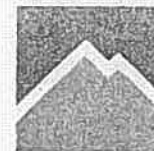


APPENDIX 1: Resource Consent RM010927



QUEENSTOWN
LAKES DISTRICT
COUNCIL

File: RM010927
Valuation Number: 2906102703
Compliance

15 February 2002

David & Sharon Donnelly
195 Stone Street,
WANAKA

Dear Mr & Mrs Donnelly,

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

D & S DONNELLY - RM010927

I refer to your application for land use consent under Section 88 of the Resource Management Act 1991 to erect a new two storey residential building. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 14 February 2002. The subject site is located at Riverbank Road, Wanaka and is legally described as Lot 8 Deposited Plan 300773, contained within Certificate of Title 3819.

The site is zoned Rural B in the Lakes-Queenstown Wakatipu Combined Transitional Plan and the proposal requires a non-complying activity consent pursuant to Section 374(4) of the Resource Management Act 1991 as the activity is not provided for within this plan.

Between 31 August and 14 September 1998 the decisions on submissions to the Proposed District Plan were progressively released. Section 88A of the Resource Management Act 1991 requires all applications received after notification of decisions to be assessed in terms of these decisions and any amendment thereto. Under these decisions the site is zoned Rural General and the proposed activity requires resource consent for a controlled activity pursuant to Rule 5.3.3.2(i)(b) regarding buildings located within an approved building platform, with control reserved over external appearance of the building, associated earthworks, landscaping, access, and provision of services.

RM010927

The application was considered on a non-notified basis in terms of Section 94 of the Act because no persons were deemed to be adversely affected by the granting of the resource consent, and because the adverse effect on the environment of the activity for which consent is sought was considered to be minor.

Decision

Consent is granted pursuant to Sections 104 and 105 of the Act, subject to the following conditions imposed pursuant to Section 108 of the Act:

General Conditions

- 1 That the development be carried out in accordance with the application and plans submitted with the application stamped as "Approved Plans" dated 24 January 2002 and attached to this decision, with the exception of the amendments required by the following conditions of consent.
- 2 That unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement is imposed by this consent shall be at the consent holder's own expense.
- 3 That the consent holder shall pay to Civic Corporation Limited all required administration charges fixed by the Council pursuant to Section 36 of the Act in relation to:
 - a) the administration, monitoring and supervision of this consent; and
 - b) charges authorised by regulations.
- 4 The consent holder shall pay to Civic Corporation Limited an initial fee of \$80 for the costs associated with the monitoring of this resource consent in accordance with Section 35 of the Act.
- 5 That upon completion of the proposed activity, the consent holder shall contact the Compliance Section at Civic Corporation Limited to arrange a time for an inspection of the proposed work to ensure all conditions have been complied with.

Specific Conditions

- 6 / Prior to construction of the dwelling, the consent holder shall forward for the approval of the Principal:Resource Management (Civic Corporation Limited) plans and specifications designed by a suitability qualified and experienced engineer detailing the proposed location and method of an effluent disposal system, designed in terms of AS/NZS 1547:2000, that can effectively and safely dispose of effluent on site.
- 7 X Prior to occupation of the dwelling the consent holder is to supply to the Council a chemical and a recent bacterial test of this water together with details of any treatment required to achieve potability.

- 8/ Prior to construction of the dwelling, the consent holder shall supply and maintain a minimum domestic water storage capacity of not less than 23,000 litres in volume; of this total capacity, a minimum of 14,000 litres shall be maintained as a static firefighting reserve at all times. A fire fighting connection is to be located within 90m of the dwelling. The connection shall have a hardstand area adjacent to allow a fire service appliance to park on it. Access shall be maintained at all times to the hardstand area.
- 9 All services shall be reticulated underground to the dwelling.
- 10 Prior to construction of the dwelling, the vehicle access to the site from the Riverbank Road shall be formed in accordance with Diagram 2, Appendix 7 of the Proposed District Plan, to a minimum width of 3.5 metres with a minimum compacted depth of 150mm M4 AP40 aggregate. The first 6 metres of the access shall be sealed.
- 11 The dwelling and ancillary buildings constructed on the lot shall comply with the following standards:
- (a) Roof colours to be natural, of low reflectivity (cedar shingles, slate, 'galvan' or other similar steel finish but not including plain galvanised), or dark coloursteel colours
 - (b) Wall colours to be natural and recessive (in materials as stated above) or in the range of browns, tussock, greys or natural greens.
- 12/ Prior to construction the final colour selection for roof, cladding, and joinery of the Proposed dwelling shall be submitted for the approval of the principal: Resource Management, Civic Corporation Limited.

Reasons for the Decision

The applicant proposes to erect a new two storey residential building on an approved building platform. The residence will be clad in a mixture of corrugated iron and fibre cement panels with timber trim, utilising earthy regional colours. The house is a contemporary design and will have a maximum height of 6.7 metres from existing ground level. The total floor area is 324.25m². The property is 5.4141 hectares in area. The residence will be situated near the rear of the rectangular shaped site, approximately 100 metres from the rear (eastern) boundary, 260 metres from the front (western) boundary, and approximately 65 metres from each side boundary. The applicant proposes to landscape the site with both ornamental and cropping plant and tree species, with a 0.6-1.2 metre high berm planted in native grasses surrounding the residence. Although access was formed at the time of subdivision, the applicant proposes to alter the location of the access.

Through the relevant objectives and policies, the Proposed District Plan seeks to protect landscape values and amenity in rural areas through avoiding, remedying, or mitigating any adverse effects of proposed activities. The environment surrounding the proposed development, in terms of the Proposed District Plan, is currently considered a visual amenity landscape. (It is noted that the Environment

Court has yet to finalise landscape classifications for Wanaka.) To assess the effects of development in a visual amenity landscape, the Council must take into account the visibility of the proposed development, effects on natural and pastoral character, form and density of development in the environment, cumulative effects and rural amenity.

This part of the district has been predominantly used for pastoral farming. The proposed development is residential and will not be consistent with previous land uses. However, it is considered that potential adverse effects on the landscape are mitigated or remedied through the proposed landscaping. Furthermore, there are similar buildings nearby, thus maintaining visual coherence and it is considered that there was a reasonable expectation for a dwelling to be built on the subject site arising from the approval of the building platform.

The Council retains control over all proposed buildings in the Rural General zone, in regards to external appearance of the building, associated earthworks, access, landscaping, and the provision of services. The proposed residential dwelling will be clad in colours and materials suitable for the surrounding environment (a combination of timber, corrugated iron, and fibre cement panels). CivicCorporation's Landscape Architect has assessed the selection of house colours as submitted with the application and preferred the darker shades for the cladding and roof colours.

Access to the site is from Riverbank Road. The access was formed as a condition of the subdivision resource consent (RM990436). However, the applicant wishes to alter the location of the access and it will need to be formed to Council's standards. Provisions for water, power, and telecommunications to the site were assessed at the time of subdivision and are satisfactory. Provisions for a sewage treatment scheme have yet to be determined and will need to be designed by a suitably qualified person to meet specific standards (refer to condition 6). Each residential building in rural areas requires a water storage tank for fire fighting purposes, hence the inclusion of Condition 8.

The proposed buildings meet all relevant Site and Zone Standards of the Rural General zone. The proposal is consistent with the relevant policies and objectives of the Proposed District Plan.

Other Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 not later than 15 working days from the date this decision is received.

The conditions of this consent include the payment of an initial fee of \$80 to cover the cost of CivicCorp's statutory requirement to monitor the conditions of your resource consent. The initial \$80 is for the first hour of monitoring.

Should your consent require more than one hour of monitoring you will be charged for the additional time.

To minimise your monitoring costs it is strongly recommended that you contact the Compliance Section of CivicCorp when the conditions have been met or with any changes you have to the programmed completion of your consent.

This resource consent is not a consent to build under the Building Act 1991. A consent under this Act must be obtained before construction can begin.

Please contact the Principal: Compliance (Civic Corporation Limited) when the conditions have been met or if you have any queries with regard to the monitoring of your consent.

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

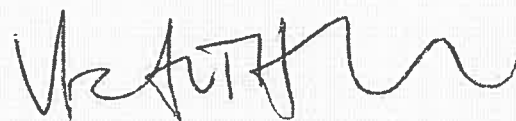
If you have any enquiries please contact Lisa Brock on phone (03) 443 1398.

Prepared by
CIVICCORP



Lisa Brock
PLANNER

Reviewed and Approved by
CIVICCORP



Jane Titchener
PRINCIPAL: RESOURCE MANAGEMENT

THE DONNELLY RESIDENCE
RIVERBANK RD LOT 8
DP 24943
WANAKA

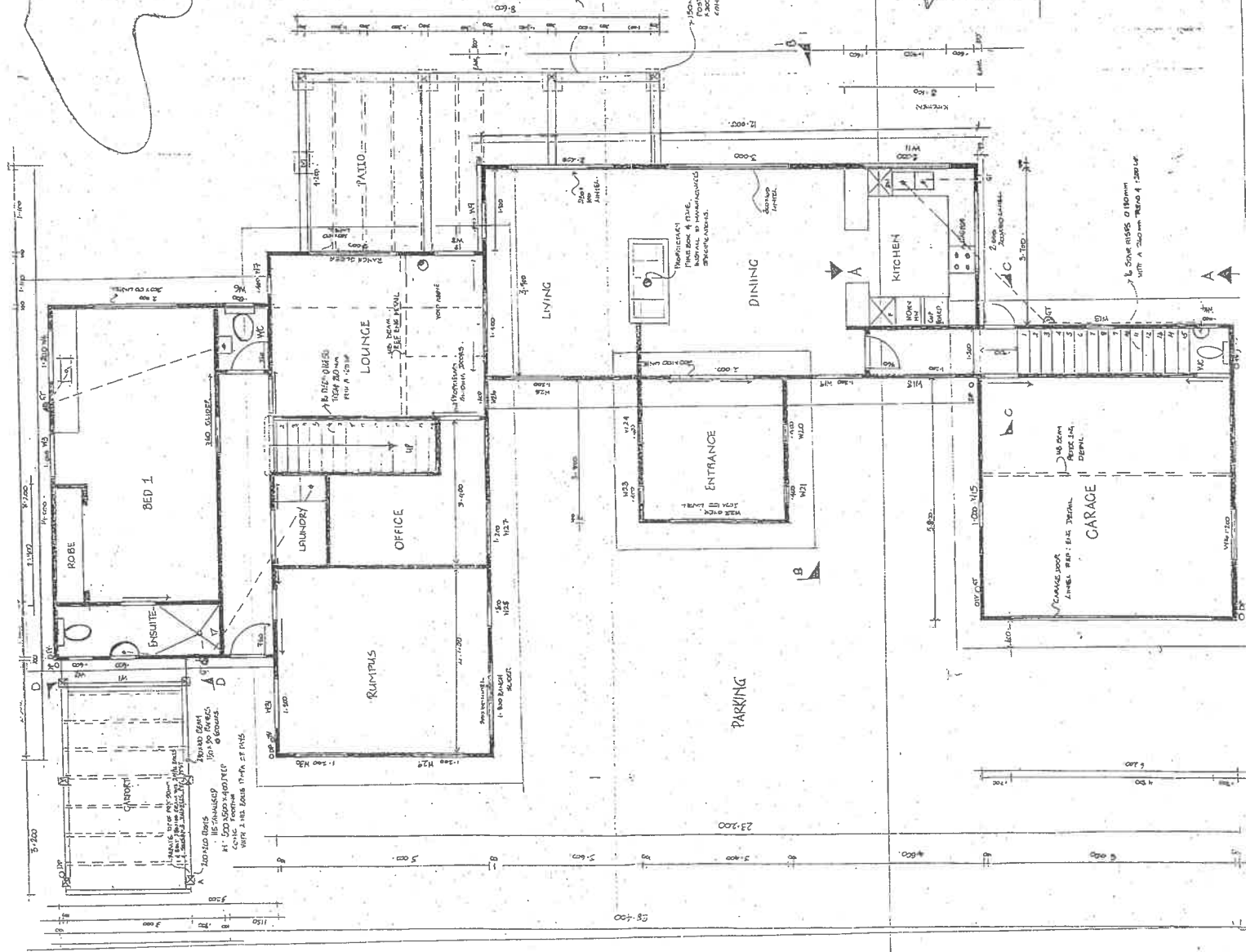
This architectural drawing shows a side elevation of a building. On the left, there is a porch with a gabled roof supported by a single post. To the right of the porch is a balcony with a railing. The main body of the building has a series of windows and doors. A small figure of a person is standing on the balcony for scale. The drawing is a black and white line drawing with some shading to indicate depth.

A technical architectural drawing of a building facade. The drawing shows a large, angled, textured section, possibly a wall or a large window, with a diagonal line indicating a fold or a break. The texture is represented by dense, parallel lines. To the left of this section is a vertical element, possibly a chimney or a wall section, with a series of rectangular openings. To the right is another vertical element, possibly a wall or a window, with a series of rectangular openings. The drawing is labeled with various dimensions and annotations, including '1/2\"/>

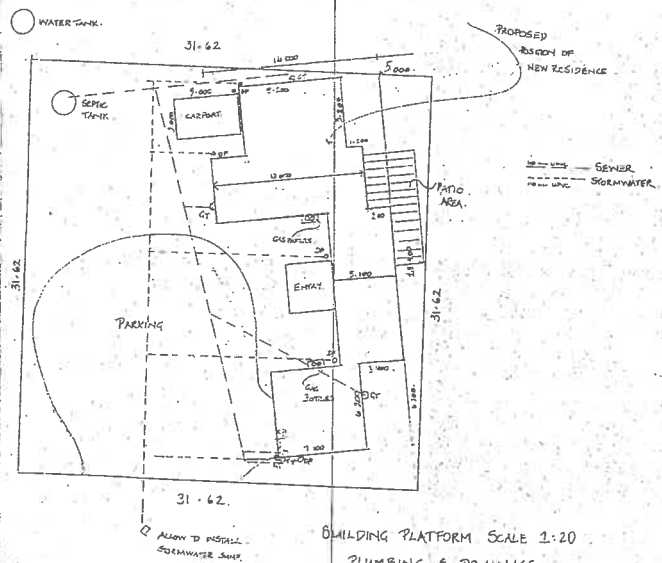
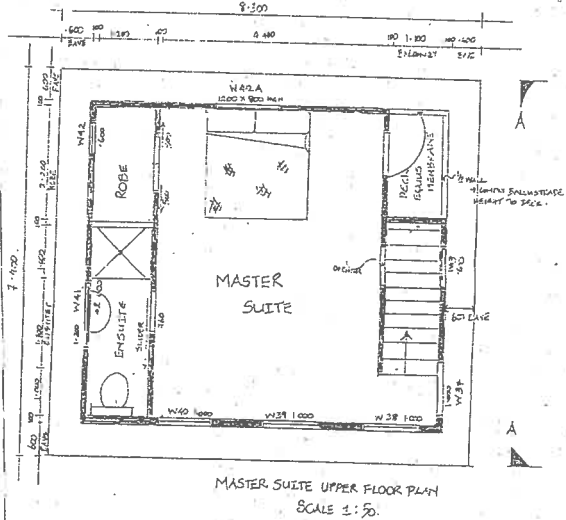
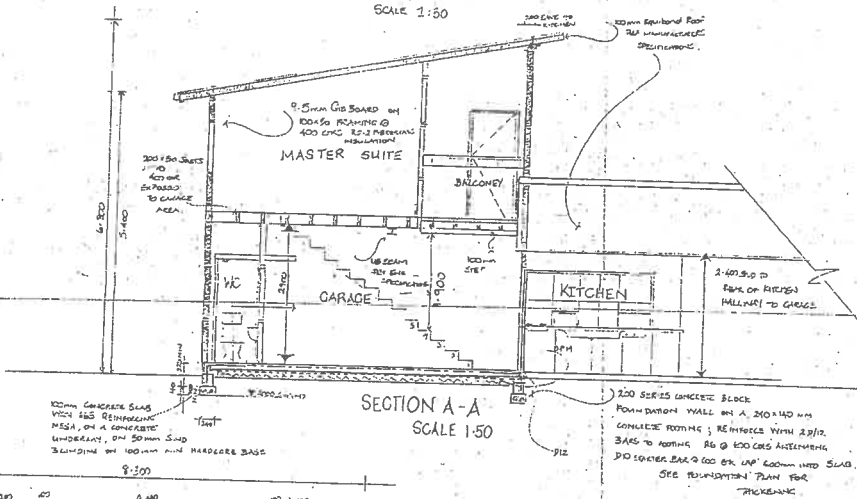
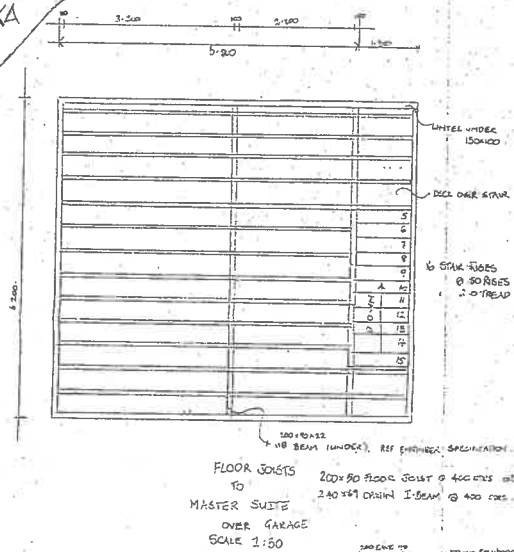
Architectural drawing of the rear elevation of the building. It features a gabled roof with a chimney on the left side. The main wall has a large window with a decorative frame. The drawing is oriented vertically on the page.

[illegible]

PAGE ONE
hobbit homes
Box 25 279 Cirtischurch
in. Hobbit
0244 41 8075
118 LUTON



THE DONNELLY RESIDENCE
RIVERBANK RD
LOT 8 DP 24943
WANAKA



BUILDING PLATFORM SCALE 1:20

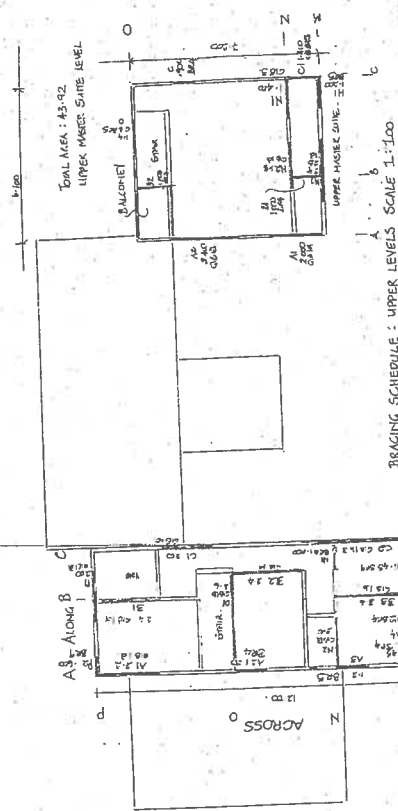
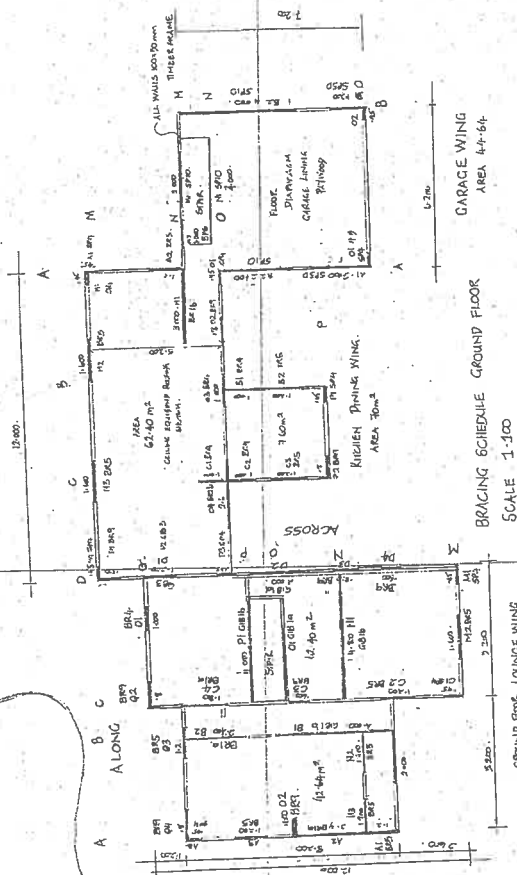
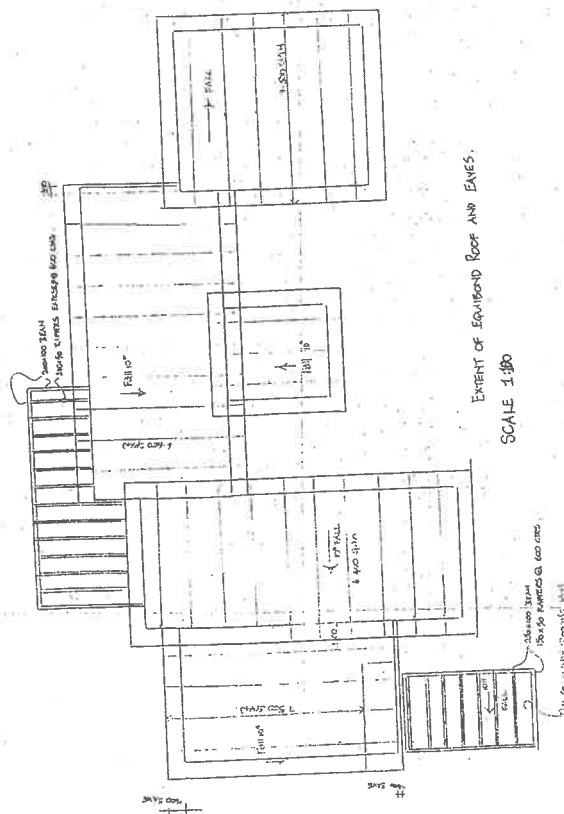
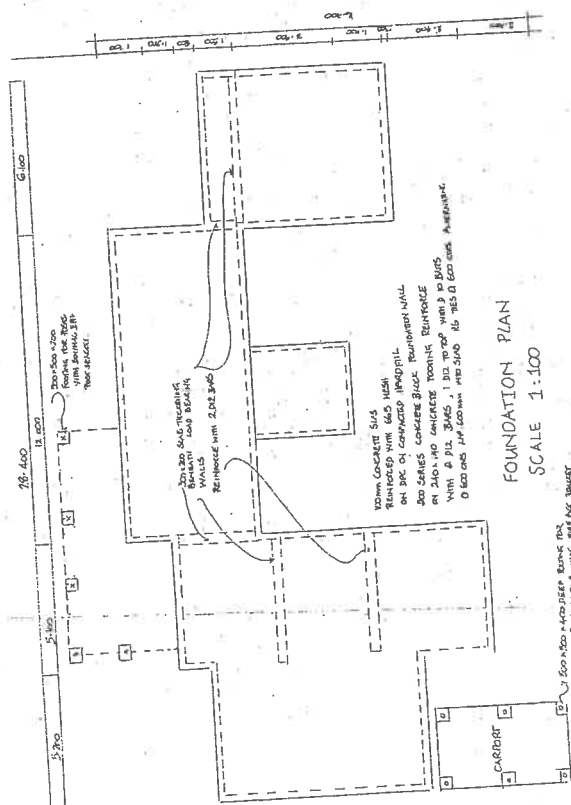
PLUMBING & DRAINAGE

FOOT PRINT : 220.02 m²

TOTAL SQM : 325.24 m²

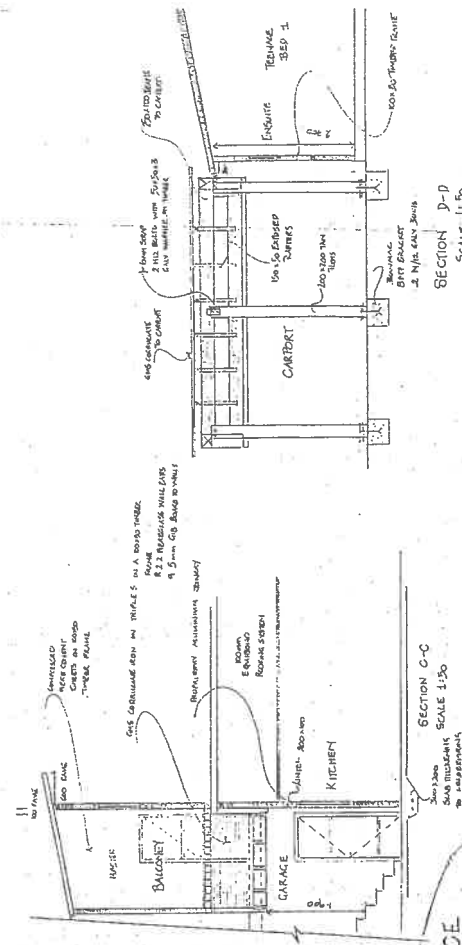
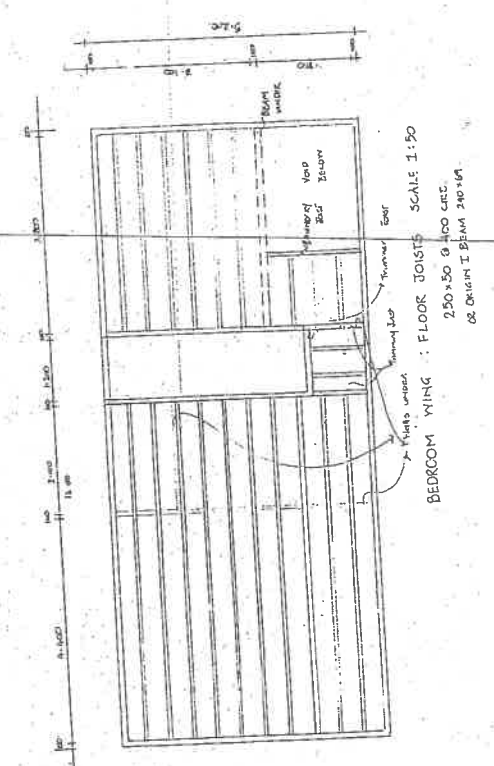
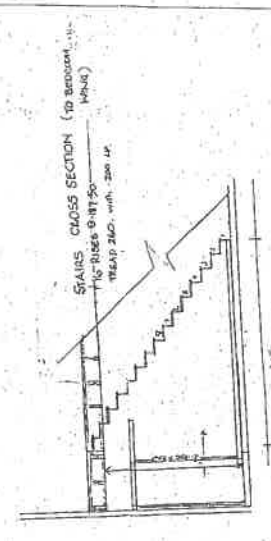
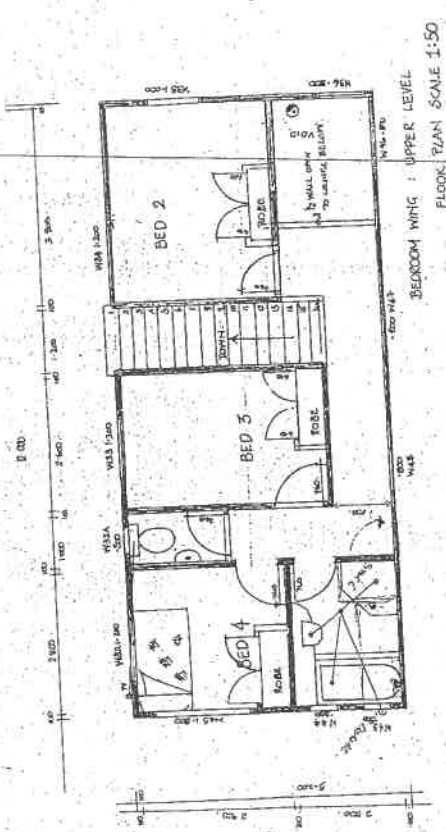
COVERAGE TO BUILDING PLATFORM: 22%.

RIVERBANK RD
LOT 8
DP 24943
WANAKA

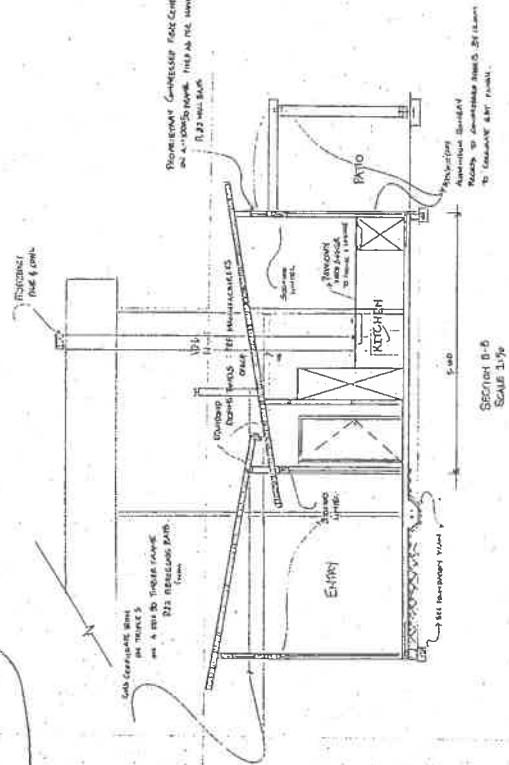


PAGE 3

30167/11176 .06 = EXCHANGES REQUIRED ALONG
 * 528 / 46176 = 1.14 TON EXCHANGE & HIND REQUIRED ACROSS
 *** GIVE SELLER



THE DONNELLY RESIDENCE
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WANAKA



SECTION B-B SCALE 1:50