location Plan

Scale:
 1:100 @A3

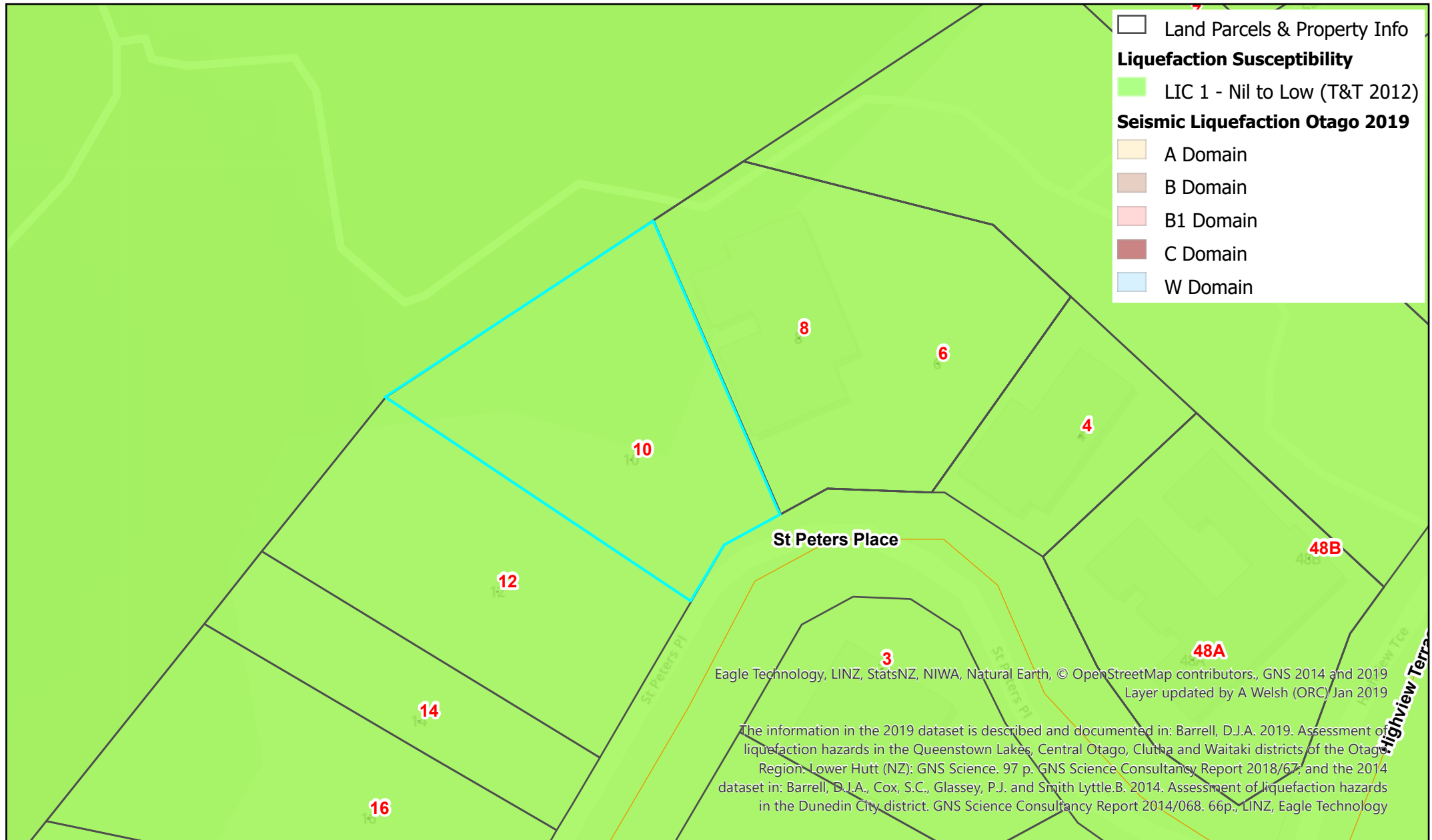
Job Number:
 51746

Drawing Number:
 Figure 1

Date:
 31/03/2021

Revision: 1

Glew St Peters Geotech - Hazard Map





The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this map is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this map and data held within.



APPENDIX B. TEST LOG SHEETS

1. Test pit Logs (TP1-TP5)
2. Scala Penetrometer Logs (SP1-SP2)

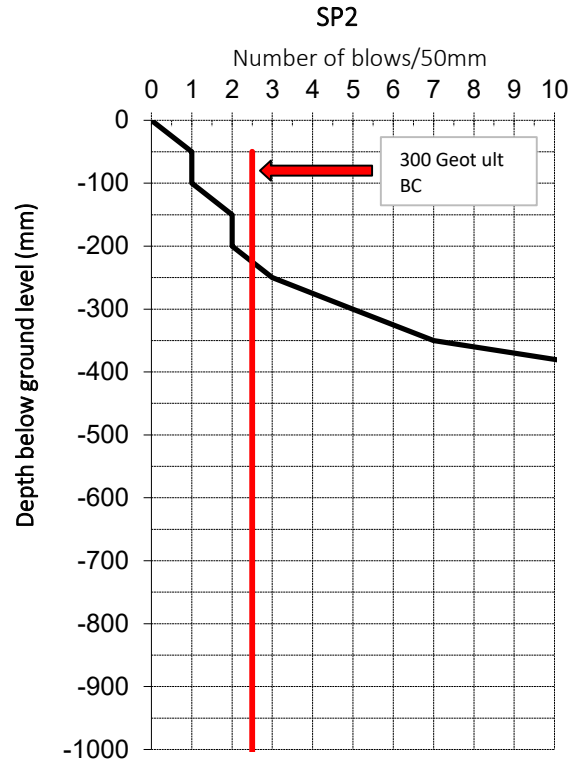
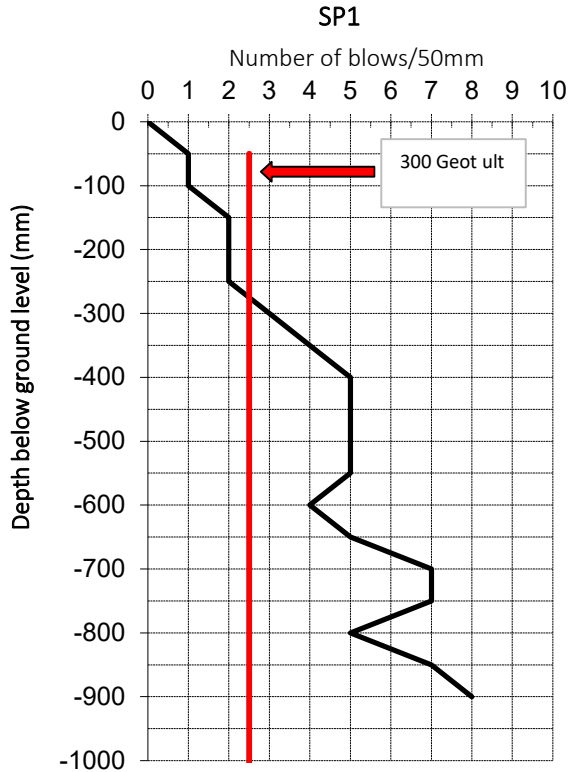
TP-4		TEST PIT LOG			 GEOTECHNICAL • CIVIL • ENVIRONMENTAL			
JOB NUMBER: 51746		PROJECT: Glew Peters Geotech						
		LOCATION: 10 St Peters Place, Queenstown						
CO-ORDINATES:		HOLE STARTED: 31-Mar-21						
Refer Investigation Site Plan		HOLE FINISHED: 31-Mar-21						
ELEVATION: m		OPERATOR: James Flemming						
DATUM:		COMPANY: Southern Lakes Bobcat						
ENGINEERING DESCRIPTIONS					GEOLOGICAL			
STRENGTH TESTING	GROUNDWATER	SAMPLES	DEPTH (m)	GRAPHIC LOG	SOIL / ROCK CLASSIFICATION, PARTICLE SIZE CHARACTERISTICS, PLASTICITY, COLOUR, WEATHERING, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITION	SOIL / ROCK TYPE, ORIGIN, DEFECTS, STRUCTURE, FORMATION	
			0.4	ㄥㄥㄥㄥㄥ ㄥㄥㄥㄥㄥ ㄥㄥㄥㄥㄥ	Silty SAND: dark brown, fine grained sand, organics and rootlets throughout SCHIST: brown-grey, highly weathered, foliated, weak to very weak, easy excavating, dip direction 185*	M	TOPSOIL HAAST SCHIST	
			0.8					
			1.2					
			1.6					
			2.0					
			2.4					
			2.8					
			3.2					
			3.6					
			4.0					
OTHER COMMENTS:					Logged By: TJG			
					Checked Date: 9-Aug-21			
PHOTO REF.:					Sheet:			

SCALA PENETROMETER RESULTS



JOB NUMBER: 51746	PROJECT: Glew St Peters Geotech
	LOCATION: 10 St Peters Place, Queenstown
CO-ORDINATES: mE	DATE: 31-Mar-21
See attached plan mN	OPERATOR: TJG

Note: No Friction correction has been applied to the field results. 5 Blows per 100mm is considered compliance with NZS3604 3.3.7



APPENDIX C. KINEMATICS ANALYSIS

1. Example of Planar and Wedge Failure – Kinematic Windows (Figure 1)
2. Planar & Wedge Failure Kinematics Building 1&2 North and West Excavations (Figures 2 to 5)
3. Planar & Wedge Failure Kinematics Building 3 North and West Excavations (Figure 6 to 9)

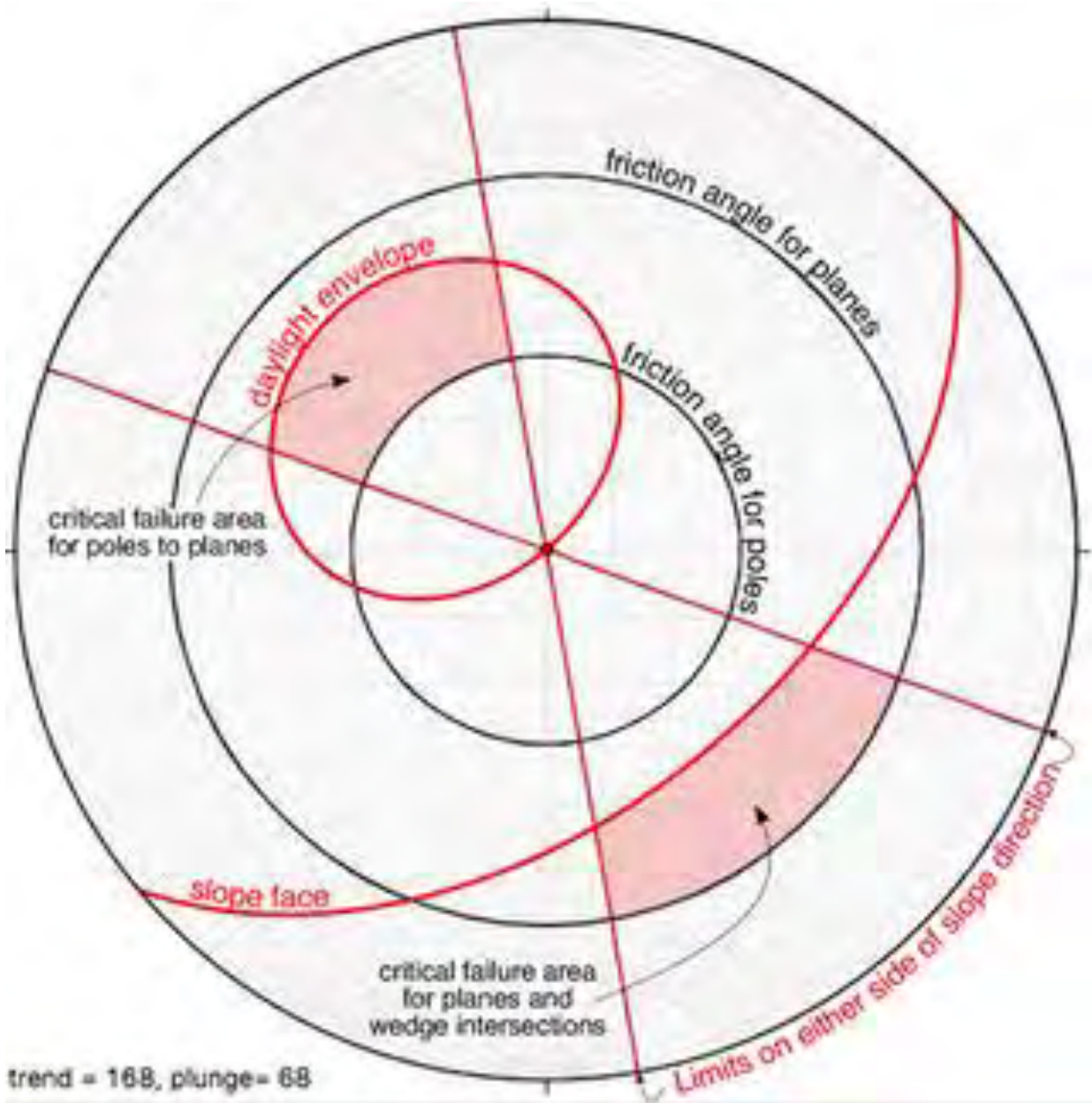


Figure 1: Example of Planar and Wedge Failure – Kinematic Windows

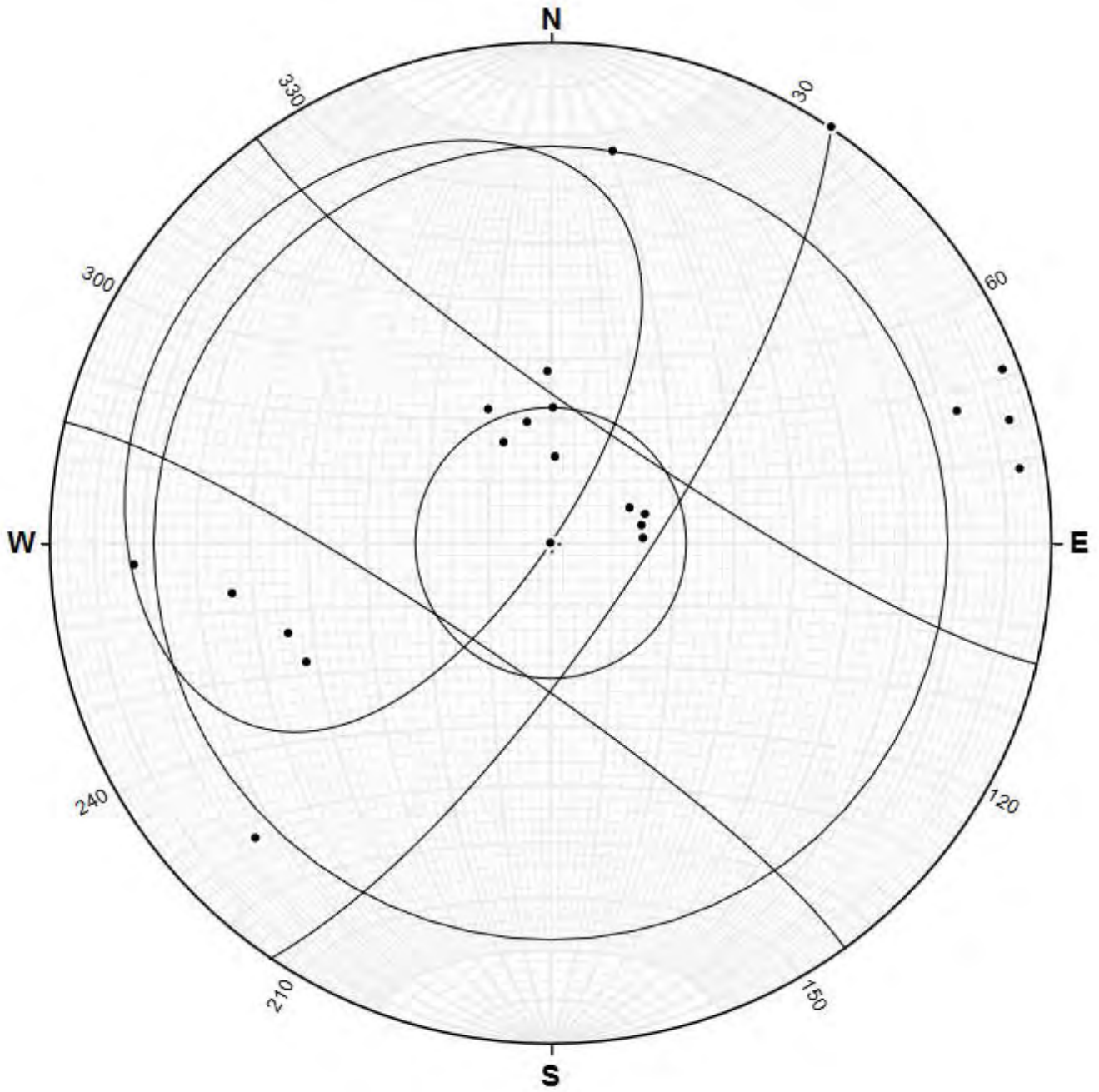


Figure 2: Building 1 and 2 Northern Excavation Aspect – Planar Failure Potential

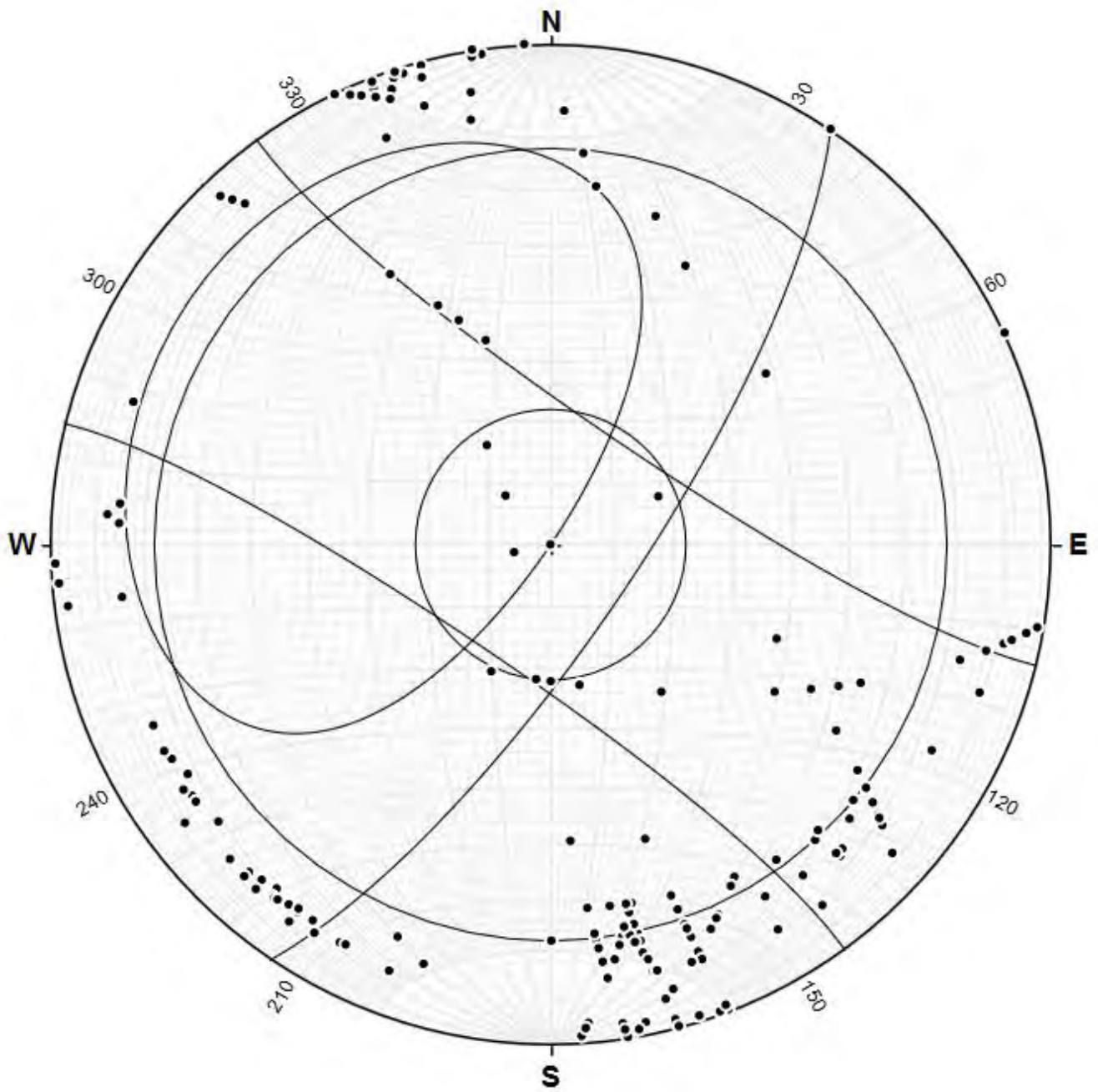


Figure 3: Building 1 and 2 Northern Excavation Aspect – Wedge Failure Potential

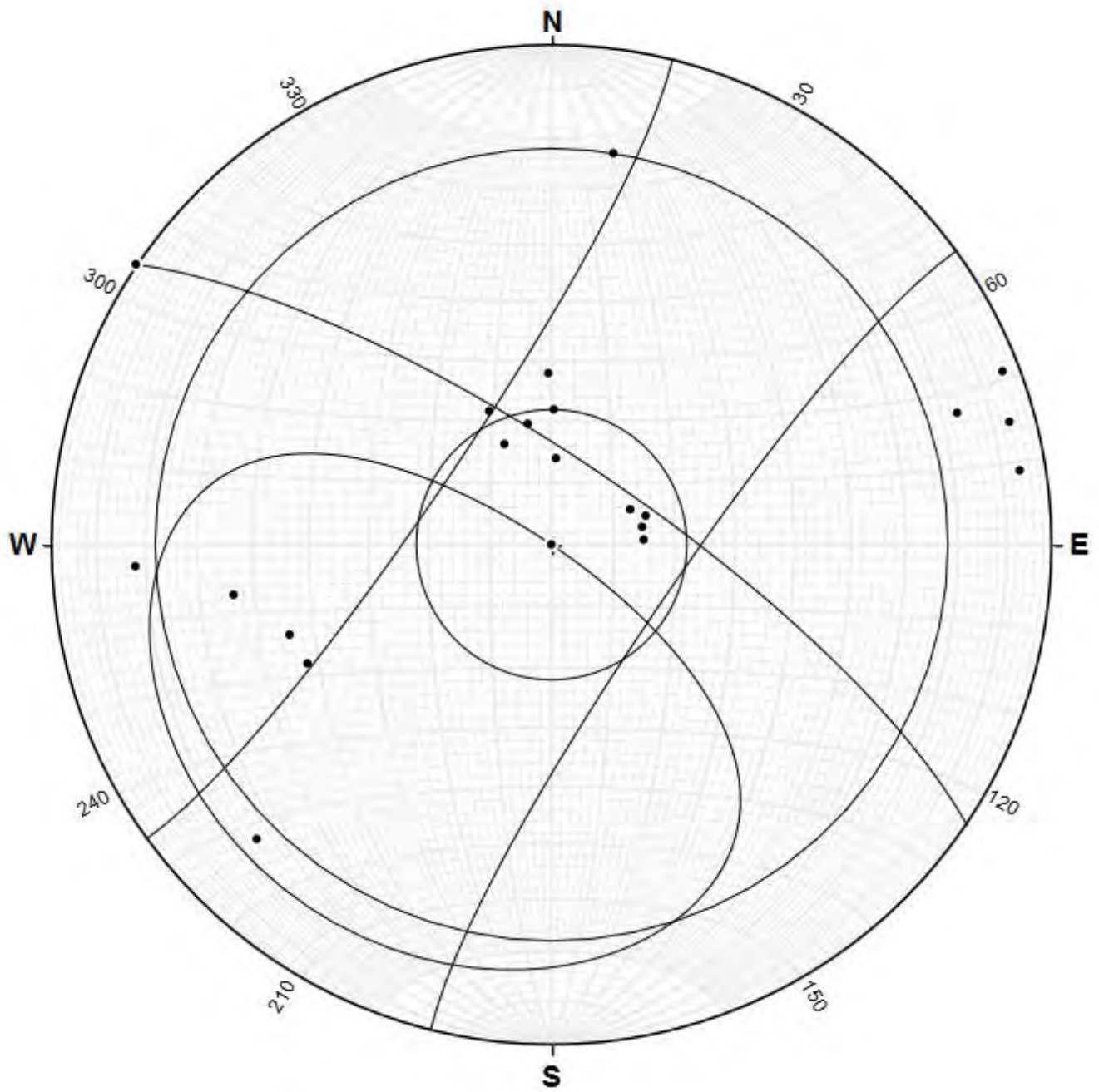


Figure 4: Building 1 and 2 Western Excavation Aspect – Planar Failure Potential

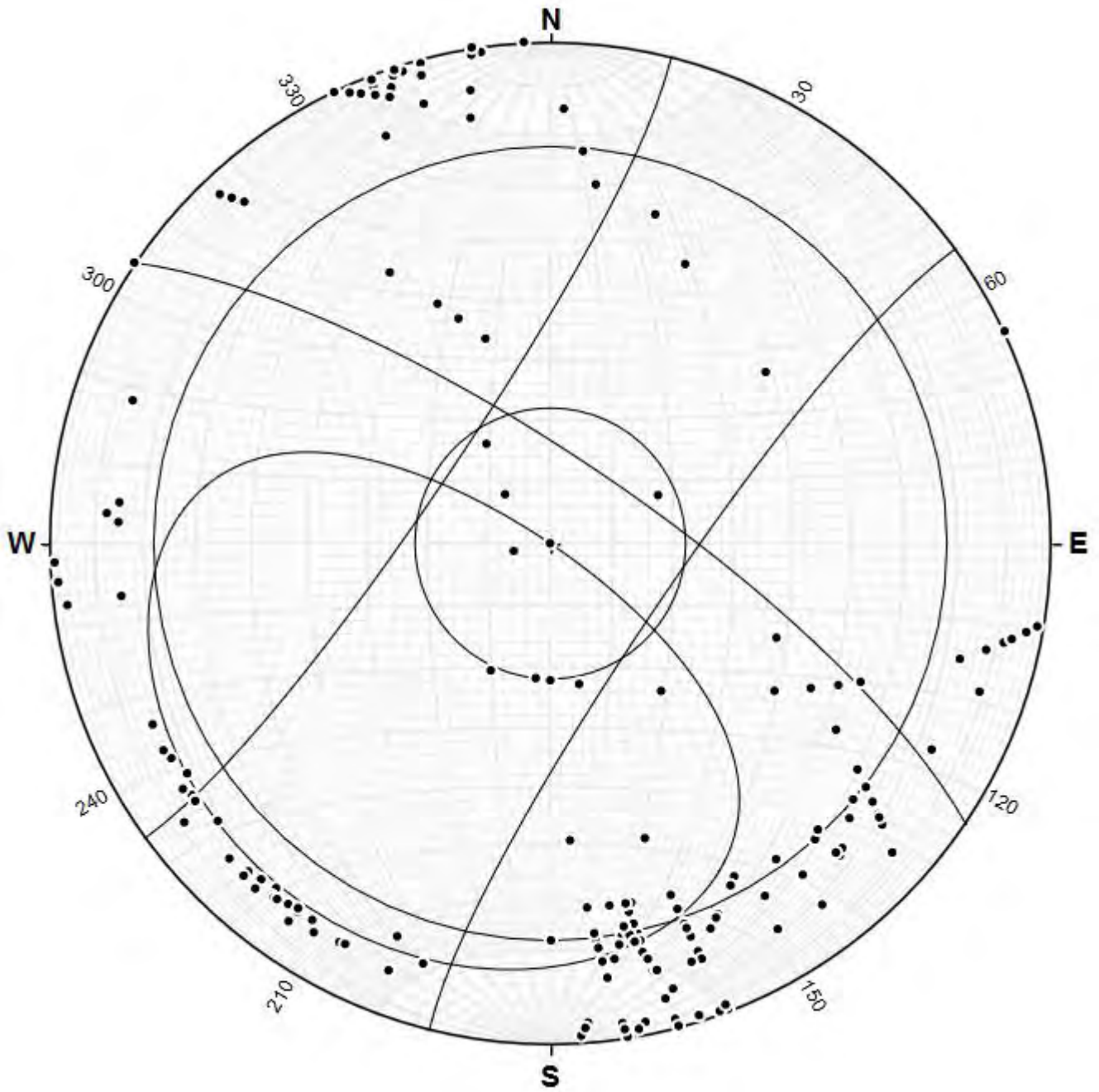


Figure 5: Building 1 and 2 Western Excavation Aspect – Wedge Failure Potential

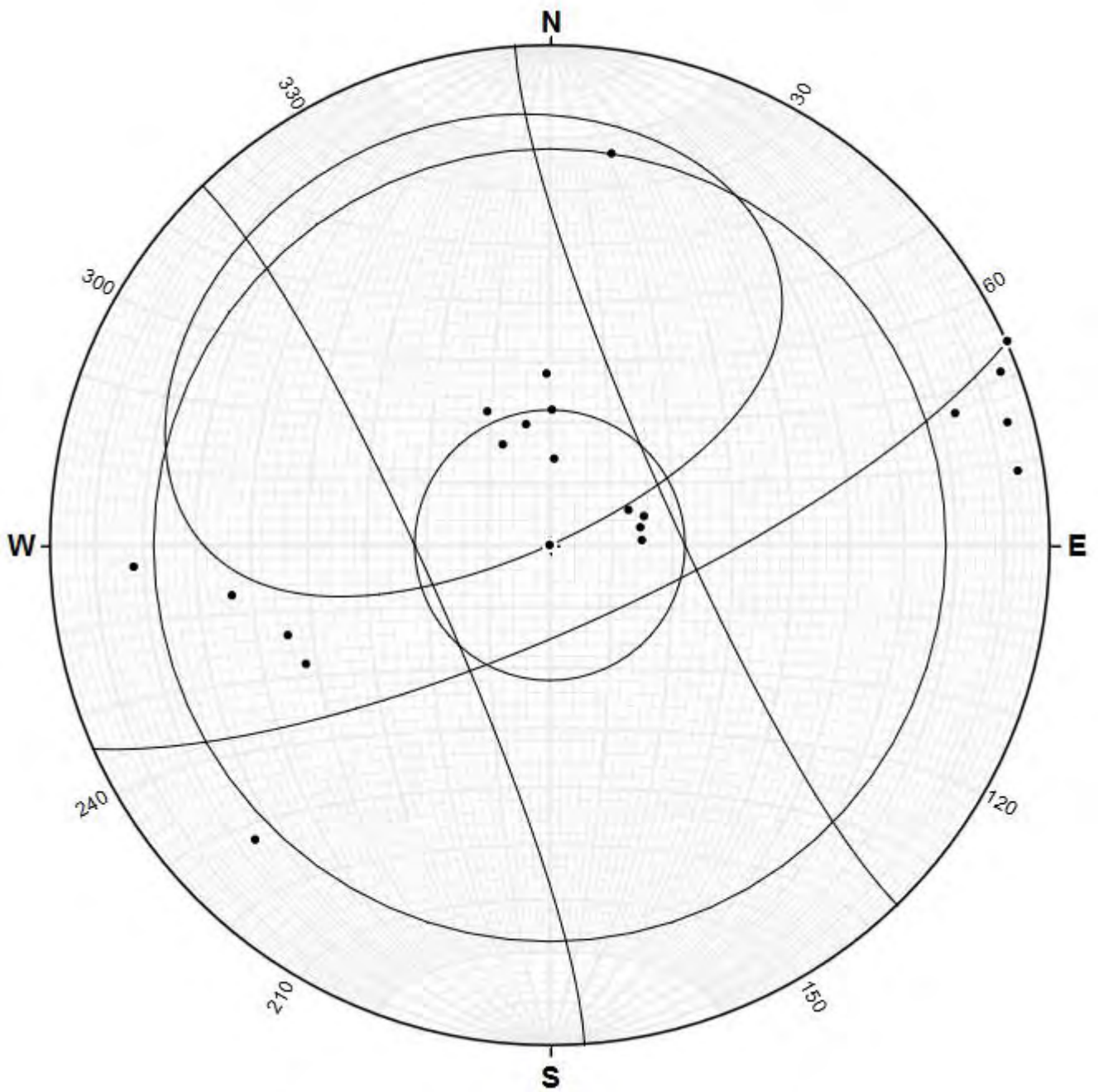


Figure 6: Building 3 Northern Excavation Aspect – Planar Failure Potential

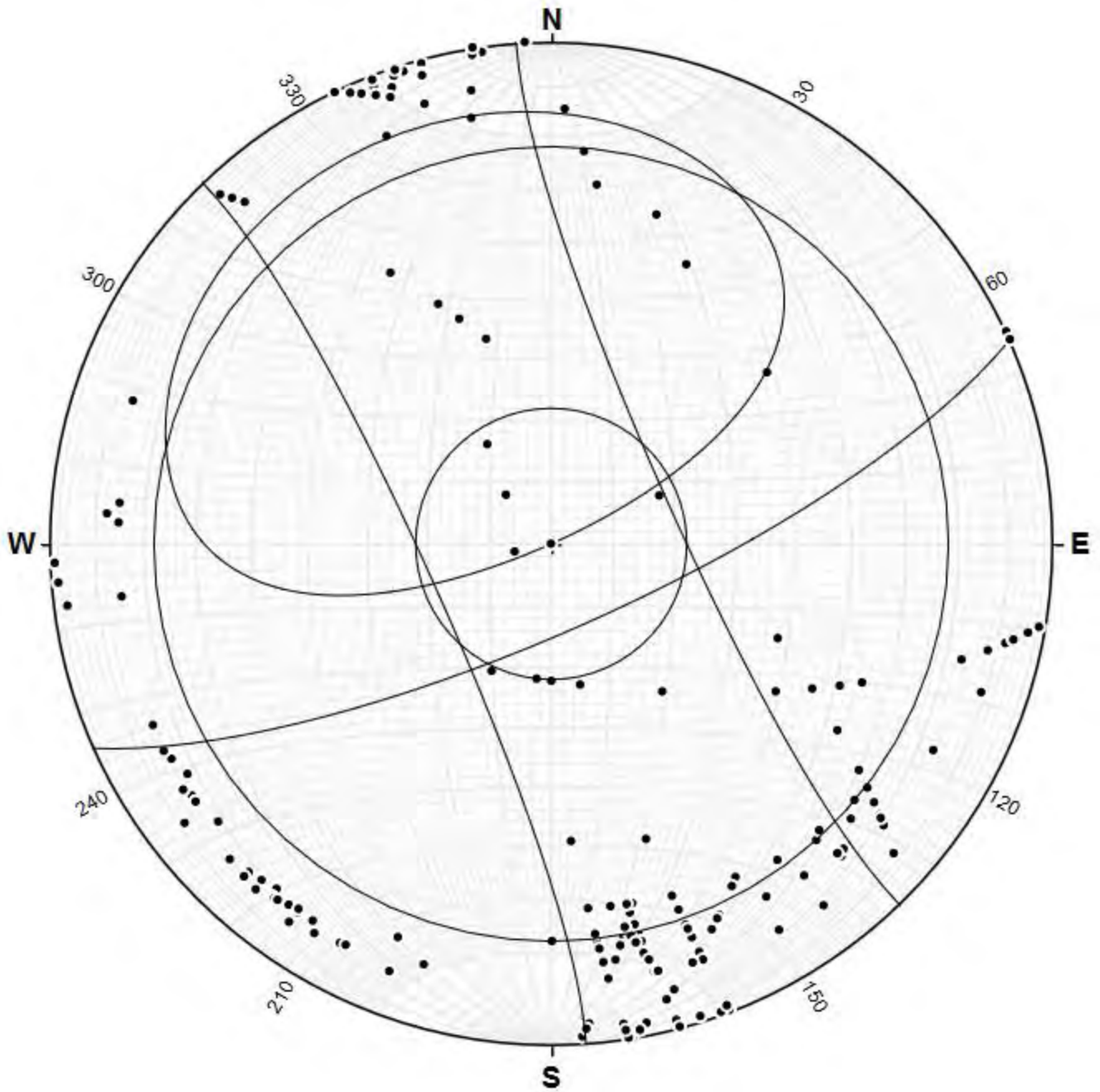


Figure 7: Building 3 Northern Excavation Aspect – Wedge Failure Potential

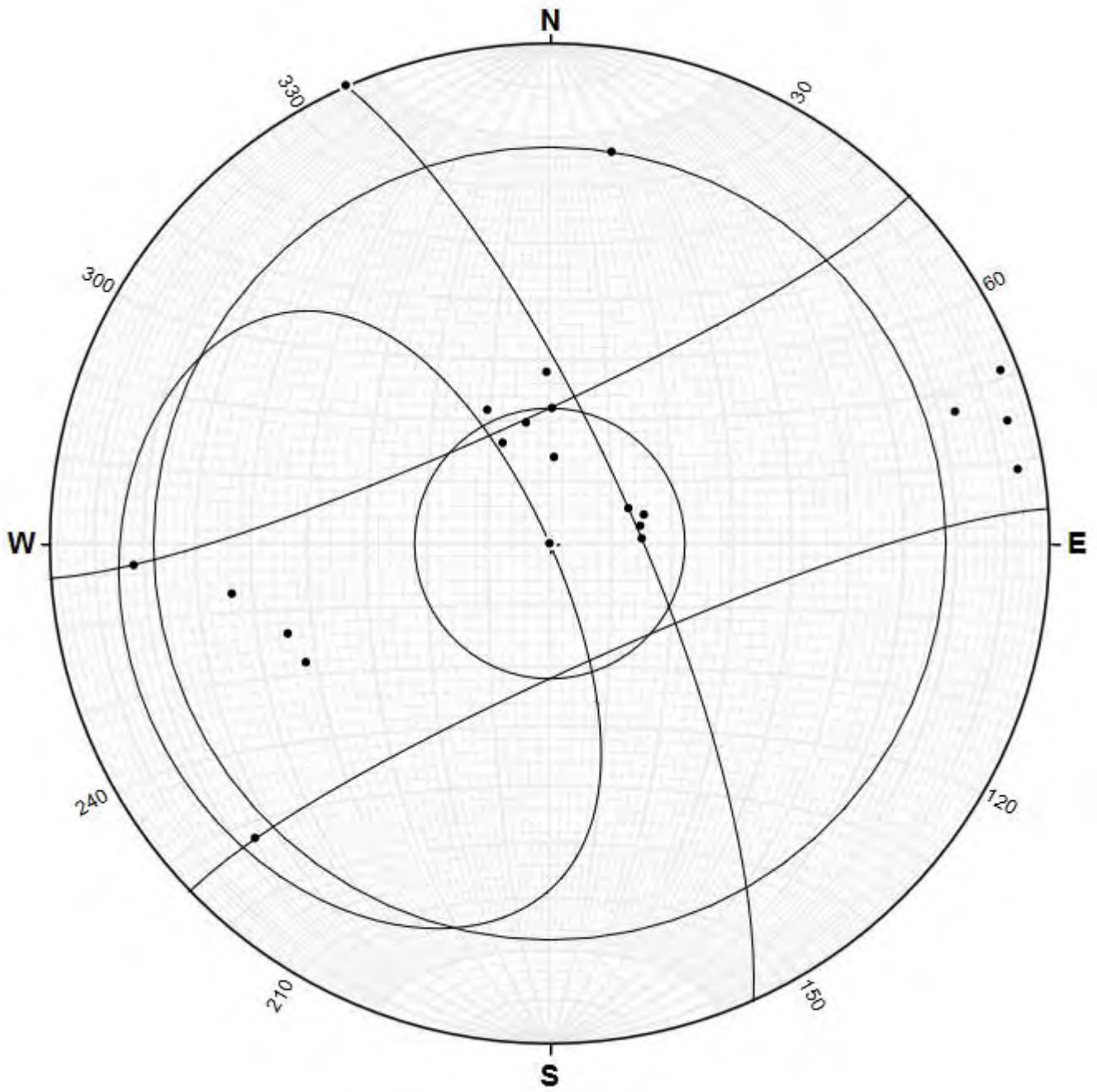


Figure 8: Building 3 Western Excavation Aspect – Planar Failure Potential

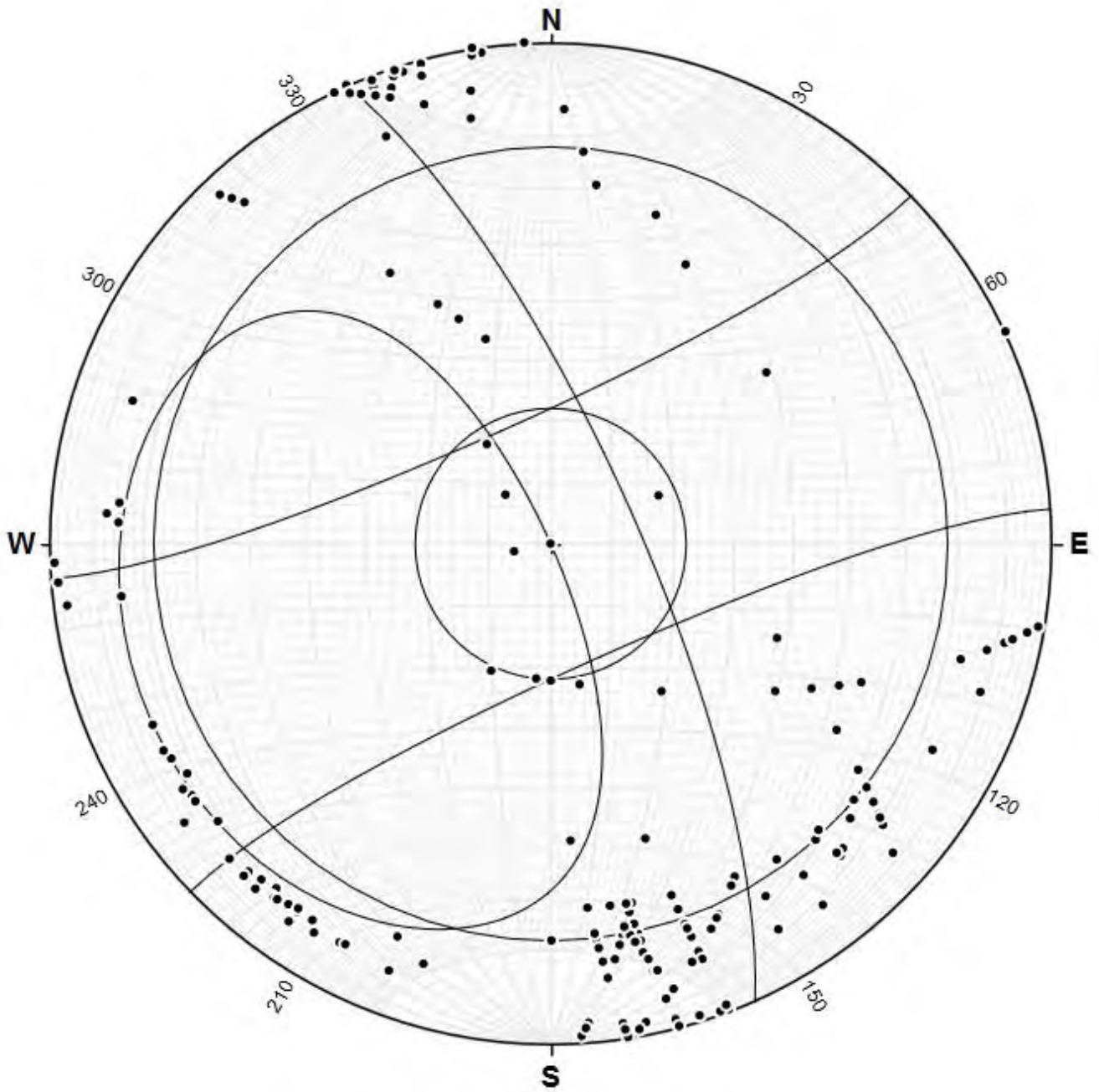


Figure 9: Building 3 Western Excavation Aspect – Wedge Failure Potential.

APPENDIX D. CROSS-SECTION

1. Cross-Section A-A'

FOUNDATION DESIGN - PROPOSED BUILDING SLAB LEVELS AND EXCAVATION REQUIREMENTS:

BUILDING 3:

193

- EXCAVATE TOPSOIL, COLLUVIUM, GLACIAL TILL AND HAAST SCHIST TO GARAGE FFL (425.80 m), FOUNDATION TO BEAR ON ROCK. ENSURE 1.0 m WORKING SPACING IS ALLOWED FOR DURING EXCAVATIONS.
- PERMANENT CONSTRUCTION BATTER CUT INTO ROCK AT 1H:4V (76 DEGREES). TOE OF CUT FROM GARAGE FLOOR, CREST OF CUT TO BUILDING 2 LEVEL 1 FFL (433.80). TEMPORARY AND/OR PERMANENT ROCK BOLTING / STABILISATION MAYBE REQUIRED. AND/OR
- EARTHFILL PLACED AND COMPACTED IN ACCORDANCE WITH 4431:1989 TO BUILDING 2 FFL OF LEVEL 1.
- ALL CUTS EXCEEDING 3.0 m IN HEIGHT AND/OR ADVERSE GEOTECHNICAL KINEMATICS AND/OR WATER SEEPAGE OBSERVED TO BE ASSESSED BY SUITABLY QUALIFIED GEOPROFESSIONAL.

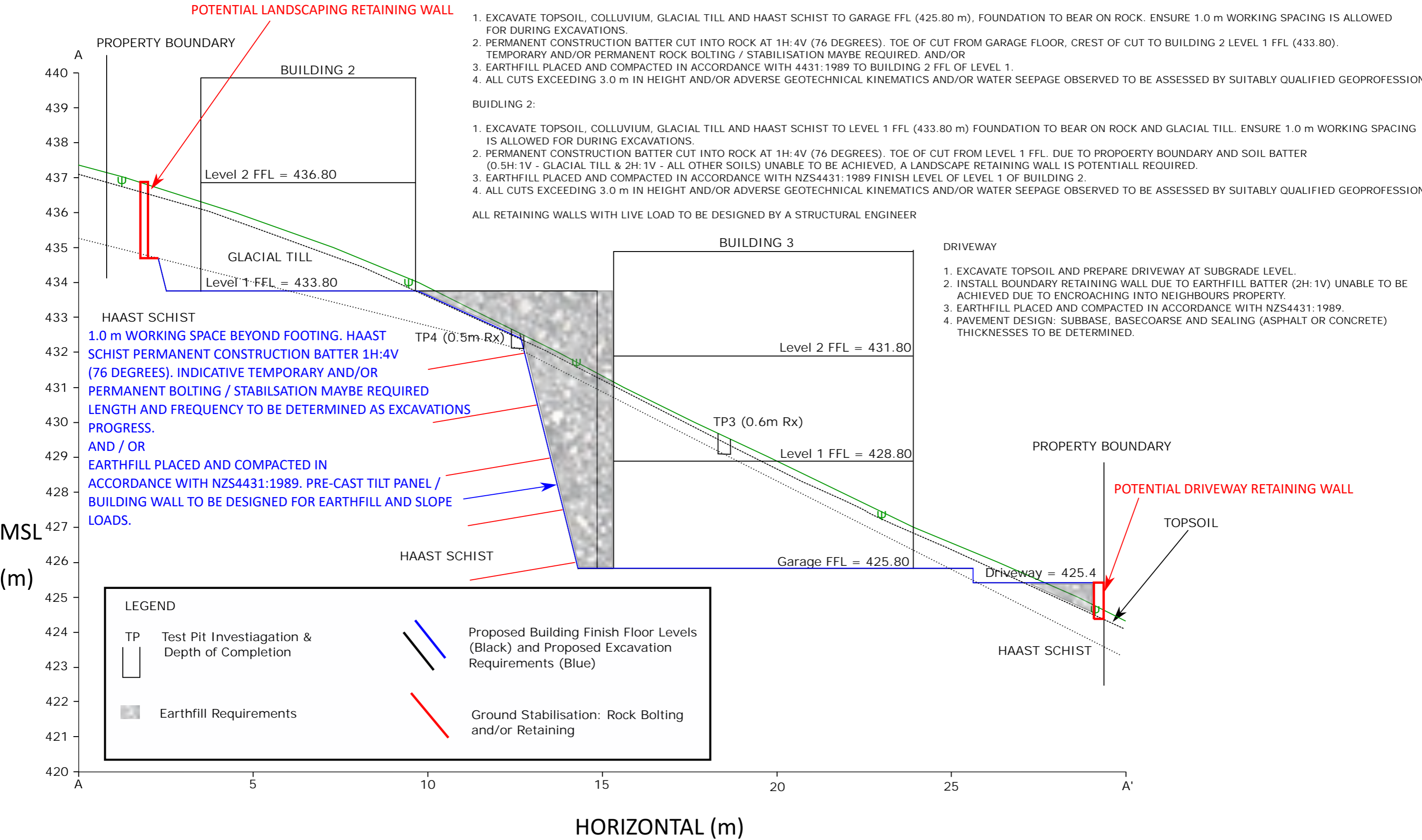
BUILDING 2:

- EXCAVATE TOPSOIL, COLLUVIUM, GLACIAL TILL AND HAAST SCHIST TO LEVEL 1 FFL (433.80 m) FOUNDATION TO BEAR ON ROCK AND GLACIAL TILL. ENSURE 1.0 m WORKING SPACING IS ALLOWED FOR DURING EXCAVATIONS.
- PERMANENT CONSTRUCTION BATTER CUT INTO ROCK AT 1H:4V (76 DEGREES). TOE OF CUT FROM LEVEL 1 FFL. DUE TO PROPOERTY BOUNDARY AND SOIL BATTER (0.5H:1V - GLACIAL TILL & 2H:1V - ALL OTHER SOILS) UNABLE TO BE ACHIEVED, A LANDSCAPE RETAINING WALL IS POTENTIALL REQUIRED.
- EARTHFILL PLACED AND COMPACTED IN ACCORDANCE WITH NZS4431:1989 FINISH LEVEL OF LEVEL 1 OF BUILDING 2.
- ALL CUTS EXCEEDING 3.0 m IN HEIGHT AND/OR ADVERSE GEOTECHNICAL KINEMATICS AND/OR WATER SEEPAGE OBSERVED TO BE ASSESSED BY SUITABLY QUALIFIED GEOPROFESSIONAL.

ALL RETAINING WALLS WITH LIVE LOAD TO BE DESIGNED BY A STRUCTURAL ENGINEER

DRIVEWAY

- EXCAVATE TOPSOIL AND PREPARE DRIVEWAY AT SUBGRADE LEVEL.
- INSTALL BOUNDARY RETAINING WALL DUE TO EARTHFILL BATTER (2H:1V) UNABLE TO BE ACHIEVED DUE TO ENCROACHING INTO NEIGHBOURS PROPERTY.
- EARTHFILL PLACED AND COMPACTED IN ACCORDANCE WITH NZS4431:1989.
- PAVEMENT DESIGN: SUBBASE, BASECOARSE AND SEALING (ASPHALT OR CONCRETE) THICKNESSES TO BE DETERMINED.



Engineering Firm: www.RDA.co.nz

RDA Consulting
 GEOTECHNICAL • CIVIL • ENVIRONMENTAL

Project:
 Glew St Peters Geotech
 10 St Peters Place
 Queenstown

Client:
 Jason Glew

Drawing Title:
 Geological Cross Section A-A'

Scale:
 1:100 @A3

Job Number:
 51746

Drawing Number:
 Figure 1

Date:
 06/08/2021

Revision: 1

APPENDIX 4 – GEOTECHNICAL REPORT ADDITIONAL COMMENT

RDA Consulting

GEOTECHNICAL • CIVIL • ENVIRONMENTAL



3 March 2022

Job Number: 51746

Jason Glew

Jasonglew686@gmail.com

10 GLEW ST PETERS GEOTECH – RESOURCE CONSENT RFI – GEOTECHNICAL REVIEW

Dear Jason,

INTRODUCTION

RDA Consulting have prepared a geotechnical investigation report for 10 St Peters Place, Queenstown dated 9 August 2021. Our report has been submitted to Council in support of a land use resource consent application for 'the construction of three units for residential and visitor accommodation with associated earthworks and construction noise breaches' (RM210754).

RFI QUERIES

We have been made aware that the resource consent application has been put on hold pending more information to be provided at QLDCs' request. An email dated 16 February 2022 from QLDC has noted the following issues requiring resolution on the application:

- 1) Vertical cuts and steep batters proposed on plans that exceed our recommendations, in particular:
 - a. Vertical cut along the western boundary of Building 2
 - b. Vertical cut between Building 2 and Building 3.
 - c. Steep batter (60°) along the western boundary of Building 1.
- 2) Retaining for engineered road fill.

ADDITIONAL INVESTIGATION

On 23 February 2022, RDA undertook an additional site investigation, in particular to confirm ground conditions along the western and northern boundaries. Rock outcrop observations were made in addition to depth of rock confirmation through scala testing. These investigations are shown on the Site Plan in Figure 1.

REVIEW OF REVISED SECTIONS

Sections for the proposed development have been updated following the site investigation which found rock to be at surface across most of the site. RDA advised that whilst rock batters could be cut at 1H:4V during construction, permanent rock batters (particularly those over 3 m) may require additional engineering reinforcement pending observations during construction.

As RDA understands, the revised sections show 1:4 temporary rock batters during construction with structurally designed retaining walls taking the load of both the backfill and rock face. Following this, RDA have set out likely ground conditions at each cross section provided and made comment if applicable in Table 1 below.

TABLE 1 – CROSS SECTION COMMENTS

Architect Section ID	RDA Section ID	Ground conditions at boundary retaining	Comment
Section 1 – Building 1	1	Rock at surface	-
Section 2 – Building 1	2	Likely rock at surface	Option batter further back if adverse conditions encountered
Section 3 – Building 1	3	Rock within 0.5 m	Approximately 1.5 m of working space, can batter soil back to boundary to ensure stability
Section 1 – Building 2	4	Rock within ~0.3 m of surface	Less than minor risk of soil instability due to <0.3 m of potential soil exposed during construction.
Section 2 – Building 2	5	Rock within ~0.2 m of surface	Less than minor risk of soil instability due to <0.2 m of potential soil exposed during construction.
Section 3 – Building 2	6	Rock at surface	-
Section 4 – Building 2	7	Rock at surface	-
Section 1 – Building 3	8	Rock at surface	Proposed batter less than 1:4.
Section 2 – Building 3	9	Rock at surface	<u>>6 m proposed temporary cut with rock foliation dipping out of the face may require temporary reinforcement during construction.</u>
Section 23	10	Rock within <0.40 m	4.5 m of working space, can construct a 1:2 if adverse conditions are encountered.
Section 24	11	Rock within ~0.3 m of surface	Rock within ~0.3 m of surface
Section 14	12	Rock of surface	-

Based on the above:

- Most temporary batters will encounter rock from surface and therefore can achieve the set out as shown in the revised sections.
- Exposed soil may comprise the top of some of the batters. In these cases, either enough working space is provided from the boundary that further battering can be achieved, or the extent of soil is minor and will likely not present stability issues of concern.
- Section 9 (RDA ID) shows a rock batter that will result in a 6 m temporary cut during construction. From our site investigation, it is likely that the foliation of the schist adversely dips out of the face for this cut and therefore we recommend that stability measures during construction are taken into account. We recommend for consent that a blanket condition of consent is offered for geotechnical monitoring during construction for all earthworks to ensure stability of the site overall, and to additionally monitor this 6 m cut. Provision should be made that the Geoprofessional may at their discretion be able to stop works for stability reasons and can require temporary stability measures to be implemented during construction.

RDA has also been advised that affected party approval has been obtained from the western boundary property and should adverse conditions be encountered during construction, an option could include battering the earthworks into the neighbouring property, construct the retaining, and reinstating with backfill.

CONCLUSION

- RDA have undertaken an additional site investigation and encountered rock at surface across most of the site.
- Sections for the development have been revised which now show 1H:4V temporary rock batters for construction which are permanently retained using the proposed buildings, with backfill shown between batter and retaining.
- RDA considers that adverse effects from instability of earthworks will be less than minor provided:
 - Retaining is implemented at site as shown on the revised sections; and
 - A condition of consent is offered for geotechnical monitoring during construction of all earthworks at the site with the provision that temporary stability measures can be implemented at their discretion to mitigate any adverse conditions that arise during construction. At this stage, we envisage temporary engineering measures could include:
 - Internal propping.
 - Staged construction.
 - Shallow rock pins and mesh.

Yours sincerely



Blake Hoare
Engineering Geologist



Matt Engel
Senior Engineering Geologist

Attachments: Site Plan, Revised Sections.



Engineering Firm: www.RDA.co.nz
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Project:
 Glew St Peters Geotech
 10 St Peters, Queenstown

Client:
 Jason Glew

Drawing Title:
 Site Plan

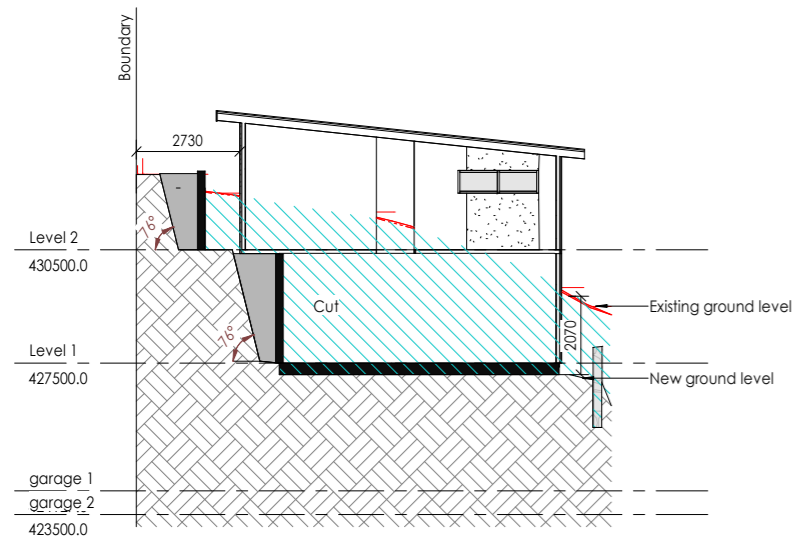
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Job Number:
 51746

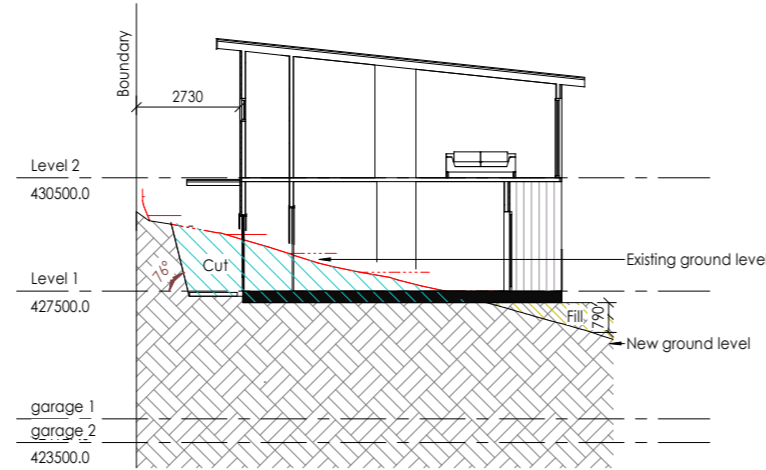
Drawing Number:
 Figure 1

Date: 03/3/2022

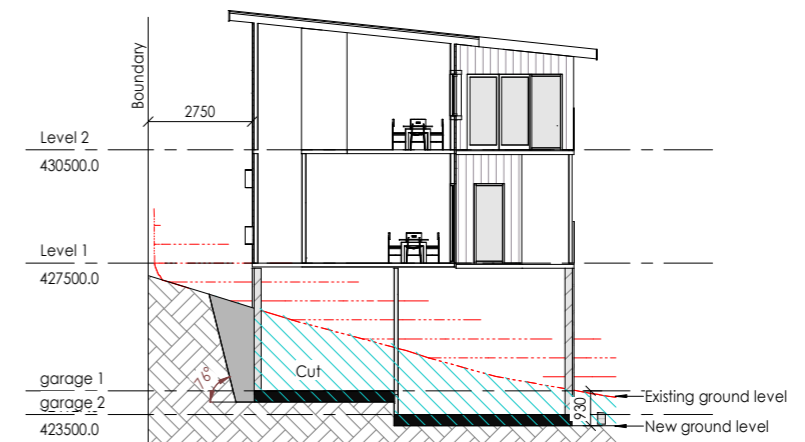
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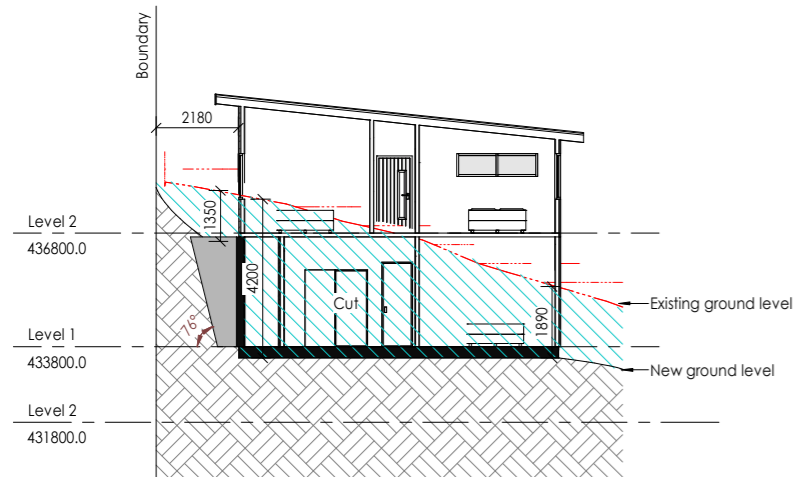
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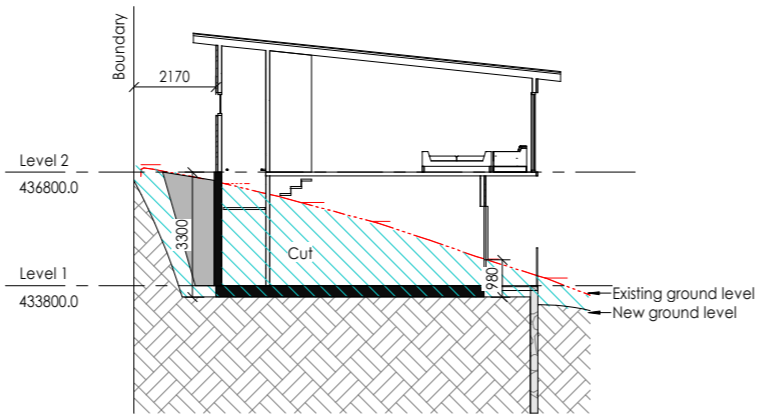
2 Section 2 - Building 1
A100 Scale 1 : 100 @ A1



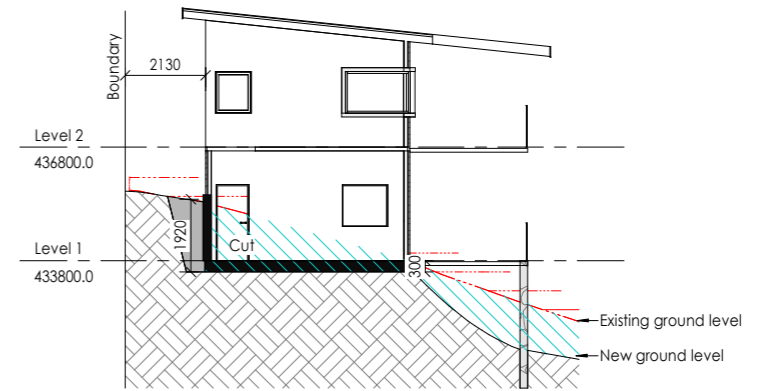
3 Section 3 - Building 1
A100 Scale 1 : 100 @ A1



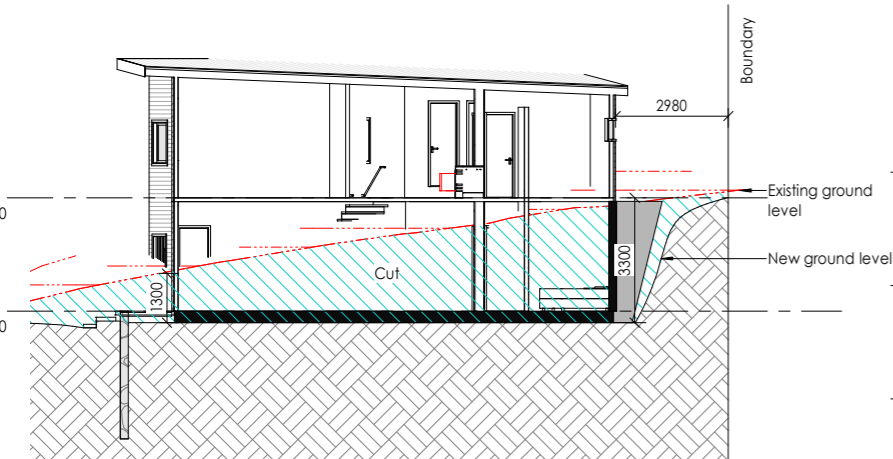
4 Section 1 - Building 2
A100 Scale 1 : 100 @ A1



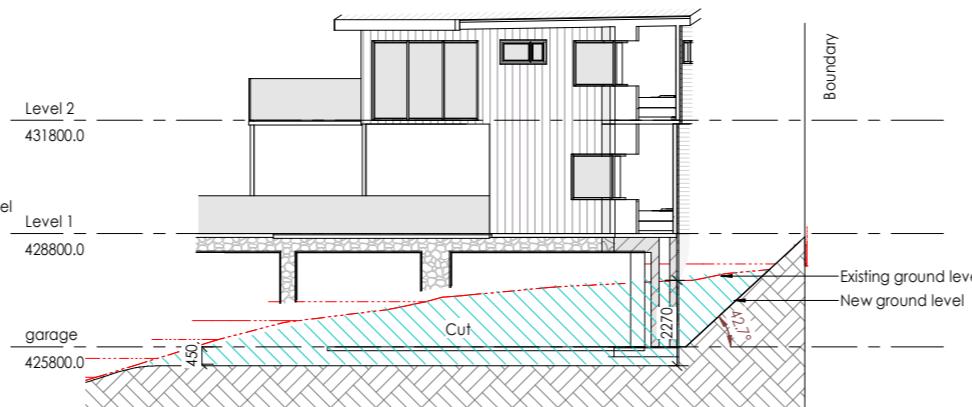
5 Section 2 - Building 2
A100 Scale 1 : 100 @ A1



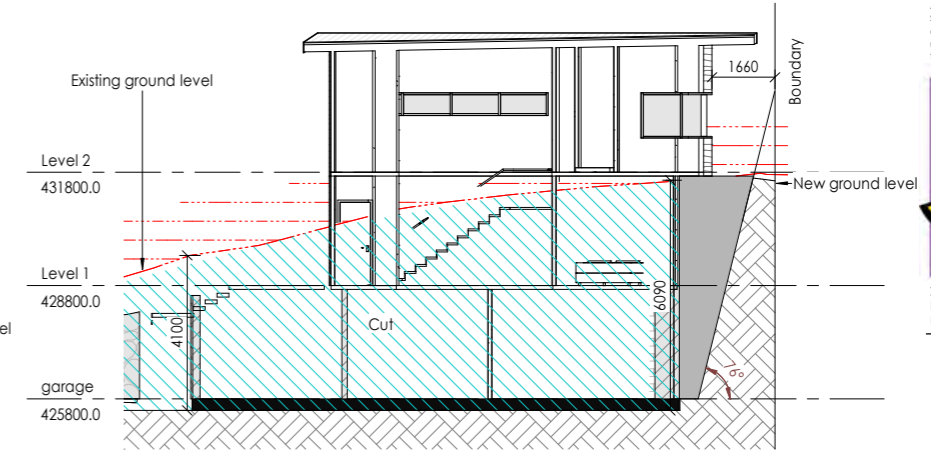
6 Section 3 - Building 3
A100 Scale 1 : 100 @ A1



7 Section 4 - Building 2
A100 Scale 1 : 100 @ A1



8 Section 1 - Building 3
A100 Scale 1 : 100 @ A1



9 Section 2 - Building 3
A100 Scale 1 : 100 @ A1

Preliminary

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on site before commencing work. If used in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the projects and purposes for which they were supplied by Fat Parrot Architecture.



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PO Box 301 935 - Albany - Auckland 0752
P: +64 9 915 5345 - W: fatparrot.co.nz

PROJECT
7382

10 St Peters Place

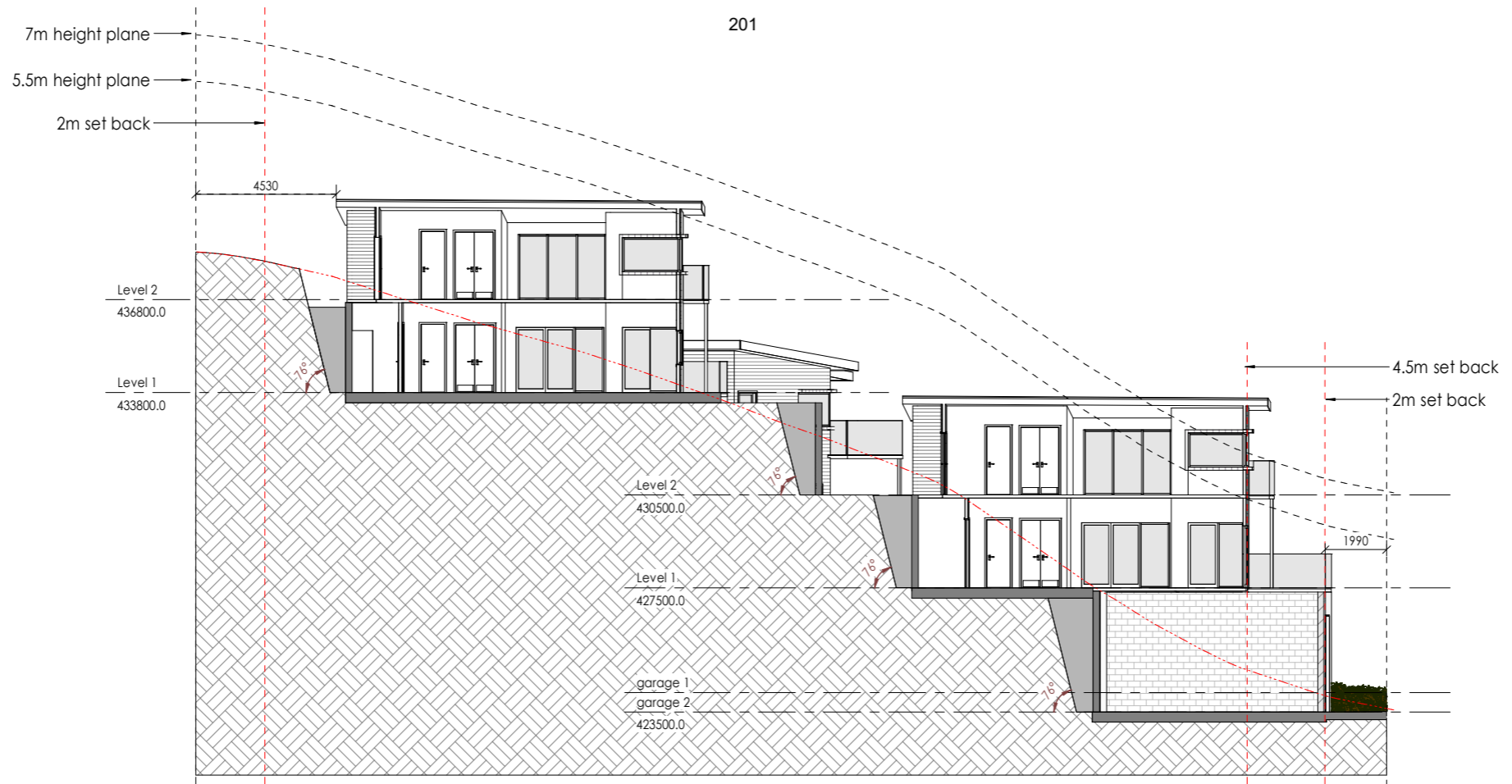
DRAWING TITLE

Sections

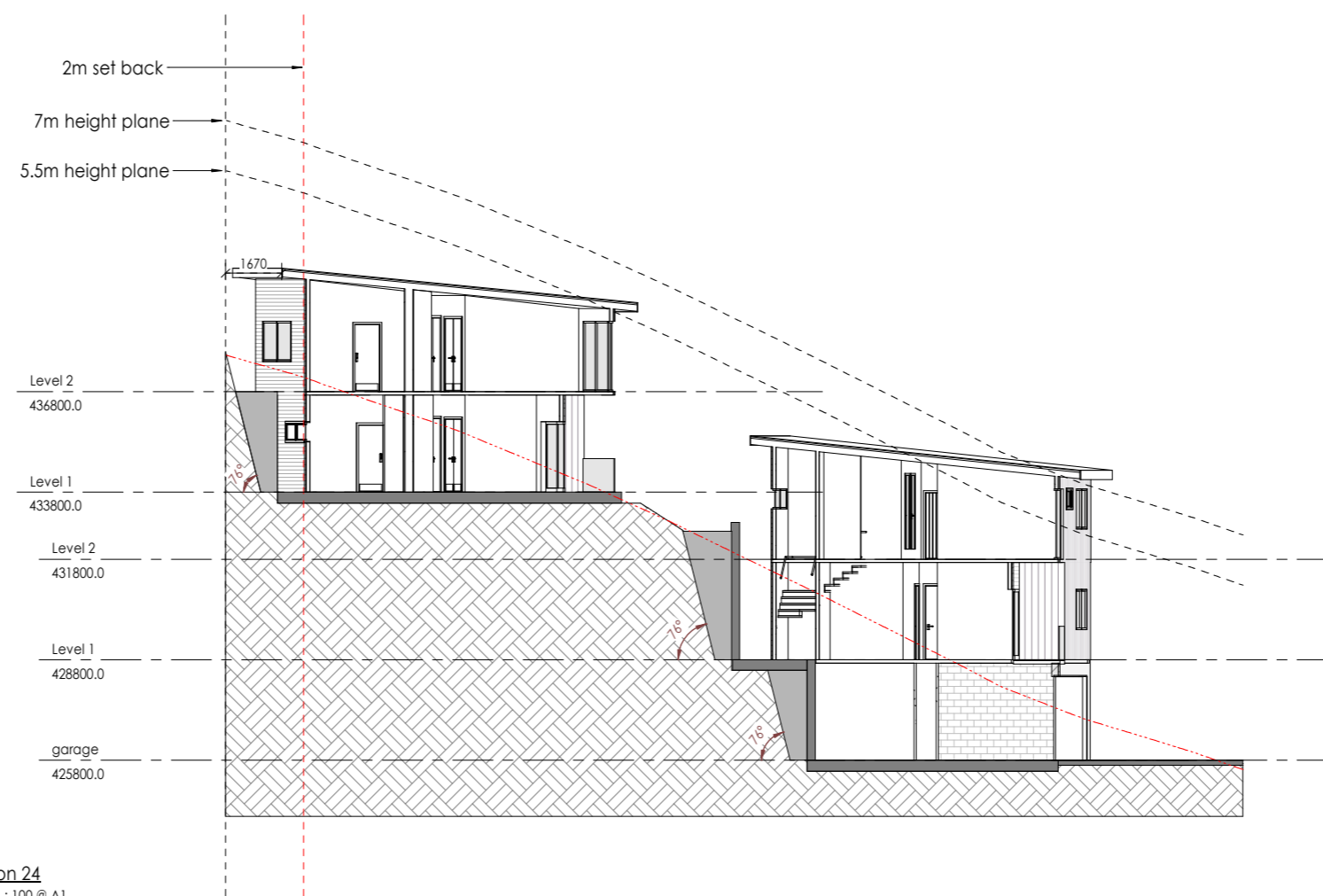
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SCALE @ A3: DATE: 2019

PROJECT No SHEET No REVISION

7382 A107



1 Section 23
A100 Scale 1 : 100 @ A1



2 Section 24
A100 Scale 1 : 100 @ A1

Preliminary

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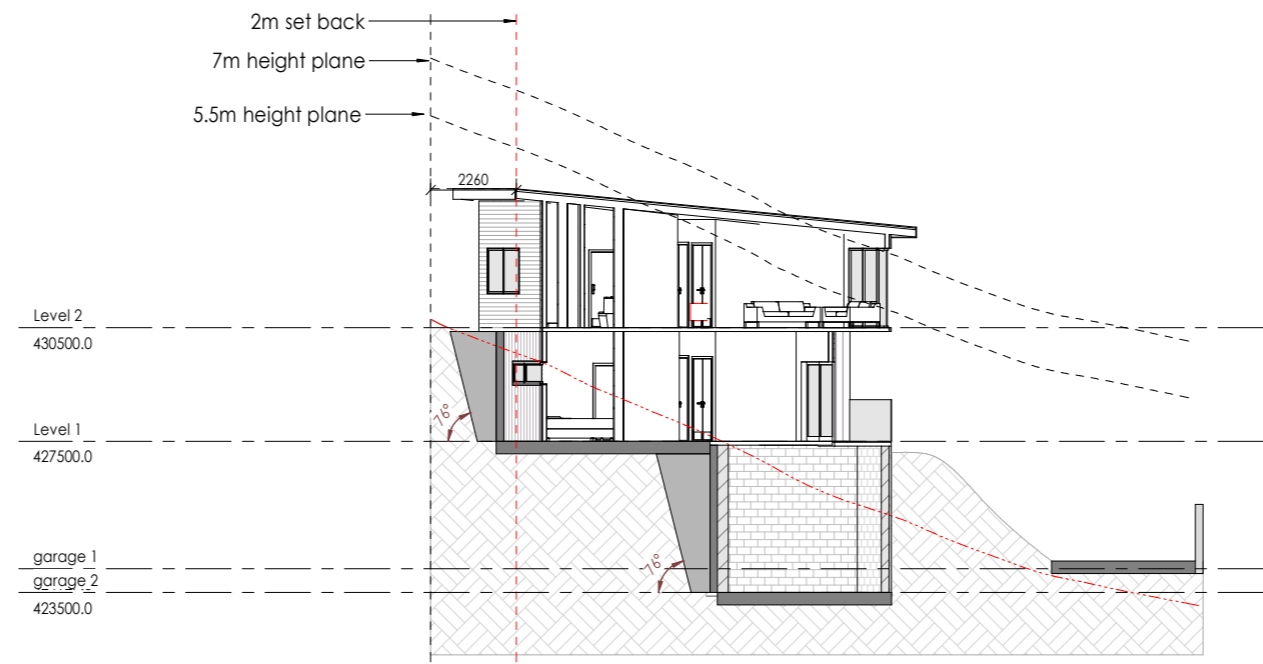
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PO Box 301 935 - Albany - Auckland 0752
P: +64 9 915 5345 - W: fatparrot.co.nz

PROJECT
7382

10 St Peters Place

DRAWING TITLE
Sections

SCALE @ A1: 1 : 100	DATE: 2019
SCALE @ A3:	
PROJECT No: 7382	SHEET No: A300
	REVISION



1 Section 14
A100 Scale 1 : 100 @ A1

Preliminary

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PROJECT
7382

10 St Peters Place

DRAWING TITLE
Sections

SCALE @ A1: 1 : 100
SCALE @ A3: DATE: 2019

PROJECT No	SHEET No	REVISION
7382	A301	

APPENDIX 5 – COUNCIL’S ENGINEERING REPORT



ENGINEERING MEMO

TO: Meggan Bain
FROM: Alan Hopkins
DATE: 29/03/2022
SUBJECT: RM210754 Glew & Proapt Trustees Limited

APPLICATION DETAILS

REFERENCE	RM210754
APPLICANT	J D & J D Glew and Proapt Trustees Limited
APPLICATION TYPE & DESCRIPTION	Three unit development with associated earthworks
ADDRESS	Lot 1 Deposited Plan 512388
ZONING	Low Density
SITE AREA	900m ²
ACTIVITY STATUS	Non-complying

Location



10 St Peters Place, Queenstown (outlined in red)

Description

Land use consent is sought for the earthworks and construction associated three multi-level residential units each with an attached residential flat. Each building will comprise a two bedroom residential unit on the upper level (main residence), with a similar two bedroom residential flat at the lower level.

To ensure that these crossings are appropriately constructed I recommend a consent condition that the crossings shall be constructed as per COP Drawing B5-18 prior to occupation of Buildings 2 or 3.

It is noted that the existing Council footpath on St Peters Place is formed out of coloured pavers. To ensure a consistent finish and aesthetic, I recommend a consent condition that these pavers shall be lifted and relaid in the formation of the proposed new vehicle crossing points (i.e. the footpath paving shall remain in its current form).

The subject site has an approximate 14.5m frontage to St Peters Place. The proposed accesses therefore do not comply with PDP rule 29.5.20 which only permits a single crossing point for a frontage of between 0-18m. I have assessed this non-compliance and I am satisfied that is acceptable from an operational and safety perspective. While the associated loss of on street parks is not ideal, a suitable level of on-site parking is to be provided which will mitigate some of the associated loss of any on street parks.

The applicant has applied for Building 1 to breach the 4.5m front boundary setback with St Peters Place. This breach of setback will result in only 2.5-3m between the garage doors and the property boundary, and 4.4-5.1m between the garage doors and the road footpath. I am satisfied that the reduced setback will not result in adverse safety effects with regards to vehicle and pedestrian sightlines. This breach will however result in limited available space between the garages and footpath to provide any visitor or driveway spill over parking. This is most notable with Garage 1 which will only have 4.4m between the garage and the footpath, which will not accommodate a full sized vehicle. The risk being that vehicles will park on this driveway and block part or all of the footpath. While this is not an ideal potential situation, I note that there is precedent for this reduced driveway area and setback on completed properties to the west, and there is also clear visitor spill over parking potential on the opposite side of the St Peters Place carriageway. It is also noted that any increase in driveway length would require a significant increase in earthworks. I am therefore satisfied that while not ideal for spill over parking provision, the proposed Building 1 to breach the front boundary setback with St Peters Place is acceptable from an engineering perspective.

Access (Building 2 & 3 Driveway)

The proposed parking for Buildings 2 & 3 will be accessed via an approximate 23m long and 4m wide driveway running parallel to the eastern boundary. This driveway will be formed at a maximum grade of 1:6 for the initial 12m, with the remaining 11m that fronts the Building 2 & 3 parking and is required for manoeuvring essentially flat. I am satisfied that the proposed design of this driveway complies with Council's minimum standards.

Parking

The applicant proposes the formation of 7 vehicle parks within the development. 6 of these parks will be garaged and one will be an open-air park to the south of Building 3. See below



I have reviewed the dimensions of the proposed garaged and open-air parks and I am satisfied that these comply with Council's minimum standards.

The applicant has provided B85 vehicle tracking that confirms that vehicles accessing the rear 5 parking spaces associated with Buildings 2 & 3 can enter and exit the parks appropriately, as well as exit the site in a forward direction.

Overall, I am satisfied that the proposed parking is suitable and complies with Council's minimum standards, to ensure that this parking is appropriately constructed I recommend a consent condition that prior to occupation of any dwelling units all associated parking, access, and manoeuvring shall be formed and sealed in accordance with Council standards.

Services

The subject lot is currently serviced via service laterals installed at time of underlying subdivision RM170323.

The exact details of the services installed under RM170323 are entirely clear. The as-built service plans provided under the associated signing and sealing have not been updated to QLDC GIS and the pdf version of these do not provide detail as to the exact pipe sizes. The EA approval issued indicate a 100mm s/w, 100mm sewer, and 20mm water connection. However, the applicant is a plumber by trade and is adamant that the actual gravity s/w and sewer connections installed are 150mm. In this regard I am willing to permit the applicant to provide further confirmation prior to the commencement of works to confirm if any upgrades are required with regards to the gravity services.

Water

The subject site is currently serviced for water via a 20mm lateral that comes off a single ended 50mm rider main within the berm of the road. I am satisfied that this 50mm rider currently services 4 properties and therefore has suitably additional supply capacity to service the proposed development.

To ensure that the proposed buildings are appropriately serviced for water, I recommend a consent condition that prior to the commencement of works the consent holder shall provide for review and acceptance detailed design plans for the upgrading of the existing 20mm water supply lateral to the subject site to a minimum 32mm pipe with valve and bulk flow meter, or alternately the provision of two new 20mm lateral supply connections to service the proposed development (resulting in a total of 3x 20mm lateral connections, one to each proposed building). The new 20mm lateral connections shall include Acuflo GM900 toby valves with flow meters located at the road boundary.

Sewer

The subject site is currently serviced for wastewater via a 100mm or possibly 150mm lateral that comes off the 150mm main within the road carriageway. I am satisfied that this 150mm main has suitably additional capacity to service the proposed development.

To ensure that the proposed buildings are appropriately serviced for wastewater, I recommend a consent condition that prior to the commencement of works the consent holder shall either provide recent photographic evidence demonstrating that the existing sewer gravity lateral to the subject site is a minimum 150mm or alternately provide for review and acceptance detailed design plans for the upgrading of the existing 100mm lateral to the site with a minimum 150mm pipe.

Stormwater

The subject site is currently serviced for stormwater via a 100mm or possibly 150mm lateral that comes off the 225mm main within the road carriageway.

To ensure that the proposed buildings are appropriately serviced for stormwater, I recommend a consent condition that prior to the commencement of works the consent holder shall either provide recent photographic evidence demonstrating that the existing stormwater gravity lateral to the subject site is a minimum 150mm or alternately provide for review and acceptance detailed design plans for the upgrading of the existing 100mm lateral to the site with a minimum 150mm pipe.

Utility Services

The subject site is currently serviced for power and telecommunications via lateral connections installed at time of the underlying subdivision. Given the proposed development of the site, it is likely that these service connections will need to be upgraded or additional connections installed. To ensure that these connections are appropriately installed, I recommend a consent condition that prior to occupation of the buildings all utility service connections shall be installed underground to the buildings.

Earthworks

Due to the relatively steep sloping gradient of the site, site excavation and filling is required to create the building platforms and access. These earthworks will require the construction of retaining walls associated with the buildings and a freestanding retaining wall associated with the vehicle access driveway to Buildings 2 & 3.

The total volume of earthworks proposed is estimated to be 1488m³ consisting of:

- 1416m³ of cut with a maximum depth of 8.5m;
- 72m³ of fill (from cut) with a maximum depth of 1.5m.

1344m³ of cut material is proposed to be disposed off-site to a consented clean fill area.



Proposed earthwork cut & fill

Geotechnical

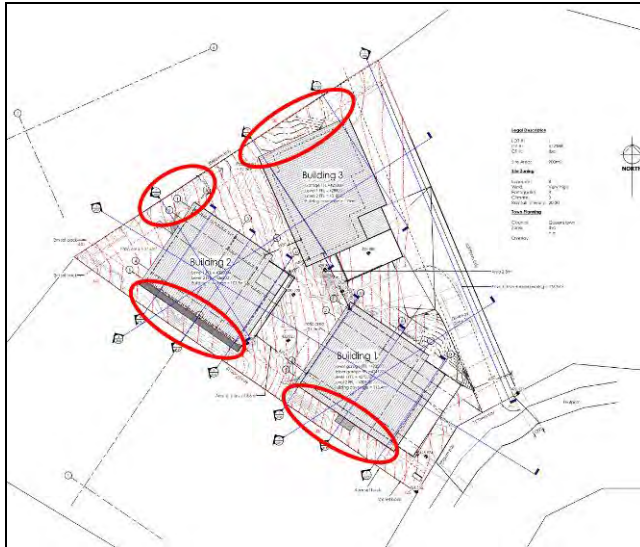
A geotechnical assessment of the proposed earthworks has been undertaken by RDA Consulting. The details of this assessment as contained within the RDA report titled '*Geotechnical Investigation Report – Glew St Peters Geotech*' Ref:51746 dated 09/08/2021. The on-site investigations provided by RDA Consulting show that highly weathered schist bedrock is generally present at a shallow depth of between 0 – 0.4m below ground level across the site. While there are some discrete areas of glacial till and beach deposit gravels, these are relatively limited in their extent and depth. Based on the finding of the RDA investigations it is expected that a significant portion of the proposed earthworks will consist of excavation into weathered rock. Similar to other sites in the vicinity, it is likely that the bedrock can be excavated using typical rock excavating machinery (breaker, ripper, excavator). To ensure the effects of the proposed earthworks do not extend past the boundaries of the site a condition of consent is recommended that if justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities until a new method of excavation can be reassessed.

The RDA assessment report makes recommendations with regards to earthwork methodology, retaining, and foundation design. I accept the findings of this report and recommend a consent

condition that earthworks shall be undertaken in accordance with the recommendations of the RDA report titled 'Geotechnical Investigation Report – Glew St Peters Geotech' Ref:51746 dated 09/08/2021.

Boundary Cuts

A number of the proposed cuts do not comply with Council's distance to boundary rule (PDP rule 25.5.18). The key locations of these cut are circled in red below and shown on the following cross-sections.



The most significant of these cuts is a 4m cut located approximately 1m from the south-western boundary with 12 St Peters Place. Noting that the neighbouring lot at 12 St Peters Place is a vacant allotment and has provided APA.

These proposed cuts within the vicinity of the site boundaries will ultimately be supported by the walls of the proposed buildings themselves. The design of these permanent supporting walls will be further assessed under the building consent process. To ensure that suitable consent and code of compliance is gained in this regard, I recommend a consent condition that prior to occupation of the buildings the consent holder shall obtain a Code of Compliance Certificate under a Building Consent

for any retaining walls constructed as part of this consent which exceed 1.5m in height or are subject to additional surcharge loads.

The ability of the temporary cut faces to stand unsupported has been assessed by RDA within their geotechnical report. RDA have provided specific advice with regard the maximum cut batter grades for the different material likely to be encountered. With regards to cut into rock, this advice states-

- In competent Haast Schist a slope / batter of 1H:4V (76°) can be designed – Ensure 1.0 m of working space between the toe of the cut and the foundation is allowed for.
- Temporary and/or permanent bolts may be required to stabilise potential planar and wedge failures. This should be assessed by a geo-professional as excavations proceed.

In a further assessment letter from RDA dated 3rd March 2022 the geotechnical engineer as provided further detailed assessment of the cuts proposed in close proximity to the boundaries. This letter and subsequent amended plans and sections from the applicant have confirmed that the proposed cut on the boundary will be general into schist rock and no greater than a 1:4 batter, and therefore these cuts can stand unsupported. The applicant has also provided APA from the neighbour to the west and therefore it is agreed that if required temporary battering of the minor surface gravels back into the neighbouring site could occur.

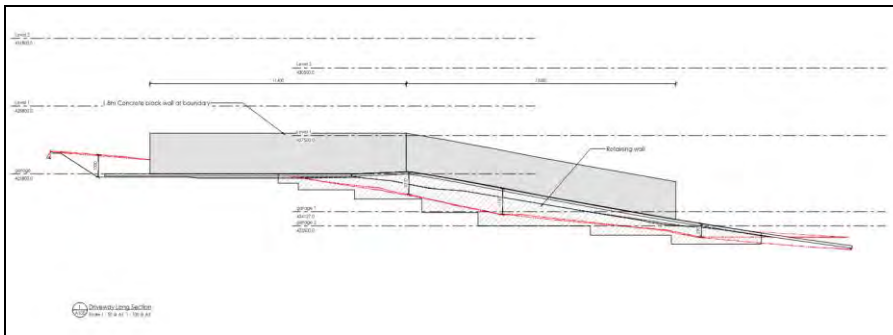
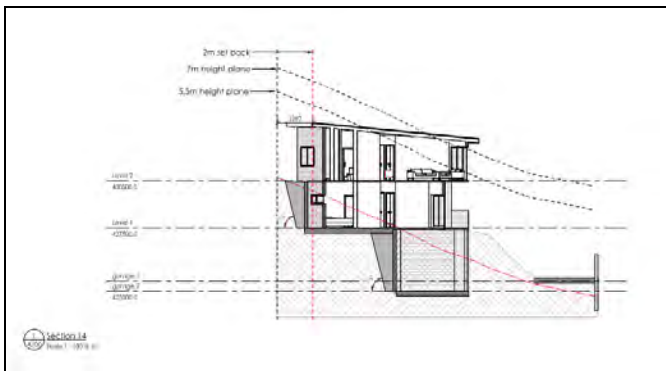
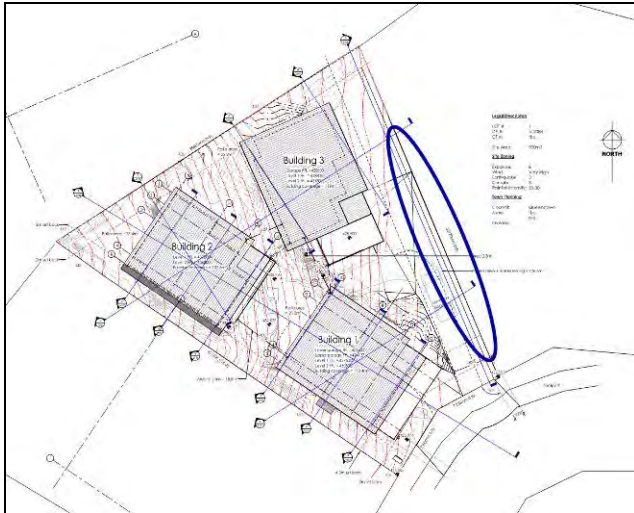
With regards to the placement of rock bolts. The applicant and their geotechnical engineer have confirmed that bolting back into the neighbouring land to the west and Council reserve land to the north is not likely to be required and therefore approvals and easements have not been sought in this regard.

Overall, I accept that the applicant's geotechnical engineer has confirmed the proposed cuts in close proximity to the site boundaries can stand temporarily unsupported on the basis that their recommendations are adhered to. To ensure that the RDA recommendations followed I recommend a condition of consent to ensure the recommendations and limitations of the RDA report and subsequent RDA letter titled '*10 Glew St Peters Geotech – Resource Consent RFI – Geotechnical Review*' Ref:51746 dated 03/03/2022 are followed. I likewise recommend a condition to ensure that supervision and inspection of the excavation is undertaken by an engineering geologist or geotechnical engineer who is familiar with the RDA report, and a condition that building retaining in close proximity to the north and western shall be completed as soon as possible and if required temporary retention systems installed.

While some minor battering into the neighbouring properties has been identified and accepted under the APAs provided, to ensure earthworks do not extend excessively into neighbouring land I recommend a condition of consent that all earthworks shall be contained within the bounds of the site, with the exception of vehicle crossing construction, service lateral connections, and minor surface (max 1m deep) gravel battering into the properties to the east and west.

Boundary Fill

In addition to the proposed cut close to the boundary, the applicant also proposes an area of fill directly on the north-eastern boundary with 8 St Peters Place. This fill material is required to form the access driveway to the rear parking associated with Buildings 2 & 3. The location of this fill face is as shown circled in blue below. The applicant has also provided the below long section and cross-section of the fill on this boundary.



The proposed fill for the formation of the Building 2 & 3 access driveway will breach Council's distance to boundary rule (PDP rule 25.5.18) on the eastern boundary. The applicant has confirmed that this fill will be supported by a maximum 1.5m high retaining wall constructed directly on the boundary with the neighbouring property. The applicant has provided APA from the owner of 8 St Peters Place that confirms the neighbouring property owner is accepting of this filling and retaining. The wall will have surcharge loading from vehicles using the access driveway and therefore will require specific design by a structural engineer and a building consent. To ensure that this wall is appropriately designed and constructed, I recommend a specific consent condition that prior to the occupation of Building 2 or 3 the consent holder shall obtain a code of compliance certificate under the building consent for the retaining wall located on the eastern boundary and subject to access driveway surcharge loading.

The proposed fill material within the site appears to be located generally away from the future building foundations. There is however some minor filling shown under Building 1. I therefore recommend a consent condition that on completion of earthworks and prior to construction of the buildings, the consent holder shall either provide fill certification for any fill under buildings or alternately provide demonstrate that the relevant building foundations have been designed to account for uncertified fill material.

Site Management

To control adverse effects of silt and dust associated with the earthwork a comprehensive environmental management plans (EMP) will need to be provided in accordance with the QLDC Guidelines for Environmental Management Plans. This requirement will be catered for via specific conditions that will be placed on the consent by the processing planner. To ensure that these conditions are included a note to planner is included below.

To avoid the migration of material from the site and onto the surrounding road network, I recommend a consent condition to ensure that prior to the commencement of any works the consent holder shall install a construction vehicle crossing. I likewise recommend consent condition that any material tracked onto the surround roads shall be cleaned off immediately and at the consent holders' cost.

To ensure ongoing future stability and erosion/sediment control a condition of consent is recommended to ensure that prior to occupation of the dwelling all earthwork areas are revegetated or otherwise permanently stabilised.

Traffic Management

Given the likely number of construction and earthwork vehicle movements to/from the site there is potential for adverse effects on the safety and operation of the surrounding Council road network. To address this potential adverse effect, I recommend that prior to the commencement of works the consent holder shall submit a traffic management plan for review and acceptance.

The loading/un-loading of trucks within Council's road network has the potential to adversely impact on safety and operation of the network. I therefore recommend a consent condition to ensure that vehicles are not loaded/unloaded within the surrounding road network (unless specific approval has been granted from Council for this).

Note to planner

Planner is to be aware that due to the volume and area of earthworks proposed, environmental management conditions and a plan will be required (EMP). The placement of these relevant conditions is the responsibility of the processing planner and have not been considered by the processing engineer.

RECOMMENDED CONDITIONS

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

General

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and any subsequent amendments to that document up to the date of issue of any subdivision consent, except where specified otherwise.

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

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

2. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geo-professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the RDA Consulting report titled '*Geotechnical Investigation Report – Glew St Peters Geotech*' Ref:51746 dated 09/08/2021 and RDA letter titled '*10 Glew St Peters Geotech – Resource Consent RFI – Geotechnical Review*' Ref:51746 dated 03/03/2022, who shall supervise the excavation procedure and retaining wall construction and ensure compliance with the recommendations of this report. This geo-professional shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
3. Prior to commencing earthworks on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
4. Prior to commencing any work on the site, the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends a minimum 6m from the carriage way into the site. If required, this crossing shall include boards or plates to protect the existing Council kerb/channel and footpath. The construction traffic crossing shall be removed and/or upgraded to a sealed crossing point on completion of works.
5. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
 - a) Upgrading of the existing 20mm water supply lateral to the subject site to a minimum 32mm(id) pipe with valve and bulk flow meter, or alternately the provision of two new 20mm lateral supply connections to service the proposed development (resulting in a total of 3x 20mm lateral connections, one to each proposed building).
Any new 20mm lateral connections shall include Acuflo GM900 toby valves and approved water meters as detailed in QLDC Water Meter Policy, dated June 2017. Where the toby valve boxes are to be placed within a trafficable area, a trafficable lid shall be included.

- b) The provision of recent photographic evidence demonstrating that the existing sewer gravity lateral to the subject site is a minimum 150mm diameter, or alternately provide for review and acceptance detailed design plans for the upgrading of the existing 100mm lateral to the site with a minimum 150mm diameter pipe.
- c) The provision of recent photographic evidence demonstrating that the existing stormwater gravity lateral to the subject site is a minimum 150mm diameter, or alternately provide for review and acceptance detailed design plans for the upgrading of the existing 100mm lateral to the site with a minimum 150mm diameter pipe.
- d) The provision of a new vehicle crossing point to access the Buildings 2 and 3 driveway in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The design for this crossing shall specifically include upgrading of the existing Council rear entry stormwater sumps on St Peters Place kerb & channel with berm sumps in accordance with COP drawing B5-17 (Berm Sump Detail). The construction of the vehicle crossing shall also ensure that the existing coloured paved Council footpath is replaced in this current form. Noting that this will likely require the removal and relaying of the existing pavers.

To be monitored throughout earthworks

- 6. The earthworks, batter slopes, retaining and site management shall be undertaken in accordance with the recommendations within contained within RDA Consulting report titled '*Geotechnical Investigation Report – Glew St Peters Geotech*' Ref:51746 dated 09/08/2021 and RDA letter titled '*10 Glew St Peters Geotech – Resource Consent RFI – Geotechnical Review*' Ref:51746 dated 03/03/2022. Specifically cuts into rock near the boundary shall be undertake in accordance with the methodology and recommendations set out in these documents.
- 7. The construction of the building retaining walls located in close proximity to the northern and western boundaries of the site shall be completed as soon as practicable and if required temporary retention systems installed to avoid any possible erosion or instability.
- 8. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
- 9. No earthworks or rock bolting, temporary or permanent, are to breach the boundaries of the site, with the exception of the earthworks required for the construction of the access vehicle crossings, service trenches, and minor (1m depth) battering of surface gravels on the eastern and western boundaries.
- 10. All stockpiling of material and vehicle (truck) loading and unloading shall occur within the bounds of the site, unless specific written permission has been obtained from the land owner (including Council) for stockpiling and/or loading to occur within their land.
- 11. If at any time Council, or its elected representatives, receive justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report, which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and buildings beyond this site. Depending on the outcome of this report a peer review may be required to be undertaken by another suitably qualified professional at the consent holder's expense. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. Both the report and peer review (if required) shall be submitted to Council for acceptance and review.
- 12. The Principal Resource Management Engineer at Council shall be notified and work shall stop immediately if any cracking, movement, structural distress or damage to existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.

On completion of earthworks (and prior to the construction of buildings)

13. On completion of earthworks within the building footprints and prior to the construction of the residential unit, the consent holder shall ensure that either:
- a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional;
or
 - b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

To be completed prior to occupation of building(s)

14. Prior to the occupation of the building(s), the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all new or upgraded Water, Wastewater and Stormwater lateral connection (including toby positions).
 - b) The completion and implementation of all works detailed in Condition (5) above.
 - c) The construction of vehicle crossings to the parking garage and access driveway to Building 1 in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The construction of these vehicle crossings shall ensure that the existing coloured paved Council footpath is replaced in this current form. Noting that this will likely require the removal and relaying of the existing pavers.
 - d) Prior to occupation of the residential units all associated parking, access, and manoeuvring shall be formed and sealed in accordance with Council standards.
 - e) Any power supply and/or telecommunications connections to the residential units shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - f) The consent holder shall obtain of a Code of Compliance Certificate under a Building Consent for the retaining wall located on the eastern boundary and subject to access driveway surcharge loading.
 - g) The consent holder shall obtain a Code of Compliance Certificate under a Building Consent for any other retaining walls constructed as part of this consent which exceed 1.5m in height or are subject to additional surcharge loads as set out in Schedule 1 of the Building Act.
 - h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - i) All exposed earthworked areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

Advice Note

1. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.
2. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.

3. The consent holder is advised that if it is proposed to subdivide the units in future, then all services should be installed to the units in accordance with QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any subdivision consent. It is recommended that Council's Engineers are contacted prior to installation of services to arrange for all necessary inspections to be carried out so that services can be checked for compliance with the Council's Code of Subdivision prior to backfilling. Otherwise, services may require excavation and inspection at time of subdivision and CCTV footage may be required to demonstrate compliance with QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any subdivision consent.
-

Prepared by:



Alan Hopkins
CONSULTING ENGINEER

Reviewed by:



Mike Wardill
TEAM LEADER RM ENGINEERING

APPENDIX 6 – COUNCIL’S PARKS AND RESERVES REPORT

From: Alex Jamieson
Sent: Friday, 6 May 2022 9:35 AM
To: Meggan Bain
Subject: RM210754 - Parks Comment

Morning Meggan,

Thanks for sending this application through for comment. The proposal seeks to establish three (3) units – each which contain a residential flat, to be used for either residential or visitor accommodation purposes. Extensive earthworks and geotechnical requirements are necessary for the units, given the topography of the site. Further breaches are proposed in relation to building height, setbacks, site density, construction noise, in addition to various transport and earthworks standards.

The subject site backs onto a QLDC administered reserve (Section 2 SO 317364), known as the Queenstown Hill reserve. The reserve is currently dominated by wilding conifers such as *Pseudotsuga menziesii* (Douglas fir) and *Pinus radiata* (Radiata pine), which is acting as a seed source, facilitating the spread of wilding conifers elsewhere in the Whakatipu basin. QLDC along with the Whakatipu Wilding Conifer Control Group (WCG) are in the progress of establishing a forestry plan for the removal of wildings on Queenstown Hill. A revegetation plan will also be required to be created, in order to achieve the successful replacement of wildings and required canopy cover. Works to manage the wilding spread on Queenstown Hill will be undertaken over the coming years.

Units 2 and 3 are proposed to be located close to the required 2 metre internal setback along the reserve boundary. Landscaping is proposed within the setback, in order to assist in screening the development and to provide some amenity. The proposed landscaping is illustrated in Figure 1 below.



Figure 1: Landscaping plan proposed as part of the application

Consent notice 6893270.5 is registered on the Record of Title for the subdivision site, which was imposed by the original subdivision consent (RM050869). Condition f) of the consent notice states:

- f) With respect to lots 24, 25, 26 and 27
- i. Any boundary fencing within Lots 24, 25, 26 and 27 that adjoin the reserve area Lot 300, shall be restricted to 1.2m in height from above ground level.

Any boundary planting (defined as all planting within 2.0m of the boundary) shall be restricted to a maximum height of 1.2m along 40% of the above mentioned boundaries.
 - ii. Fencing types for boundaries adjoining the above mentioned reserve areas shall be restricted to post and wire QR post and rail only.

My interpretation of the above condition is that boundary fencing and landscaping shall be restricted only along the boundary which is shared with Lot 300. The subject site was Lot 27 as approved by RM050869, as illustrated in Figure 2 below. As Lot 27 has since been subdivided by RM120146 – and more recently by RM170323, I consider this consent notice to no longer apply to Lot 1 DP 512388. In my opinion the consent notice should've been removed from the relevant sites when they were subdivided.

Notwithstanding the above, it is a standard requirement in subdivisions that any boundary fencing along reserves (such as the Queenstown Hill reserve to the north of the site) shall have a 1.2 metre height restriction, with a 50% visual permeability. This is required to enable CPTED principles, especially in sites where walking and cycling is prominent. Given the nature of the Queenstown Hill reserve I consider the fencing restriction isn't necessary in this instance, for the reasons outlined below.

Extensive earthworks will need to be undertaken in order to develop the site, and therefore the proposed buildings will be situated well below the reserve. If 1.2 metre high, visually permeable fencing was established along the shared boundary, this would not allow for passive surveillance as intended by the requirement. It is further noted that no other site which adjoins the reserve has the fencing restriction along the boundary of the Queenstown Hill reserve, and therefore imposing this restriction would not be in character.



Figure 2: Subdivision plan approved by RM050869, with the subject site formerly being Lot 27

In regards to the proposed landscaping, the applicant proposes to plant *Plagianthus regius* (Lowland Ribbonwood), *Fuscospora cliffortioides* (Mountain Beech), and what appears to be *Pennantia corymbosa* (Kaikomako). All landscaping is to be planted within the site boundary. The consent holder is advised that any overhanging vegetation is able to be trimmed by the neighbour, to the boundary. It is therefore recommended that more suitable species are planted given they will outgrow this area very quickly, considering these trees typically grow between 12 and 20 metres in height when mature. Low growing and less flammable vegetation would be more suitable in this area.

The processing planner has confirmed there is no rock bolting proposed to the north and potentially within the reserve boundary. The geotechnical report does not preclude this as a solution, and therefore a condition is recommended outlining that no rock bolting or geotechnical stabilisation shall be undertaken within the reserve.

Recommended Conditions:

- X. No rock bolting or geotechnical ground stabilisation shall be undertaken within the reserve (Section 2 SO 317364). For avoidance of doubt this includes both temporary and permanent stabilisation. The geotechnical design shall take this into account.

Advice Notes:

- X. The consent holder is advised that any occupation on a Council reserve will require a concession under the

- X. The consent holder is advised that any vegetation which overhangs a boundary is able to be trimmed by the adjoining neighbour. It is therefore recommended that more suitable species are planted along the northern boundary (shared with Section 2 SO 317364) given the species proposed are anticipated to outgrow this area very quickly, considering these trees typically grow between 12 and 20 metres in height when mature. Low growing and less flammable vegetation would be more suitable in this area.

If you'd like to discuss, please give me a call.

Thanks,
Alex

Alex Jamieson BSc Assoc. NZPI | Parks and Reserves Planner | Parks and Open Spaces

Queenstown Lakes District Council

Private Bag 50072, Queenstown 9348

DD: +64 3 441 1781 | P: +64 3 441 0499

E: alex.jamieson@qldc.govt.nz



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APPENDIX 7 – CONSTRUCTION NOISE AND VIBRATION REPORT

10 St Peters Place, Queenstown Construction Noise and Vibration Assessment



Prepared for:
Compass Contracting Ltd

Date: 4/10/2021
Ref: A21-115_R01_B

Quality information

Prepared for (the Client):
Compass Contracting Ltd

Prepared by (the Consultant):
Altissimo Consulting Ltd (NZBN 9429046516350)
 Email office@altissimo.nz

Project: **10 St Peters Place**
 Report: **Construction noise and vibration management assessment**
 Reference: **A21-115/R01/B**

Prepared by:



Michael Smith
 Principal

Reviewed by:

Dr Robin Wareing
 Principal

Version history:

Version	Date	Comment
A	4/10/2021	Issued to client for comment
B	4/10/2021	Final

Report disclaimer and limitations:

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1 Introduction

Compass Contracting Ltd is developing a residential section on a sloping site at 10 St Peter's Place, Queenstown, which comprises three separate buildings. Due to the underlying geology, rock breaking is required. Altissimo Consulting has been engaged to perform a construction noise and vibration assessment against the district plan, and recommend appropriate controls in the form of a Construction Noise and Vibration Management Plan (CNVMP).

We understand that a resource consent is required as a non-complying activity due to the volume of earthworks, as well as breaches of height restrictions. It is common that developments with rock breaking will exceed the construction noise standards.

This project involves the construction of a two-storey building. The construction will progress as follows:

- Site preparation,
- Removal of rock, potentially using rock breaking equipment or alternative methods,
- Installation of foundations and hard fill,
- General construction activities.

It is anticipated that the works will take at approximately 6-8 weeks to complete with core construction hours 0700-1800h Monday to Friday, with the potential to work on Saturdays if needed. Within this period, it is expected that the removal of rock will take up to one week (over a two-week period).

2 Criteria

2.1 Queenstown Lakes District Plan

The site is zoned Lower Density Suburban Residential under the Proposed District Plan (the PDP).

The PDP has the following permitted activity standards for construction noise:

36.5.13

Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803.

Construction sound must be managed in accordance with NZS 6803.

The PDP has the following standard in relation of vibration:

36.5.10 Vibration

Vibration from any activity shall not exceed the guideline values given in DIN 4150-3:1999. Effects of vibration on structures at any buildings on any other site.

2.2 Noise

The relevant criteria from NZS 6803 are presented in Table 1 for residential receivers.

Work is specifically discouraged in the greyed-out time periods. For this project, no operation in these periods will occur without a specific acoustics assessment.

Table 1 Residential noise criteria for construction activities*

Time of week	Time period	Residential noise criteria	
		dB L _{Aeq}	dB L _{Amax}
Weekdays	0630-0730	60	75
	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

* Sourced from Table 2 of NZS 6803:1999 for activities between 2 and 20 weeks

2.3 Vibration

The nature of the proposed construction activities will result in ground vibration that may affect neighbouring properties. We recommend that an assessment of construction vibration is based on the criteria specified in DIN 4150-3 (as required by the PDP), with additional criteria for human perception based on BS 5228-2. The vibration criteria are presented in Table 2.

Table 2 Vibration criteria for Peninsula Road construction activities

Vibration criteria	Description
0.3 mm/s	Limit of perceptible vibration ¹
0.5 mm/s	Potential annoyance ¹
1.0 mm/s	Likely to cause annoyance ¹
3.0 mm/s	Potential cosmetic or structural damage to sensitive (e.g. historic) buildings ²
5.0 mm/s	Potential cosmetic or structural damage to residential buildings ²
10.0 mm/s	Potential cosmetic or structural damage to industrial/commercial buildings ²

1: Table B.1 of BS5228-2

2: Table 1 of DIN4150-3

The grey coloured cells in Table 2 are drawn from BS 5228-2 and are not limits specified in the PDP. These values are human perception criteria which are lower than those specified in the PDP but are included to manage potential annoyance.

3 Description of Works

The construction site is located at 10 St Peters Place in Queenstown, as shown in Figure 1. The location of the three proposed buildings on the site are shown in Figure 2.



Figure 1: Site overview

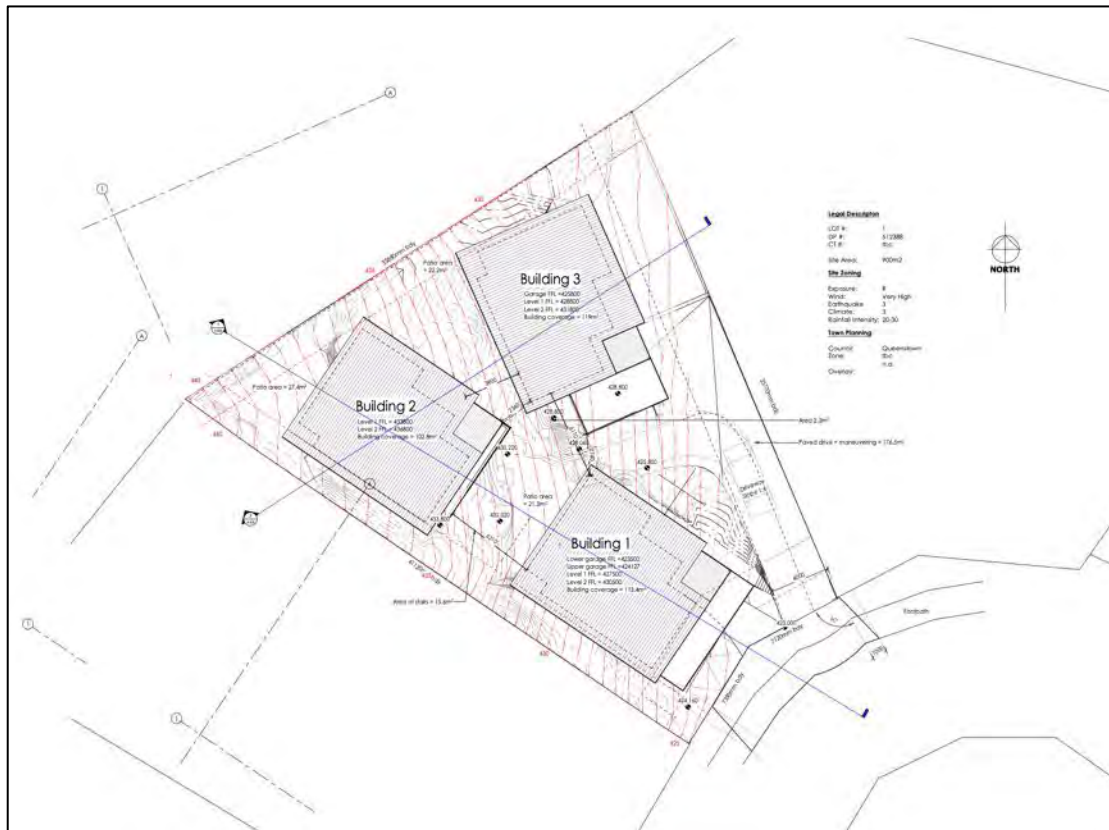


Figure 2: Site plan showing the three building outlines

The construction will involve a cutting into the hillside which is predominantly a weak schist layers. The shape and extent of the cutting is shown in Figure 3

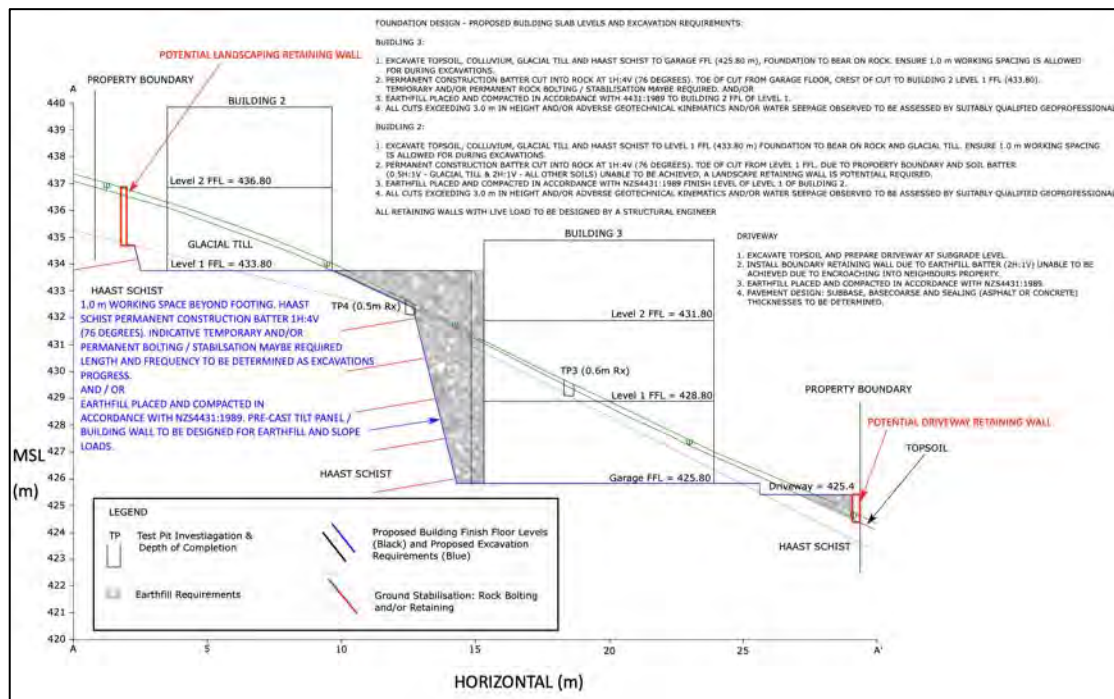


Figure 3 Geological cross section A-A' (from RDA Report)

Preliminary investigations indicate that 13 Ton digger with a rock breaker will be sufficient to break the rock. It is expected that the rock breaking will be completed within a week, although the total excavation will require 4-5 weeks to complete.

In addition, noise from installation of concrete foundations and general construction activities has also been evaluated.

4 Receivers

Table 4 presents the nearest receivers and the distance from these receivers to the edge of the site.

Table 3 Nearest receivers

Address	Status	Distance from site
8 St Peters Place	Dwelling	Adjacent
6 St Peters Place	Under construction	25 m
4 St Peters Place	Dwelling	35 m
3 St Peters Place	Dwelling	30 m
5 St Peters Place	Vacant	35 m
12 St Peters Place	Vacant	Adjacent
16 St Peters Place	Dwelling	20 m
18 St Peters Place	Dwelling	30 m

5 Predicted noise and vibration levels

5.1 Noise

Noise levels have been predicted based using the method described in ISO 9613.1/2 and implemented in the iNoise software package. The cumulative noise level from the construction activities was calculated using the tables of equipment supplied in NZS 6803.

The noise levels surrounding the construction site were predicted utilising the methodology described in BS 5228-1. The construction activities were separated into three phases. The equipment utilised in each phase and the sound levels are presented in below.

Table 4 Indicative noise levels (dB L_{Aeq(15min)}) for construction activities

Task	Equipment	Equipment level at 10m	Duty	Qty	Task level at 10m
Rock breaking	Pneumatic breaker - breaking hard ground	87	75%	1	89
	Tracked excavator loading dump truck	85	50%	1	
	Tracked excavator breaking/crushing concrete/asphalt	86	75%	1	
Installation of concrete foundations	Concrete pump and cement mixer truck	75	75%	2	82
	Poker vibrator	78	70%	1	
	Lorry with lifting boom	77	50%	2	
General works	Mobile telescopic crane	70	75%	1	81
	Lorry with lifting boom	77	75%	1	
	Diesel generator	65	100%	1	
	Angle grinder	80	50%	1	
	Nail gun	73	50%	1	
	Concrete pump and cement mixer truck	75	25%	1	

The predicted noise levels from excavation and general construction activities are presented in Table 5. The predicted noise level exceeds the daytime (07:30-18:00) criteria for Monday – Saturday at the highlighted properties.

Table 5 Predicted construction noise – with no fences in place

Address	Predicted noise level (dB LAeq)		
	Excavation (including rock breaking)	Installation of foundations	General construction works
8 St Peters Place	83	76	75
6 St Peters Place	79	72	71
4 St Peters Place	77	70	69
3 St Peters Place	81	74	73
5 St Peters Place	76	69	68
12 St Peters Place	83	76	75
16 St Peters Place	72	65	64
18 St Peters Place	71	64	63

The effectiveness of solid site hoarding (eg. plywood) has been considered, with predicted sound levels presented in Table 6 below. The effectiveness of the screening is influenced by the topography of the area, with elevated receivers not benefitting from the hoarding.

Table 6 Predicted construction noise – with site fences in place

Address	Predicted noise level (dB LAeq)		
	Excavation (including rock breaking)	Installation of foundations	General construction works
8 St Peters Place	82	75	74
6 St Peters Place	79	72	71
4 St Peters Place	77	70	69
3 St Peters Place	81	74	73
5 St Peters Place	72	65	64
12 St Peters Place	70	63	62
16 St Peters Place	61	54	53
18 St Peters Place	60	53	52

The nature of the excavations will result in increased geometric screening as the work progresses, this will result in a gradual decrease in the predicted noise level.

5.2 Vibration

The main source of ground vibration is rock breaking on site. Previous measurements of the vibration from rock breaking on similar ground and rock conditions have been performed. The measured vibration was 0.5mm/s PPV at approximately 10 m from the activity. Based on these measurements the following vibration levels have been predicted at the surrounding properties¹.

¹ Using using the method described in NZ Transport Agency Research Report 485.

Table 7 Predicted construction vibration

Address	Vibration Level (PPV)
8 St Peters Place	0.8
6 St Peters Place	0.2
4 St Peters Place	0.1
3 St Peters Place	0.1
5 St Peters Place	0.1
12 St Peters Place	0.8
16 St Peters Place	0.3
18 St Peters Place	0.1

The predicted vibration is predicted to exceed the “perception” criterion at several properties based on rock breaking at the nearest location on the site, but below the “likely annoyance” criterion. The vibration levels are not predicted to exceed those specified in DIN 4150-3 which are specified in the District Plan.

6 Mitigation

A draft Construction Noise and Vibration Management Plan (CNVMP) is included in Appendix A to this report. The CNVMP provides a high-level summary of the key tasks listed in this section.

6.1 General

To minimise disturbance to occupants of adjacent buildings the following mitigation strategies should be maintained:

- Selecting construction plant and methodologies to limit noise and vibration emissions
- Use of plant and equipment in accordance with manufacturer’s instructions
- Ensure plant and equipment is well maintained and excessively noisy equipment is serviced
- Location of stockpiles and haul roads as far as practical from adjacent receivers
- Not leaving engines idling or equipment running when not required
- Locate stationary plant (e.g. generators) as far as practical from the site boundaries
- Use of hoardings, sheds, storage containers to screen stationary equipment from sensitive receivers
- Stationary equipment such as pumps and generators should be located away from neighbours.
- Where suitable noise enclosures and/or silencers should be fitted to plant and equipment
- Broadband directional reversing alarms should be utilised as far as practicable

6.2 Haulage noise

Noise from heavy vehicles servicing the site shall be managed using the following:

- Ensuring vehicles are well maintained
- Ensuring loads are correctly fastened (to avoid crashing or banging of loads)
- Avoiding engine breaking
- Avoiding use of horns
- Keeping speed over bumps, potholes etc. to a minimum

- Providing smooth entry and exit onto site
- Keeping revving of vehicles to a minimum on site
- Turning off vehicles when not in use

6.3 Construction noise mitigation

Noise from construction activities shall be managed using the following:

- A minimum 3m tall fence will be erected on the west, east, and north sides of the site, using barrier material with a surface mass of at least 10 kg/m²
- Where practical rock breaking equipment shall be treated with noise reducing shrouds
- At locations closest to the adjacent properties pre-split lines will be drilled to minimise noise and vibration

6.4 Notification

Receivers that have a predicted noise level above 60 dB L_{Aeq} due to any of the works will receive notification prior to any onsite activities starting. This notification shall be via a letter drop that contains the following:

- The location and duration of the construction activities
- A contact phone number for contacting the construction contractor
- Information about the noise level, stating it will be audible during construction activities

Weekly construction updates will be provided to neighbouring properties predicted to exceed the noise criteria. These properties are listed below:

6.5 Scheduling

The selected contractor will engage with the residents at the adjacent properties and where practical will schedule loud activities (esp. rock breaking) in times when the adjacent residencies are unoccupied.

6.6 Staff training and inductions

All staff inductions will include a description of the noise and vibration requirements and mitigation in place on the construction site. Any new or ongoing issues related to noise and vibration will be discussed with staff at toolbox talks.

The construction site is located adjacent to sensitive residential and commercial properties. Noise and vibration limits apply to all construction activities on the site. Staff are responsible for good noise and vibration management, and will be required to observe the following site rules:

- When arriving at work, please drive slowly on site and keep revs to a minimum.
- Keep loud music or radios off and do not slam doors.
- No shouting or swearing on site. Either walk over and talk to somebody or use a radio/phone.
- Be careful with tools and equipment. Place them down and do not drop them.
- Do not drag materials on the ground.
- When loading trucks try not to drop material from a height and where possible load softer materials on the bottom.
- Noise enclosures should always have all doors/hatches closed when the equipment is in use.
- If you see anything/anyone making unnecessary noise or vibration, then stop it/them. If the source cannot be stopped then report it to the appropriate site engineer.
- Any queries from members of the public should be responded to politely and referred to the appropriate site manager. Staff shall assist the public to contact this person.

7 Assessment

The proposed construction activities are likely to generate noise that exceeds the PDP noise limits (based on NZS 6803) and may cause annoyance if not adequately managed through good construction practices.

With adoption of good practices as detailed in this report and CNVMP, construction noise and vibration effects are considered to be no more than minor, and consistent with standard residential construction in the Queenstown area, where rock breaking is generally required.

Appendix A Construction noise and vibration management plan

Site	10 St Peters Place, Queenstown
Site manager	Jason Glew Compass Contracting Ltd Phone: 027 305 3018 Email: jasonglew686@gmail.com
Hours of operation	07:30 and 18:00 Monday to Saturday. Any works outside this period to require approval from Site Manager
Duration of works	Approx. 8 weeks
Criteria	Noise: 70 dB L _{Aeq(15min)} Vibration: 0.5 mm/s (notification) 5.0 mm/s (pre-condition survey)
Key activities	Rock breaking for excavation installation of foundations and hard fill, general construction activities.
Specific mitigation, beyond good practice	Install solid site hoarding on boundary of site where practical with a minimum surface mass of 10kg/m ² Install noise mitigating shrouds on rock breakers where practical
Scheduling	Engage with adjacent residents to schedule (where practical) loud activities (esp. rock breaking) when these residents are not home.
Pre-notification	Letterbox drop to following prior to work starting: <ul style="list-style-type: none"> • 8 St Peters Place • 6 St Peters Place • 4 St Peters Place • 3 St Peters Place • 5 St Peters Place • 12 St Peters Place • 16 St Peters Place • 18 St Peters Place <p>Contact details to be noted on site perimeter</p>

Additional updates	<p>An additional update shall be provided in the week prior to rock breaking commencing to the following dwellings:</p> <ul style="list-style-type: none"> • 8 St Peters Place • 6 St Peters Place • 4 St Peters Place • 3 St Peters Place • 5 St Peters Place • 12 St Peters Place • 16 St Peters Place • 18 St Peters Place <p>Residents should be notified if there is to be prolonged work on Saturdays.</p>
Monitoring requirements	In response to complaint
Reporting requirements	<p>Contractor to review and update this construction noise and vibration management plan prior to starting works as required.</p> <p>Additional receivers that have been built or identified prior to construction starting shall be assessed by the selected contractor using the methodology specified in this CNVMP.</p>
Induction requirements	<p>All staff to be inducted</p> <p>Noise to be included in toolbox meetings before any new activity</p>

APPENDIX 8 – URBAN DESIGN ASSESSMENT

OCTOBER 18, 2021

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WILLIAMS & CO.

PLANNING / URBAN DESIGN / DEVELOPMENT

URBAN DESIGN REPORT.

10 St Peters Place, Queenstown
J & J Glew and Proapt Trustees Ltd

1: INTRODUCTION

1A] Proposal

The proposal comprises a development of 3 stand-alone residential units designed together for an existing 900m² site at 10 St Peters Place within St Andrews Park, Queenstown (see Figure 1). The units are illustrated in an architectural plan set prepared by **Fat Parrot Architecture**, including visual renders, elevations, and landscaping.



Figure 1: Proposed Units from St Peters Place (**Fat Parrot Architecture**)

The subject site is an irregular shaped lot which has frontage to St Peters Place at the south. The position of the lot on the corner of St Peters Place means the site has a narrow site frontage, with the shape of the site widening to the northwest. The topography of the site also slopes upwards from the street frontage to the north. Similar sized residential lots are located either side of the subject site, and to the north is a large QLDC reserve parcel comprising the lower area of vegetated land which leads up to Queenstown Hill.

The proposed residential units will be accessed from St Peters Place by way of separate crossings, the western-most providing direct access into the garaging for Building 1, with the eastern access point leading to a driveway which runs along the north-eastern boundary and to garaging beneath Building 3 (see Figure 2).



Figure 2: Subject Site & Proposed Units (Fat Parrot Architecture)

The residential units proposed each include a residential flat. Buildings 1 and 3 are proposed with garaging at ground level as described above, and two residential levels above, whilst Building 2 is limited to two levels and is accessed via stairs from the driveway between Buildings 1 & 3.

The lower level of the buildings is comprised of the residential flat in each case, with terrace/outdoor living space provided from the living area, and two bedrooms. The upper level is also comprised of two bedrooms with outdoor living space provided in the form of both decks, and rear patio areas.

In terms of vehicle parking, two spaces are provided at garage level beneath Building 1, accessed directly off St Peters Place, and an additional 5 parking spaces are provided within the site, with one uncovered park between Buildings 1 and 3, and 4 garaged spaces beneath Building 3. These parks are accessed by way of onsite manoeuvring and the driveway to St Peters Place.

Paths and steps are provided within the site, in particular from St Peters Place along the southwestern boundary of the site in order to provide pedestrian access to the entry to Building 1, and from the driveway level up between Buildings 1 & 3 to provide access to Building 2. A screened utilities/rubbish storage area is also proposed at the driveway area between Buildings 1 & 3.

Landscaping of the site is proposed around the proposed buildings and driveway areas, comprising 336m² of landscaped area, including native planting along the southwestern boundary and St Peters Place streetfront, and larger trees to the rear of the site. The design of outdoor areas also includes consideration for lighting,

with exterior mounted lighting provided to the front of Building 3 garaging, to assist with access to Building 2, and along the pedestrian entry to Building 1. Letterboxes are provided at the entry to driveway and to Building 1 pedestrian access.

Based upon the visual renders prepared by Fat Parrot Architecture, the built form is to be comprised of dark metal tray roofing and horizontal timber cladding, and feature stone veneer along with glass balustrades and timber screens. Glazing is utilised around the above ground decks and outdoor terraces areas. Roof forms have a low angle with the overall building form stepping up the site from Building 1 at the streetfront, with Building 2 located higher at the rear.

Figure 1 above provides a visual representation of the built form including the relationship of the proposed units to the street, roof design, landscaping proposed and external appearance.

1B] Site & Context

The subject site is located within the St Andrews Park urban area of Queenstown, positioned on the side of Queenstown Hill above Frankton Road and the Frankton Arm of Lake Wakatipu within 3km of the Queenstown town centre. The site is located on the corner of St Peters Place which is a side street of St Andrews Park accessed off the main spine road of Highview Terrace. St Peters Place is a relatively short cul de sac, which heads uphill from and then turns to run parallel and above Highview Terrace (see Figure 3)

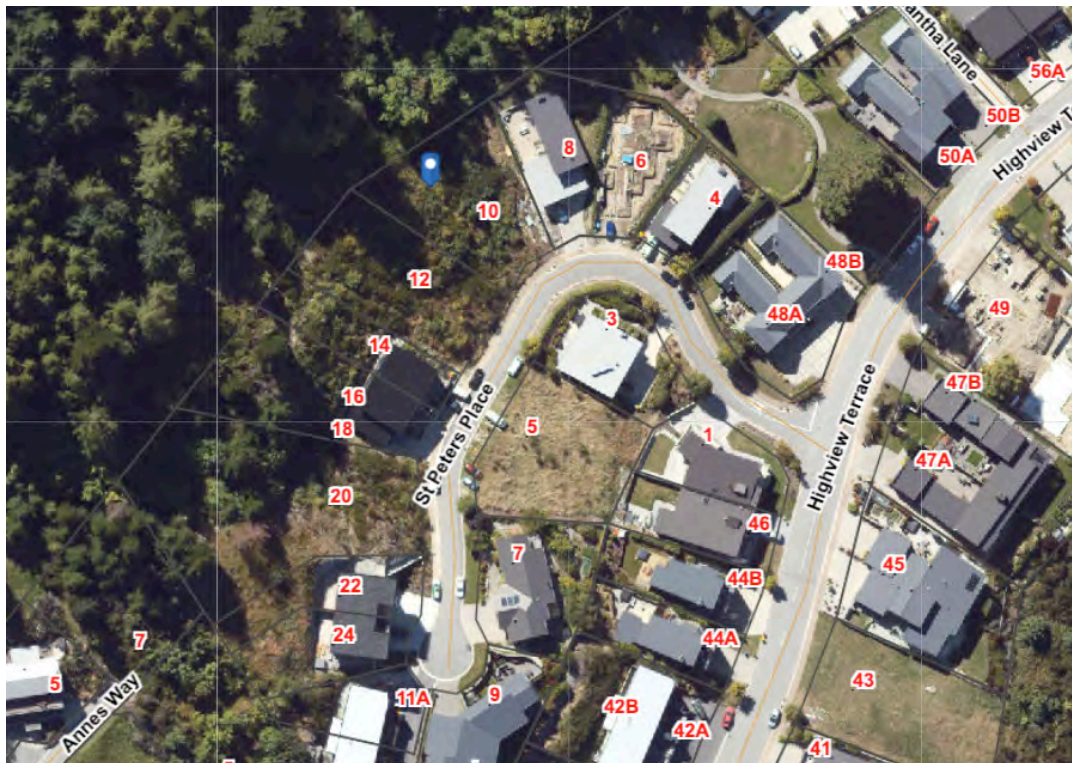


Figure 3: Subject Site in Context (QLDC GIS)

The subject site is one of the remaining undeveloped parcels of land on St Peters Place and like many sites in the vicinity is characterised by its topography sloping upwards from the street.

The wider area is generally zoned Lower Density Suburban Residential and built form within the area is generally of a newer relative age, modern design and orientated with significant areas of glazing and decks to take advantage of views to the lake and mountains to the south. A significant number of lots in this St Andrews Park area are developed in a duplex or multi-unit typology.

As such the land use context of the subject site is made up of a mixture of both large stand-alone residential buildings and multi-unit type developments, commonly located on sloping topography. In terms of the street environment it is noted that St Peters Place has a footpath on one side of the street only (the side adjoining the subject site), which is characteristic of all of the streets in the vicinity and on street parking only permitted in some locations.

There is a small green space reserve on Highview Terrace within 50m of the site (visible in Figure 3 above), and a larger reserve with children's playground on Goldfield Heights Road approximately 750m distant. Public transport does not currently service this area, with the existing public transport route being along Frankton Road.

1C] Background

The subject site does not have any previous consent history since its establishment resulting from subdivision RM170323. The proposal has been lodged with Council for assessment under reference RM210754.

1D] Considerations

This report will address the proposal in respect to urban design in general terms, and with reference to the relevant QLDC standards and design guidelines.

In particular the *QLDC Residential Zone Guidelines* are the relevant design guidelines for development in this (LDSR) zone, and Rule 7.5A.1 seeks that these guidelines have been considered in applications for Resource Consent. Further, Rule 7.4.8 lists relevant matters of discretion for density of development (>1:450 and <1:300 as proposed). This reporting will therefore include an analysis of the proposal when considered against these guidelines and the matters of discretion.

This assessment has been made taking into account to the context of the site as detailed above and with reference to the provisions and anticipated outcomes for the LDSR zone outlined within the District Plan.

2: ASSESSMENT - URBAN DESIGN

2A] Assessment

The proposal is overall considered to generate an acceptable outcome when considering general urban design principles. This is given the positive impacts that will arise from the density that will be achieved in an appropriate location for increased residential density and given the techniques that have been adopted in order to assist the design in this context.

In particular it is noted that in terms of the streetscape environment that the garaging of Building 1 will be located within the road boundary setback, however this is noted to assist with efficient use of the site and does not have adverse streetscape effects. Mitigating factors include the visual break in the garage door frontage, which is continued through the landscaping, with a split driveway, the emphasis of the pedestrian entry to the building, and the outdoor terrace use of the Level 1 area which introduces activity and visual surveillance to the street. The design in terms of streetscape will not be out of character or introduce any inappropriate garage frontage that would have adverse effects.

The design also includes details including specific provision for rubbish/recycling storage for each unit, either within the screened area or within the garaging, and letterboxes at the entry to Building 1 and the driveway, along with lighting and emphasis of the pedestrian entry, which assists in providing for both the functional operation of the site, and for street address.

In terms of built form character and dominance, the built form is broken down into visually separate buildings, each sitting at a different topography, which provides variation and interest on site. The architectural design of the units including external appearance is aligned with local character and use of materials.

The design includes minor breaches of the 7m height plane as illustrated on architectural plans however these are small areas that are unlikely to be discernible in the wider appreciation of the buildings on the site as part of the urban development of the area, and overall the building height will appear aligned with height of buildings existing and anticipated in the area.

Generally, it is considered that the design solution to provide for three residential units on this site is appropriate in terms of urban design outcomes. The design incorporates necessary space for access, provides for outdoor living for residents along with utility needs, and includes an intent to landscape the site. The location of parking is not visually dominant, with the garaging position and design allowing for this to be a subservient element and large areas of visible surface parking avoided.

2B] QLDC Design Guidelines

The proposal can be considered against the *Design Elements* of the QLDC Residential Zone Design Guide:

01. *Housing Diversity & Adaptability*

The proposal contributes to housing diversity in this area by both residential units and residential flats, enabling different ownership/tenancy options and catering to a wider proportion of the market. The typology comprised of residential flats also provides potential for flexibility and adaptability of use. The efficient use of land contributes to sustainability principles as identified in the guideline.

02. *Well-defined entrances and detailing to improve legibility*

Modifications to the design have been made in order to address this design element, focusing on the street environment. Firstly it is noted that only one building fronts the street, which is of a residential scale, and therefore the risk of loss of human scale as density increases is avoided.

Furthermore the dwellings are clearly definable as individual units, as sought by the Design Guideline and details have been included to ensure that focus has been given to Building 1 and relationship to the street. Each unit is different as sought by the guideline, rather than a replication, and windows and large balconies have been utilised in order to create a positive relationship with the street.

In terms of entry detailing, the guideline of providing a sidelight adjacent to the front door, and a dedicated pedestrian entry to the unit has been included with shelter/porch. The driveway area to Building 1 garaging has been split with landscaping introduced in order to avoid large expanses of concrete.

03. *Building Dominance and Sunlight Access*

The proposed building height is generally compliant and the small areas of infringement are not considered to result in dominance or any shading impact. Given each unit sits at a different level, the roofs sit at different planes which provides variation.

04. *Connections to Open Space to create safe, high amenity spaces*

There is no particular shared communal space proposed in this case given the size and nature of the lot. Connection is included the design by way of the individual access paths to St Peters Place for Building 1. Views from principle living areas will take in both the wider natural vistas and the street for surveillance. Landscaping of the site will assist to build character and amenity.

05. *Providing Outdoor Living Space for Resident's Amenity*

Each unit and each residential flat is provided generous outdoor living spaces accessible from the main living areas. The outdoor living spaces include both decks and patios, taking into account the changing ground levels over the site.

06. *Creating High Levels of Accessibility for All Transport Modes*

The provision of parking in this case still enables a high amenity streetscape to be able to be established. The garaging for Building 1 is in clear view of the street however this is one garage building of a residential scale and is appropriate in this context. Remaining parking is located further back into the site and does not impact on the visual quality of the development. There are no blank walls dominant and as discussed above techniques have been adopted to emphasise the visual connection of between the Building 1 entry and the street and hardstand areas broken up with landscaping.

07. *How to integrate service areas so as to not affect amenity*

The locations for bin placement have been considered and included in the development plans including one central screened area, and bins within garages to be managed individually, which is aligned with the guideline for LDSR sites.

08. *Creating safe and private environments*

In this case the variation between position, orientation and levels of the units means that there is no need for privacy walls or other fencing techniques between outdoor areas of units. Private amenity will be maintained, with the terracing and decks overlooking St Peters Place on Building 1 providing natural surveillance over the streetscape.

09. *Site Coverage and LID solutions to reduce infrastructure demands*

Sufficient space is retained on site for both outdoor living and landscaped areas. The landscaping coverage will assist with limiting stormwater runoff peaks (permeable area percentage of 37%) and it is anticipated that stormwater will be addressed as per the QLDC Code of Practice.

10. *Building Materials and Environmental Sustainability*

Building materials are considered to be durable and lower maintenance options have been included. Lighting is proposed alongside outdoor pathways to assist with safety and useability.

11. *Landscape Materials and Planting*

A landscape plan has been proposed to assist with softening the space and generating custodianship of the units. These are low maintenance spaces include native planting to contribute to a local sense of place.

2C] Rule 7.4.8

Relevant matters of discretion under this rule are as follows:

- a. *how the design advances housing diversity and promotes sustainability either through construction methods, design or function;*

These matters are discussed above as directed by the RZDGs. It is considered that the proposal promotes sustainability by way of design being the efficient use of land to establish 3 residential dwellings and 3 residential flats in a zoned area of Queenstown relatively close to the town centre where infill housing should be encouraged in order to achieve positive urban form outcomes. The design advances housing diversity by moving away from single large scale residential housing forms on lots (such as some of those in the vicinity) and allows for both units and flats, which necessarily have a different housing tenure (as flats are unable to be in separate ownership).

- b. *privacy for occupants of the subject site and neighbouring sites;*

The proposal is not considered to have undesirable impacts on privacy of neighbouring sites or internally given the varied layout orientation and elevation of each unit. Landscaping (hedging) is signalled along the eastern boundary with the proposed driveway and this is considered necessary and positive in order to address this neighbouring property boundary.

- d. *street activation;*

The proposal is considered to have a suitable street frontage, while the garaging is located within the 4.5m boundary setback this is not considered to result in any adverse effects. The proposed terrace and deck areas of the living spaces above the garage/street level will provide activation and surveillance. Design elements as encouraged by the RZDG including pathway, lighting and letterboxes will contribute to street address and activation.

- e. *building dominance;*

The proposed built form will include slight height exceedances however the resulting outcome is not considered to represent any dominance of building out of character with the surroundings. The local character includes buildings which are situated on steep topography above the street, and the proposal will appear of a residential character, with any height exceedances not discernible and the built form on the site broken down into three separate building elements.

- f. *parking and access layout: safety, efficiency and impacts on on-street parking and neighbours;*

The proposed parking and access layout is appropriate in terms of urban design outcomes in particular avoiding visible surface car parking at the front of the site for example. In this respect parking is primarily

provided within the site and garaged. Any impacts on terms of on-street parking and neighbours are anticipated by higher order urban planning frameworks in particular the NPS-UD.

g. design and integration of landscaping;

The proposal includes a landscaping plan with permeable surfacing retained on the site in order to meet the relevant standard, and landscaping utilised to break up paved areas at the street front as encouraged by the RZDGs along with amenity planting and boundary hedging and trees. Landscaping of the site around buildings should assist with integration of the built form into the area and internal amenity for residents.

3: CONCLUSIONS

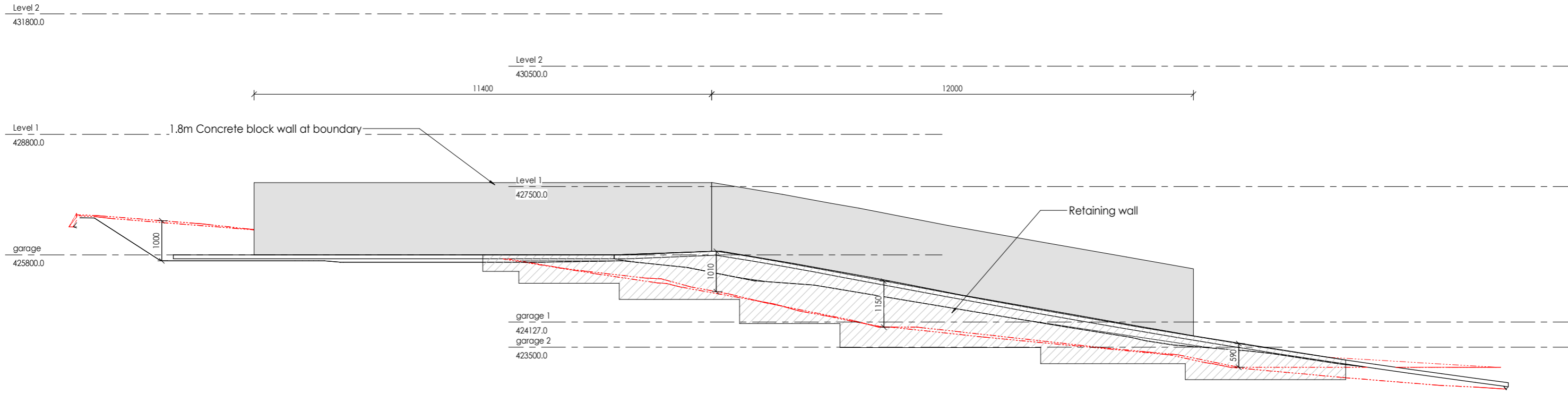
When considered against the design principles of the QLDC Residential Zone Design Guidelines, the proposal is aligned with these representing a suitable design response for this kind of site. Design details including letterboxes, lighting, bin screening and entry emphasis have been adopted to achieve this.

Given the context, and LDSR planning framework it is considered that the proposal will be an appropriate development in this location establishing 3 residential units and 3 residential flats being an efficient use of land.

The street relationship to St Peters Place is considered appropriate including the position of garaging within the road boundary setback, given its design, limited length, and positive effect in terms of activation. Landscaping of the site is proposed and encouraged including in particular the planting at the front of the site in the streetscape and hedging along the eastern boundary.



Paula Costello
URBAN DESIGNER
BRS(HONS) MUDD



1 Driveway Long Section
A100 Scale 1 : 50 @ A1, 1 : 100 @ A3

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

Thursday, 9 June 2022

Preliminary

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on site before commencing work. Read in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the projects and purposes for which they were supplied by Fat Parrot Architecture.



7b / 331 Rosedale Road - Albany - Auckland
PO Box 301 935 - Albany - Auckland 0752
P: +64 9 915 5345 - W: fatparrot.co.nz

PROJECT
7382

10 St Peters Place

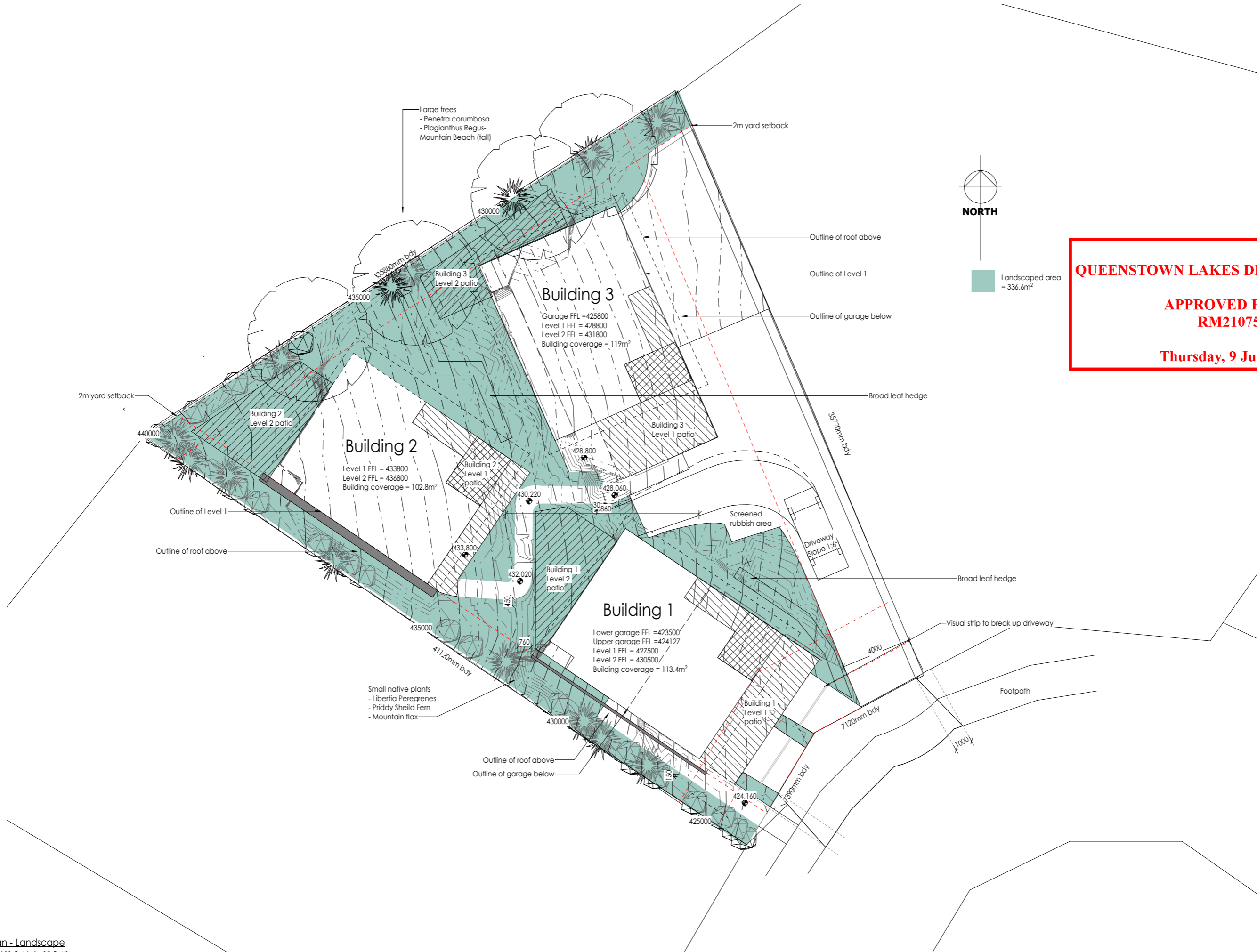
DRAWING TITLE
Driveway Long Section

SCALE @ A1: 1 : 50
SCALE @ A3: 1 : 100
DATE: 2019

PROJECT No SHEET No REVISION
7382 A108

REV	DATE	DESCRIPTION
1	Date 1	Revision 1
2	Date 2	Revision 2

250



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210754**

Thursday, 9 June 2022

Preliminary

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on site before commencing work. Read in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the projects and purposes for which they were supplied by Fat Parrot Architecture.



PROJECT	7382	
10 St Peters Place		
DRAWING TITLE	Site Plan - Landscape	
SCALE @ A1: 1:100	SCALE @ A3: 1:200	DATE: 2019
PROJECT No	SHEET No	REVISION
7382	A101	2

1 Site Plan - Landscape
 Scale 1:100 @ A1, 1:25 @ A3

REV	DATE	DESCRIPTION
1	Date 2	Revision 2

251



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210754**

Thursday, 9 June 2022



Preliminary

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PROJECT
7382

10 St Peters Place

DRAWING TITLE
Site Plan - Height breaches

SCALE @ A1: 1 : 100	DATE: 2019	
SCALE @ A3:		
PROJECT No	SHEET No	REVISION
7382	A102	1

1 Site Plan Height to Boundary
Scale 1 : 100 @ A1, 1 : 25 @ A3

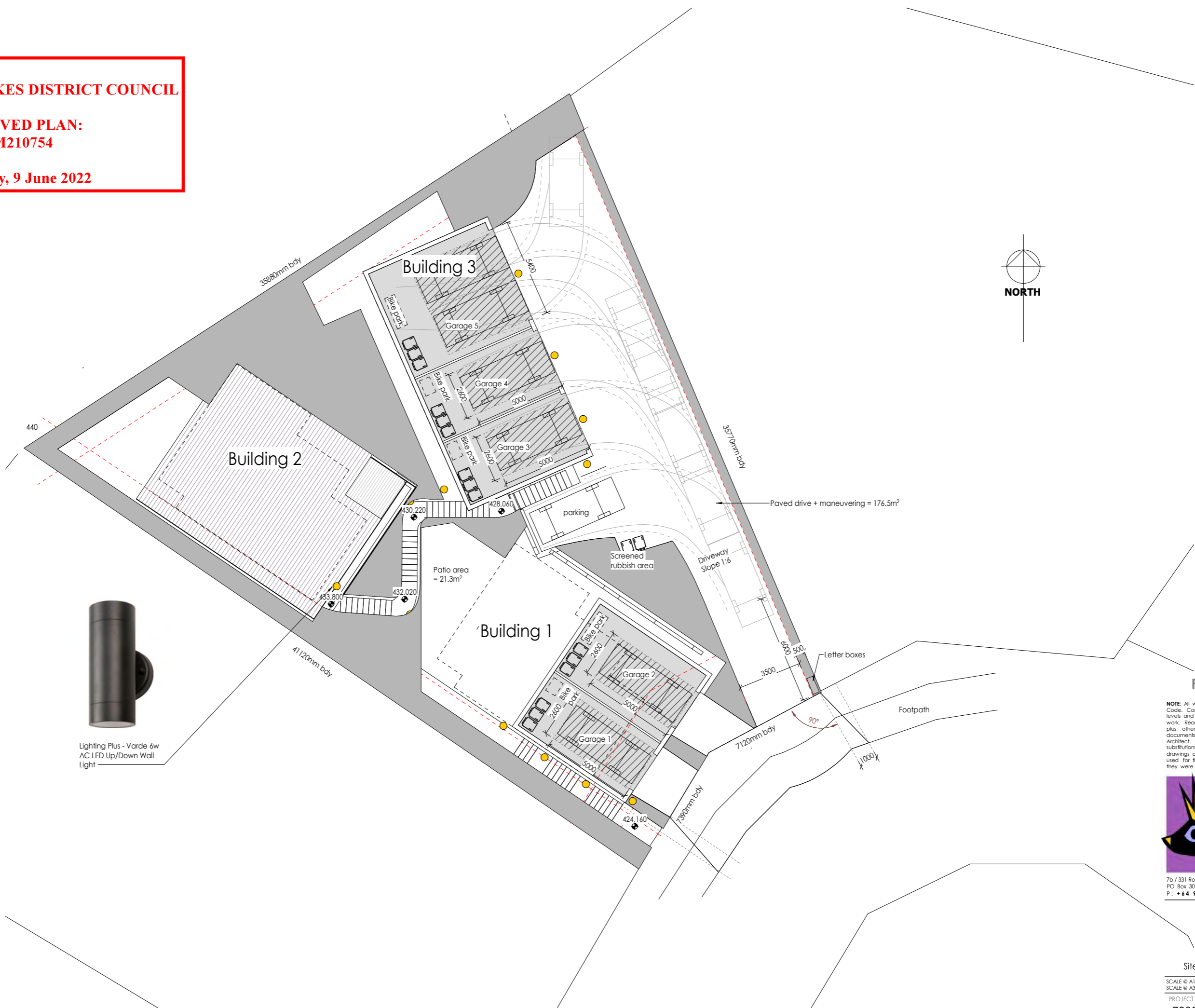
REV	DATE	DESCRIPTION
1	Date 2	Revision 2

252

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

Thursday, 9 June 2022



Preliminary

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1 Site Plan - Carparks
Scale 1 : 100 @ A1, 1 : 25 @ A3

PROJECT
7382

10 St Peters Place

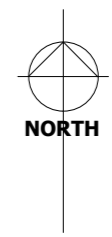
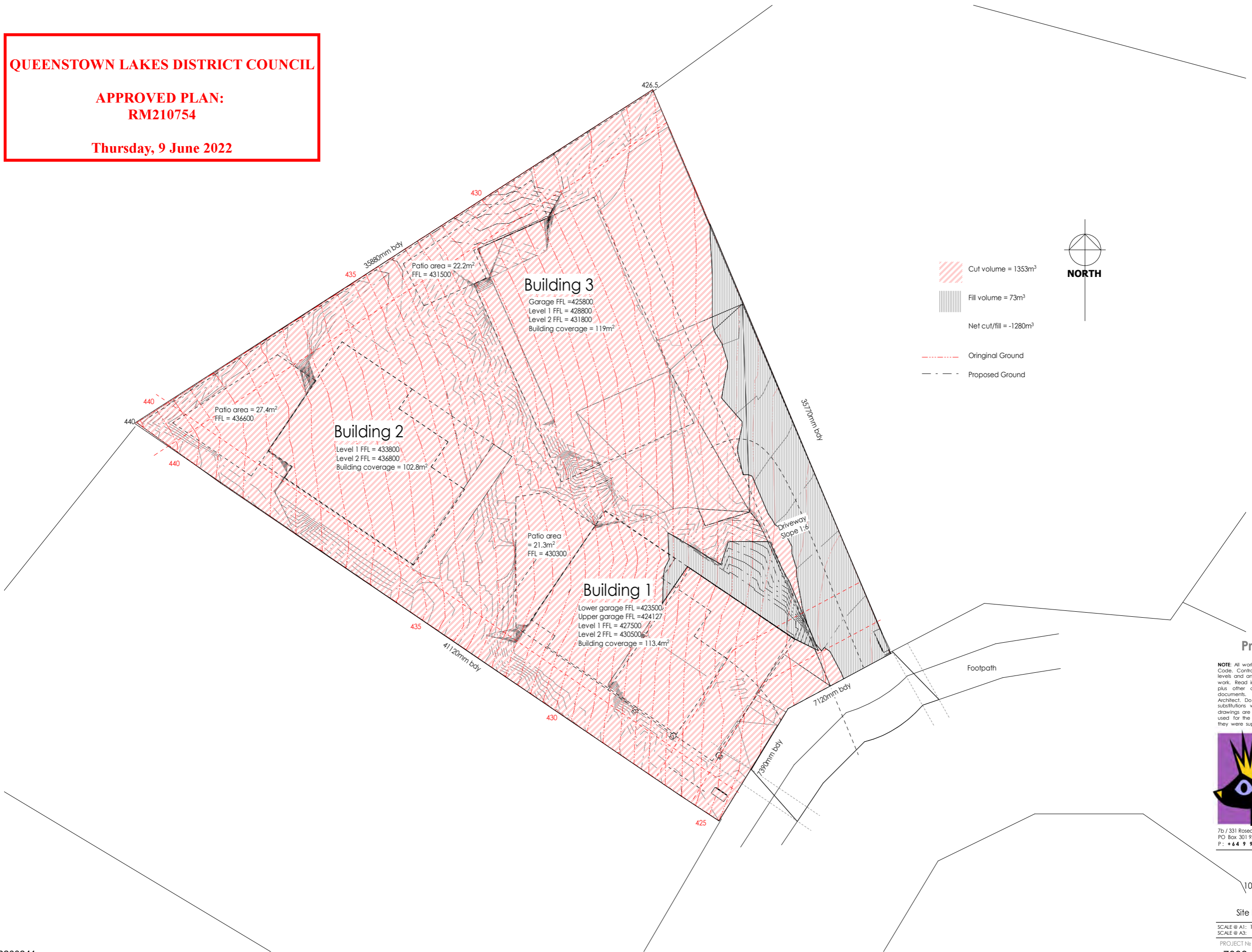
DRAWING TITLE
Site Plan - Parking plan

SCALE @ A1: 1 : 100	DATE: 2019	
SCALE @ A3: 1 : 200		
PROJECT No	SHEET No	REVISION
7382	A103	1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

Thursday, 9 June 2022



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PROJECT
7382

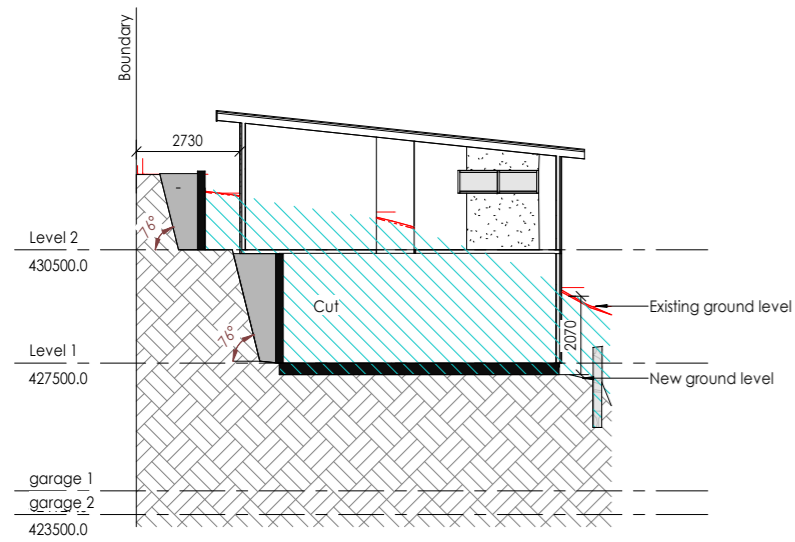
10 St Peters Place

DRAWING TITLE
Site Plan - Cut and Fill

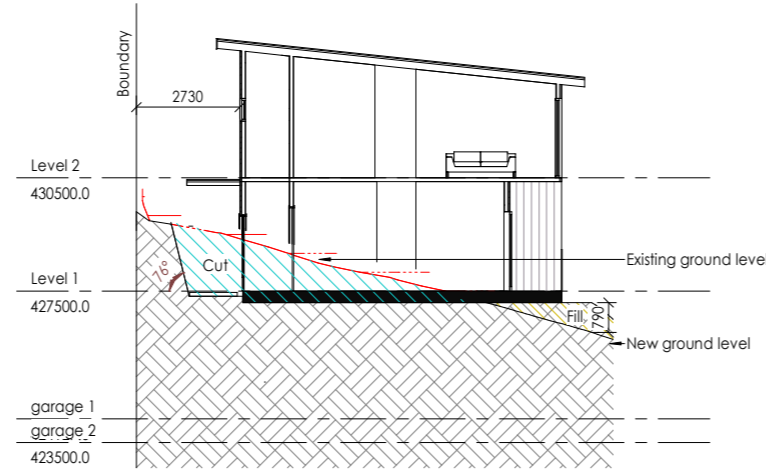
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SCALE @ A3: DATE: 2019

PROJECT No SHEET No REVISION

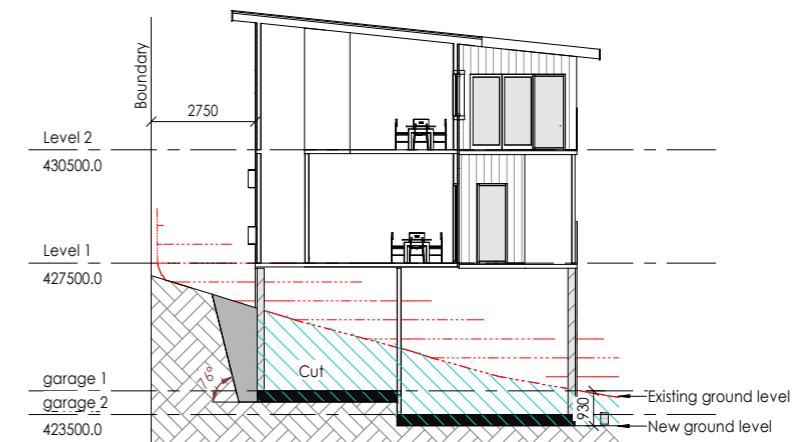
7382 A104



1 Section 1 - Building 1
A100 Scale 1 : 100 @ A1

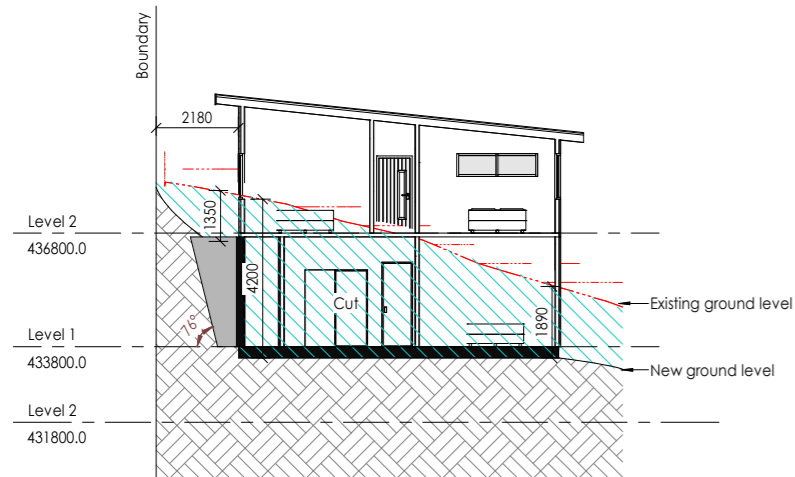


2 Section 2 - Building 1
A100 Scale 1 : 100 @ A1

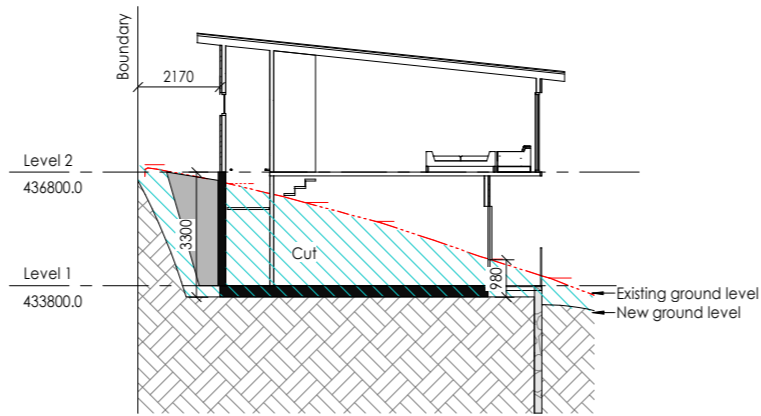


3 Section 3 - Building 1
A100 Scale 1 : 100 @ A1

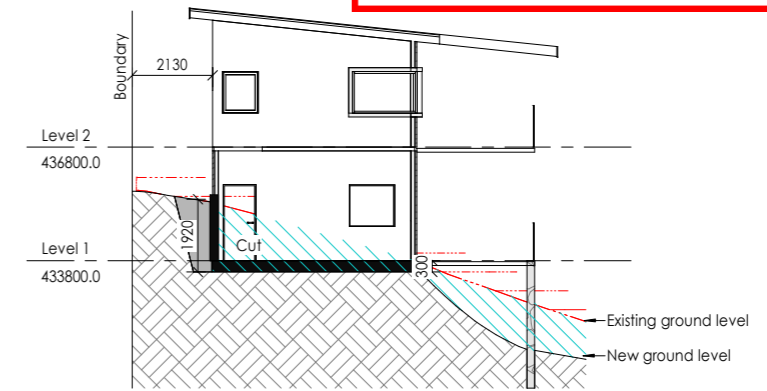
QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM210754
Thursday, 9 June 2022



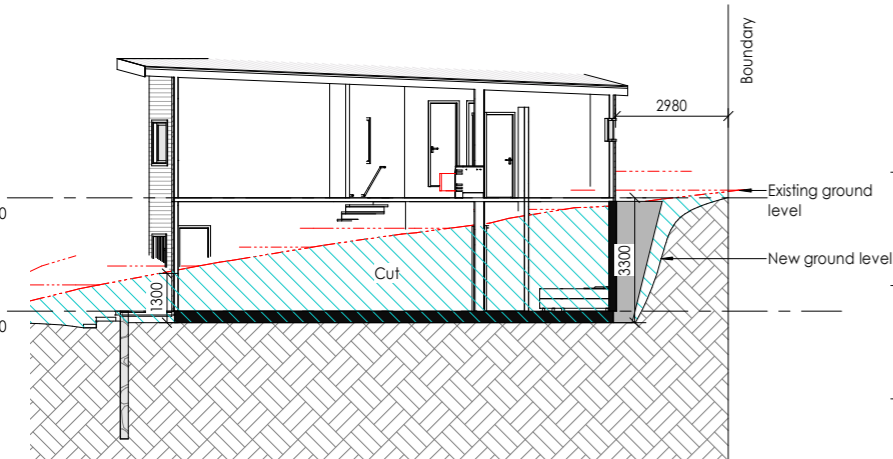
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A100 Scale 1 : 100 @ A1



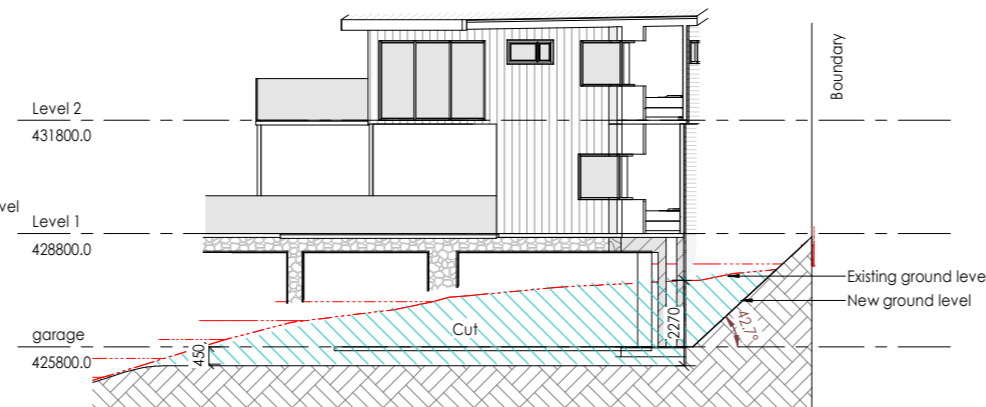
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A100 Scale 1 : 100 @ A1



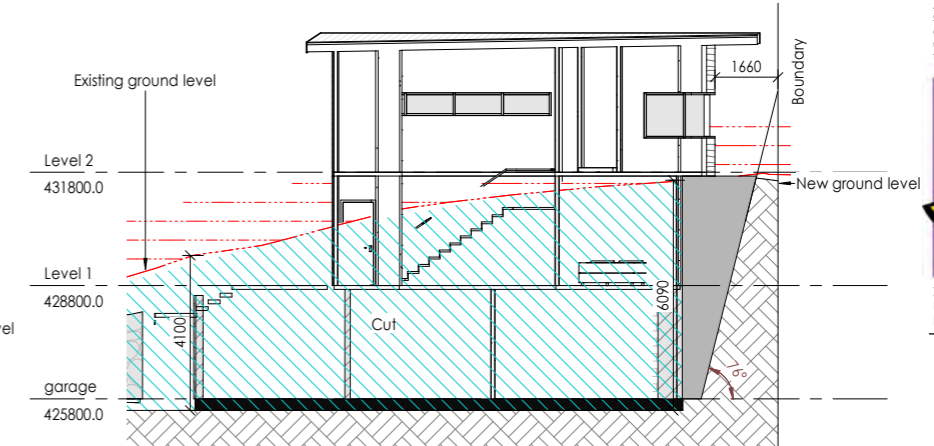
6 Section 3 - Building 3
A100 Scale 1 : 100 @ A1



7 Section 4 - Building 2
A100 Scale 1 : 100 @ A1



8 Section 1 - Building 3
A100 Scale 1 : 100 @ A1



9 Section 2 - Building 3
A100 Scale 1 : 100 @ A1

Preliminary

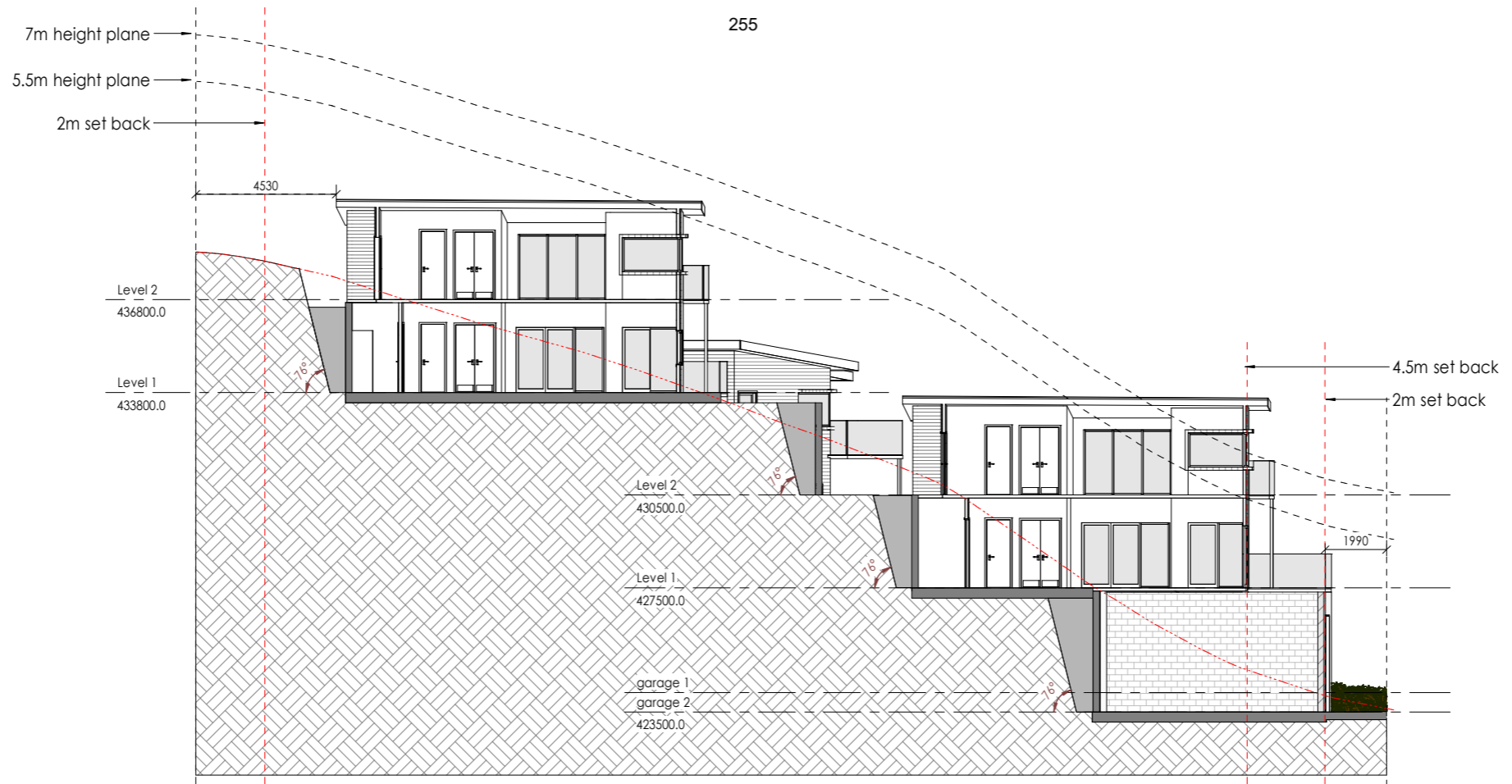
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PROJECT	7382
10 St Peters Place	
DRAWING TITLE	Sections
SCALE @ A1: 1 : 100	DATE: 2019
SCALE @ A3:	
PROJECT No	SHEET No
7382	A107

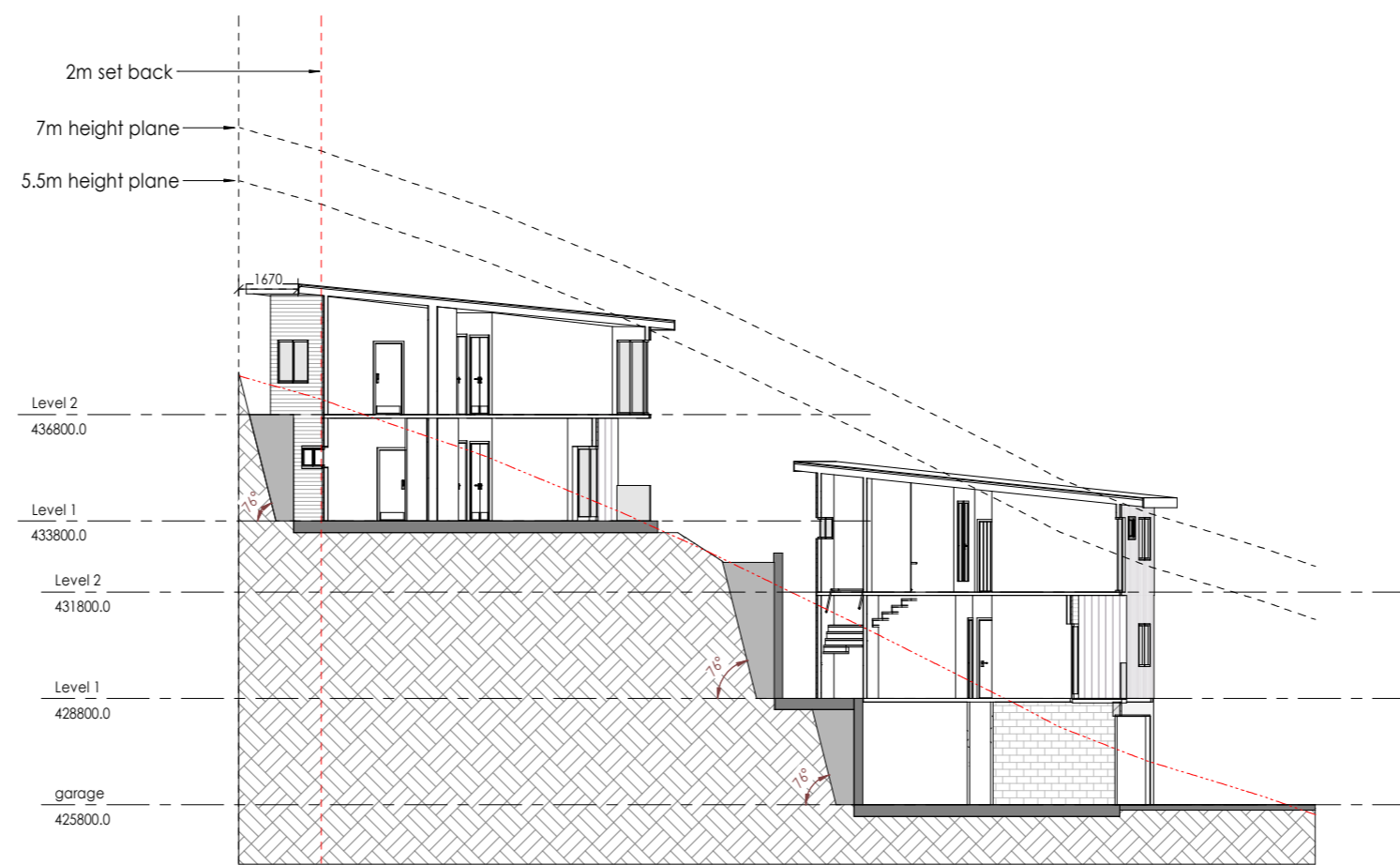


QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210754**

Thursday, 9 June 2022

1 Section 23
A100 Scale 1 : 100 @ A1



2 Section 24
A100 Scale 1 : 100 @ A1

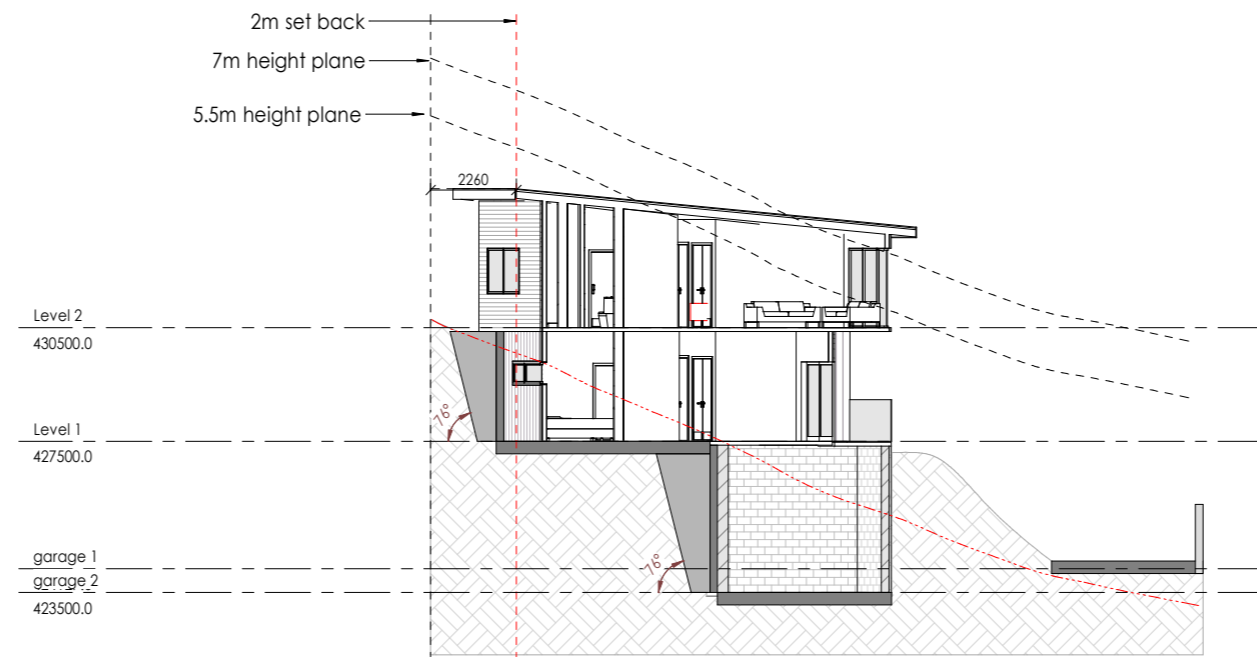
Preliminary

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PROJECT	7382
10 St Peters Place	
DRAWING TITLE	
Sections	
SCALE @ A1: 1 : 100	DATE: 2019
SCALE @ A3:	
PROJECT No	SHEET No
7382	A300



1 Section 14
A100 Scale 1 : 100 @ A1

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RM210754**

Thursday, 9 June 2022

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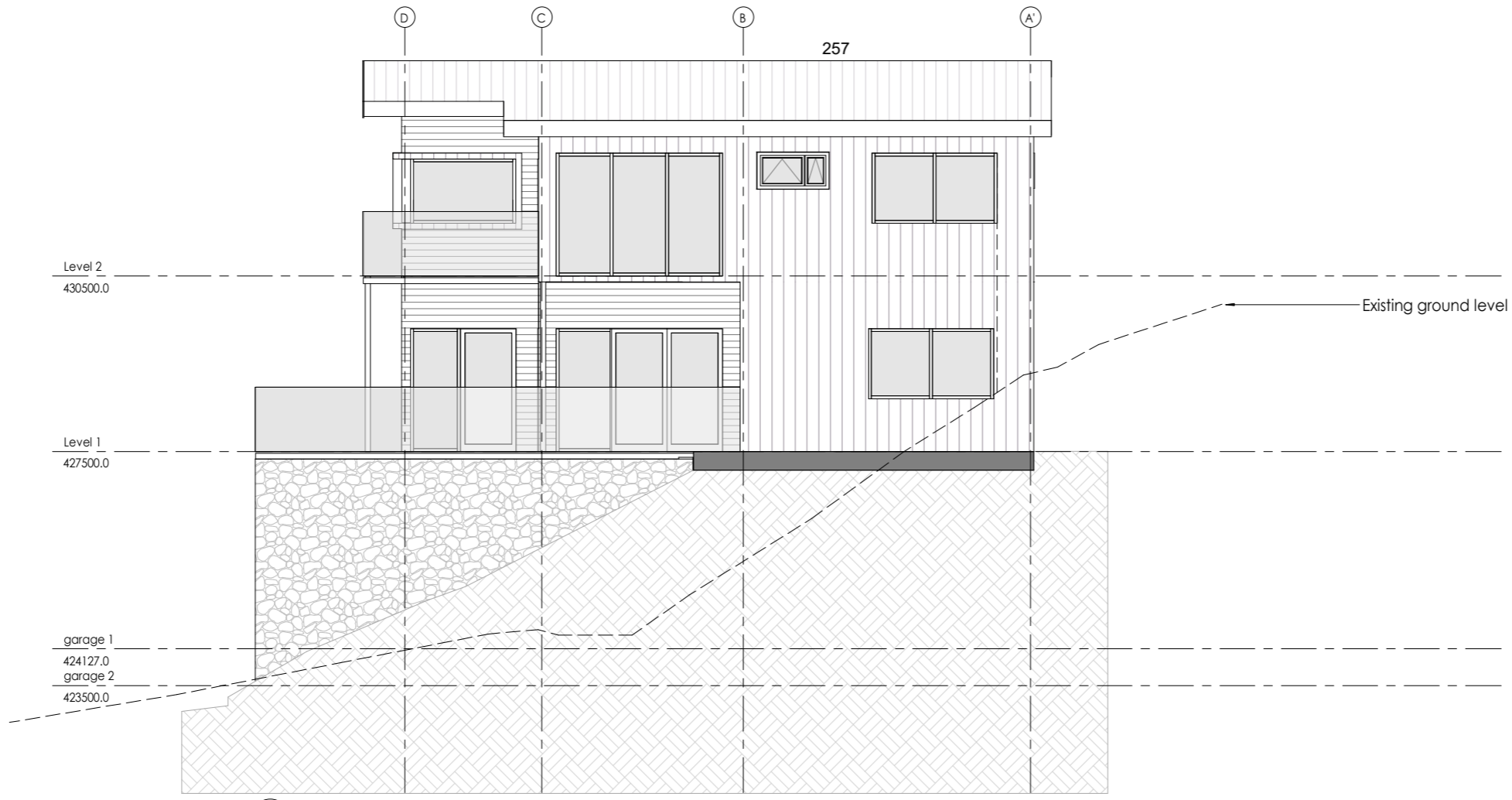
PROJECT
7382

10 St Peters Place

DRAWING TITLE
Sections

SCALE @ A1: 1 : 100
SCALE @ A3: DATE: 2019

PROJECT No	SHEET No	REVISION
7382	A301	

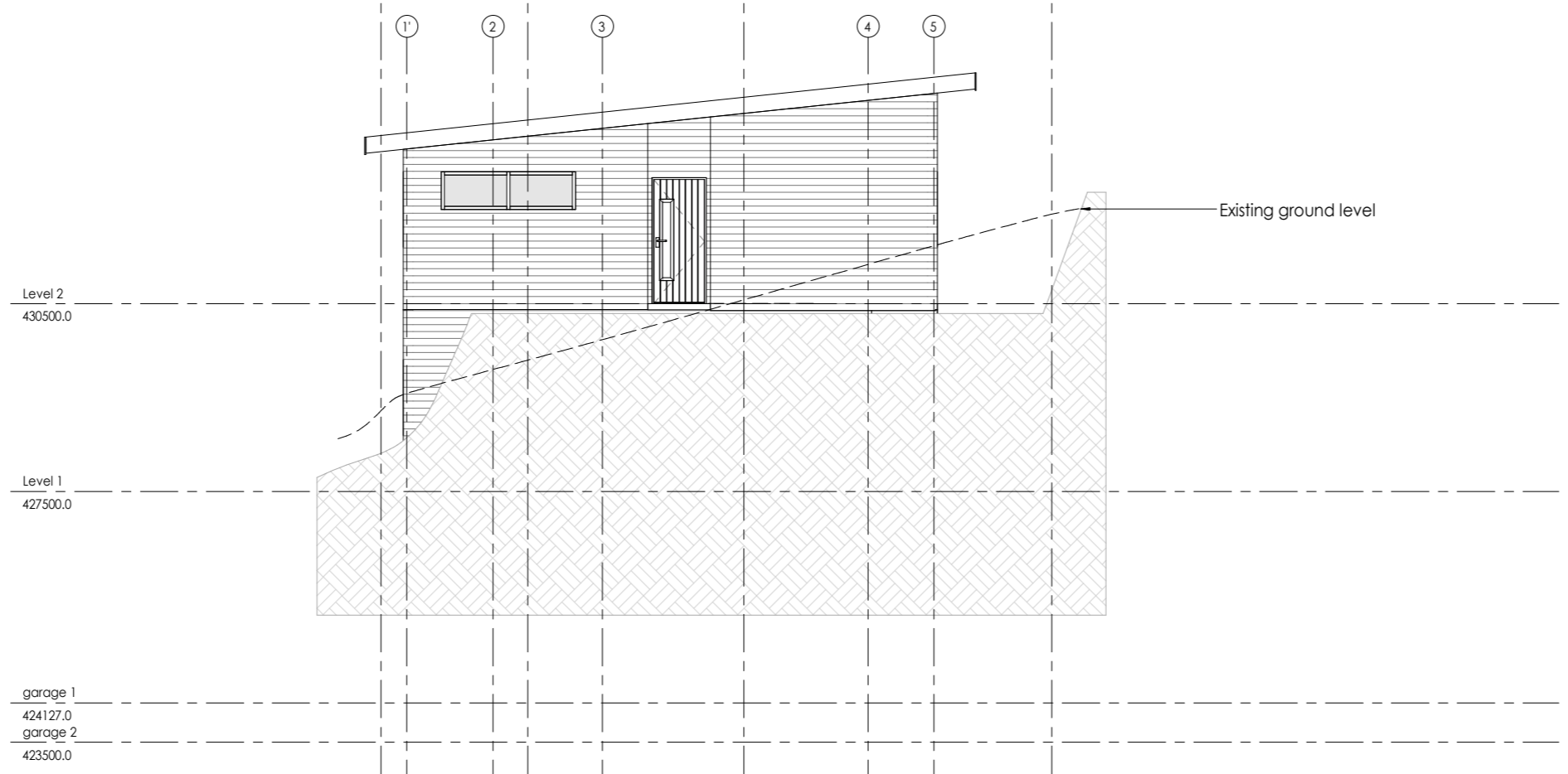


1
A110 Elevation 1 - a
Scale 1 : 50 @ A1

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**APPROVED PLAN:
RM210754**

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2
A110 Elevation 2 - a
Scale 1 : 50 @ A1

Preliminary

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PROJECT
BUILDING 1

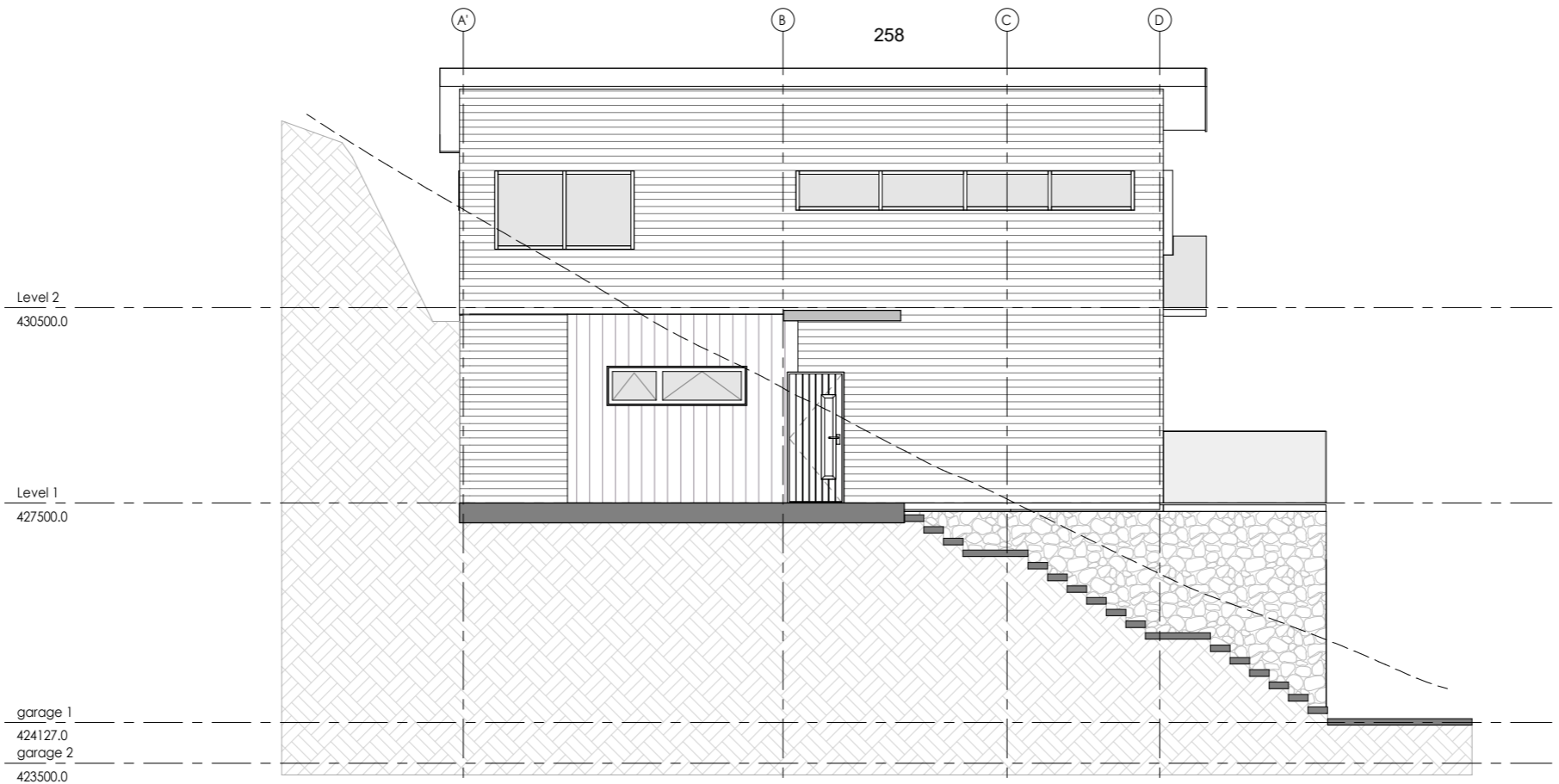
10 St Peters Place

DRAWING TITLE
Elevations

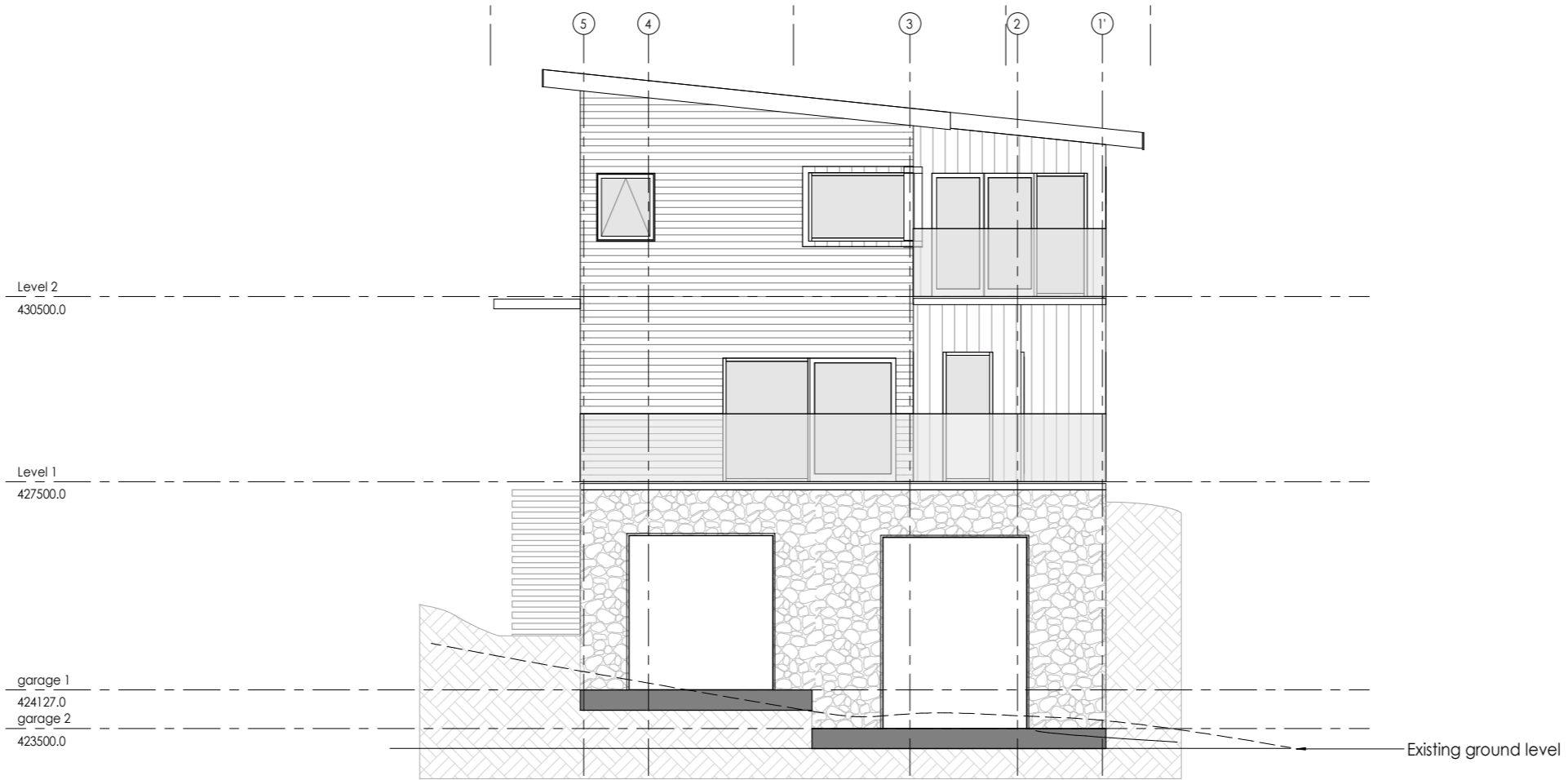
SCALE @ A1: 1 : 50
SCALE @ A3: DATE: 2021

PROJECT No SHEET No REVISION

7382 A200



1 Elevation 3 - a
A110 Scale 1 : 50 @ A1



2 Elevation 4 - a
A110 Scale 1 : 50 @ A1

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210754**

Thursday, 9 June 2022

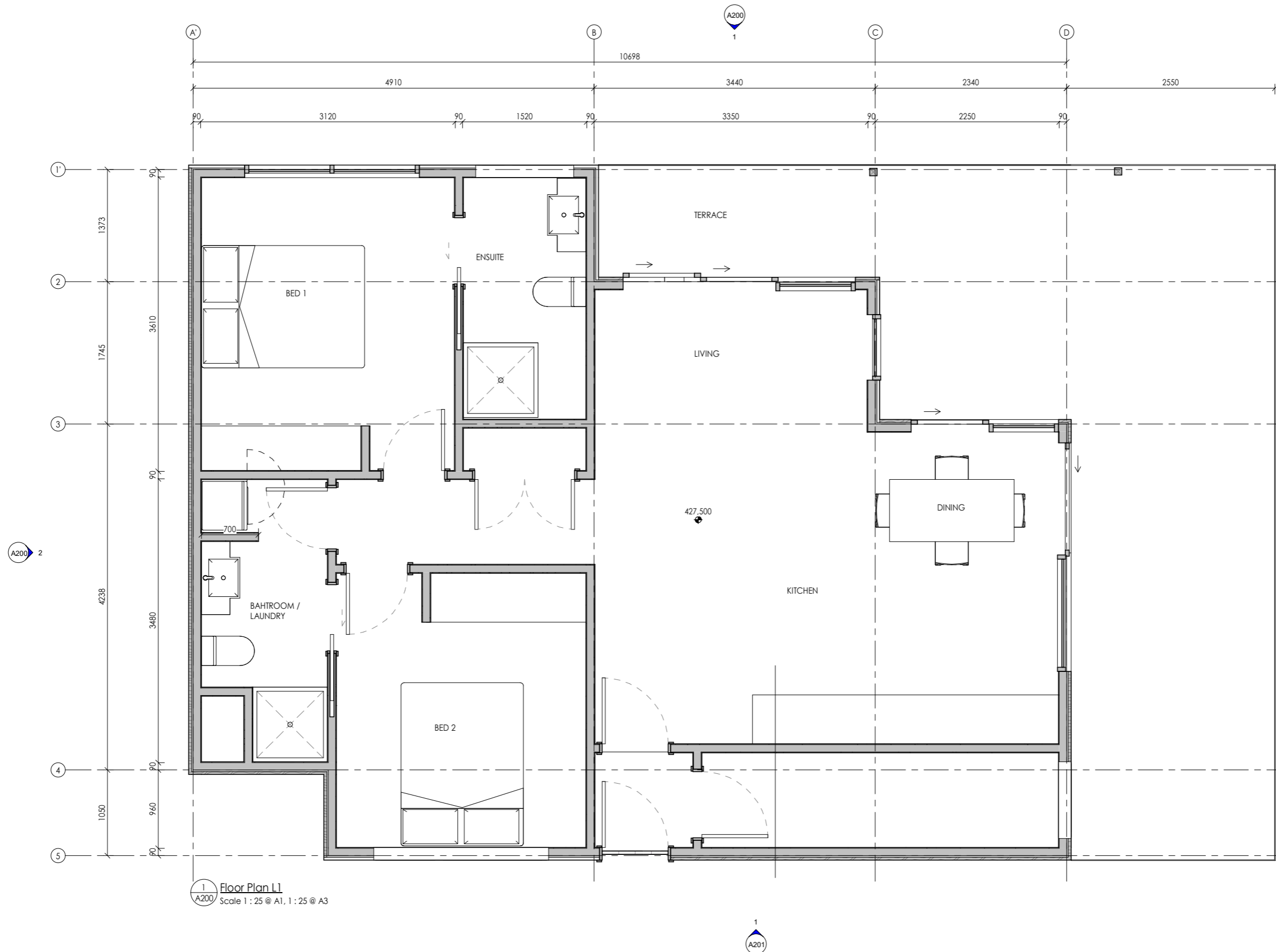
Preliminary

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PROJECT	
BUILDING 1	
10 St Peters Place	
DRAWING TITLE	
Elevations	
SCALE @ A1: 1 : 50	DATE: 2021
SCALE @ A3:	
PROJECT No	SHEET No
7382	A201
REVISION	



1 Floor Plan L1
A200 Scale 1 : 25 @ A1, 1 : 25 @ A3

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
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Thursday, 9 June 2022

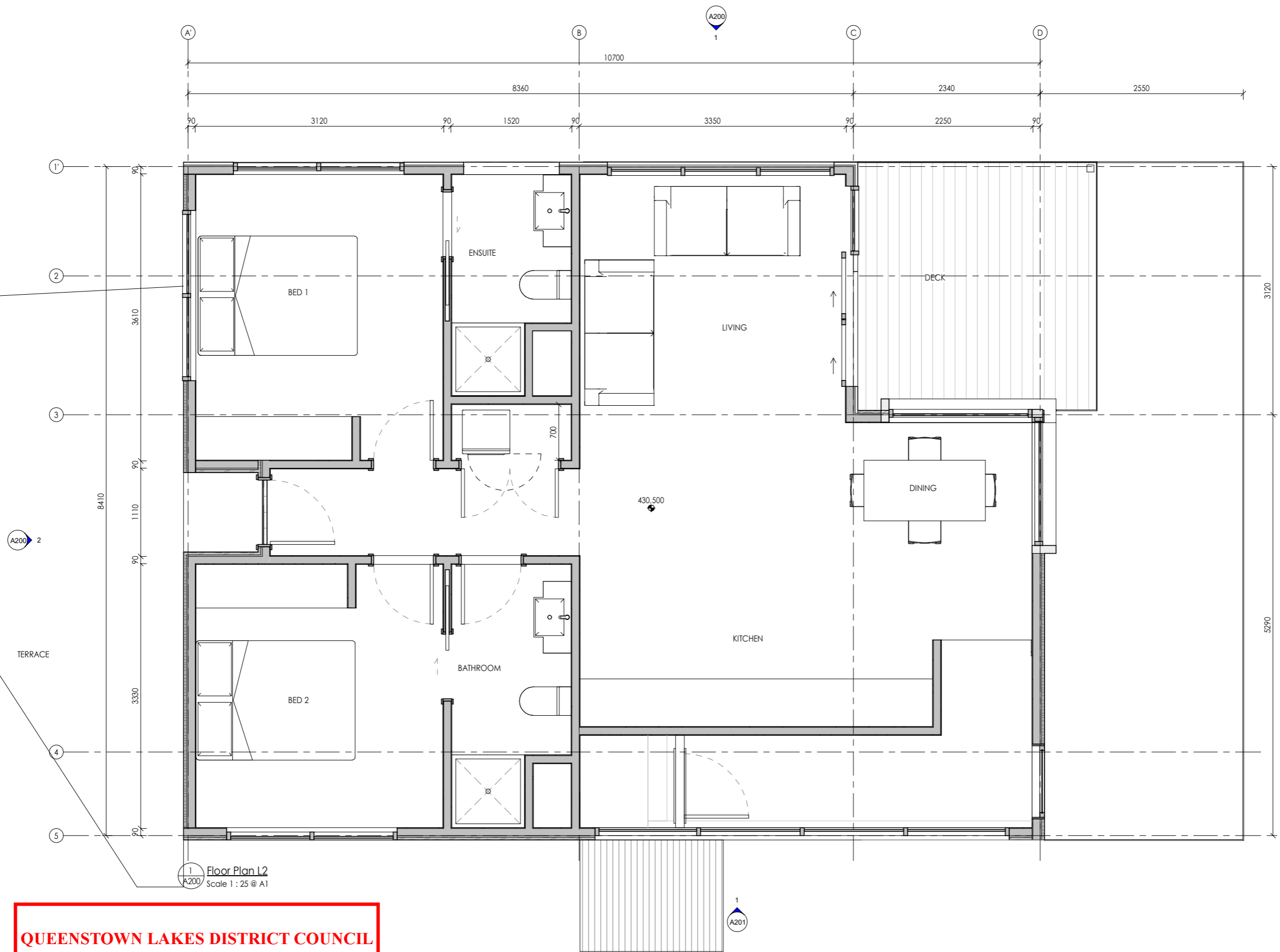
Preliminary

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PROJECT		
BUILDING 1		
10 St Peters Place		
DRAWING TITLE		
Proposed Floor Plan - Level 1		
SCALE @ A1: 1 : 25	DATE: 2021	
SCALE @ A3:	PROJECT No:	SHEET No:
	7382	A111



1 Floor Plan L2
A200 Scale 1 : 25 @ A1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

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Preliminary

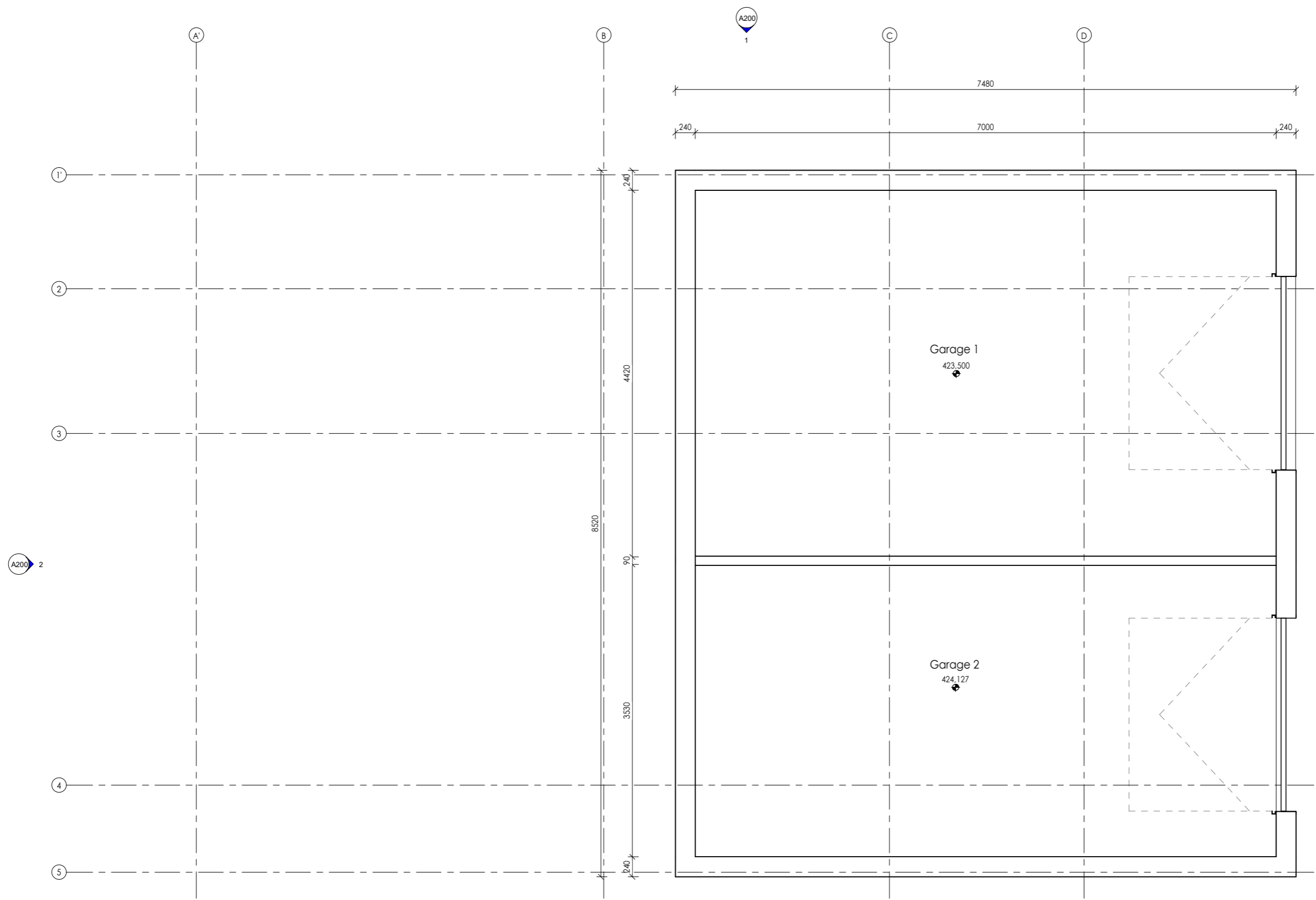
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PROJECT
BUILDING 1
10 St Peters Place

DRAWING TITLE
Proposed floor plan - Level 2

SCALE @ A1: 1 : 25	DATE: 2021	
SCALE @ A3:		
PROJECT No	SHEET No	REVISION
7382	A112	



1 garage 2
A200 Scale 1:25 @ A1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

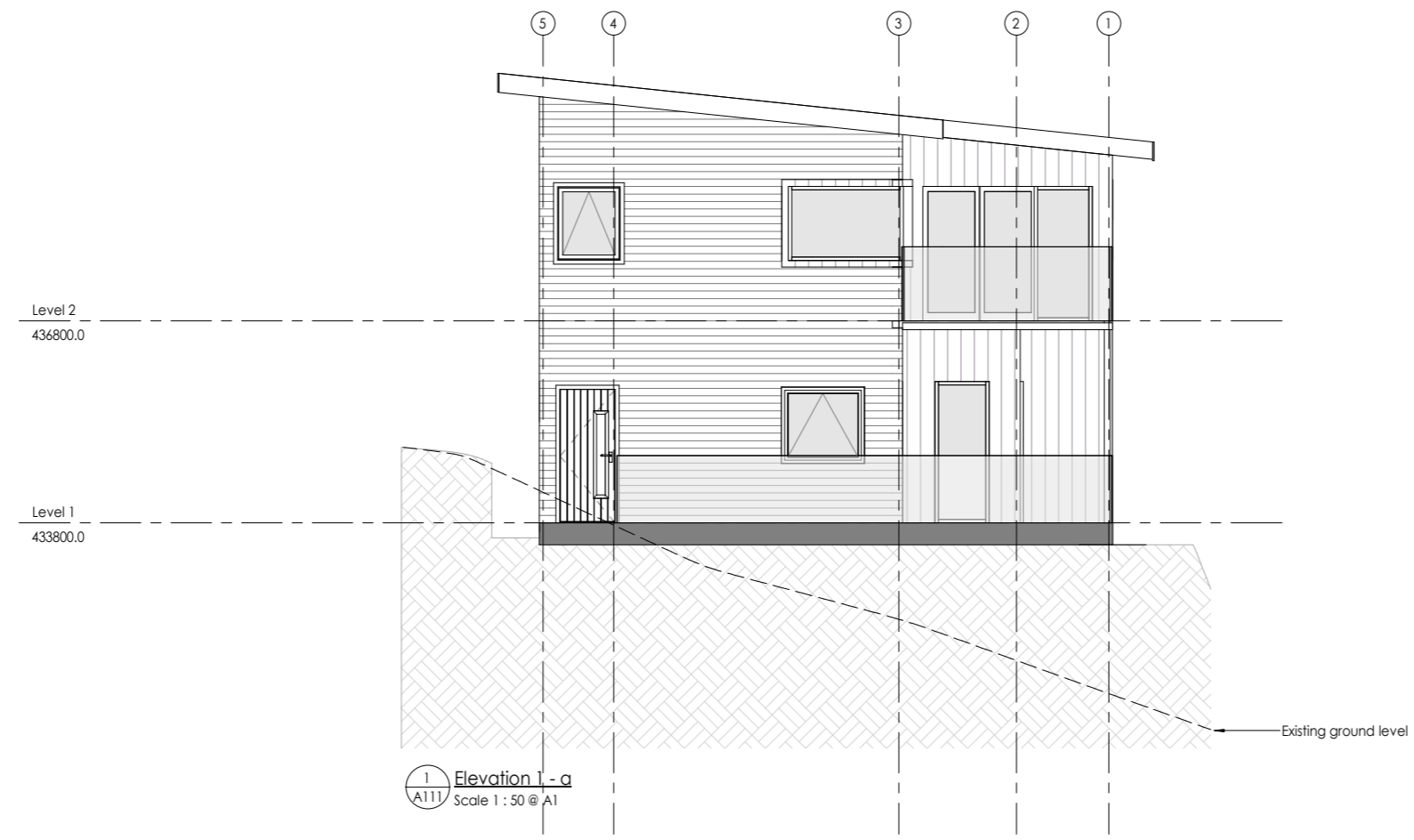
Thursday, 9 June 2022

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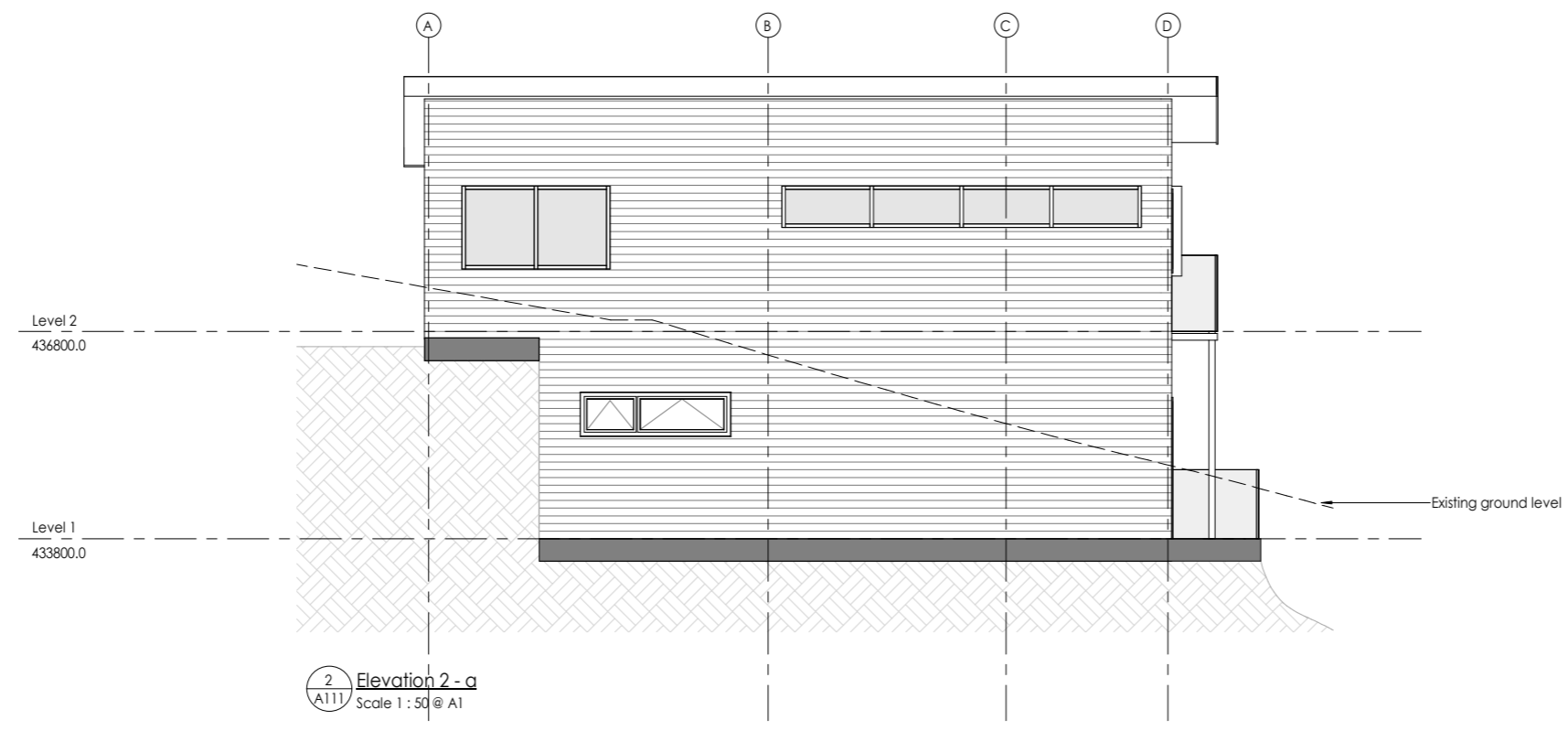
PROJECT	
BUILDING 1	
10 St Peters Place	
DRAWING TITLE	
Proposed Floor Plan - Garage	
SCALE @ A1: 1:25	DATE: 2021
SCALE @ A3:	
PROJECT No	SHEET No
7382	A110



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APPROVED PLAN:
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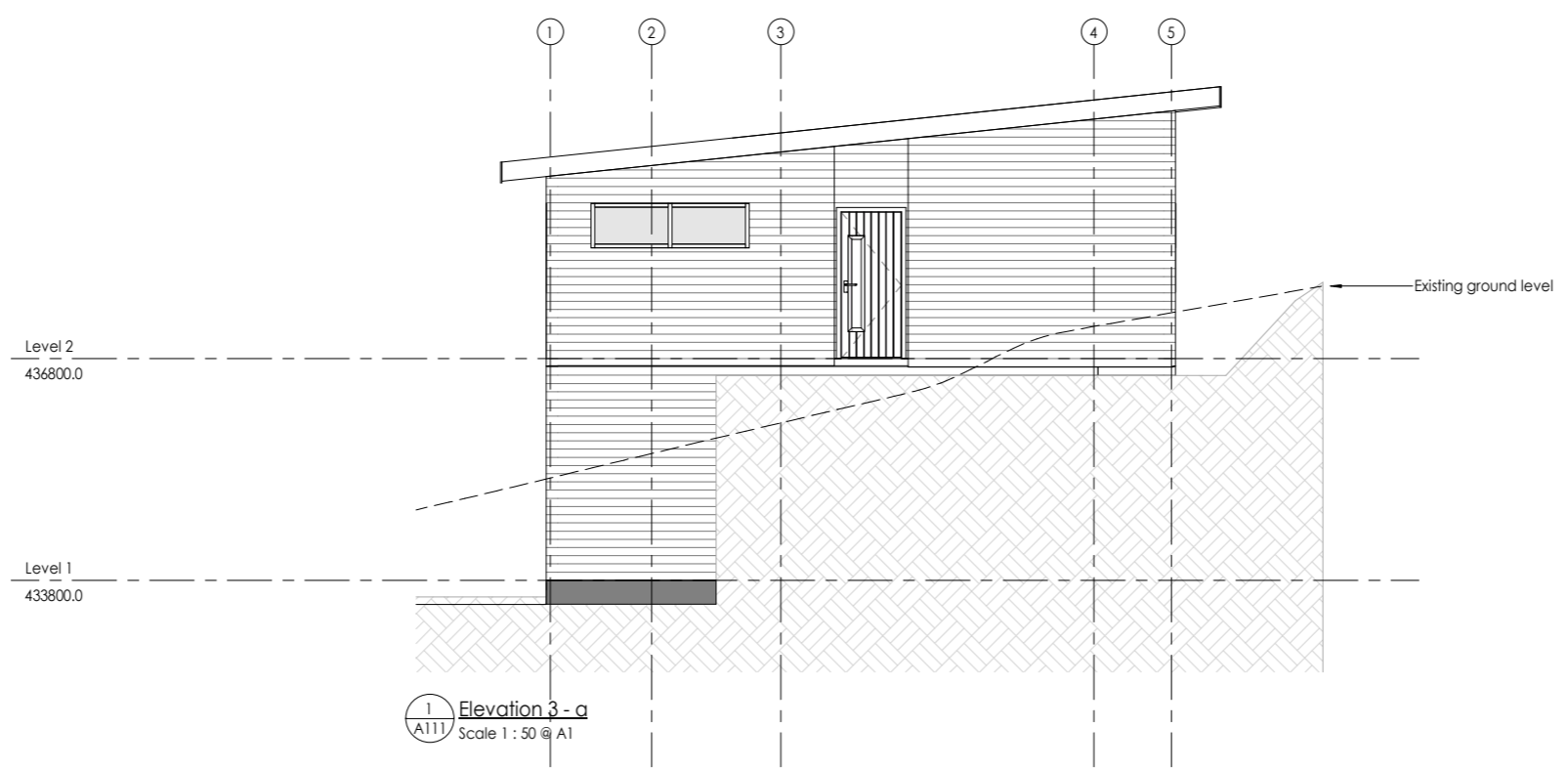
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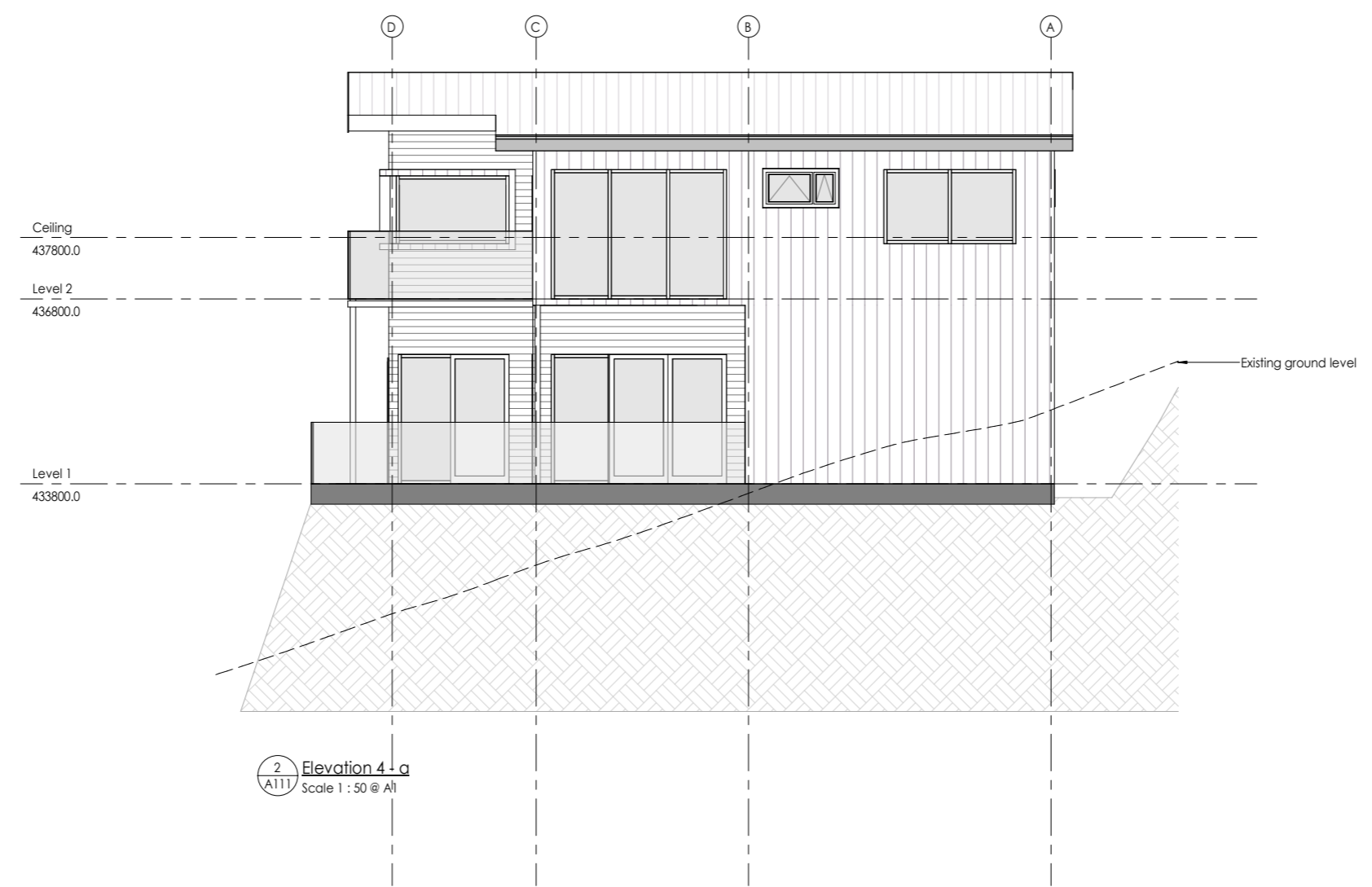
PROJECT		
BUILDING 2 & 3		
10 St Peters Place		
DRAWING TITLE		
Elevations		
SCALE @ A1: 1 : 50	DATE: 2021	
SCALE @ A3:	PROJECT No:	REVISION
	SHEET No:	
7382	A200	



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

Thursday, 9 June 2022

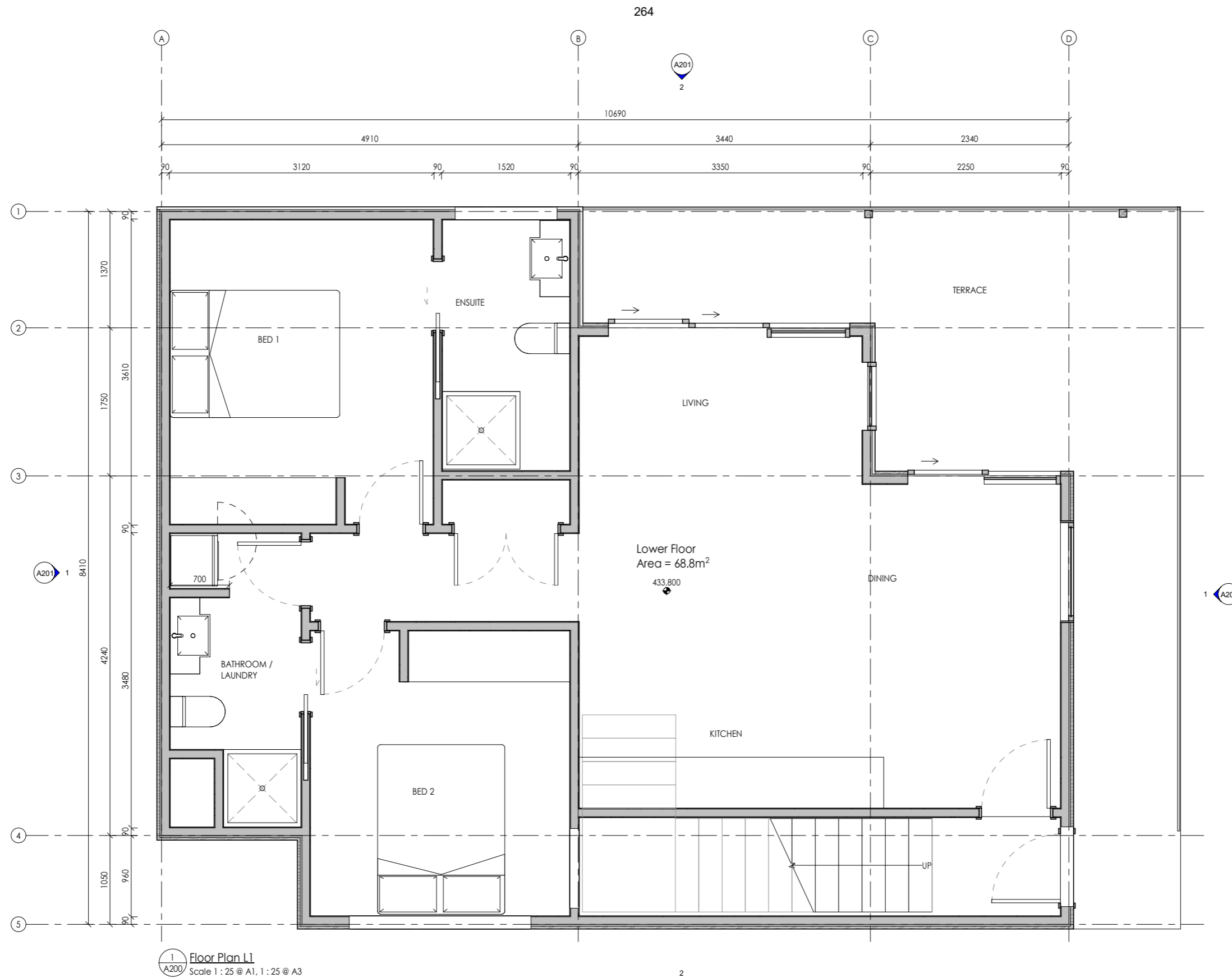


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PROJECT		
BUILDING 2 & 3		
10 St Peters Place		
DRAWING TITLE		
Elevations		
SCALE @ A1: 1 : 50	DATE: 2021	
SCALE @ A3:	PROJECT No:	REVISION
7382	SHEET No:	A201



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210754**

Thursday, 9 June 2022

Preliminary

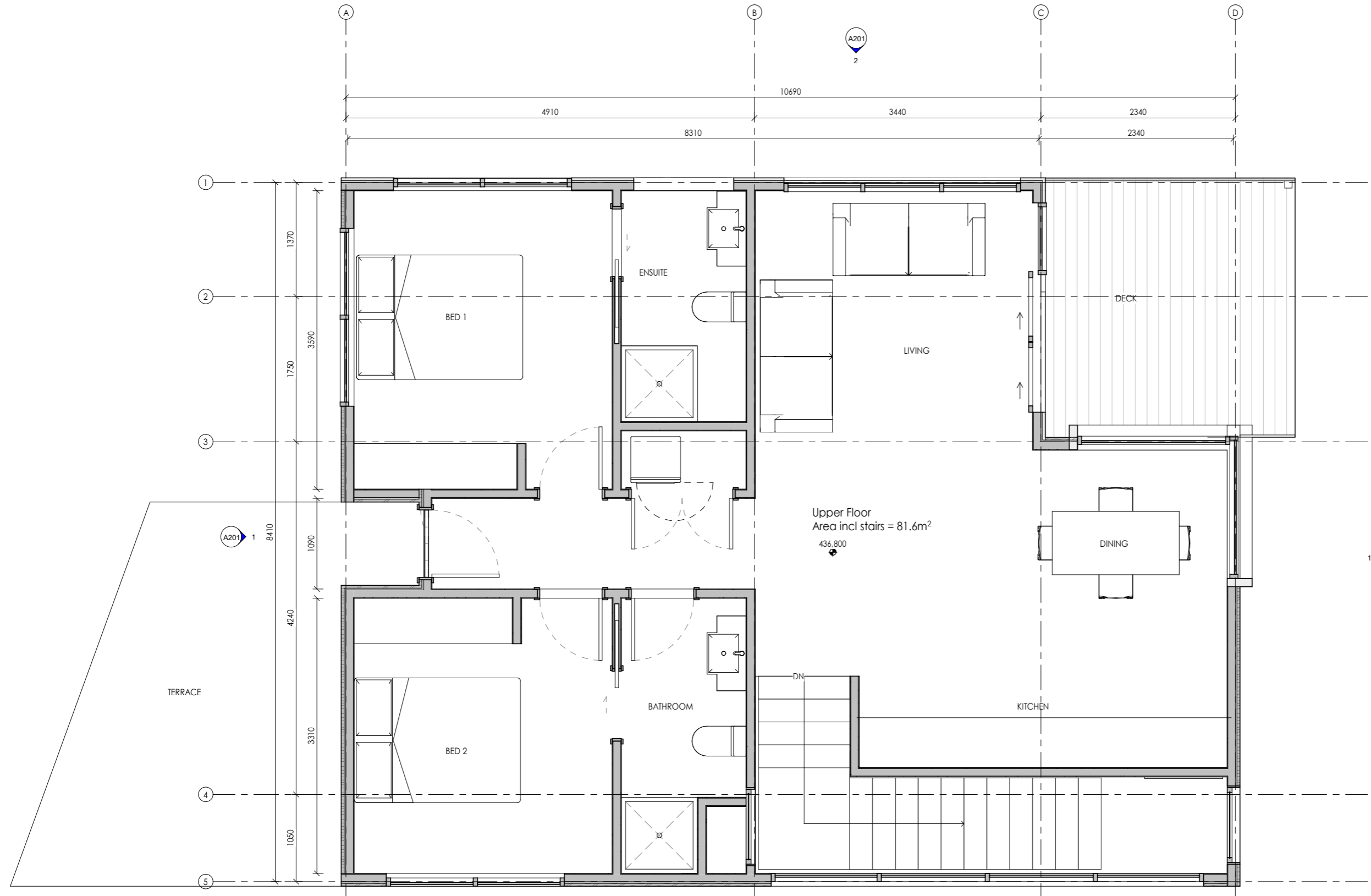
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PROJECT		
BUILDING 2 & 3		
10 St Peters Place		
DRAWING TITLE		
Proposed Floor Plan - Lower level		
SCALE @ A1: 1 : 25	DATE: 2021	
SCALE @ A3:	PROJECT No	SHEET No
7382	A111	REVISION

265



1 Floor Plan L2
A200 Scale 1 : 25 @ A1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

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Preliminary

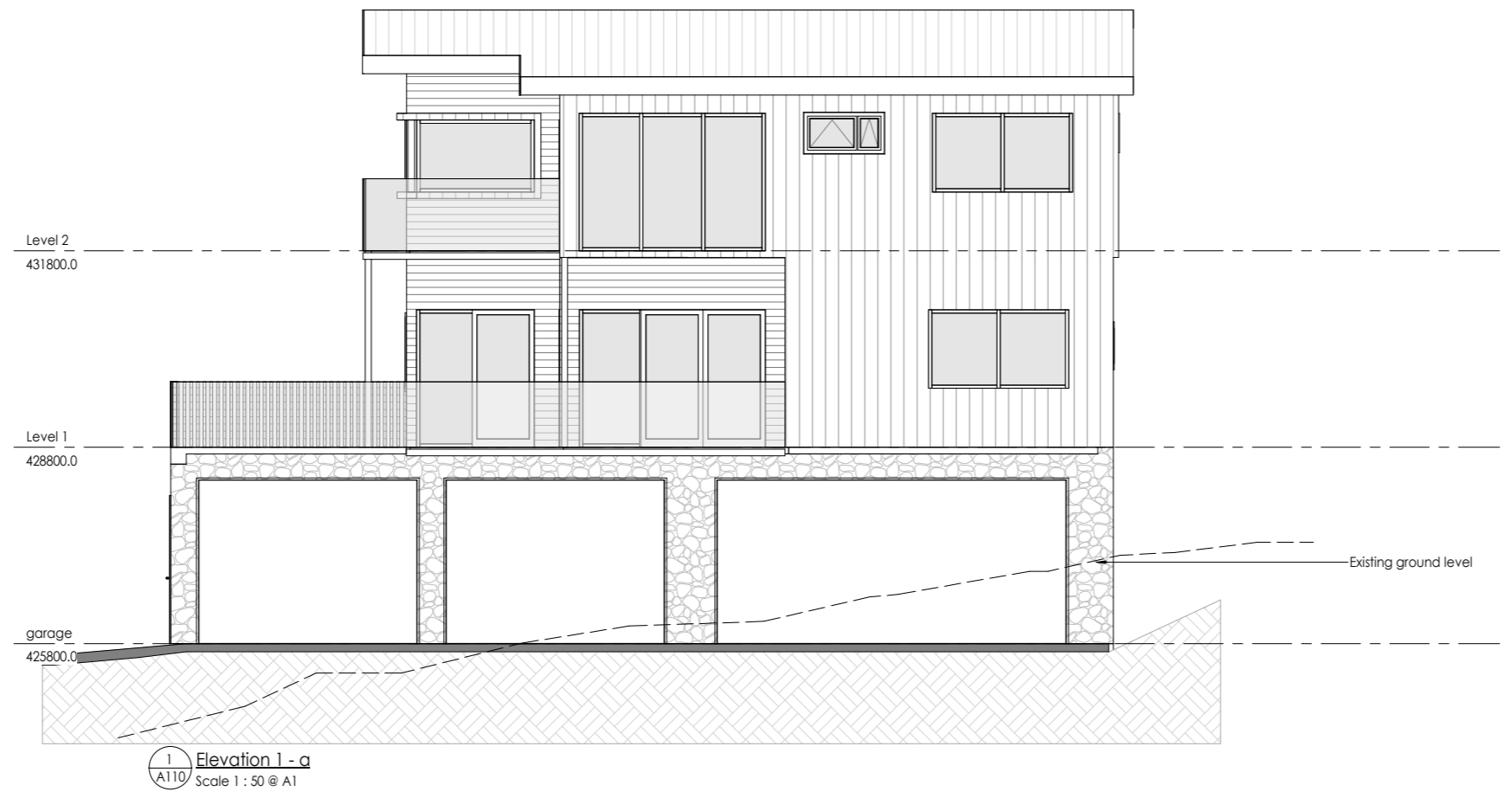
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PROJECT		
BUILDING 2 & 3		
10 St Peters Place		
DRAWING TITLE		
Proposed floor plan - Upper level		
SCALE @ A1: 1 : 25	DATE: 2021	
SCALE @ A3:	PROJECT No	REVISION
	SHEET No	
7382	A112	

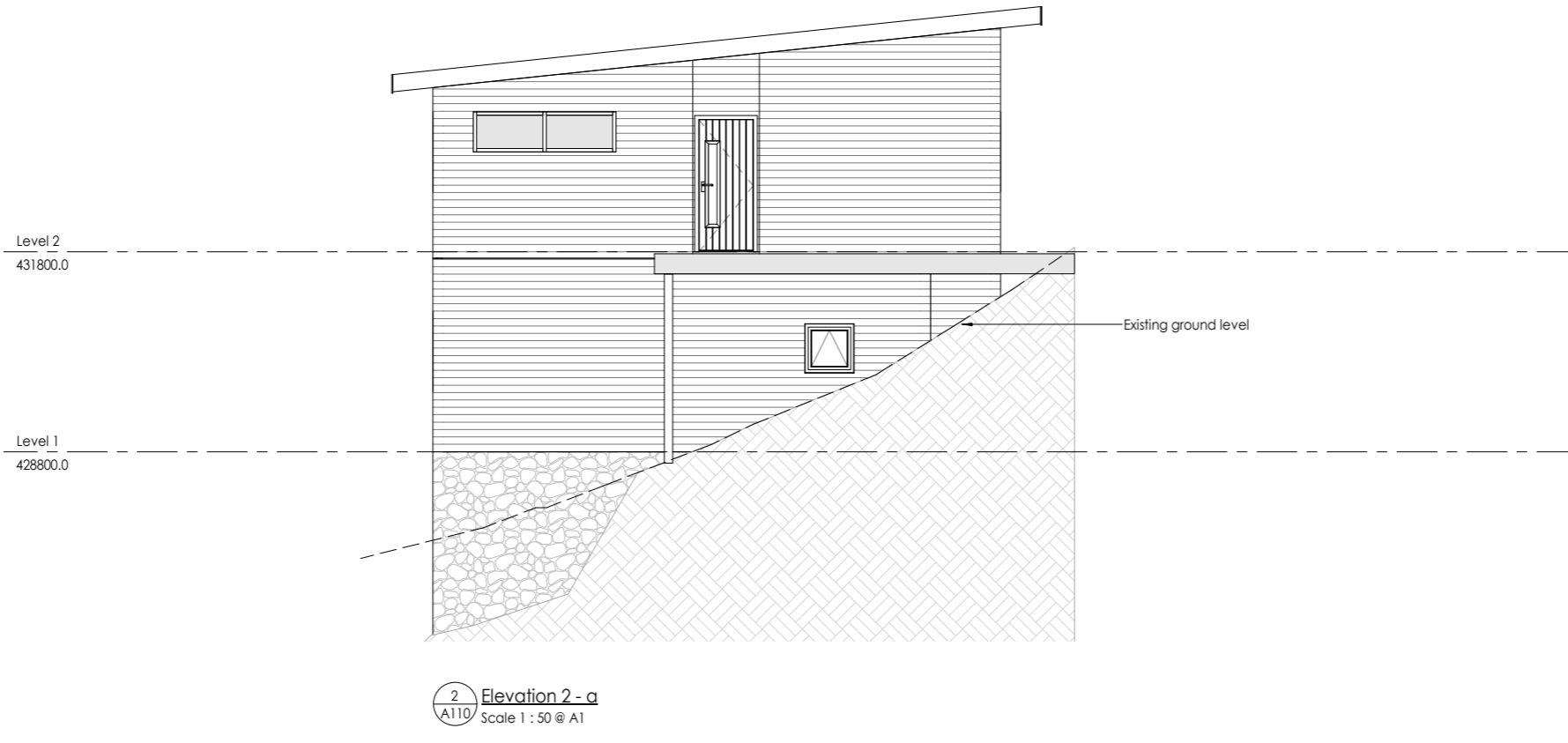
266



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APPROVED PLAN:
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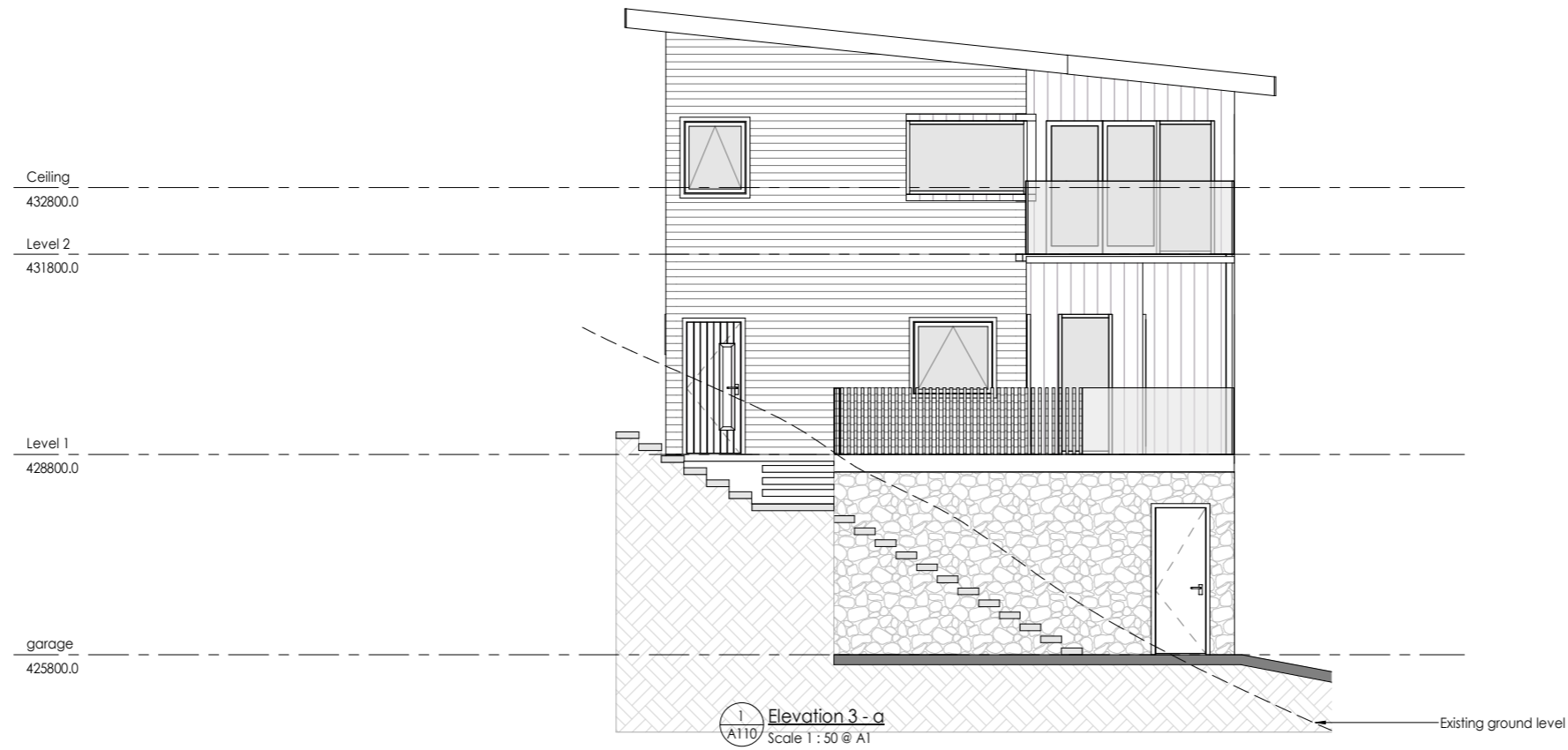
Preliminary

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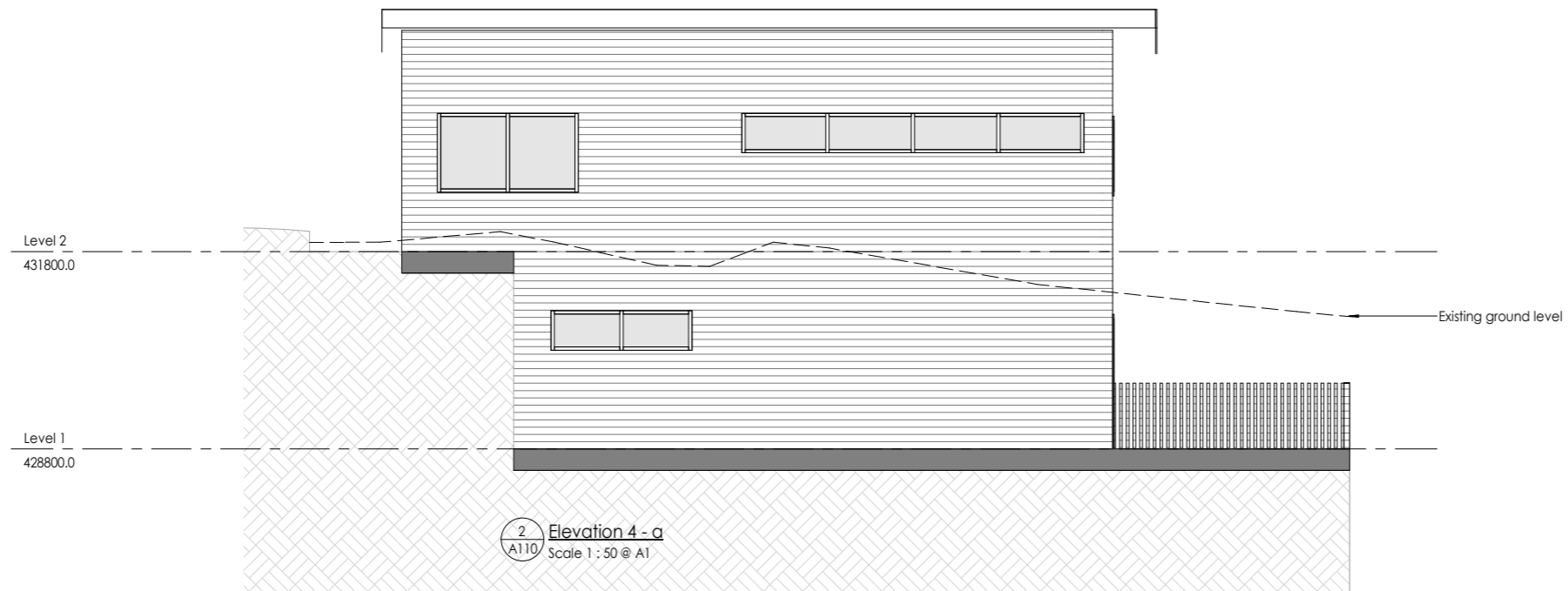
PROJECT			
BUILDING 2 & 3			
10 St Peters Place			
DRAWING TITLE			
Elevations			
SCALE @ A1: 1 : 50	SCALE @ A3: 1 : 100	DATE: 2021	
PROJECT No:	SHEET No:	REVISION	
7382	A200		



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210754**

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PROJECT
BUILDING 2 & 3

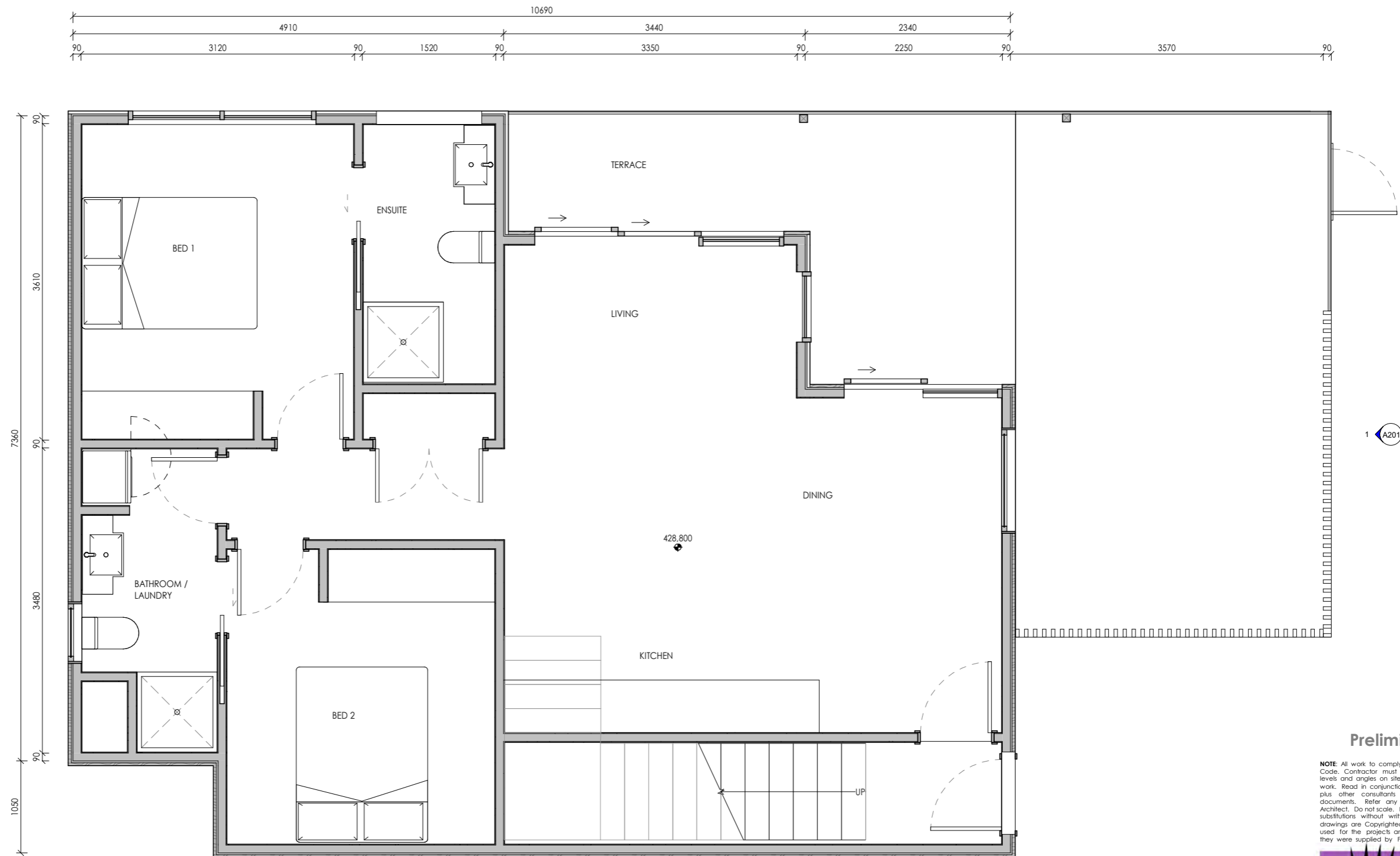
10 St Peters Place

DRAWING TITLE
Elevations

SCALE @ A1: 1 : 50
SCALE @ A3: 1 : 100
DATE: 2021

PROJECT No: 7382 SHEET No: A201 REVISION

7382 A201



1 Floor Plan L1
A200 Scale 1 : 25 @ A1, 1 : 25 @ A3

2
A201

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

Thursday, 9 June 2022

Preliminary

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PROJECT
BUILDING 2 & 3
10 St Peters Place

DRAWING TITLE
Proposed Floor Plan - Lower level

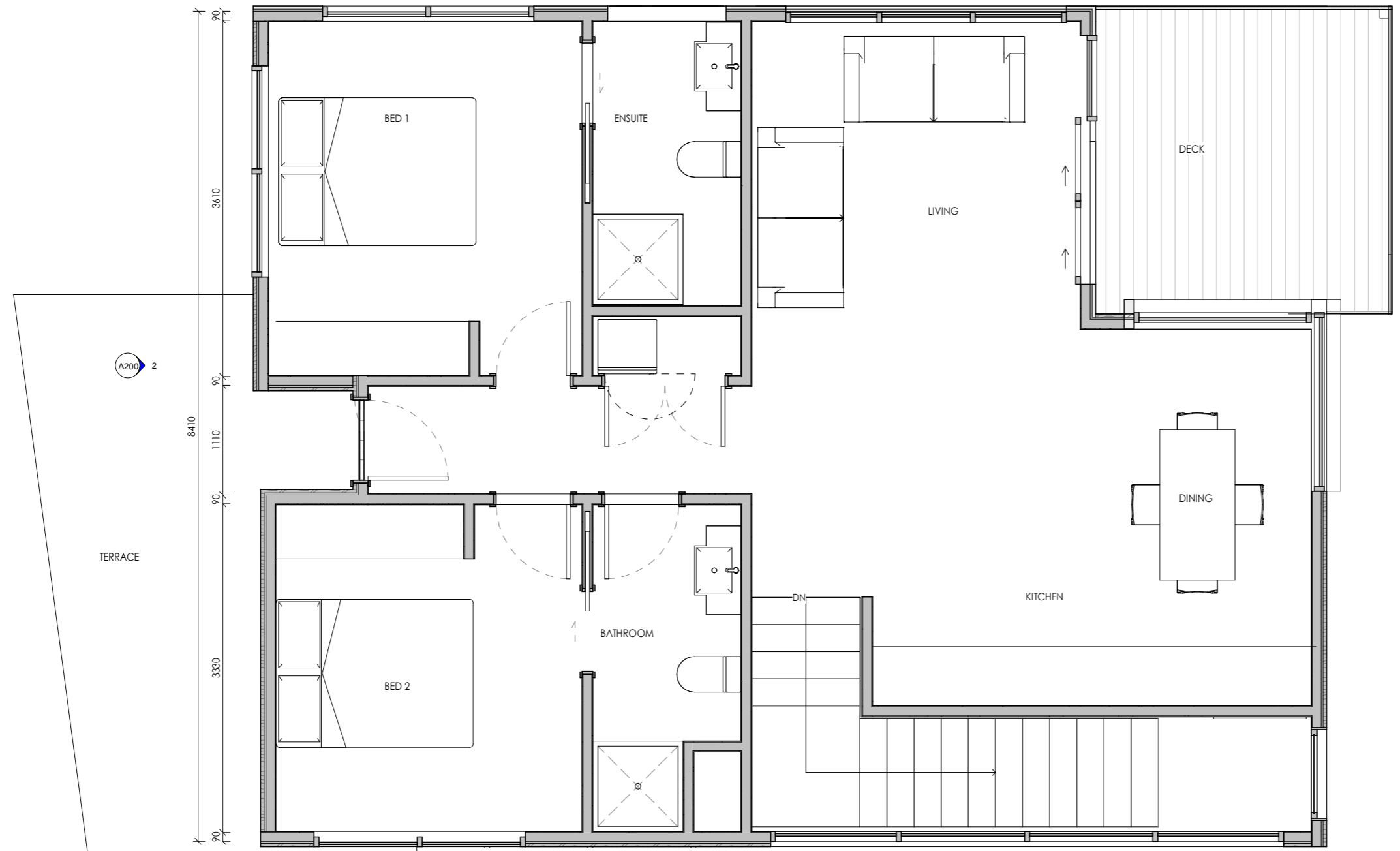
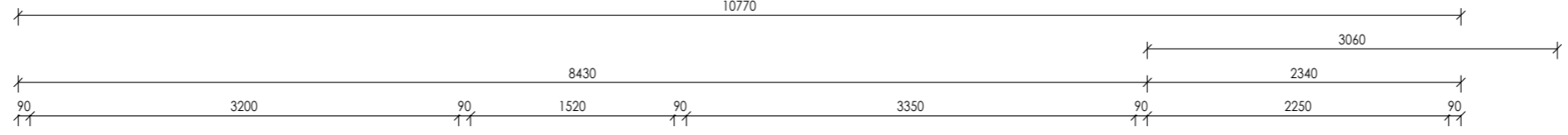
SCALE @ A1: 1 : 25	DATE: 2021
SCALE @ A3: 1 : 50	
PROJECT No: 7382	SHEET No: A111

269

A200

1

10770



A200 2

A201 1

1 Floor Plan L2
 Scale 1 : 25 @ A1

2

A201

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:

RM210754

Thursday, 9 June 2022

Preliminary

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on site before commencing work. Read in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the projects and purposes for which they were supplied by Fat Parrot Architecture.

FAT PARROT ARCHITECTURE

7b / 331 Rosedale Road - Albany - Auckland
 PO Box 301 935 - Albany - Auckland 0752
 P: +64 9 915 5345 - W: fatparrot.co.nz

PROJECT
BUILDING 2 & 3

10 St Peters Place

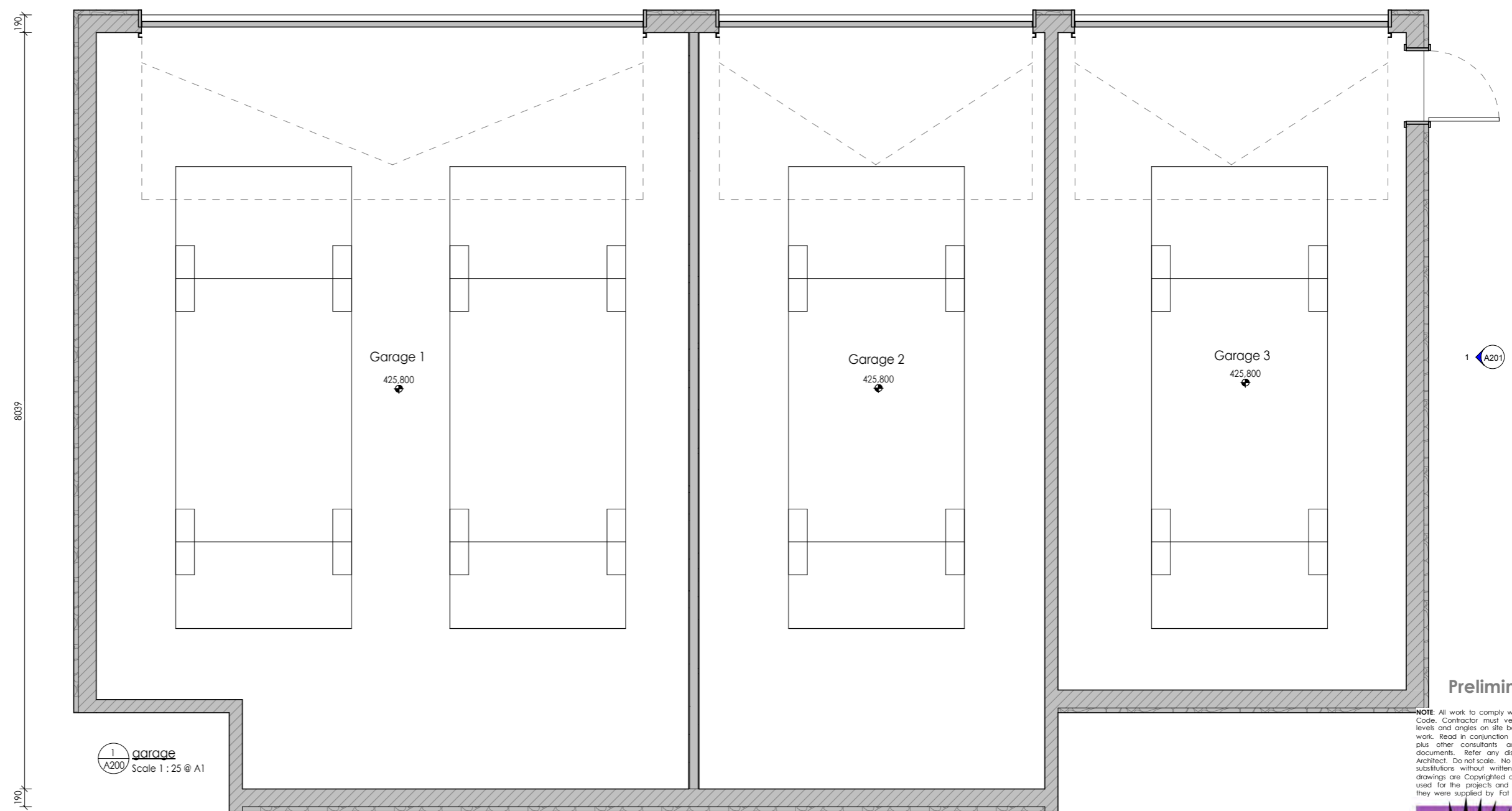
DRAWING TITLE
Proposed floor plan - Upper level

SCALE @ A1: 1 : 25	DATE: 2021
SCALE @ A3: 1 : 50	
PROJECT No: 7382	SHEET No: A112
	REVISION

270



190 6308 90 3686 140 3701 190



1 garage
A200 Scale 1 : 25 @ A1

Preliminary

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on site before commencing work. Read in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the projects and purposes for which they were supplied by Fat Parrot Architecture.



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM210754

Thursday, 9 June 2022



PROJECT
BUILDING 2 & 3

10 St Peters Place

DRAWING TITLE
Proposed Floor Plan - Garages

SCALE @ A1: 1 : 25	DATE: 2021
SCALE @ A3: 1 : 50	

PROJECT No	SHEET No	REVISION
7382	A110	



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Jason Glew, Dan Glew and Proapt Trustees Limited
RM reference:	RM230841
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to undertake a three (3) lot subdivision which breaches minimum lot area and dimensions; and a land use consent to breach internal boundary setbacks and recession planes. Application under Section 221 of the Resource Management Act 1991 (RMA) to cancel Consent Notice 6893270.5.
Location:	10 St Peters Place, Queenstown
Legal Description:	Lot 1 Deposited Plan 512388 held in Record of Title 788836
Zoning:	ODP: Low Density Residential PDP: Lower Density Suburban Residential
Activity Status:	Non-Complying
Decision Date	18 January 2024

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Alana Standish, Resource Consents Team Leader, on 18 January 2024 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 the Section 104 decision imposed pursuant to Section 108 and 220 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder.
3. Pursuant to Section 221 of the RMA, consent is granted to cancel Consent Notice 6893270.5 as it is no longer relevant to the subject site.
3. The decision to grant consent was considered (including the full and complete records available in Council’s electronic file and responses to any queries) by Alana Standish, Resource Consents Team Leader, under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a three (3) lot subdivision which will result in breaches to internal boundary setbacks and recession planes for the buildings authorised under RM210754. The associated land use consent was approved under RM210754 for the construction of three residential units each with residential flats, and Residential Visitor Accommodation, with associated building height, density, access, and earthworks breaches.

Consent is also sought to Consent Notice 6893270.5 as this consent notice is no longer relevant to the application site.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section(s) 1.0 – 4.0 of the report entitled “J Glew, D Glew and Proapt Trustees Limited Application For Resource Consent”, prepared by Jenny Carter of JCarter Planning, 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 along with the following additions and clarifications on the proposal.

The current Lot area is 900m² with proposed subdivision to result in the following lot sizes:

- Lot 1 will contain a two-bedroom residential unit and 2-bedroom residential flat including a garage and will be 248m². This residential unit is currently under construction.
- Lot 2 will contain a 2-bedroom residential unit and 2-bedroom residential flat that will be 301m² in area.
- Lot 3 will contain a 2-bedroom residential unit and 2-bedroom residential flat, and garaging for Lot 2 and is a 350m².

At section 6.1 of the AEE the applicant further states that consent is sought to breach the minimum lot dimensions (15x15m) and minimum lot size.

Additionally, consent is sought to breach the internal boundary setbacks and resultant recession plane breaches created by the proposed subdivision lot boundaries.

For clarity:

- The proposed subdivision will breach the minimum LDSR lot size of 450m² per Lot prescribed under rule 27.6.1.
- Resource consent has been granted for the construction of one residential unit (and flat) on each of the now proposed allotments. Only the unit on Lot 1 is currently under construction, with no other unit under RM210574 constructed or under construction.
- The building construction and subdivision of all lots is to be done in two stages as above.
- When stage 1 is given effect to, Lot 1 will contain one residential unit that is fully measurable. The balance lot will not yet contain any residential units.
- Because both lots under Stage 1 will not contain a constructed/ fully measurable residential unit, the minimum allotment size exemption under rule 27.7.32 is not met.
- The minimum lot size exemption for infill under rule 27.7.33 is also not met because:
 - The applicant is not proposing to register a consent notice on the balance unbuilt lot for the residential units on future Lots 2 and 3 to be constructed as per the approved Land Use consent RM 2107574; and
 - A consent notice condition for a 5.5m height limit is not proposed.¹
- Instead, a staging condition is proposed requiring that titles for Stage 2 (Lots 2 and 3), can only be obtained once the residential units on future Lots 2 and 3 are constructed to a fully measurable state. No additional undeveloped lots are to be created.

¹ To note, the application site is currently 900m² meaning the land use infill rule 7.5.3 for imposing a 5.5m height limit where more than one residential unit will result per site, did not apply under land use consent RM210574.



Figure 1; Aerial Image of Subject Site (outlined in blue) and surrounding environment.

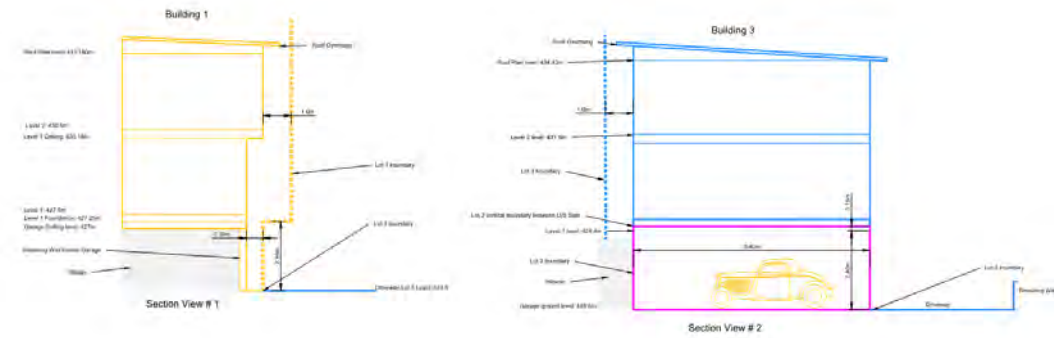


Figure 2; Proposed subdivision Plan showing Lot 1 (Yellow outline), Lot 2 (Pink Outline) and Lot 3 (Blue Outline)

2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and a Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, notified its decisions on Stage 2 of the PDP on 21 March 2019 and notified its decisions on Stages 3 and 3B of the PDP on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

There are no relevant rules under the ODP as the relevant rules of Chapter Low Density Residential is treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Lower Density Suburban Residential by the PDP and the proposed activity requires resource consent under the PDP for the following reason:

Rules that are treated as operative under s86F:

Subdivision:

- A **restricted discretionary** activity pursuant to Rule 27.5.7 for subdivision in the Lower Density Suburban Residential zone. Council discretion is restricted to:
 - a) subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;
 - b) Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;
 - c) property access and roading;
 - d) esplanade provision;
 - e) the adequacy of measures to address the risk of natural hazards;
 - f) firefighting water supply;
 - g) water supply;
 - h) stormwater design and disposal;
 - i) sewage treatment and disposal;
 - j) energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;
 - k) open space and recreation;
 - l) ecological and natural values;
 - m) historic heritage;
 - n) easements.
- A **non-complying** activity pursuant to Rule 27.5.22 for the subdivision to breach minimum lot area of 450m² for the Lower Density Suburban Residential Zone.
- A **non-complying** activity pursuant to Rule 27.7.30 for the subdivision to breach the minimum lot dimension of 15m x 15m.

Land use:

- A **discretionary** activity pursuant to Rule 7.5.8.2 for a setback breach in respect of the minimum 2m setback from internal boundaries. It is proposed the Lots will breach the setback by the maximum of 2m.

- A **non-complying** activity pursuant to Rule 7.5.7.2 for a recession plane breach in respect to the boundary located between Lots 2 and 3 and Lots 1 and 2.

2.3 RESOURCE MANAGEMENT ACT

The proposal activity requires consent for the following reason:

- A discretionary activity consent pursuant to 87B in accordance with Section 221 of the RMA which specifies a cancellation of a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132.

It is proposed to cancel Consent Notice CN6893270.5 as this consent notice is no longer relevant to the application site.

2.4 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 (“NES”)

Based on the applicants 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.

2.5 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

- a **non-complying** activity under the PDP; and
- a **discretionary** activity under the RMA.

Overall, the application is being considered and processed as a **non-complying** activity.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.*

3.3.2 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 all subdivisions require resource consent and there is no relevant permitted baseline.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Assessment of Effects provided at section 7.0-7.5 of the applicant's AEE, is adequate and is considered accurate. It is therefore adopted for the purposes of this report except section 7.2.2 e. pertaining to information to understand natural hazards. While the land use has been granted, the information about natural hazards is directly relevant to the subdivision as Council is required to understand and be certain about natural hazard risk at the time of subdivision.

Additional assessment not contained in the AEE is as follows:

Proposed Lot 1 boundary will encroach into the boundary setback of Lot 3 by the maximum 2m. Proposed Lot 2 is unusual in shape with the garage beneath the unit on Lot 3 being part of Lot 2. This will mean there are no setbacks between Lot 2 and 3.

The proposed subdivision will not conflict with the implementation of the construction of the previously consented units. As such, it is considered that the potential adverse effects in relation to subdivision design when considering residential character and associated amenity will be less than minor.

The setback breaches created by the proposed subdivision boundaries between the sites will not change the location, scale or form of the buildings approved via RM210754. All related potential dominance, access to sunlight, views and visual amenity has been assessed and approved via the land use consent.

Engineer Mr Alan Hopkins reviewed the application and provided an engineering report (Appendix 4). This report and its conclusions and recommendations is relied upon for the purposes of this report. Overall, Mr Hopkins is satisfied that suitable provisions of services and access have been provided to the subdivision.

Additionally, Mr Hopkins is also satisfied that due to the presence of bedrock through the site there is no risk in regard to liquefaction, and therefore the effects of natural hazards on the proposed development are considered to be no more than minor.

Therefore, the effects on the environment due to the proposed subdivision are considered to be no more than minor.

Cancellation of CN6893270.5

Mr Hopkins is satisfied that conditions a-c of this consent notice are complied with via the existing land use consent. Additionally, Mr Hopkins notes that conditions d and e have either already been removed or do not apply to this property. The remaining condition f was deemed not necessary by QLDC parks team under RM210754 due to the lot not abutting Lot 300 reserve, and due to the consented units position in relation to Queenstown Hill Reserve meaning the fencing would interfere with passive surveillance outcomes due topography, and such fencing being out of character due to no other sites adjoining the reserve have this fencing. It is therefore considered there will be no adverse effects on the surrounding environment from the CN cancellation.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not or is not likely to have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). 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.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.

- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 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 applicant has provided an assessment in section 7.6 of the AEE. This is considered accurate and adopted for the purposes of this report.

Additional assessment as follows:



Figure 3; Subject Site (Outlined in Blue) with surrounding neighbour potentially affected by the proposal (yellow star)

Given the applicant currently owns each site, and therefore each proposed lot, any adverse effects of the recession plane and setback breaches and lot arrangements can be disregarded with respect to the applicant.

With respect to owners/occupiers of the identified properties above, the overall effects on these persons is considered to be indiscernible to that previously consented under RM210754 and therefore the effects on persons are considered to be less than minor.

With respect to the subdivision layout, and vehicle access arrangements to respective allotments, the proposed subdivision is logical following around the approved land use development under RM210754 and is not considered to result in adverse effects on any neighbouring persons.

For the same reasons set out in section 3.3 above, no person is considered adversely affected by cancelling consent notice 6893270.5.

No other persons are considered to be adversely affected by the proposal due to the scale, nature and location of the development as a whole.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Prepared by

Decision made by




Allie Chesterman
PLANNER

Alana Standish
TEAM LEADER RESEOURCE CONSENTS

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

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

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

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (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; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report and are considered to be adequately avoided or mitigated and are acceptable. Conditions of consent can be imposed under s108 and s220 of the RMA (s104)(1)(a)).

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

Operative District Plan

The relevant operative objectives and policies are contained within Parts 7 (Residential Areas) and 15 (Subdivision, Development and Financial Contributions) of the ODP.

The relevant objectives and policies of the Residential Areas chapter of the ODP seek to provide compact residential and visitor accommodation development, whilst maintaining pleasant living environments by maintain visual amenity values, and good urban design. The proposal aligns with this part of the ODP as the proposed subdivision will not change the amenity values, or design of what was previously consented by RM210754. Therefore, the proposal is considered to be consistent and not contrary to Part 7 of the ODP.

The relevant objectives and policies of the Subdivision, Development and Financial Contributions chapter of the ODP seek to provide necessary services to subdivided lots and avoid adverse effects on the landscape and visual amenity values. Mr Hopkins is satisfied that appropriate services have been provided to the subdivision and given the proposal will not change the amenity values, or design of what was previously consented by RM210754 it is considered that the proposal is consistent and not contrary to the objectives and policies of Part 15 of the ODP.

Proposed District Plan

The relevant operative objectives and policies are contained within Chapters 7 (Lower Density Suburban Residential) and 27 (Subdivision and Development) of the PDP.

The applicant has provided an assessment of the relevant objectives and policies from the PDP. This is considered accurate and adopted for the purposes of this report.

Additional assessment as follows;

Relevant objectives and policies of chapter 7 of the PDP seeks for development to provide a high amenity low density residential living environment and encourage higher density development where it responds sensitively to the context and character of the locality and is design to maintain local amenity values. As the proposal is considered to be infill development in which the units have been previously consented and assessed, the proposal is not deemed to alter the effects on character, or local amenity values. Therefore, it is considered to be consistent with the relevant objectives and policies of Chapter 7 of the ODP.

Relevant objectives and policies of chapter 27 of the PDP seek for subdivision to enable high quality environments, where if minimum allotment sizes are not achieved in urban areas, desirable urban design outcomes and greater efficiency in development and use of land resource. The urban design outcomes were previously assessed in RM210754 and considered to align with the outcomes. Additionally, by providing opportunity for residential units to provide accommodation, the proposal ensures efficient land resource use.

The potential of infill subdivisions in urban areas is recognised and provided for within Chapter 27 while acknowledging their design limitations. Related policies seek to ensure lots are shaped and sized to allow sunlight and outdoor spaces and enhance visual coherence of development. Given the proposal will not alter the design of the consented residential units, including access to sunlight and outdoor areas it is considered that the proposal is consistent with the objectives of the ODP. Additionally, the chapter seeks for infrastructure and servicing to be provided to new subdivisions. As stated above, Mr Hopkins is satisfied that the proposal aligns with this objective of the ODP.

Overall, the proposal is considered to be consistent and not contrary to the relevant objectives and policies of the PDP.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment led to the same conclusion under both the ODP and PDP, no weighting assessment is required.

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

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan.

Accordingly, as the application has passed both of the gateway tests in s104D, consent can be granted for this non-complying activity.

6.4 SECTION 106 FOR SUBDIVISIONS

A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made. In this case, proposed Lots 1, 2 and 3 are provided with physical and legal access and neither are subject to risk from any known natural hazard. The site is not considered to present any

significant hazards and the proposed subdivision is not considered to exacerbate any natural hazards as part of the previous consent to construct the three residential units. Mr Hopkins does not raise any concerns on the matter.

6.5 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

The proposal is considered to satisfy the sustainable management purpose of Part 2 of the RMA as the proposal will provide for the wellbeing of the applicants, whilst mitigating the effects on the environment.

Section 6 of the Act sets out a number of matters of national importance. No matters of national importance are relevant to this application.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. It is considered that the proposal will maintain amenity values and the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The proposal does not offend against the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

7.0 DECISION A ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to subdivide Lot 1 Deposited Plan 512388 into three (3) lots, subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 220 of the RMA.

7.1 DECISION B ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to breach internal setbacks and recession planes between Lots 1, 2 and 3. As the buildings are approved under RM210754, the buildings are to be constructed in accordance with that consent and its conditions, and the subdivision undertaken as per decision A of RM230841. No further specific consent conditions are imposed for the resultant land use breaches.

7.2 DECISION C ON RESOURCE CONSENT PURSUANT TO SECTION 221 OF THE RMA

Consent is **granted** for the application by Jason Glew, Dan Glew and Proapt Trustees Limited to cancel Consent Notice 6893270.5 in its entirety as it relates to Lot 1 Deposited Plan 512388 held in Record of Title 788836 as it is no longer relevant to the subject site.

At the time consent is given effect to, the consent holder and Council shall cancel the consent notice and shall execute all documentation and attend to the consent notice cancellation. All costs shall be borne by the consent holder.

Prepared by



Allie Chesterman
PLANNER

Decision made by



Alana Standish
TEAM LEADER RESOURCE CONSENTS

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to any application for certification pursuant to section 224(c) of the RMA.

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

Administrative Matters

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

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 building consent granted under the Building Act 2004. A building consent 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 RMA.

If you have any enquiries please contact us at resourceconsent@qldc.govt.nz.

9.0 APPENDICES LIST

APPENDIX 1 – Subdivision Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 3 – Engineering Report

APPENDIX 1 – SUBDIVISION CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans by Steven Ruffilli of Aurum Survey:

- 'Proposed Scheme Plan' Drawing & Issue No. 5788.2R.1A, Dated 28/02/2023
- 'Section Views' Drawing & Issue No. 5788.2R.2A, Dated 28/02/2023

stamped as approved on 11 December 2023

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

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

Engineering

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 8th October 2020 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: <https://www.qldc.govt.nz/planning/resource-consents/land-developments-and-subdivisions/>

Staging

4. This subdivision may be staged. For the purposes of issuing approvals under sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages;
 - a. Stage 1 - Lot 1.
 - b. Stage 2- Lots 2 and 3

To be completed before Council approval of the Survey Plan

5. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

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

6. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a. The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall

include all Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).

- b. The construction of a vehicle crossing to Lot 1 in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The construction of this vehicle crossing shall ensure that the existing coloured paved Council footpath is replaced in this current form. Noting that this will likely require the removal and relaying of the existing pavers.
- c. The ROW access to Lot 2 & 3 and associated vehicle crossing shall be confirmed to have been constructed in accordance with engineering design acceptance EA210754. This shall include a permanently marked out on-site manoeuvring area to ensure that no vehicles are required to reverse from the ROW onto St Peters Place.
- d. Individual minimum 20mm water supply laterals and tobies with metres shall be confirmed to have been installed to Lots 1-3 from Council's network in accordance with engineering design acceptance EA210754.
- e. Individual minimum 100mm gravity wastewater laterals shall be confirmed to have been installed from Lots 1-3 to Council's wastewater network in accordance with engineering design acceptance EA210754.
- f. Individual minimum 100mm gravity stormwater laterals shall be confirmed to have been installed from Lots 1-3 to Council's stormwater network in accordance with engineering design acceptance EA210754.
- g. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of individual underground electricity supplies has been made available (minimum supply of single phase 15kVA capacity each) from the reticulation on St Peters Place to the boundary of Lots 1-3, and that all the network supplier's requirements for making such means of supplies available have been met.
- h. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available from the reticulation on St Peters Place to the boundary of Lots 1-3, and that all the network supplier's requirements for making such means of supply available have been met.
- i. Evidence shall be provided of Completion Certificates from the Contractor and the Engineer for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- j. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- k. Any earthworked or disturbed areas within Lots 1-3 created as a requirement of the subdivision shall be top-soiled and grassed or otherwise permanently stabilised.
- l. The residential unit applicable to the lot and approved under land use consent RM210754 shall be completed to a stage where it is fully measurable (meaning the walls, floors and roof shall be constructed).

Advice Notes:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of

land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.

For Your Information

Monitoring

The conditions in your decision will advise if monitoring is required. 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

Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found [here](#).

Development Contribution

If this 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, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANT’S AEE

J Glew, D Glew and Proapt Trustees Limited

APPLICATION FOR RESOURCE CONSENT

1. Applicant's full name:

Jason Glew, Dan Glew and Proapt Trustees Limited

2. Invoicing Details:

Jason Glew

Jason Glew

jasonglew686@gmail.com

0273053018

3. Details of the site:

(a) Address/location to which this application relates:

10 Peters Place, Queenstown

(b) Legal Description

Lot 1 Deposited Plan 512388 held in Record of Title 788836

(c) The owner/occupier

Jason Glew, Dan Glew & Proapt Trustees Limited

(d) District Plan Zone(s):

Low Density Residential

4. Brief description of the proposal

This is an application to subdivide the site at 10 Peters Place into three lots, as illustrated on the plan of subdivision, attached and marked [D]. The site is 900m² in area and has recent land-use consent (RM210754) for three residential units that can be used for

residential visitor accommodation. Works are underway on site, with engineering acceptance obtained for the provision of services for each of the dwellings.

The subdivision will be staged with the intention of subdividing off Lot 1 first to allow separate ownership. The other lots will be subdivided off at a later stage. This subdivision consent application is for all stages.

Each lot will contain a residential dwelling, in accordance with RM210754 with Lot 1 being 248m² in area, Lot 2 301m² in area and Lot 3 298m². A right of way will be created so that the three lots have legal access to St Peters Place and to provide for servicing. The lots are already connected to reticulated services. There are no physical changes necessitated by this subdivision. There are no changes to the approved dwellings in terms of location/scale or design.

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

The NES is not triggered by this proposal. This is the subdivision of an existing residential section and is not a change in use. The subdivision does not necessitate physical works, including any soil disturbance.

No other National Environmental Standard is relevant.

6. Other consents:

No other resource consents are required.

7. Information required to be submitted:

This application includes the following:

- Record of title
- A plan showing the location of the site
- Assessment of Environmental Effects

DECLARATION

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

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

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

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

Jenny Carter
JCarter Planning
November 2023, updated January 2024

ANNEXURES:

- A** Assessment of Environmental Effects
- B** Completed Application Form (Form 9)
- C** Record of title and relevant interests
- D** Plan of subdivision
- E** Approved resource consent for dwellings located on the site RM210754

ANNEX A**ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Application to subdivide an existing residential site into three lots, each to contain a residential dwelling

On behalf of
J Glew, D Glew and Proapt Trustees Limited



November 2023, updated January 2024

FOURTH SCHEDULE
Information Required in Application for Resource Consent

1. A description of the activity:

This is an application under Section 88 of the Resource Management Act 1991 (RMA) to subdivide the site at 10 St Peters Place into three lots, each with an existing land-use consent for a residential unit.

As illustrated on the plan of subdivision (attached and marked [D]) Lot 1 will contain a residential unit including a garage and will be 248m² in area. This residential unit is currently under construction. Lot 2 has resource consent for a residential unit and will be 301m² in area. Lot 3 also has resource consent for a residential unit and garaging for Lot 2 and is a 350m².

A right of way will be created so that the three lots have legal access to St Peters Place. The lots will be connected to reticulated services as identified in the land-use consent approval and the proposed schedule of easements ensures ongoing access.

Because the sites have consent for the residential units, including all physical works and non-compliances, earthworks and reticulated services, there are no physical changes or works necessitated by this subdivision that are not already approved by the land-use consent (RM210754 attached and marked [E]). It is noted that engineering acceptance has been obtained for physical engineering works, and these are underway in accordance with that approval.

The application is for a staged Fee Simple subdivision with associated easements. The subdivision will be staged with Lot 1 progressed first. The building on this site is already under construction and the subdivision will assist with financing the remainder of the consented development. A condition will be imposed that requires that the dwellings must be constructed prior to obtaining 224c certification. This means that titles will only be issued once dwellings have been constructed in accordance with RM210754.

It is also requested that the consent notice CN6893270.5 is cancelled. This consent notice was imposed via RM050869 and following further subdivisions it is no longer relevant.

2. Description of the Site at which the activity is to occur

The site is located at 10 St Peters Place, Queenstown. The location is illustrated on Figure 1 below:





Figure 1: site location (Source: QLDC spatial data dated 6.11.2023)

As illustrated in Figure 2 below the site is located in the Low Density Residential Zone of the Proposed District Plan (PDP).

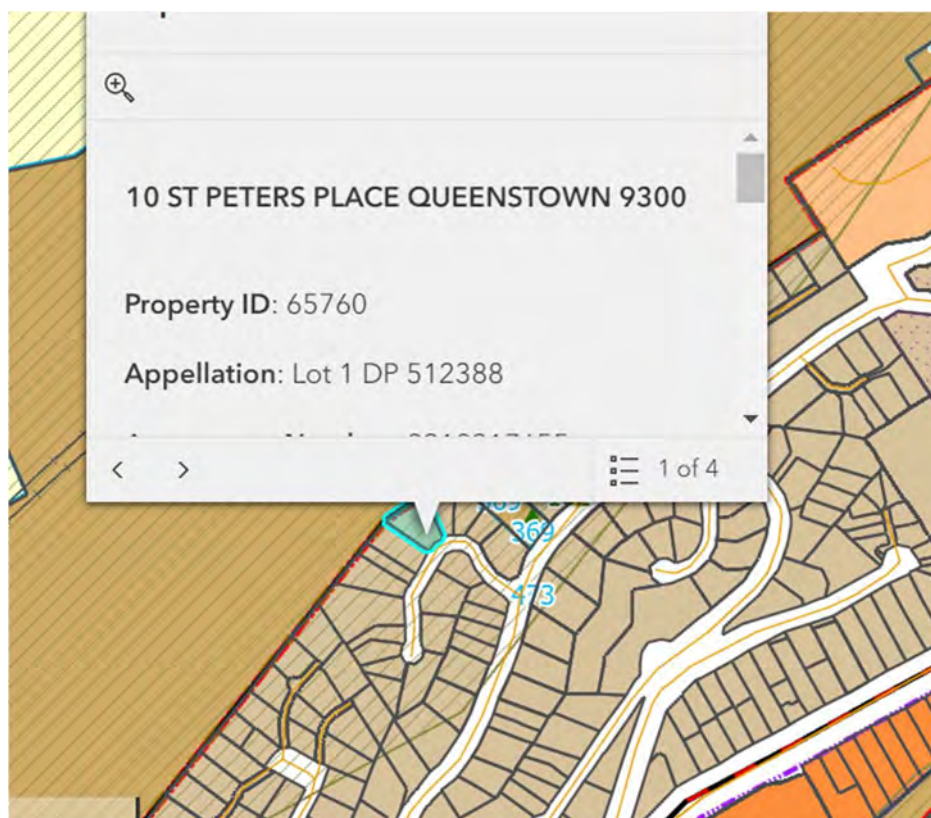


Figure 2: Location of site within the Low Density Residential Zone (Source: QLDC Proposed District Plan map (dated 6 November 2023))

The legal description is Lot 1 Deposited Plan 512388 contained within Computer Freehold Register 788836. Please see the title document attached and marked [C]. The site is 900m² in area and has land use consent for three residential units, landscaping, access and connections to reticulated services. The sites have access off St Peters Place.

The site was created as part of comprehensive subdivisions from 2005, with the site created via subdivision in 2017. Resource consent was then granted in June 2022 for the construction of 3 residential units to undertake 90night residential visitor accommodation from each residential unit. Consent was required for various reasons including associated earthworks, density, building height, construction noise and transport breaches. A building consent has been issued for the residential unit on Lot 1 (BC230309) and it is currently under construction. A building consent has also been issued for the foundations, masonry walls and slabs for Lots 2 and 3 and this has been given effect to (BC 221652). The photographs below, taken on 7 November 2023, demonstrate that construction is underway.





The site has access off St Peters Place which is a cul de sac. There is sufficient sight distance from the vehicle crossing as evidenced by the approval of the original resource consent. There are seven on site carparks and safe entry and exit points. The site will be landscaped in accordance with the land-use consent application.

The surrounding area is a developing residential neighbourhood with new dwellings of various densities. The site and those on the north side on St Peters Place also backs onto Te Tapunui (Queenstown Hill) and has good views to Lake Wakatipu and beyond.

3. Description of other activities

No other activities are part of the proposal to which this application relates.

4. A description of any other resource consents required for the proposal

No other consents are required for this proposal.

5. An assessment of the activity against any relevant provisions of a document referred to in Section 104(1)(b)

Section 104(1)(b) requires that the Council must have regard to any relevant provisions of—

- (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; and*

Clause (i) is not relevant in that the NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012 is not triggered. The site is part of a comprehensive residential development and this is not a change in use that would trigger the NES.

There are no relevant objectives and policies within higher order documents, including the Otago Regional Plans and National Policy Statements. The Queenstown Lakes District Plan is relevant, and the relevant provisions are assessed in section 7 of this application.

6. Resource Consents triggered

This application is for all matters requiring resource consent under the District Plan, rather than for the specific list of consent matters / non-compliances identified by the author. As such, if the Council is of the view that resource consent is required for alternative or additional matters to those identified in this AEE, it has the discretion to grant consent to those matters as well as or in lieu of those identified in this AEE.

I note that, if the Council is of the view that the activity status of any of the matters requiring consent is different to that described in this AEE, or that some or all of the matters requiring consent should be bundled or unbundled in a way that results in a different outcome to that expressed in this AEE, the Council has the ability under Section 104(5) of the Resource Management Act 1991 (“Act”) to process the application regardless of the type of activity that the application was expressed to be for.

6.1 Consent requirements and activity status

From a review of the annotated appeals version of the PDP there are no outstanding appeals relating to Chapter 7, or to the relevant provisions of Chapter 27: Subdivision.

The PDP is effectively operative as it relates to the proposal (pursuant to Section 86F of the RMA), and therefore this proposal is assessed against the PDP only.

Rule 27.5.7 requires that all urban subdivision activities, unless otherwise provided for, are a restricted discretionary activity.

Table 27.6 lists the minimum lot sizes for each Zone. The Lower Density Suburban Zone has a minimum lot size of 450m².¹ The lot sizes proposed are Lot 1 (248m²), Lot 2 (301m²) and Lot 3 (350m²).

Rule 27.5.22 requires non complying activity consent where subdivision does not comply with the minimum lot size specified in Part 27.6. There are exceptions to the minimum lot size provided by Rule 27.7.33. These read as follows:

27.7.33.1 Subdivision associated with infill development

The specified minimum allotment size in Rule 27.6.1, and minimum dimensions in Rule 27.7.30 shall not apply in the High Density Residential Zone, Medium Density Residential Zone and Lower Density Suburban Residential Zone where each allotment to be created, and the original allotment, all contain at least one established residential unit (established meaning a Building Code of Compliance Certificate has been issued or alternatively where a Building Code of Compliance Certificate has not been issued, construction shall be completed to not less than the installation of the roof).

27.7.33.2 Subdivision associated with residential development on sites less than 450m² in the Lower Density Suburban Residential Zone

27.7.33.1 In the Lower Density Suburban Residential Zone, the specified minimum allotment size in Rule 27.6.1 shall not apply in cases where the residential units are not established, providing;

- a. a certificate of compliance is issued for a residential unit(s); or*
- b. a resource consent has been granted for a residential unit(s).*

In addition to any other relevant matters pursuant to s221 of the Act, the consent holder shall register on the Computer Freehold Register of the applicable allotments:

- c. that the construction of any residential unit shall be undertaken in accordance with the applicable certificate of compliance or resource consent (applies to the additional undeveloped lot to be created);*
- d. the maximum building height shall be 5.5m (applies to the additional undeveloped lot to be created).*
- e. there shall be not more than one residential unit per lot (applies to all lots).*

These exceptions do not apply, because at the time of subdivision the residential units have not been constructed to at least installation of the roof and while the residential units approved via RM210754 will be constructed, clauses (c) and (d) of Rule 27.7.33.2 will not be met.

This means that the subdivision application requires non complying activity consent pursuant to Rule 27.5.22. This is because it does not comply with Rule 27.7.33.1 exemptions to the minimum lot size.

¹ Note that this rule is identified as subject to an appeal. However, that appeal relates specifically to Lake Hawea. It does not relate nor have any bearing on the wider LDR, or this site.

Rule 27.7.30 requires minimum dimensions for allotments of 15 x 15, and this is not achieved by the proposed subdivision. Rule 27.7.31 states that any subdivision that does not comply with Rule 27.7.30 is a non complying activity.

Rule 7.5.8 of Low Density Residential Zone requires a 2 metre setback from internal boundaries. With the configuration of the existing buildings and the creation of new site boundaries there will be a breach of this requirement for the internal boundaries. This requires discretionary activity consent.

It is noted that the land-use consent RM210754 approved the location of the dwellings within 4m of one another, and therefore, Rule 7.5.9 that requires a 4 metre separation between residential units, is not triggered by the subdivision because effects of that breach have been addressed already via the land use consent.

6.3 Summary

The proposal to subdivide the 900m² site into three lots triggers non complying consent given that the dwellings exceed 5.5m in height and the sites do not contain a 15x15m square, and because it does not comply with the 'minimum lot size exceptions' provided by Rule 27.7.33, and consequently does not comply with the minimum lot size Rule 27.5.22.

While the relevant rule in the PDP is effectively operative there is an outstanding appeal to the minimum lot size rule. However, that appeal is site specific and does not impact on the assessment of this proposal. Therefore, the ODP is not considered relevant.

The Intensification Variation has been notified and submissions have been received. Given this status the rules are not triggered, however some weight can be applied to the objectives and policies.

Therefore, in summary, the proposal to subdivide the 900m² site into three lots, with each lot to contain a residential unit as approved via RM210754, is a non complying activity.

7. An assessment of the actual or potential effect on the environment of the proposed activity:

The following provides an assessment of the effects of the activity. This uses the matters over which discretion is reserved as a guideline.

7.1 Permitted Baseline and Existing Environment

When considering the effects of a proposal it is important to consider the permitted baseline and existing environment. All subdivision requires resource consent and therefore there is not a baseline as such.

The existing environment is of relevance, given that a land-use consent has been granted to construct three residential units each with residential flats with associated earthworks, setback, density, building height, construction noise and transport breaches; and to undertake 90- night RVA activities. The proposed subdivision is consistent with the existing land-use consent and does not require any changes in the physical nature of the works or on the effects on the environment from the matters already consented.

7.2 Assessment of effects on the environment

7.2.1 Minimum lot size

The following assesses the effects of the proposal to undertake a subdivision that does not meet the minimum lot size.

Rule 27.7.33 provides an exemption to the minimum lot size where the residential units have been constructed, or where if not constructed, a consent notice is imposed that requires, amongst other matters, that the residential units shall not exceed 5.5m in height. As explained above, while the residential units will be constructed prior to obtaining titles, they have not been constructed at this time, and a consent notice will not be imposed. Therefore the proposal does not comply with the exception to Rule 27.5.22. The following assesses the effects of this breach by explaining how the subdivision will proceed.

The proposed subdivision is proposed to be undertaken in stages, with a staging condition that will ensure that prior to 224c the dwellings will have been constructed in accordance with RM210754.

The purpose of the staged approach is to enable the funding of the project i.e firstly to construct lot 1 dwelling and obtain title, so that the next stage, being construction of the lot 2 and 3 dwellings, can commence. The following staging condition (or words to this effect) is suggested:

This subdivision will be staged as follows:

Stage 1 - lot 1: prior to 224c the residential unit on lot 1, approved under land use consent RM210754, is to be completed to a stage where it is fully measurable (i.e. the walls, floors and roof shall be constructed).

Stage 2- Lots 2 and 3: Prior to 224c the residential units on lots 2 and 3, approved under land use consent RM210754, is to be completed to a stage where they are fully measurable (i.e. the walls, floors and roof of each dwelling shall be constructed).

In order to complete the survey required for obtaining titles, the dwellings need to be built in order to establish the overlapping titles as the boundaries are fairly complex.

Because the proposed staging condition will require the dwellings to be constructed prior to 224c (subdivision completion) there is no effect resulting from the breach to Rule 27.7.33. This is because the staging condition requires that the dwellings are constructed

in accordance with RM230754 prior to 224c, so that at the time of title (ie subdivision completed) the buildings will have been constructed.

Rule 27.7.33.1 would be necessary if there was no condition requiring construction of the dwellings prior to 224c because without such a condition, titles would issue without dwellings having been constructed in accordance with the land use consent.

That is not the case here because, as explained above, the dwellings will, at time of obtaining title, be constructed in accordance with RM210754. A consent notice would be immediately irrelevant because it requires something that has already been undertaken.

Therefore, the effects of breaching Rule 27.7.33 will be less than minor. It follows that the effects of breaching Rule 27.5.22, when considered in light of the exemption provided by Rule 27.7.33, will also be less than minor.

The suggested condition, which requires construction prior to 2224c, provides certainty that at the time of obtaining title the residential units will be constructed in accordance with RM210754. The effects will be no different to a situation where the residential units were constructed at the time of lodging the subdivision application, in which case the application would comply with Rule 27.7.33.1 and Rule 27.5.22. This means that there will be no physical effects resulting from this subdivision, because all physical works will be undertaken in accordance with the approved resource consent RM210754.

7.2.2 Assessment against matters of discretion

The following assesses the effects of the proposal, using the matters over which discretion is reserved as guidance.

a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;

The proposed subdivision is logical and provides an effective and efficient lot layout, ensuring access, and maneuvering space and outdoor living areas is achieved for each residential unit. The lot sizes and dimensions are appropriate for the site and locality. As discussed above, the residential units are already approved and therefore an assessment of their form, character and density is not required. The subdivision design is consistent with the approved land use consent.

b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions;

Given this is a small scale subdivision, to create three lots, and the dwellings and the associated physical works have been approved by land-use consent, it does not necessitate any internal roading or easements for future subdivision on adjacent land.

The site is on the residential fringe and backs on to Te Tapunui (Queenstown Hill) and has established residential sections on either side. The subdivision does not impact on adjacent sites as these matters were assessed as less than minor in the land-use consent.

c. property access and roading;

Legal access is provided to all allotments from St Peters Place. The property is accessed via a vehicle crossing and via a right of way that will be formed in accordance with the approved land use consent plans, to Council standards as marked on the Plan.

d. esplanade provision;

This is not relevant. This is an established site and a small scale subdivision.

e. the adequacy of measures to address the risk of natural hazards;

A geotechnical assessment was provided with the land use consent, and it is not necessary to provide measures to address the risk of natural hazards via the subdivision.

f. fire fighting water supply;

g. water supply;

h. stormwater design and disposal;

i. sewage treatment and disposal;

j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;

In accordance with the conditions of the land-use consent the dwellings are proposed to be connected to reticulated services and this subdivision does not necessitate any additional physical works. A geotechnical report was provided for the land-use consent and shows the effects are minor. Easements are proposed to ensure ongoing access to the above services. All works are conditioned to meet the requirements of QLDC.

k. open space and recreation;

l. ecological and natural values;

m. historic heritage;

Consideration was given to any impacts on Queenstown Hill in the land-use consent and a condition and it was noted that no works are to be undertaken in the Queenstown Hill Reserve. This three lot subdivision within an existing residential area does not impact on open space and recreation, ecological and natural values, nor does it affect historic heritage.

n. easements.

The schedule of existing and proposed easements are listed on the plan of subdivision attached and marked [D].

7.2.3 Height exceedance, and breach to 15x 15 area

As noted above the proposal has technical breaches of two subdivision rules, being the requirement of Rule 27.7.30 that requires each lot to have a square of 15m x 15m, and Rule 27.7.33.1 that requires a height limit of 5.5m.

The dwellings have obtained approval via RM210754, and therefore their location, scale, density, height and relationship to one another has already been approved. This subdivision application makes no physical changes to the site or the development from what has been approved. Therefore these are considered to be technical breaches, because they arise from the subdivision application, but are the result of the location of the lot boundaries as opposed to any physical works. Because the dwellings and associated works are already approved (and under construction) there will be no physical changes as a result of this subdivision and consequently no environmental effects. Separating the sites into different lots with different ownership does not affect amenity, density, service capacity or demand.

Therefore, while the proposal does breach rules within Chapter 27 that require non complying activity consent, the adverse effects of these breaches will be less than minor.

7.2.4 Setback breach

Rule 7.5.8 requires that buildings are located 2m from internal setbacks. A breach to this rule is a discretionary activity.

While there is no change to the location, scale, or form of the buildings as approved via RM210754, the proposed lot boundaries are located such that the buildings will not be set back 2m from the (new) internal boundary. The location of the proposed lot boundaries in relation to the approved residential units is illustrated on the plan of subdivision (Annex [D]).

As illustrated on the plan of subdivision, the lot boundaries are located such that the buildings will breach the 2m internal setback.

There is no environmental effect resulting from locating property boundaries between these buildings. All of the effects relating to potential dominance, access to sunlight, views and the like have been assessed and approved via the land use consent. That approved the breach to the 4m separation requirement (Rule 7.5.9). However, at that time the proposed lot boundaries were not shown or consented. This application to locate the boundaries between the approved dwellings creates a new setback breach.

This application to locate property boundaries between the approved units does not have any environmental effect; there are no physical changes and the subdivision will not change the built form or use of the property in any way. It will enable the dwellings to be in separate ownership from one another, but that does not cause an effect on adjacent properties or the wider environment. Future owners will purchase a lot that clearly shows where the boundaries are located in relation to the adjacent properties.

There is no effect on the wider environment given that there is no physical change. The location of the property boundaries do not change the appearance, scale, location etc of these buildings. These are internal boundary setbacks breached because of the location of the lot boundaries, not because of the location of the buildings. If there is deemed to be an effect, it is internal to the site and there is no effect on the wider environment.

Effects on the environment from locating the lot boundaries such that there is a setback breach will have a less than minor effect on the environment.

7.3 Conclusion- Effects

The effects of the proposed subdivision, to subdivide 10 St Peters Place into three residential lots, that has an existing land-use consent for three dwellings, will be less than minor. This is largely because the matters assessed and approved in the land-use consent are the same as those relevant to the subdivision consent. Physical works are underway for the three sites and building is being constructed on Lot 1. Service connections have been approved and are under construction in accordance with the land use consent and the associated engineering acceptance. The subdivision will be staged, so that the dwelling on Lot 1 will be constructed first, and once constructed, 224c will be obtained for Lot 1. Stage 2 will provide for lots 2 and 3, and only once the dwellings are constructed in accordance with the land use consent, will 224c be obtained for these titles.

All matters relevant to the subdivision, in terms of physical works and effects of the scale and form of the buildings, have been assessed under the land-use consent. The schedule of easements ensures that each lot has access to the required services on an ongoing basis.

Having assessed the proposal against the relevant matters over which discretion is reserved, in addition to the effects of the breach to minimum lot size, lot dimensions, and breach to setbacks, it is concluded that the effects will be less than minor.

7.4 An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted.

As addressed above, it is concluded that the effects on the environment will be less than minor. The breaches to internal setbacks caused by the location of lot boundaries in relation

to the approved buildings, is an effect internal to the subdivision site. Given that the applicant currently owns the site, and therefore owns each of the proposed lots, we can disregard any adverse effects given that any effect is on the applicant itself.

The breach to minimum lot size is a result of timing of construction; in that if the dwellings were constructed at the time of this application being lodged the application would be assessed as restricted discretionary. There is certainty that the dwellings must be constructed in accordance with the land use consent, and they must be constructed prior to 224c. This subdivision does not result in any physical changes to the development; the dwellings have been approved in relation to height, setbacks and density, and the subdivision does not propose or enable any physical changes.

It is concluded that no person will be adversely affected by this subdivision. Effects on persons will be less than minor. There are no special circumstances with respect to this application.

8. Relevant District Plan provisions (s104(1)(b)(vi))

8.1 Relevant Objectives and Policies

The relevant objectives and policies are contained in Chapter 27 of the PDP. These are addressed as follows:

Objective 27.2.1 and associated policies require subdivision to enable quality environments to ensure the District is a desirable place to live, work and play. This requires infrastructure that is designed and constructed so that it is fit for purpose, subdivision being consistent with the QLDC subdivision design guidelines, requiring suitable lot sizes and dimensions, and that they can be adequately serviced.

Policy 27.2.1.4 discourages non compliances with the minimum lot sizes but also identifies exceptions where appropriate. This subdivision meets the requirements of a. by providing desirable urban design outcomes as evidenced by the urban design assessment provided with the land-use consent, which also applies to well designed allotments. The subdivision also applies for greater efficiency in development and the use of the land resource by providing the opportunity for the well designed residential units to provide further accommodation options.

The proposed subdivision is consistent with this objective and its associated policies. It is small scale, being only three lots, and is within an existing residential neighbourhood. The three lots will connect to reticulated services and are a suitable shape and size and in character with the surrounding residential development.

Objective 27.2.2 reads '*subdivision design achieves benefits for the subdivider, future residents and the community*'. The policies are to achieve subdivision with a high level of

amenity. This subdivision achieves benefits for the subdivider, by creating three separate lots and allowing them to be staged to finance the remaining consented development on the site. Future residents will enjoy a high level of amenity, with the lots all containing outdoor living space, solar gain and views out over Lake Wakatipu. The subdivision represents an efficient use of land and maintains a high level of amenity for both the future residents and the surrounding area.

Objective 27.2.3 is relevant, and reads: *The potential of small scale and infill subdivision in urban areas is recognised and provided for while acknowledging their design limitations.*

The subdivision represents an infill subdivision, given its small scale, and location within an existing residential area. Policy 27.2.3.2 lists the following matters that are to be encouraged;

- a. *ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;*
- b. *where possible, locate lots so that they over-look and front road and open spaces;*
- c. *avoid the creation of multiple rear sites, except where avoidance is not practicable;*
- d. *where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;*
- e. *identify and create opportunities for connections to services and facilities in the neighbourhood*

Each lot is provided with onsite amenity and privacy. Design considerations have ensured appropriate outdoor amenity and ensure that there are not any effects from overlooking neighbours. The adjacent open space slopes down to the site and the lots and buildings are designed appropriately. The lots are oriented to achieve views out towards Lake Wakatipu and gain access to sunshine.

This proposal does create a rear lot. However, that is a result of the nature of the site and this can not be avoided. The lot layout is practical and assists in maintaining the amenity values of the site and its surrounds. The three lots will be connected to reticulated services.

27.2.5 reads: *Infrastructure and services are provided to new subdivisions and developments.*

Given the small scale of this subdivision, and the existing environment (being the three residential units that are to be connected to reticulated services) this objective and associated policies is relevant only to the extent that the sites are serviced. This subdivision

does not necessitate any physical works, beyond those already approved through the land-use consent and the proposed easements will ensure ongoing access to services.

Policies 27.2.5.17 and 18 relate specifically to easements and read:

27.2.5.17 Ensure that services, shared access and public access is identified and managed by the appropriate easement provisions.

27.2.5.18 Ensure that easements are of an appropriate size, location and length for the intended use of both the land and easement.

The proposed easements are provided in the schedule on the plan of subdivision. These ensure that the shared access is identified and managed, and the easements are of an appropriate size, location and length for the intended use of the land and the easement.

The internal setback breach is a technical breach, given that it results from the location of proposed boundaries in relation to approved built form. The objectives and policies of Chapter 7 were addressed in RM210754 which approved the residential units, including their density and location in relation to one another. The objectives and policies of Chapter 7 continue to be met by this subdivision, with no change to the intensity, bulk and location of the development, and therefore no change to effects on scale and character, or amenity values enjoyed by neighbouring properties, access to privacy and sunlight.

8.2 Conclusion- Assessment against relevant objectives and policies

The above has addressed the relevant objectives and policies of the PDP.

Having addressed the objectives and policies of most relevance, it is concluded that the proposal achieves them. It represents a small scale infill subdivision, that is designed to achieve a high level of amenity for the three lots, and will maintain amenity values of the surrounding area.

The lot sizes and dimensions are appropriate and the easements ensure ongoing access, and access to the reticulated services.

For these reasons the proposal is not contrary to, and achieves the relevant objectives and policies of the PDP.

9. Assessment of the activity against Part 2 of the Act

The ability to provide for a three lot subdivision within an existing residential area represents an efficient land use and enables the management of natural and physical resources in a manner that enables people and communities to provide for their social, economic and cultural wellbeing. This application promotes sustainable management, and

therefore achieves Section 5. Sections 6 and 8 of Part 2 of the Act are not relevant to this application.

In terms of Section 7, the proposal will retain amenity values and will not adversely affect the quality of the environment.

10. Section 104(D) Threshold test

Section 104D of the RMA provides particular restrictions for non complying activities, and states that the Council may grant consent for non complying activity only if it is satisfied that either:

- a) the adverse effects on the environment will be minor; or
- b) the activity will not be contrary to the objectives and policies of the PDP

The effects of the proposal have been addressed in section 7, and it is found that the effects will be less than minor.

The proposal has also been assessed against the relevant objectives and policies of the PDP in Section 8, and it is concluded that it is not contrary to those of relevance.

Therefore, the application meets both threshold tests of Section 104(D) of the RMA relating to non complying activities. The Council can therefore be satisfied that the proposal meets both threshold tests of Section 104D.

11. Conclusion

This is an application to subdivide the site at 10 Peters Place into three lots. The site is 900m² in area and three recently consented residential units are under construction in accordance with the approved land use consent RM210754. The subdivision will be staged with the intention of subdividing off Lot 1 first to allow this lot to go into separate ownership. The other lots will be subdivided off at a later stage, but the residential units must be constructed prior to 224c. This subdivision consent application is for all stages.

The plan of subdivision is attached and marked [D] and provides an easement schedule. As illustrated, the allotments will be connected to reticulated services and will gain access via a right of way onto St Peters Place. The proposed subdivision does not necessitate any physical works beyond those already approved through the land-use consent.

There is an existing consent notice on the title CN 6893270.5 which is no longer relevant. It is requested that the consent notice is removed in its entirety.

The above assessment concludes that effects on the environment and on persons will be less than minor. The proposal achieves the relevant objectives and policies of the PDP.

This application should therefore be approved on a non notified basis, subject to conditions.

APPENDIX 3 – ENGINEERING REPORT



ENGINEERING MEMO

TO: Allie Chesterman
FROM: Alan Hopkins
DATE: 05/12/2023
SUBJECT: RM230841 Jason Glew, Dan Glew and Proapt Trustees Limited

Location

The subject site is 10 Saint Peters Place and is a vacant section that was created under subdivision RM170323 and is legally described as Lot 1 Deposited Plan 512388. The site has an area of 900m² and falls moderately towards the south-east.



10 St Peters Place, Queenstown (outlined in red)

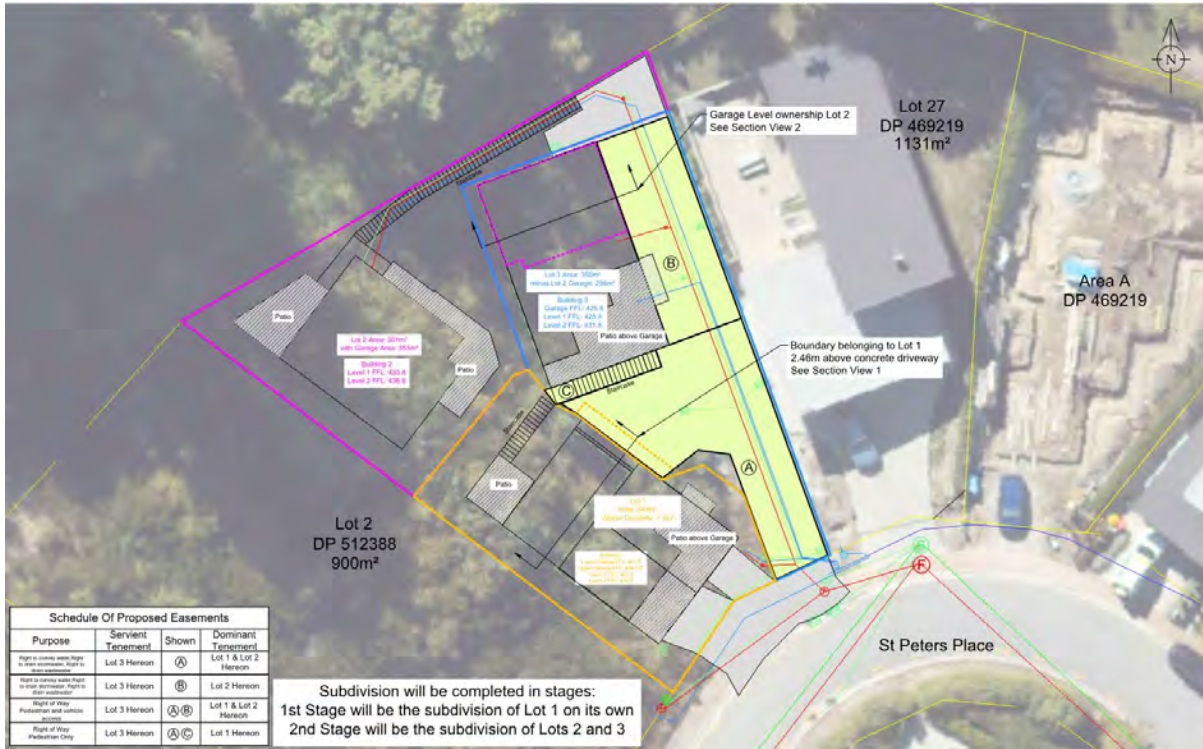
Background

Land use consent RM210754 was granted in June 2022 for the construction of three standalone residential units, each with an attached residential flat. Each building comprises a two-bedroom residential unit on the upper level (main residence), with a similar two bedroom residential flat at the lower level. These units are currently under construction.

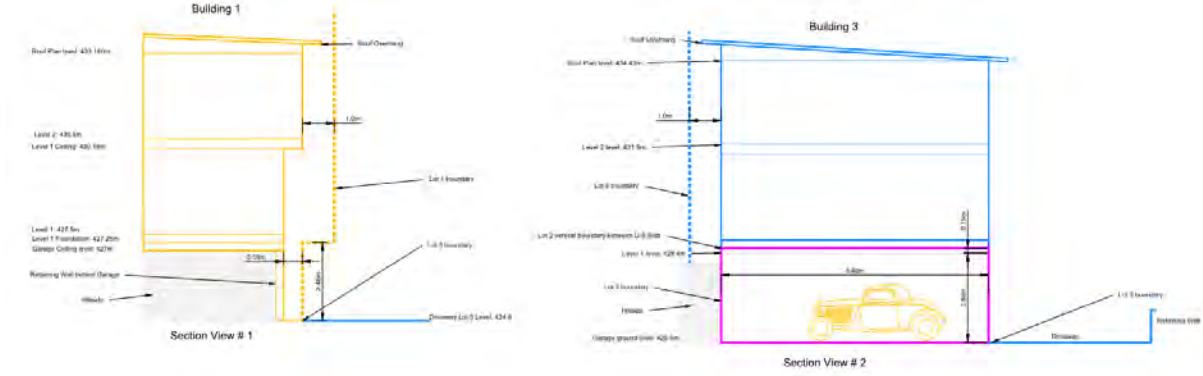
Consent RM210754 had a series of four pre-construction engineering design acceptance conditions that related to the provision of water, wastewater, stormwater, and access to the three buildings. This design approval was granted in full on 3rd May 2023 under EA210754.

Proposal

The applicant proposes to undertake a three-lot subdivision of 10 St Peters Place, Queenstown. This subdivision consent is to enable the constructed units to be placed on their own titles (Lots 1-3).



Schedule Of Proposed Easements			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right to occupy same Right to use easement Right to use easement	Lot 3 Hereon	(A)	Lot 1 & Lot 2 Hereon
Right to occupy same Right to use easement Right to use easement	Lot 3 Hereon	(B)	Lot 2 Hereon
Right of Way Protection and control	Lot 3 Hereon	(A)(B)	Lot 1 & Lot 2 Hereon
Right of Way Protection Only	Lot 3 Hereon	(A)(C)	Lot 1 Hereon



Access

Lots 1

The applicant proposes to access Lots 1 via a new vehicle crossing to St Peters Place installed under land use consent RM210754. The design and location of this access has previously been reviewed and accepted under consent RM210754. To ensure that this access to Lot 1 has been suitably constructed, I recommend a consent condition that prior to 224c the consent holder shall complete the construction of a vehicle crossing to Lot 1 in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The construction of this vehicle crossing shall ensure that the existing coloured paved Council footpath is replaced in its current form. Noting that this will likely require the removal and relaying of the existing pavers.

Lots 2 & 3

The applicant proposes to access Lots 2 & 3 via a new vehicle crossing and ROW from St Peters Place, as installed under land use consent RM210754 and design acceptance EA210754. I am satisfied that the design and location of this access ROW as has previously reviewed and accepted under consent RM210754 and design acceptance EA210754 complies with Council’s minimum standards. I note that through the EA210754 design acceptance this access has been provided with onsite manoeuvring (turnaround) outside of the formalised garages and one open air park, this area is located to the south-east of the single open-air park. This manoeuvring area is required to ensure compliance with rule 29.5.6f(iii) i.e. ensure that no vehicle is required to reverse onto St Peters Place

from Lot 2 & 3 which are on a rear site. To ensure that this ROW is suitably complete and on-site manoeuvring provided, I recommend a consent condition that prior to 224c the ROW access to Lot 2 & 3 shall be confirmed to have been constructed in accordance with engineering design acceptance EA210754. This shall include a permanently marked out on-site manoeuvring area to ensure that no vehicles are required to reverse from the ROW onto St Peters Place.

Services

Water

The applicant proposes to service the lots for water via 3x 20mm water supply lateral connections off the 50mm QLDC rider main located within the St Peters Place berm installed under land use consent RM210754 and design acceptance EA210754. I am satisfied that the design of these laterals and associated tobies as previously reviewed and accepted under consent RM210754 and design acceptance EA210754 comply with Council's minimum standards. To ensure that these laterals and associated tobies and meters have been appropriately installed, I recommend a consent condition that prior to 224c minimum 20mm water supply laterals and tobies with metres shall have been installed to Lots 1-3 from Council's network in accordance with engineering design acceptance EA210754.

Fire Fighting

Lots 1-3 are proposed to be serviced for firefighting via existing hydrants on St Peters Place. I am satisfied that the off-sets to these existing hydrants comply with the minimum distances required under PAS SNZ 4509:2008. No conditions are therefore required in this regard.

Wastewater

The applicant proposes to service Lots 1-3 for wastewater via a new private 150mm gravity branch off the 150mm Council wastewater main on St Peters Place and 100mm individual laterals to each lot. I am satisfied that the design of the branch 150mm private sewer and 100mm laterals have been previously reviewed and accepted under consent RM210754 and design acceptance EA210754 comply with Council's minimum standards. To ensure that these laterals have been appropriately installed, I recommend a consent condition that prior to 224c minimum 100mm gravity sewer laterals shall have been installed from Lots 1-3 to Council's network in accordance with engineering design acceptance EA210754.

Stormwater

The applicant proposes to service Lots 1-3 for stormwater via a new private 150mm gravity branch off the 225mm Council stormwater main on St Peters Place and 100mm individual laterals to each lot. I am satisfied that the design of the branch 150mm private stormwater main and 100mm laterals have been previously reviewed and accepted under consent RM210754 and design acceptance EA210754 comply with Council's minimum standards. To ensure that these laterals have been appropriately installed, I recommend a consent condition that prior to 224c minimum 100mm gravity stormwater laterals shall have been installed from Lots 1-3 to Council's network in accordance with engineering design acceptance EA210754.

Power

The applicant proposes to service Lots 1-3 for power via new underground connections to Aurora reticulation within St Peters Place. I am satisfied that these connections are feasible. To ensure that Lots 1-3 are provided with suitable standalone power supply connections, I recommend a consent condition that prior to 224c the consent shall provide proof that individual underground power connection have been installed to Lots 1-3 from the existing reticulation on St Peters Place and the requirements of the network utility provider have been met.

Telecommunications

The applicant proposes to service Lots 1-3 for telecommunications via new underground connections to Chorus reticulation within St Peters Place. I am satisfied that these connections are feasible. To ensure that Lots 1-3 are provided with suitable standalone telecommunication connections, I recommend a consent condition that prior to 224c the consent shall provide proof that individual underground telecommunication connections have been installed to Lots 1-3 from the existing reticulation on St Peters Place and the requirements of the network utility provider have been met.

Hazards

Liquification

The subject site is identified on QLDC hazard maps as being subject to a liquification LIC 1. This is a low to nil risk hazard. The presence of bedrock throughout the site generally confirms no risk in this regard.

Consent Notices

Lot 1 Deposited Plan 512388 is subject to consent notice CN6893270.5. I am satisfied that all engineering related conditions (a-c) of this consent notice are complied with via the existing land use consent or the below conditions of this consent. I note that Condition (f) of this consent relates to the limitations to fencing with the public reserve land (Lot 300) to the north. I have not reviewed this aspect and it is assumed that this will be specifically considered by the processing planner.

The applicant has not proposed the removal of this consent notice (CN6893270.5) in part of full. I note however that engineering conditions a-c should be removed as these would become generally irrelevant once the land use consent RM210754 and this subdivision consent have completed. Likewise, condition d and e have either been already removed or do not apply to this property and therefore could also be removed. The only condition that may need to remain is Condition (f) on Lot 2 only due to its enduring nature and possibility of future desires to alter fencing on the boundary, however this will be a matter for the processing planner to consider and I have included a specific note to the processing planner in this regard below.

Development Contributions

Development contributions are required for this activity. Amounts will require calculation by a DCN officer. I recommend an advice note in this regard.

Specific Notes to Processing Planner

Condition f of CN6893270.5 attached to the current title has not been considered for possible cancellation. This condition that may need to be removed from Lot 1 and 3 and remain on the future title of Lot 2 only due to its enduring nature and possibility of future desires to alter fencing on the boundary, however this will be a matter for the processing planner to consider.

RECOMMENDED CONDITIONS

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

General

1. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 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:
<https://www.qldc.govt.nz/planning/resource-consents/land-developments-and-subdivisions/>

To be completed before Council approval of the Survey Plan

2. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.

- b) Consent notice CN6893270.5 in full shall be cancelled from (or not come down onto) the title of Lots 1 & 3.
- c) Consent notice CN6893270.5 Conditions A-E shall be cancelled from (or not come down onto) the title of Lot 2, and Condition F of CN6893270.5 only shall remain on the Lot 2 title.
***planner to check and confirm**

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

3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The construction of a vehicle crossing to Lot 1 in accordance with Drawing B5-18 of the Council Land Development & Subdivision Code of Practice. The construction of this vehicle crossing shall ensure that the existing coloured paved Council footpath is replaced in this current form. Noting that this will likely require the removal and relaying of the existing pavers.
 - c) The ROW access to Lot 2 & 3 and associated vehicle crossing shall be confirmed to have been constructed in accordance with engineering design acceptance EA210754. This shall include a permanently marked out on-site manoeuvring area to ensure that no vehicles are required to reverse from the ROW onto St Peters Place.
 - d) Individual minimum 20mm water supply laterals and tobies with metres shall be confirmed to have been installed to Lots 1-3 from Council's network in accordance with engineering design acceptance EA210754.
 - e) Individual minimum 100mm gravity wastewater laterals shall be confirmed to have been installed from Lots 1-3 to Council's wastewater network in accordance with engineering design acceptance EA210754.
 - f) Individual minimum 100mm gravity stormwater laterals shall be confirmed to have been installed from Lots 1-3 to Council's stormwater network in accordance with engineering design acceptance EA210754.
 - g) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of individual underground electricity supplies has been made available (minimum supply of single phase 15kVA capacity each) from the reticulation on St Peters Place to the boundary of Lots 1-3, and that all the network supplier's requirements for making such means of supplies available have been met.
 - h) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available from the reticulation on St Peters Place to the boundary of Lots 1-3, and that all the network supplier's requirements for making such means of supply available have been met.
 - i) Evidence shall be provided of Completion Certificates from the Contractor and the Engineer for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - j) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - k) Any earthworked or disturbed areas within Lots 1-3 created as a requirement of the subdivision shall be top-soiled and grassed or otherwise permanently stabilised.

Advice Notes:

1. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.
2. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.

Prepared by:



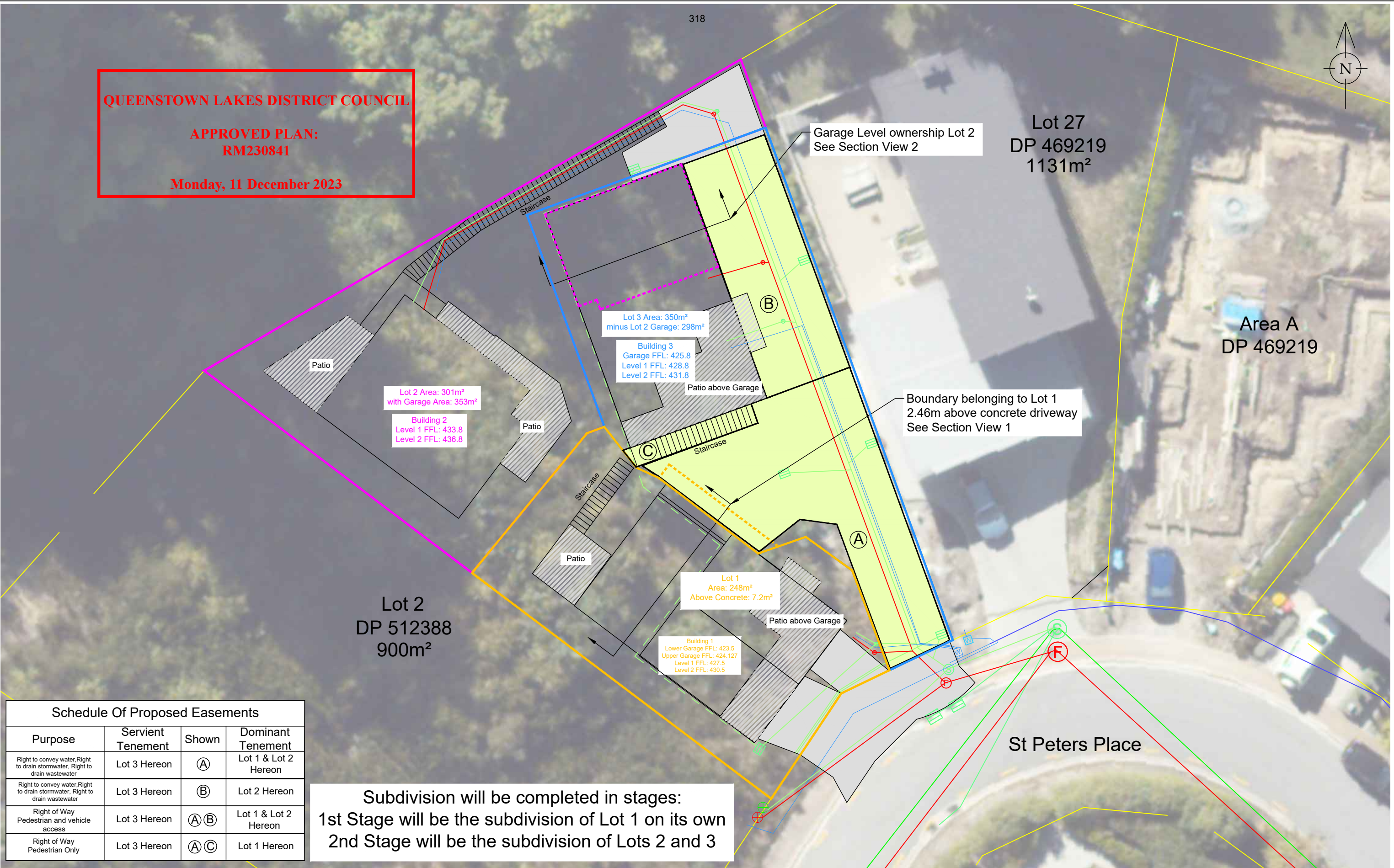
Alan Hopkins
CONSULTING ENGINEER

Reviewed by:



Steve Hewland
LAND DEVELOPMENT ENGINEER

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM230841
Monday, 11 December 2023



Schedule Of Proposed Easements			
Purpose	Servient Tenement	Shown	Dominant Tenement
Right to convey water, Right to drain stormwater, Right to drain wastewater	Lot 3 Hereon	(A)	Lot 1 & Lot 2 Hereon
Right to convey water, Right to drain stormwater, Right to drain wastewater	Lot 3 Hereon	(B)	Lot 2 Hereon
Right of Way Pedestrian and vehicle access	Lot 3 Hereon	(A)(B)	Lot 1 & Lot 2 Hereon
Right of Way Pedestrian Only	Lot 3 Hereon	(A)(C)	Lot 1 Hereon

Subdivision will be completed in stages:
1st Stage will be the subdivision of Lot 1 on its own
2nd Stage will be the subdivision of Lots 2 and 3

REV.	DATE:	REVISION DETAILS:	DRAWN:	CHECKED:
A	28/2/23	Initial release	SR	BM

WARNING NOTE:
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Jason Glew. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
PROPOSED SCHEME PLAN
10 ST PETERS PLACE
JASON GLEW

DATE: 28 Feb 2023
BY: Steven Ruffilli
Scale: 1:200
 Original Plan A3
DRAWING & ISSUE No.
 5788.2R.1A

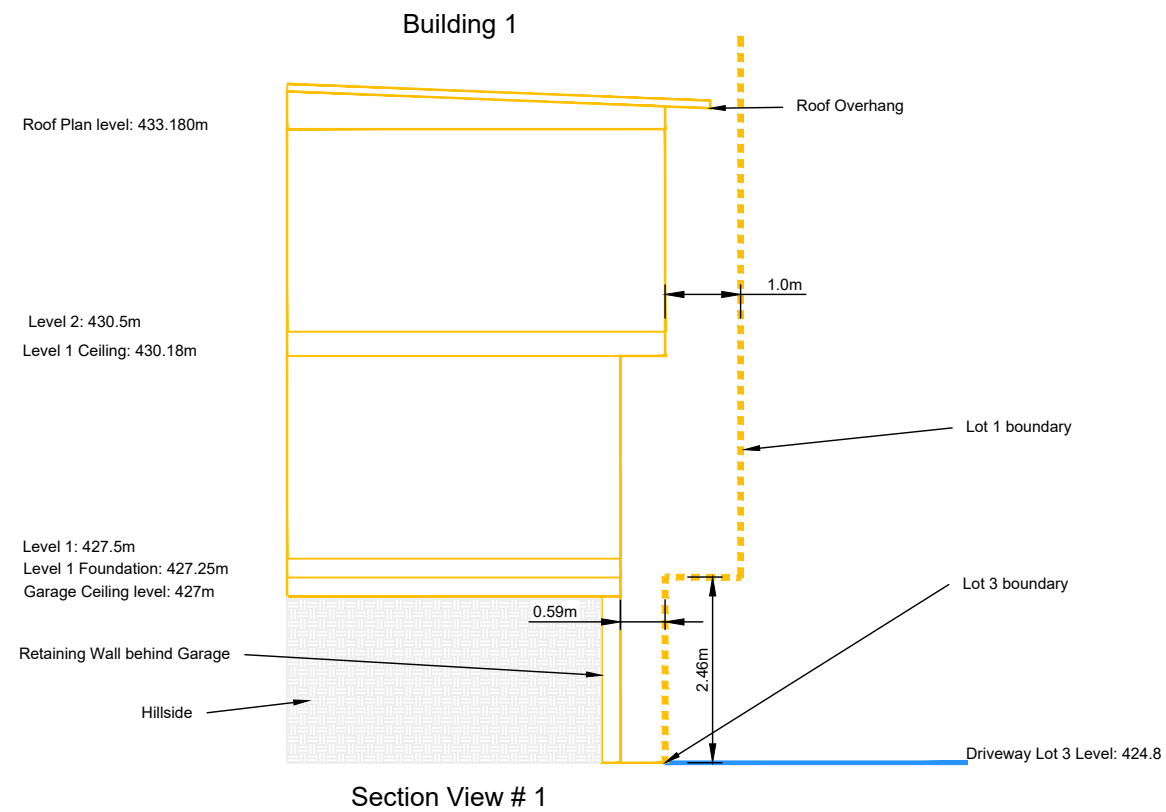
AURUM SURVEY

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

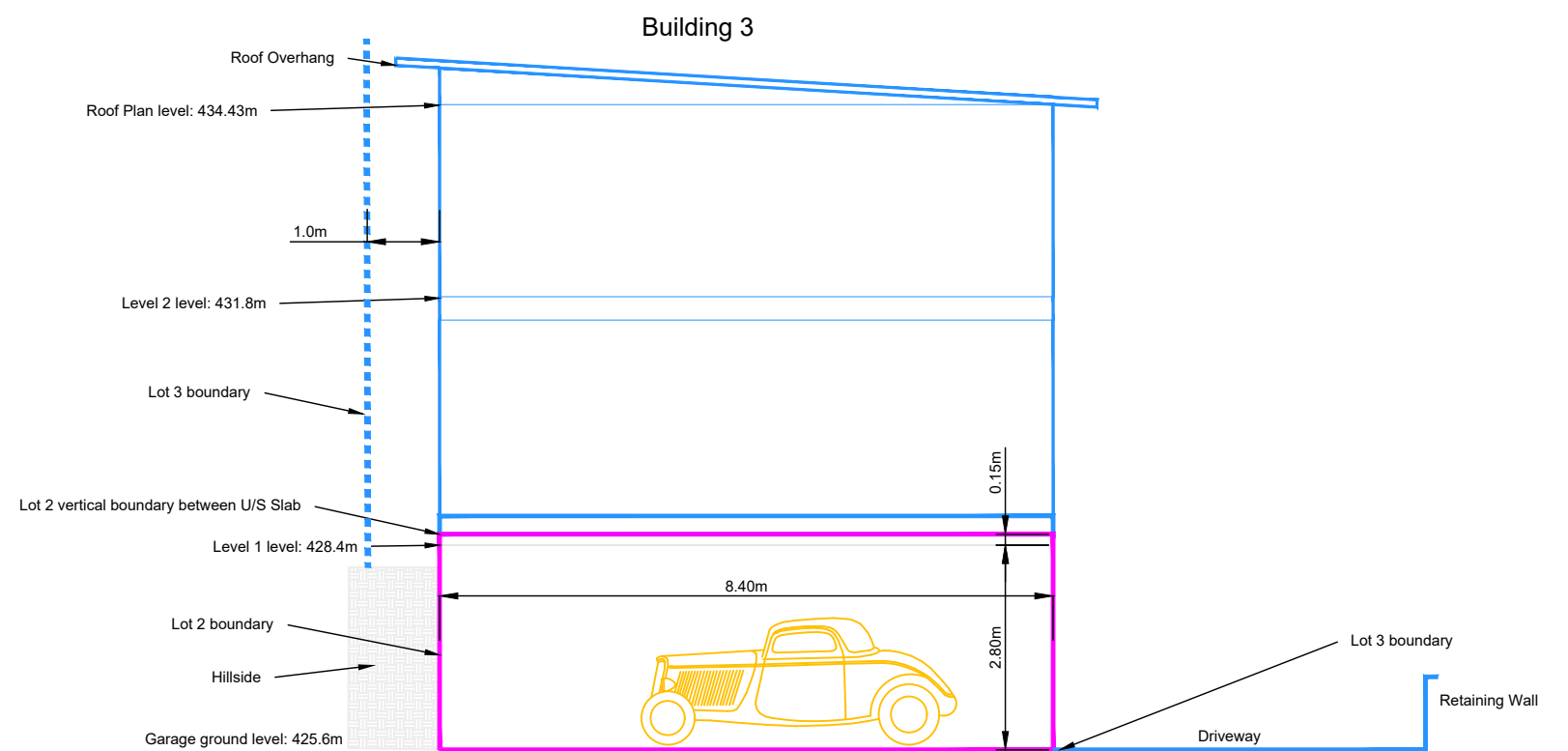
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM230841**

Monday, 11 December 2023



Section View # 1



Section View # 2

REV.	DATE:	REVISION DETAILS:	DRAWN:	CHECKED:
A	28/2/23	Initial release	SR	BM

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to Jason Glew. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
**SECTION VIEWS
10 ST PETERS PLACE
JASON GLEW**

DATE: 28 Feb 2023	Scale 1:100	DRAWING & ISSUE No.
BY: Steven Ruffilli	Original Plan A3	5788.2R.2A

AURUM SURVEY

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



Sheet List				
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A001	Notes sheet 1	A	Building Consent Issue	30/03/2022
A002	Notes sheet 2	A	Building Consent Issue	30/03/2022
A003	Notes sheet 3	A	Building Consent Issue	30/03/2022
A100	Site Plan	A	Building Consent Issue	30/03/2022
A110	Proposed Floor Plan - Garage	A	Building Consent Issue	30/03/2022
A111	Proposed Floor Plans	A	Building Consent Issue	30/03/2022
A120	Foundation Plans	A	Building Consent Issue	30/03/2022
A122	Level 2 Midfloor Plan	A	Building Consent Issue	30/03/2022
A125	Roof Plans	A	Building Consent Issue	30/03/2022
A126	Bracing Plans	A	Building Consent Issue	30/03/2022
A127	Proposed Drainage Plans	A	Building Consent Issue	30/03/2022
A128	Plumbing Schematic	A	Building Consent Issue	30/03/2022
A130	Fire Protection Plans	A	Building Consent Issue	30/03/2022
A133	Fire Protection Elevations	A	Building Consent Issue	30/03/2022
A141	Wall Framing Plan - Garage	A	Building Consent Issue	30/03/2022
A142	Wall Framing Plan	A	Building Consent Issue	30/03/2022
A200	Elevations	A	Building Consent Issue	30/03/2022
A201	Elevations	A	Building Consent Issue	30/03/2022
A300	Sections	A	Building Consent Issue	30/03/2022
A301	Sections	A	Building Consent Issue	30/03/2022
A302	Sections Deck	A	Building Consent Issue	30/03/2022
A303	Fire Protection Sections	A	Building Consent Issue	30/03/2022
A400	Abado Cladding Details	A	Building Consent Issue	30/03/2022
A401	Abado Cladding Details	A	Building Consent Issue	30/03/2022
A402	Metalcraft ESPAN Cladding	A	Building Consent Issue	30/03/2022
A403	Metalcraft ESPAN Cladding	A	Building Consent Issue	30/03/2022
A404	Metalcraft ESPAN Cladding	A	Building Consent Issue	30/03/2022
A405	Metalcraft ESPAN Roofing	A	Building Consent Issue	30/03/2022
A406	Masonry Block Details	A	Building Consent Issue	30/03/2022
A407	Masonry Block - Schist	A	Building Consent Issue	30/03/2022
A408	Deck - Nuroply Details	A	Building Consent Issue	30/03/2022
A409	Deck - Nuroply Details	A	Building Consent Issue	30/03/2022
A410	Deck - Nuroply Details	A	Building Consent Issue	30/03/2022
A411	Timber Deck Details	A	Building Consent Issue	30/03/2022
A412	Fire & Acoustic Details	A	Building Consent Issue	30/03/2022
A413	Fire & Acoustic Details	A	Building Consent Issue	30/03/2022
A414	Lintel Fixings	A	Building Consent Issue	30/03/2022
A415	Retaining Wall Waterproofing	A	Building Consent Issue	30/03/2022
A416	Shower Waterproofing details	A	Building Consent Issue	30/03/2022
A420	Internal Details	A	Building Consent Issue	30/03/2022
A421	Internal Moisture Details	A	Building Consent Issue	30/03/2022
A530	Ensuite plans L1	A	Building Consent Issue	30/03/2022
A531	Ensuite plans L2	A	Building Consent Issue	30/03/2022
A611	Door Schedule - Garage	A	Building Consent Issue	30/03/2022
A612	Door Schedule - L1	A	Building Consent Issue	30/03/2022
A613	Door Schedule - L2	A	Building Consent Issue	30/03/2022
A711	Window Schedule - Garage	A	Building Consent Issue	30/03/2022
A712	Window Schedule - L1	A	Building Consent Issue	30/03/2022
A713	Window Schedule - L2	A	Building Consent Issue	30/03/2022

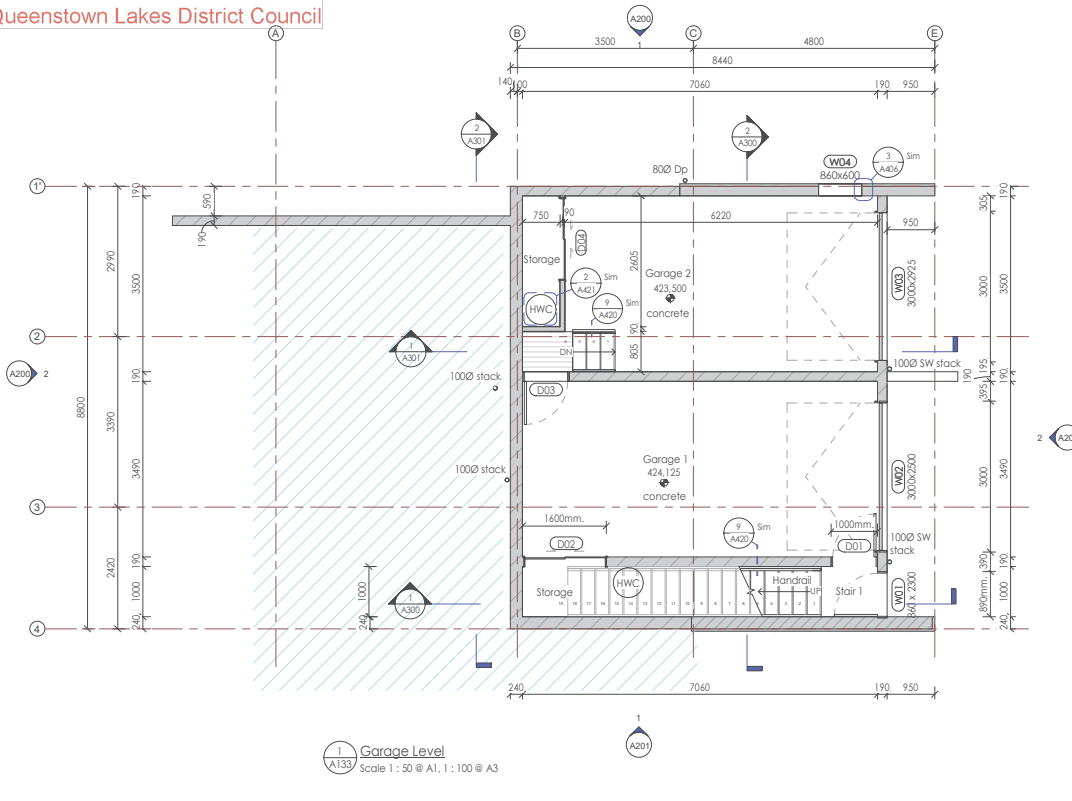
Project number 7382

Proposed Multi-Unit Dwelling - Bld. 1 Stage 2 for Jason & Dan Glew & Proapt Trustees Ltd 10A St Peters Place, Queenstown

Building Consent



76 / 331 Rosedale Road - Albany - Auckland
PO Box 301 935 - Albany - Auckland 0752
P: +64 9 915 5345 - W: fatparrot.co.nz



Building one foundation and block walls completed as part of stage 1 - **BC221652**

REV	DATE	DESCRIPTION
A	03/03/2023	Building Consent Issue
B	14/06/2023	RFI

FLOOR AREAS:

Garage Level	
O/A Foundation:	- 66.30m ²
Level 1: (GFA unit - 70m ²)	- 83.65m ²
Level 2: (GFA unit - 79m ²)	- 86.40m ²
Total Floor area:	236.35m²

excludes patios and porches

Interior Stair 1

19 risers: 178 mm
Treads: 280 mm
incl. 20mm nosing

Interior Stair 2

17 risers: 188 mm
Treads: 280 mm
incl. 20mm nosing

Exterior Stair

Max riser: 190 mm
Min treads: 300 mm

Building Consent

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on site before commencing work. Read in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the project and purposes for which they were supplied by Fat Parrot Architecture.

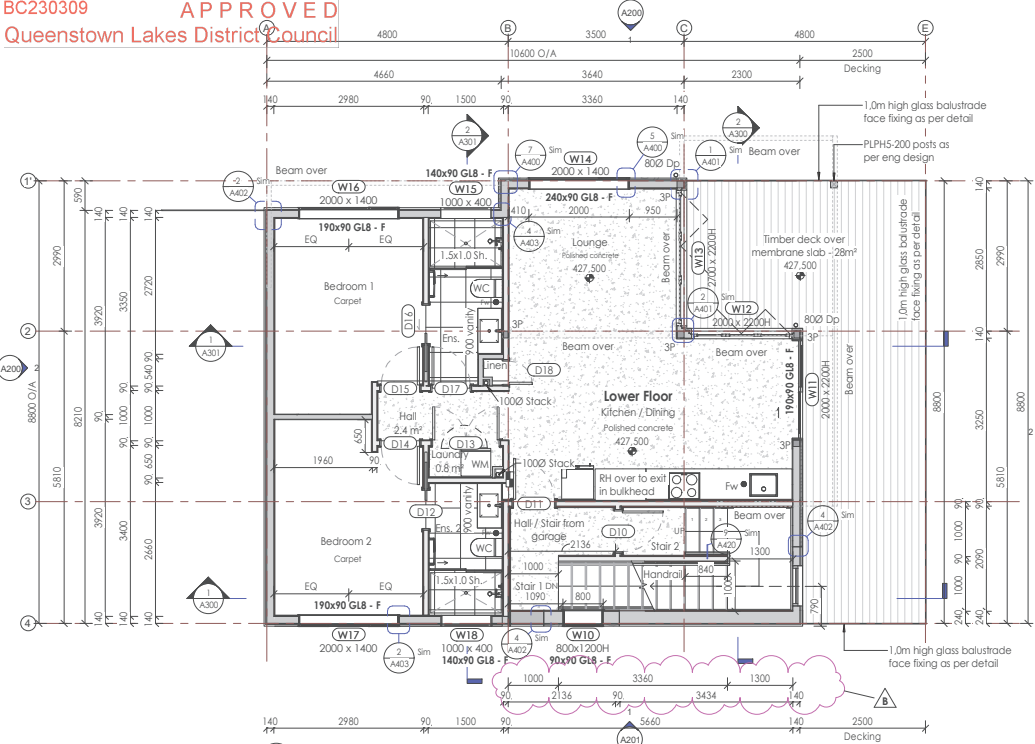


7b / 331 Rosedale Road - Albany - Auckland
PO Box 301/935 - Albany - Auckland 0702
P: +64 9 915 5345 - W: fatparrot.co.nz

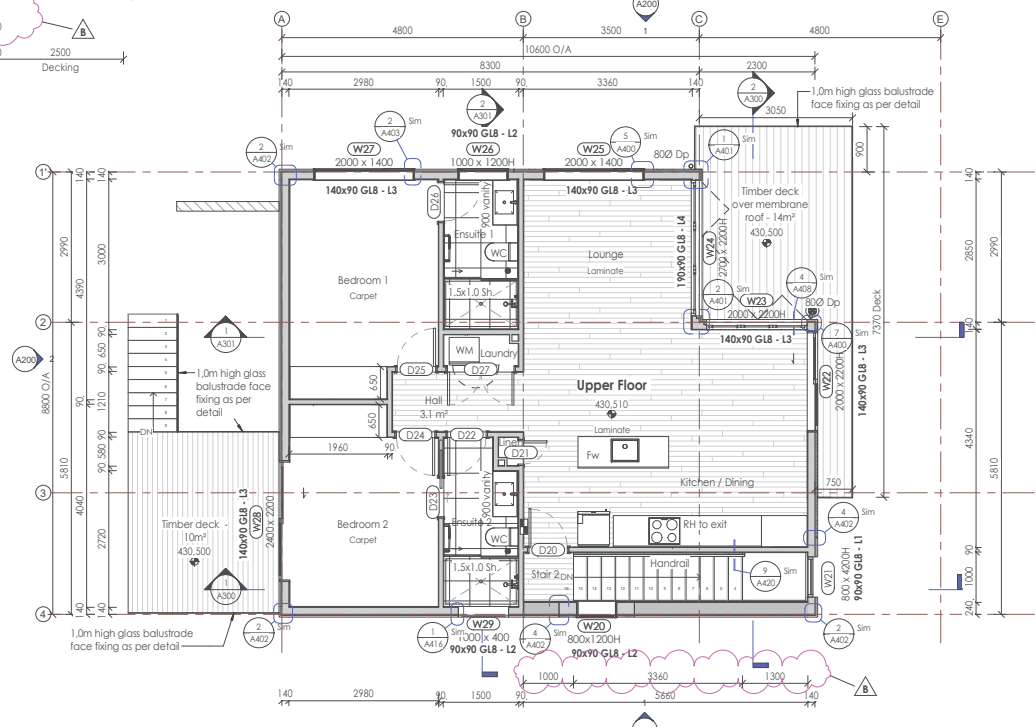
PROJECT
Proposed Multi-Unit Dwelling -
Bld. 1 Stage 2 for Jason & Dan
Glew & Proppt Trustees Ltd
10A St Peters Place,
Queenstown

Proposed Floor Plan - Garage

SCALE @ A1:	1: 50	DATE:	2021
SCALE @ A3:			
PROJECT No:	7382	SHEET No:	A110
		REVISION:	B



1 Floor Plan L1 Scale 1:50 @ A1, 1:100 @ A3



2 Floor Plan L2 Scale 1:50 @ A1, 1:100 @ A3

REV	DATE	DESCRIPTION
A	03/03/2023	Building Consent Issue
B	14/04/2023	RFI

Window legend:
 Lintel Fixing → F
 Lintel Size → 2/190x45 SGB
 Studs → S
 Window Tag → WI211

Refer to window schedule for window sizes and heights.
 Refer to Detail 1 on Sheet 414 for lintel fixing details.

FLOOR AREAS:
 Garage Level O/A foundation: 66.30m²
 Level 1: (GFA Unit - 70m²) - 83.65m²
 Level 2: (GFA Unit - 79m²) - 86.40m²
Total floor area: 236.35m²
 excludes patios and porches

Interior Stair 1
 19 risers: 178 mm
 Treads: 280 mm
 incl. 20mm nosing

Interior Stair 2
 17 risers: 188 mm
 Treads: 280 mm
 incl. 20mm nosing

Exterior Stair
 Max riser: 190 mm
 Min treads: 300 mm

Building Consent

NOTE: All work to comply with the NZ Building Code. Contractor must verify all dimensions, levels and angles on the before commencing work. Read in conjunction with specifications plus other consultants and manufacturers documents. Refer any discrepancies to the Architect. Do not scale. No system or material substitutions without written approval. These drawings are Copyrighted and are only to be used for the project and purposes for which they were supplied by Fat Parrot Architecture.

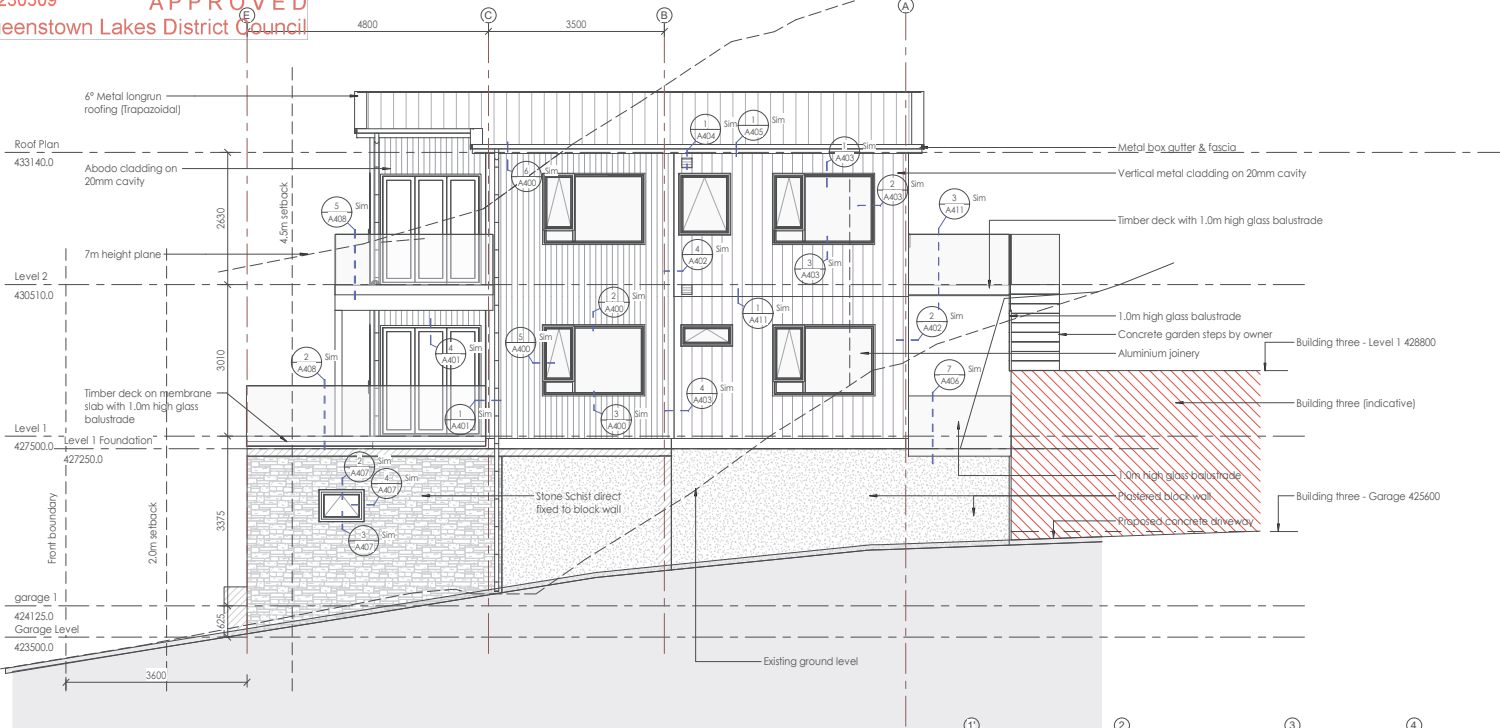


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PROJECT
 Proposed Multi-Unit Dwelling -
 Bld. 1 Stage 2 for Jason & Dan
 Glew & Propriet Trustees Ltd
 10A St Peters Place,
 Queenstown
 Proposed Floor Plans

SCALE @ A1	SCALE @ A3	DATE	REVISION
1:50	1:100	2021	
PROJECT No	SHEET No	DATE	REVISION
7382	A111		B

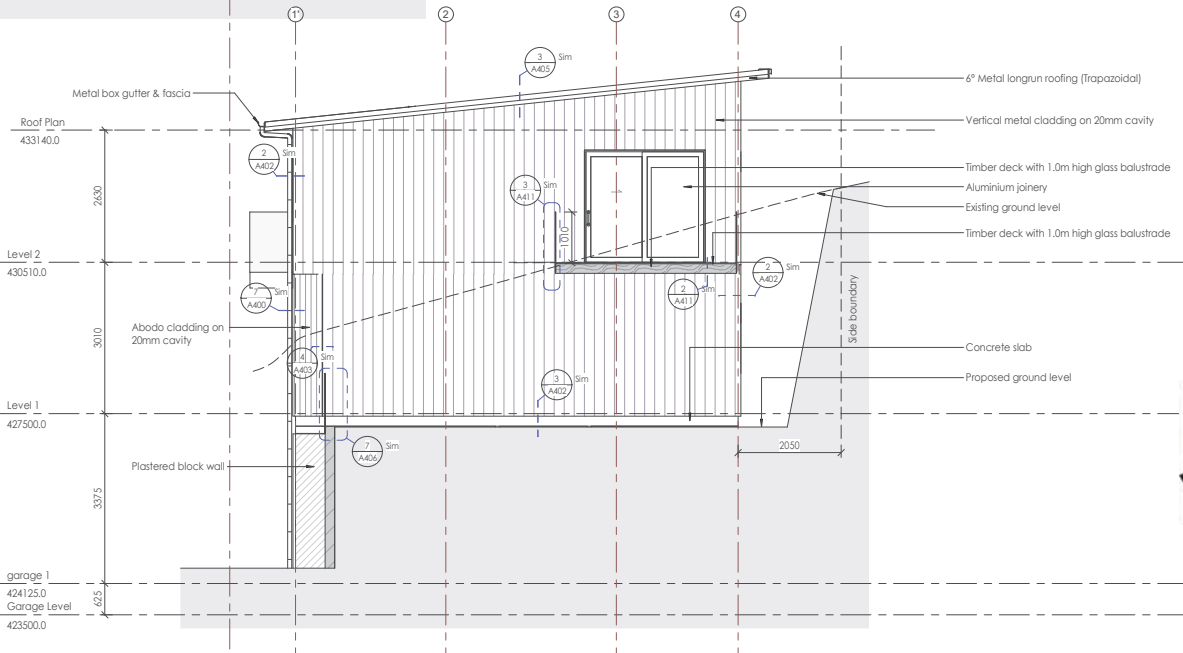
REV	DATE	DESCRIPTION
A	03/04/2023	Building Consent Issue



1 Elevation 1
Scale 1:50 @ A1, 1:100 @ A3

RISK MATRIX - All Elevations

Risk factor	LOW	MED	HIGH	V.H.	Subtotals
Wind Zone (per NZS3604)	0	0	1	2	2
Number of storeys	0	1	2	4	2
Roof/Wall intersection design	0	1	3	5	0
Eaves width	0	1	2	5	5
Envelope complexity	0	1	3	6	3
Deck design	0	2	4	6	6
Total risk score					18



2 Elevation 2
Scale 1:50 @ A1, 1:100 @ A3

Building Consent

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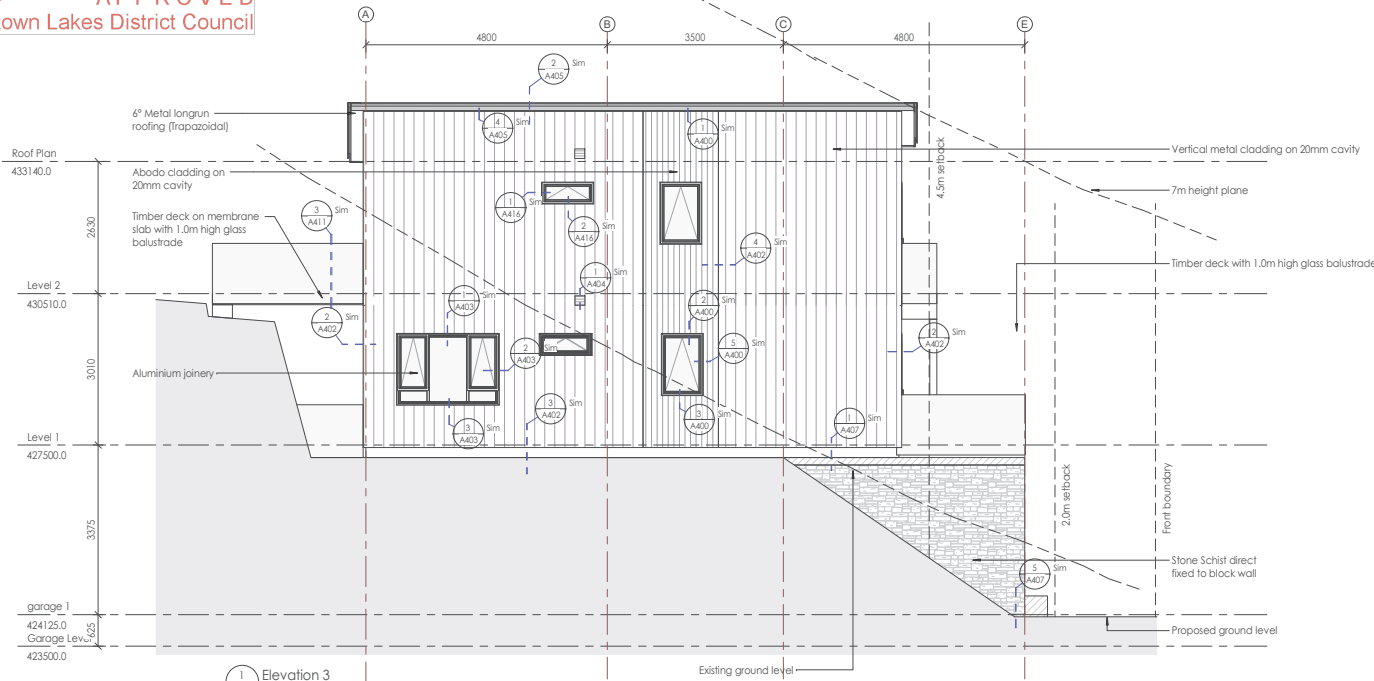


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PROJECT
Proposed Multi-Unit Dwelling -
Bld. 1 Stage 2 for Jason & Don
-Glew & Propp Trustees Ltd
10A St Peters Place,
Queenstown

SCALE @ A1	SCALE @ A3	DATE	REVISION
As Indicated	As Indicated	2021	
PROJECT No	SHEET No	REVISION	
7382	A200	A	

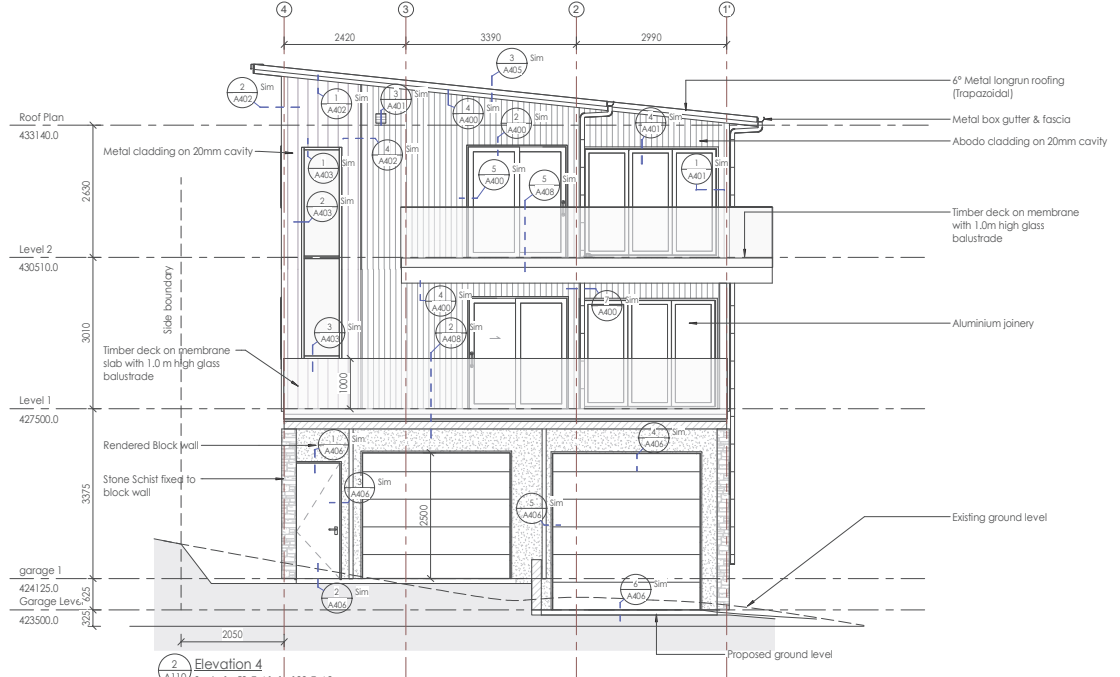
REV	DATE	DESCRIPTION
A	03/01/2022	Building Consent Issue



1 Elevation 3
A110 Scale 1 : 50 @ A1, 1 : 100 @ A3

RISK MATRIX - All Elevations

Risk factor	LOW	MED	HIGH	V.H.	Subtotals
Wind Zone (per NZS3604)	0	0	1	2	2
Number of storeys	0	1	2	4	2
Roof/Wall intersection design	0	1	3	5	0
Eaves width	0	1	2	5	5
Envelope complexity	0	1	3	6	3
Deck design	0	2	4	6	6
Total risk score					18



2 Elevation 4
A110 Scale 1 : 50 @ A1, 1 : 100 @ A3

Building Consent

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PROJECT
Proposed Multi-Unit Dwelling -
Bld. 1 Stage 2 for Jason & Dan
Glew & Propriet Trustee Ltd
10A St Peters Place,
Queenstown
Elevations

SCALE @ A1: As Indicated	DATE: 2021
PROJECT No	SHEET No
7382	A201
REVISION	A

PROPOSED MULTI-UNIT DWELLING - BLDG. 3
FOR
JASON & DAN GLEW & PROAPT TRUSTEES LTD
AT
10B ST PETERS PLACE, QUEENSTOWN



SHEET	PLAN SET INDEX	SHEET	PLAN SET INDEX
P-01	COVER PAGE	E-03	WEST ELEVATION
P-02	SITE PLAN	E-04	SOUTH ELEVATION
P-03	SEDIMENT CONTROL PLAN	S-01	CROSS SECTION A-A
P-04	GARAGE DRAINAGE PLAN	S-02	CROSS SECTION B-B
P-05	LEVEL 1 DRAINAGE PLAN	S-03	CROSS SECTION C-C
P-06	LEVEL 2 DRAINAGE PLAN	S-04	SCHEDULE OF DOORS
P-07	PLUMBING SCHEMATIC	S-05	SCHEDULE OF WINDOWS
P-08	ROOF CATCHMENT PLAN	D-01	FOUNDATION DETAILS
P-09	GARAGE FLOOR PLAN	D-02	ALPINE STONE JOINERY & JUNCTION DETAILS
P-10	GARAGE DIMENSION PLAN	D-03	ALPINE STONE CORNER, BASE, JUNCTION & PENETRATION DETAILS
P-11	GARAGE FLOOR FRAMING/CLADDING & WINDOW SETOUT PLAN	D-04	ALPINE STONE JUNCTION & SOFFIT DETAILS
P-12	LEVEL 1 FLOOR PLAN	D-05	VERT. ABODO VULCAN & BASE DETAILS
P-13	LEVEL 1 DIMENSION PLAN	D-06	VERT. ABODO VULCAN CORNER & PENETRATION DETAILS
P-14	LEVEL 1 FRAMING/CLADDING & WINDOW SETOUT PLAN	D-07	VERT. ABODO VULCAN ENCLOSE DECK, SOFFIT & JOINERY DETAILS
P-15	LEVEL 2 FLOOR PLAN	D-08	VERT. ABODO VULCAN ROOF DETAILS
P-16	LEVEL 2 DIMENSION PLAN	D-09	VERT. METCOM 965 JOINERY & BASE DETAILS
P-17	LEVEL 2 FRAMING/CLADDING & WINDOW SETOUT PLAN	D-10	VERT. METCOM 965 CORNER, JUNCTION & SOFFIT DETAILS
P-18	GARAGE FOUNDATION PLAN	D-11	VERT. METCOM 965 ROOF DETAILS - SHEET 01
P-19	LEVEL 1 FOUNDATION PLAN	D-12	VERT. METCOM 965 ROOF DETAILS - SHEET 02
P-20	LEVEL 2 MID-FLOOR JOIST LAYOUT	D-13	HANDRAIL/STAIRCASE DETAIL
P-21	GARAGE FLOOR ROOF/STUD FIXING/LINTEL FIXING PLAN	D-14	TILED SHOWER TO TIMBER FLOOR DETAILS
P-22	LEVEL 01 ROOF/STUD FIXING/LINTEL FIXING PLAN	D-15	SHOWER/WET AREA DETAILS
P-23	LEVEL 02 ROOF/STUD FIXING/LINTEL FIXING PLAN	D-16	CLEARANCE TO COMBUSTIBLE & PIPE THROUGH WALL
P-24	GARAGE BRACING PLAN	D-17	HWC & SEISMIC RESTRAINT DETAILS
P-25	LEVEL 1 BRACING PLAN	D-18	FIRE RATED WALL DETAILS - SHEET 01
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P-27	STUD TO TOP PLATE/LINTEL FIXING DETAILS	D-20	FIRE RATED FLOOR/CEILING - TIMBER JOISTS DETAIL
P-28	ROOF BRACE & TOP PLATE FIXING DETAILS	D-21	FIRE RATED JUNCTION DETAILS
P-29	BRACE FIXING DETAILS	D-22	FIRE RATED PENETRATION DETAILS
P-30	GARAGE AREA ELECTRICAL PLAN	D-23	FIRE RATED ROOF DETAILS
P-31	LEVEL 1 ELECTRICAL PLAN	D-24	CONCRETE DECK DETAILS - SHEET 01
P-32	LEVEL 2 ELECTRICAL PLAN	D-25	CONCRETE DECK DETAILS - SHEET 02
E-01	NORTH ELEVATION	D-26	TIMBER DECK DETAILS
E-02	EAST ELEVATION	D-27	BOTTOM PLATE FIXING, PENETRATION, ROOF TRANSITION & ORG DETAILS
		D-28	FLOOR JOIST STIFFENER

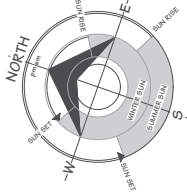


DATE: 08 MAY 24	SHEET: P-01
JOB #: 23074	TOTAL SHEETS: 70
COVER PAGE	
SCALE: NOT TO SCALE	

REV. COLOUR	ISSUED BY	REVISION	DATE OF ISSUE
BC RFI-01	XDD	BC RFI	05.08.24
BC RFI-02	XDD	BC RFI	05.17.24

Note: This plan is subject to the developer's approval and local district council verification and approval.

Queenstown Lakes District Council



LOT 1 DP 512388
900m²

WIND ZONE: VERY HIGH
EARTHQUAKE ZONE: 3
CORROSION ZONE: B
SNOW LOADING: N5 (450m)

BUILDING FOOTPRINT: 110.76m²
SITE COVERAGE: 12.31% (40% MAX)

LOWER DENSITY SUBURBAN RESIDENTIAL ZONE
QUEENSTOWN LAKES DISTRICT COUNCIL

**NOTE: HAZARD MANAGEMENT
TEMPORARY FENCING**

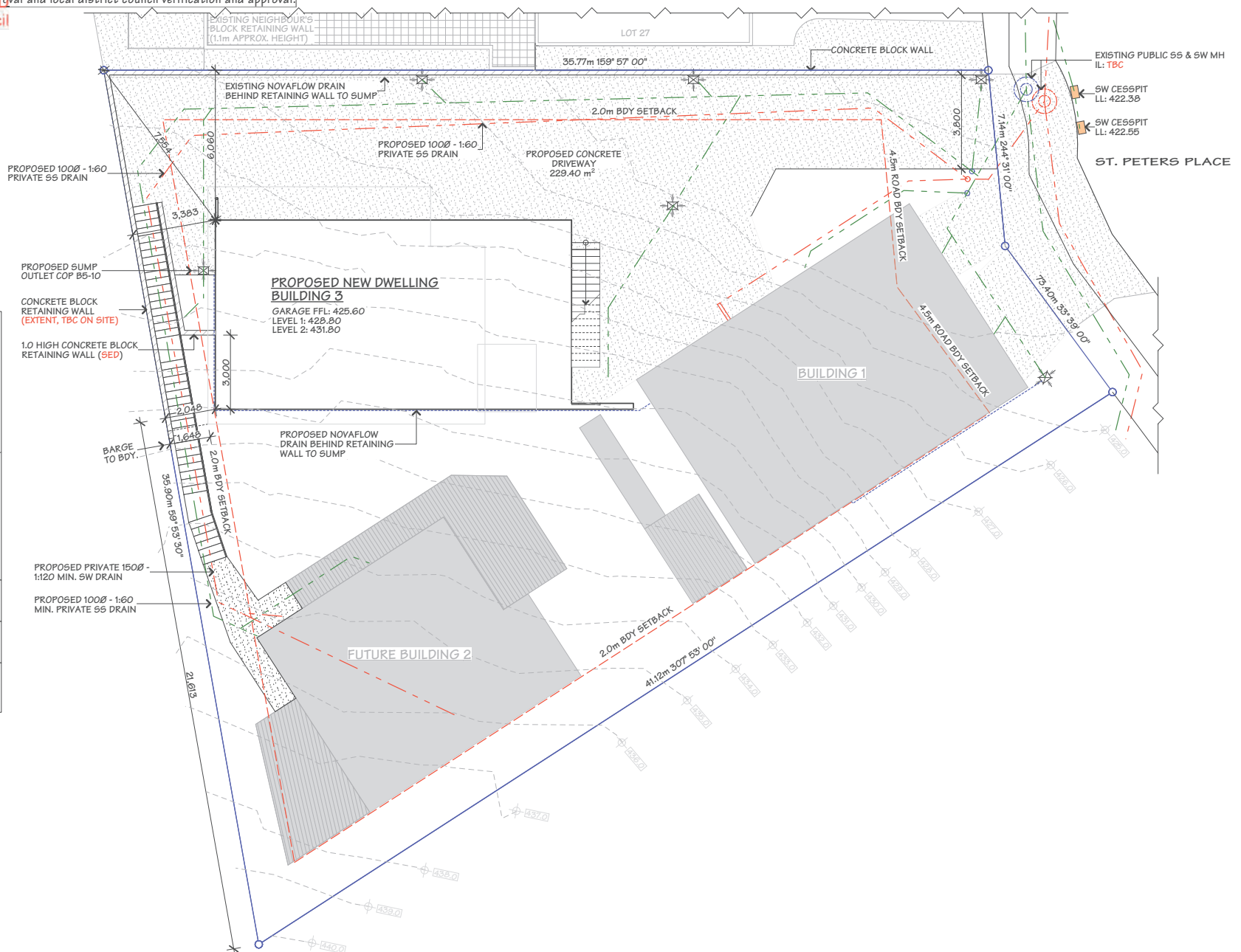
IF A WORK SITE IS NOT COMPLETELY ENCLOSED AND UNAUTHORISED ENTRY BY CHILDREN IS LIKELY, IT IS ACCEPTABLE FOR SPECIFIC HAZARDS TO BE FENCED ONLY WHEN WORKERS ARE ABSENT FROM THE IMMEDIATE VICINITY WHERE A POTENTIAL HAZARD AT A WORK SITE MAKES A SAFETY BARRIER NECESSARY, A BARRIER COMPLYING WITH TABLE 1, NZBC F5/AS1 IS AN ACCEPTABLE SOLUTION

- PATIO AND PAVING TO FRONT DOOR TO COMPLY WITH NZBC D1.2.1 SLIP RESISTANCE TABLE 2. MAXIMUM STEP HEIGHT TO COMMON / MAIN PRIVATE STAIRWAYS TO BE 190mm.

DISCLAIMER:
FINISH FLOOR LEVEL MUST BE VERIFIED ON SITE IN CONJUNCTION WITH DATUM PRIOR TO COMMENCEMENT OF WORK

EARTHWORKS TO GEOTECH REPORT.

REFER TO: RDA CONSULTING GEOTECHNICAL-CIVIL-ENVIRONMENTAL, JOB NO. 51746



JOB TITLE:
JASON & DAN GLEW & PROAPT TRUSTEES LTD

DRAWING TITLE:
SITE PLAN

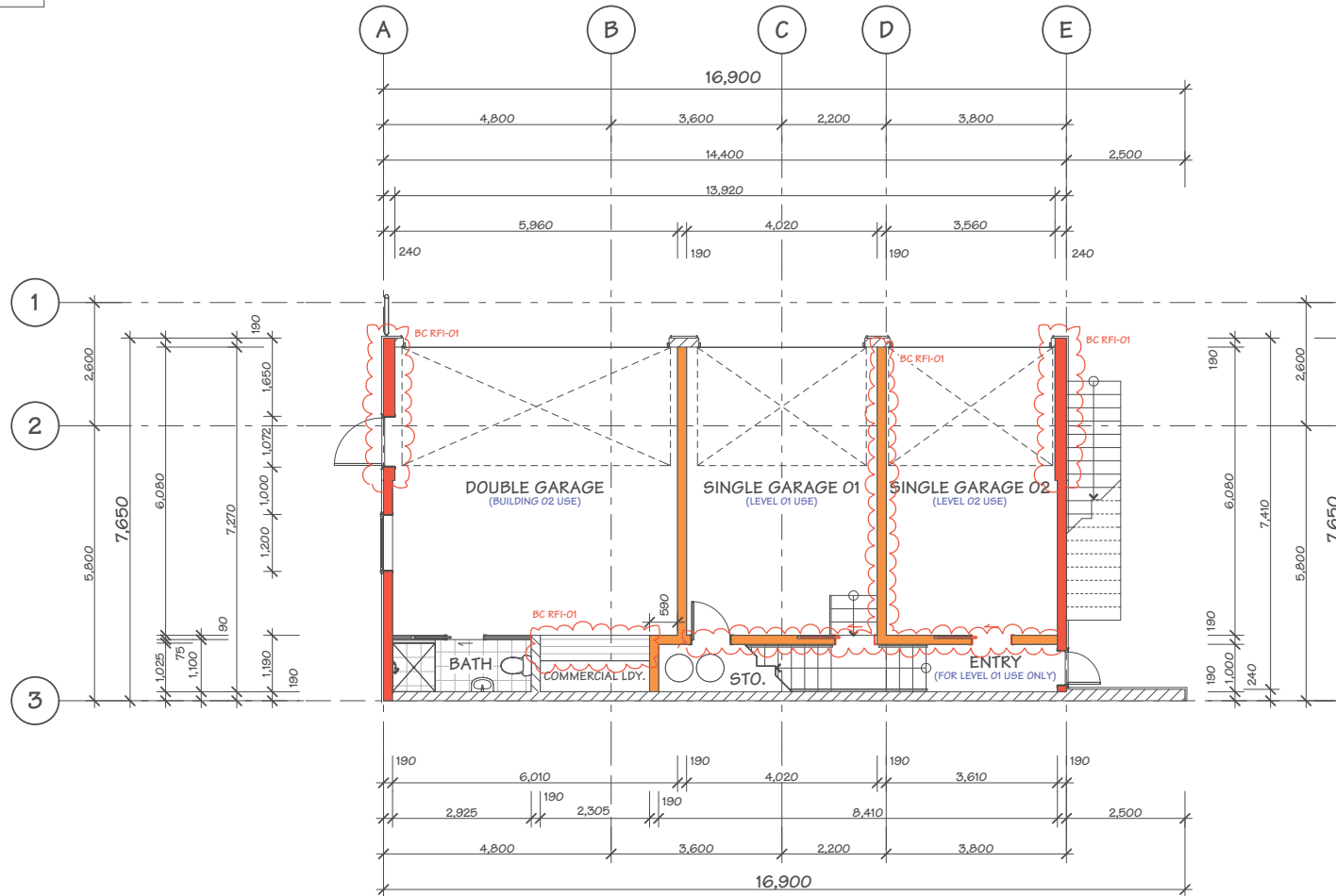
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DP: 512388
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DATE OF ISSUE: 23 FEB 24	DESIGNER: XDD	SCALE: 1:150	SHEET: P-02
PUBLISHED REF NO.: 240307.1920	DRAWN: JAM	JOB#: 23074	TOTAL SHEETS: 70
VERSION: WD-01	REV. NO. 01	CHECKED: MS	

Not this plan is subject to developer's approval and local district council verification and approval.

NOTES
 BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE COMMENCING CONSTRUCTION
 ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS
 DOUBLE GLAZING TO ALL EXTERIOR JOINERY
 OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE



JOB TITLE:
JASON & DAN GLEW & PROAPT TRUSTEES LTD

DRAWING TITLE:
GARAGE DIMENSION PLAN

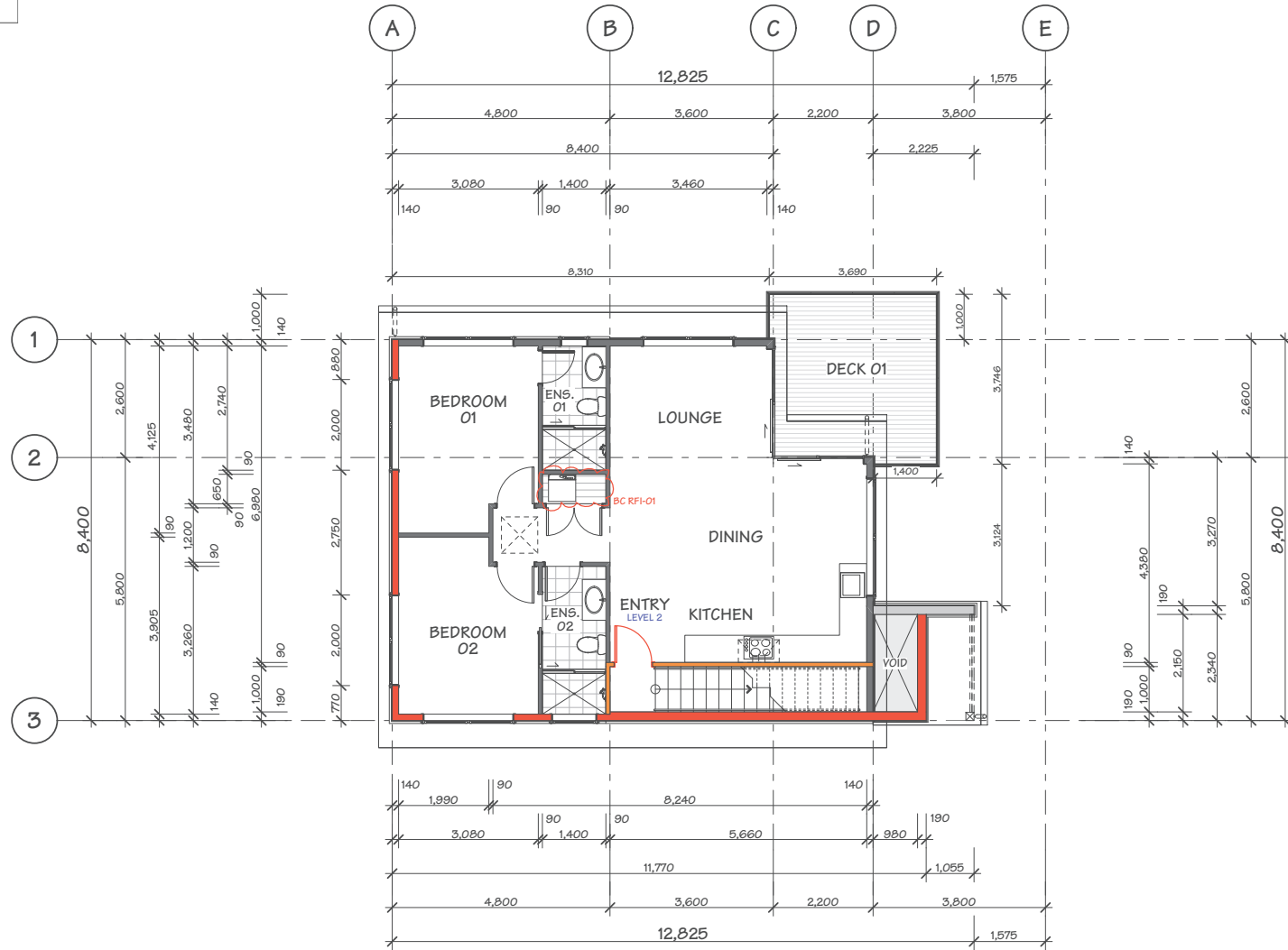
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 LOT: 1
 DP: 512388
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PUBLISHED REF NO.: 240508.1520	DRAWN: JAM	JOB#:	
VERSION: BC RFI-01	REV. NO. 01	CHECKED: MS	

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 ALL GLAZING TO COMPLY WITH NZS 4223 INCLUDING SAFETY GLASS TO SHOWER DOORS
 DOUBLE GLAZING TO ALL EXTERIOR JOINERY
 OFFSET JOINERY IS DIMENSIONED OTHERWISE CONSIDERED CENTRED IN WALL SPACE



JOB TITLE:
JASON & DAN GLEW & PROAPT TRUSTEES LTD

DRAWING TITLE:
LEVEL 2 DIMENSION PLAN

LEGAL DESCRIPTION:
 LOT: 1
 DP: 512388
 ADDRESS: 10B ST PETERS PLACE, QUEENSTOWN

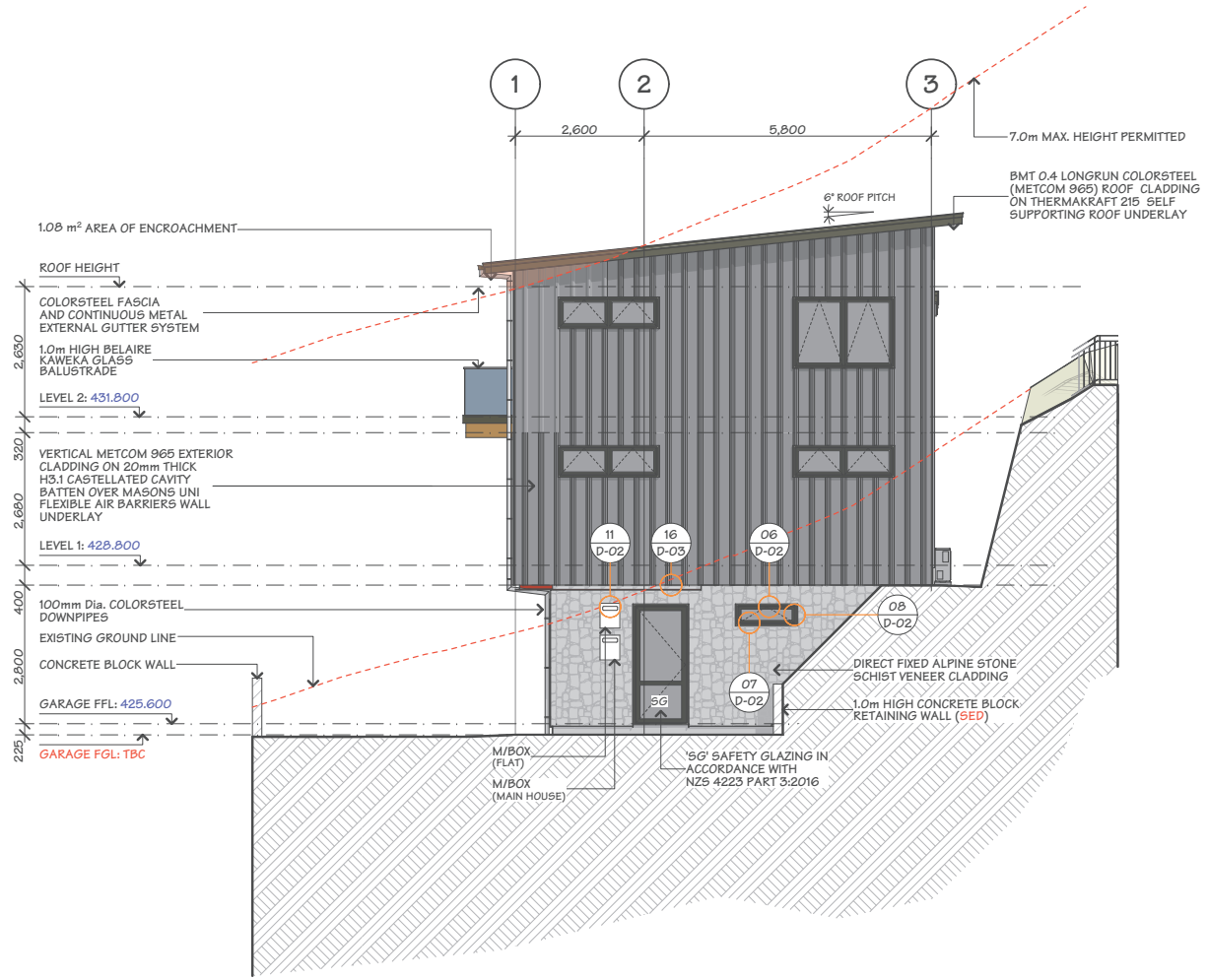
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DATE OF ISSUE: 23 FEB 24		DESIGNER: XDD	SCALE: 1:100	SHEET: P-16
PUBLISHED REF NO.: 240508.1520		DRAWN: JAM		
VERSION: BC RFI-01	REV. NO. 01	CHECKED: MS	JOB#: 23074	TOTAL SHEETS: 70

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Queenstown Lakes District Council

BUILDING ENVELOPE RISK MATRIX		
Risk Matrix Applies to North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		14



JOB TITLE:
JASON & DAN GLEW & PROAPT TRUSTEES LTD

DRAWING TITLE:
NORTH ELEVATION

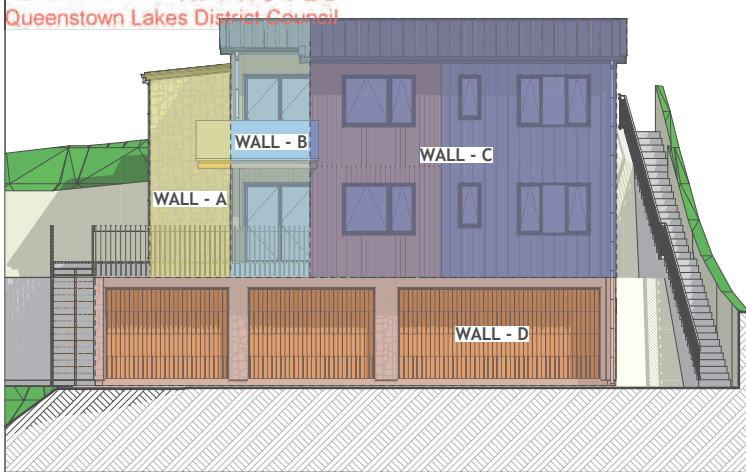
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 LOT: 1
 DP: 512388
 ADDRESS: 10B ST PETERS PLACE, QUEENSTOWN

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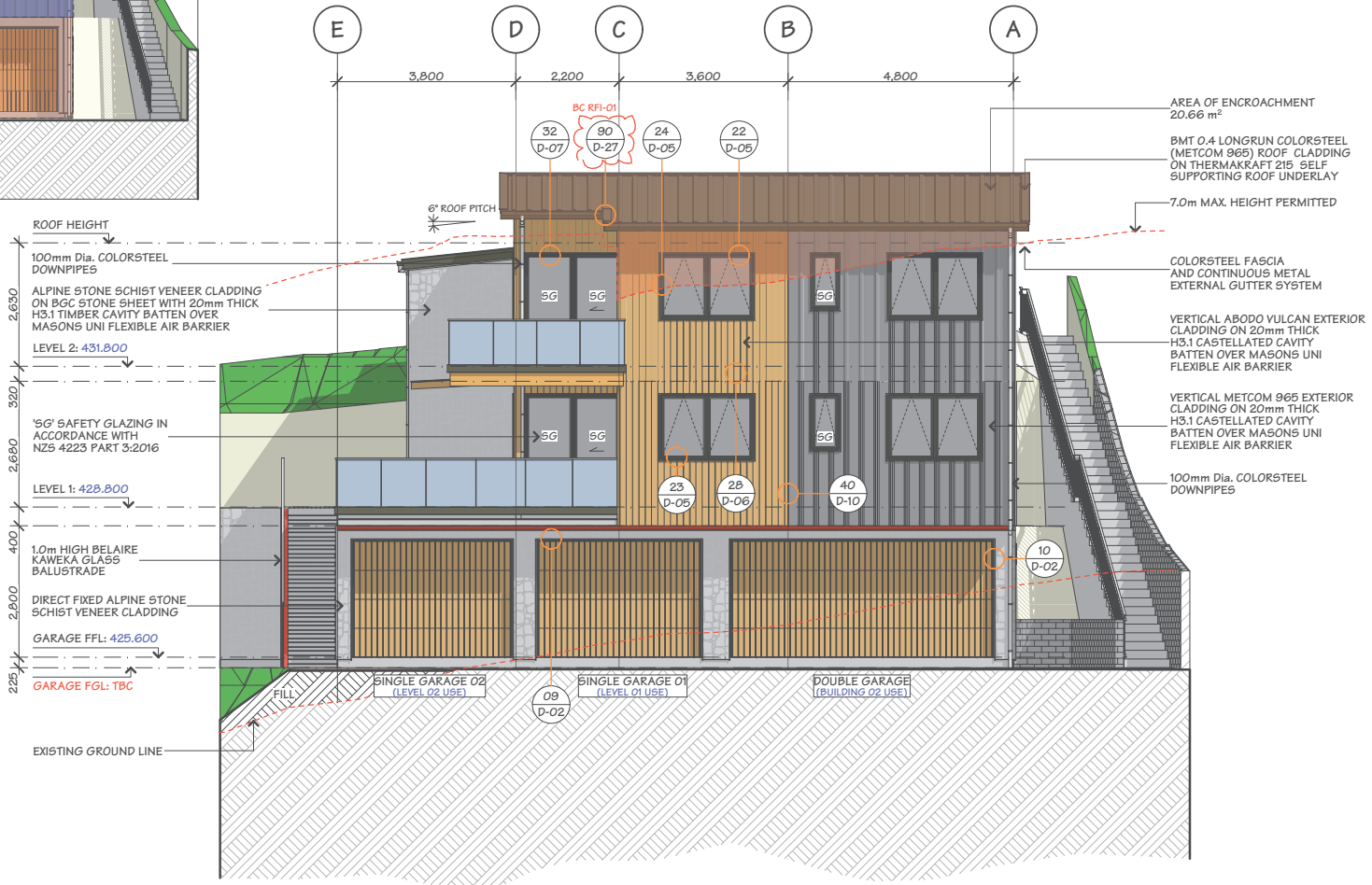
DATE OF ISSUE: 23 FEB 24	DESIGNER: XDD	SCALE: 1:100	SHEET: E-01
PUBLISHED REF NO.: 240307.1920	DRAWN: JAM	JOB#: 23074	
VERSION: WD-01	REV. NO. 01	CHECKED: MS	TOTAL SHEETS: 70

Note: This plan is subject to developer's approval and local district council verification and approval.

Queenstown Lakes District Council



BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION (WALL-A)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Medium risk	2
Total Risk Score:		12
BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION (WALL-B)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Very high risk	6
Total Risk Score:		12
BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION (WALL-C)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7
BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION (WALL-D)		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		8



JOB TITLE:
JASON & DAN GLEW & PROAPT TRUSTEES LTD

DRAWING TITLE:
EAST ELEVATION

LEGAL DESCRIPTION:
LOT: 1
DP: 512388
ADDRESS: 10B ST PETERS PLACE, QUEENSTOWN

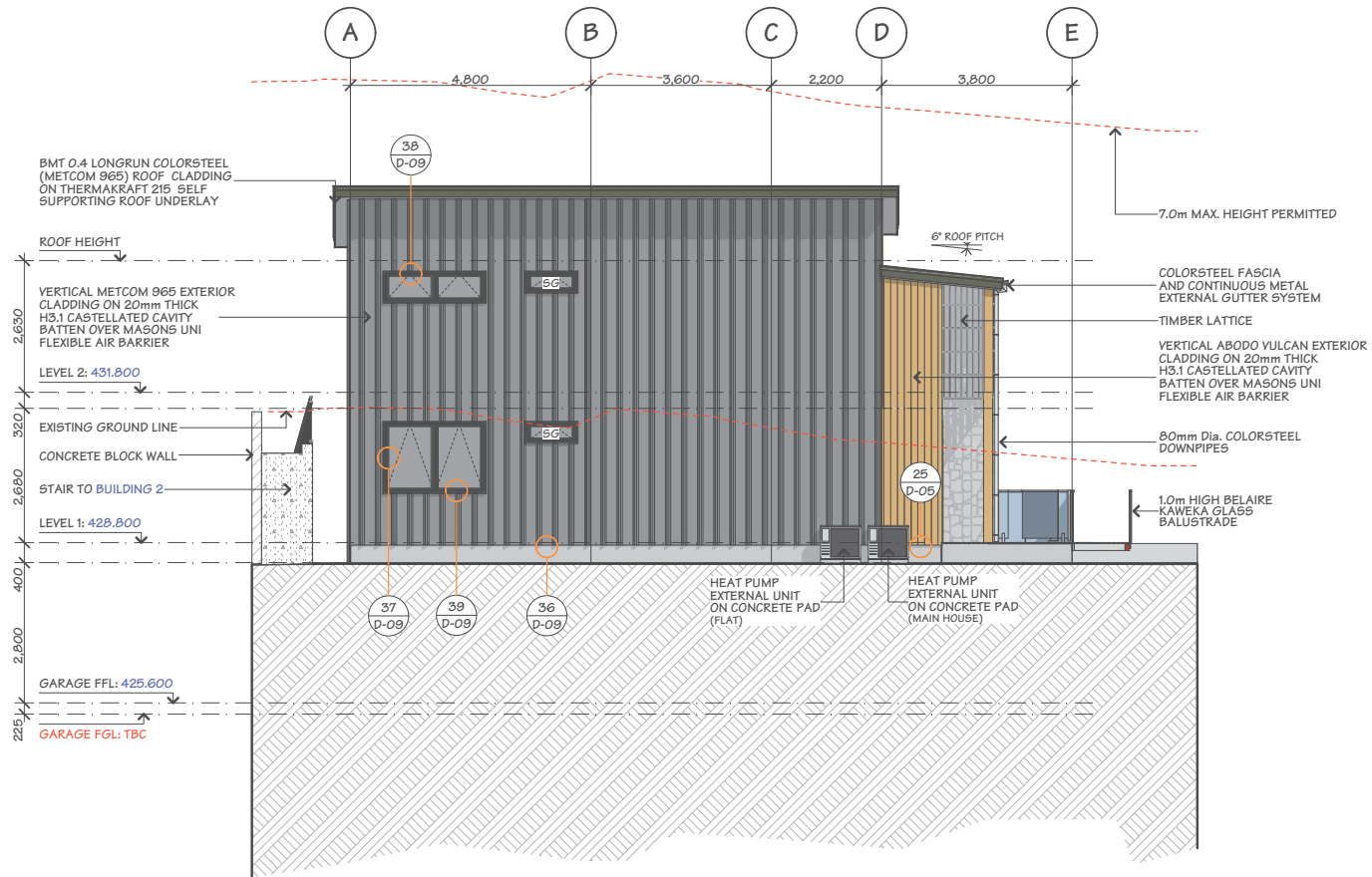
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PUBLISHED REF NO.: 240508.1520	DRAWN: JAM	JOB#: 23074	
VERSION: BC RFI-01	REV. NO.: 01	CHECKED: MS	TOTAL SHEETS: 70

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Queenstown Lakes District Council

BUILDING ENVELOPE RISK MATRIX		
Risk Matrix Applies to West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Very high risk	4
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	High risk	3
Deck design	Medium risk	2
Total Risk Score:		13



JOB TITLE:
JASON & DAN GLEW & PROAPT TRUSTEES LTD

DRAWING TITLE:
WEST ELEVATION

LEGAL DESCRIPTION:
LOT: 1
DP: 512388
ADDRESS: 10B ST PETERS PLACE, QUEENSTOWN

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PUBLISHED REF NO.: 240307.1920	DRAWN: JAM	JOB#: 23074	
VERSION: WD-01	REV. NO. 01	CHECKED: MS	TOTAL SHEETS: 70