

2842123806
RC230278

01 October 2024

Grant Hensman and Ann & Robin Jones
C/- CFMA
PO Box 553
Queenstown 9348

Via email

Dear Sir/Madam

Decision Notification: RC 230278 – Grant Hensman and Ann & Robin Jones – 29 Ritchies Road, Cromwell

I enclose a copy of the Council's decision on the above application as required by section 114(1) of the Resource Management Act 1991.

I also draw your attention to Section 120 of the Act which provides for the right to appeal a decision, or part of a decision, under certain circumstances. Please note that there is no right of appeal against the whole or any part of a decision to the extent that the decision relates to a boundary activity unless the boundary activity is a non-complying activity.

Appeals must be lodged with the Environment Court and served on the consent authority within 15 working days of notice of the decision being received in accordance with Section 121 of the Resource Management Act 1991."

Yours faithfully



Karen Smith
Planning Support Officer



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CENTRAL OTAGO DISTRICT COUNCIL

DECISION OF HEARINGS PANEL

APPLICANT: GRANT HENSMAN AND ANN & ROBIN JONES
29 RITCHIES ROAD, CROMWELL
RC230278

REISSUED PURSUANT TO SECTION 133A OF THE RESOURCE MANAGEMENT ACT
1991

INTRODUCTION AND PRELIMINARY MATTERS

Subdivision consent is sought by Grant Hensman and Ann & Robin Jones (the applicant) to subdivide Part Section 20 BLK IV Cromwell Survey District into two allotments, as labelled on the scheme plan as proposed Lot 2 and 3. Proposed Lot 3, at 1.8ha in size will be amalgamated with a neighbouring allotment currently owned by Double Rock Ridge Limited (as represented by the applicant Grant Hensman). The amalgamation of proposed Lot 3 with Section 13 SO 572093 will create a resultant allotment of 553ha. Proposed Lot 2 as the balance allotment is intended to remain in the ownership of the other applicant, Ann & Robin Jones.

Land use consent is sought for the establishment of a residential dwelling within proposed Lot 3, with a floor area of 112m². The applicant has proposed a dwelling which is a small, simple gable, cottage with lean-to additions. The dwelling will be clad in recycled or pre-weathered galvanized iron. The maximum height of the dwelling is proposed to be 5m above finished ground level. The siting of the dwelling infringes upon yard setbacks in regard to two boundaries.

The proposed dwelling is located within the Outstanding Natural Landscape (ONL), as mapped by the District Plan. Land use consent is concurrently sought to establish a dwelling, undertake earthworks and create new tracks within the ONL.

The application was considered by the Central Otago District Council Hearings Panel on 10 September 2024. Mr Hensman appeared at the hearing and was supported by Mr Nick Geddes as Planning Consultant and Mr Ben Espie as Landscape Architect. The Council's Planner and author of the section 42A report, Ms Tanya Copeland attended the hearing and the Hearings Panel was assisted by Hearings Administrator Karen Smith.

In making this decision the Panel has given consideration to the application submitted to Council, the planner's section 42A report, and the evidence presented at the hearing. Full details of the application are outlined in the Section 42A report, including the site description, a description of the proposal including the proposed subdivision and dwelling design and servicing details and a description of the surrounding receiving environment. The descriptions were not contested, and the Panel accepts these descriptions. These are not repeated here.

RULE FRAMEWORK

Subdivision consent is required for the following under the District Plan:

- A **discretionary activity** resource consent pursuant to Rule 4.7.4 (iii) for the subdivision of land, with an average allotment size of 8ha and minimum allotment size of 2ha.
- A **discretionary activity** resource consent pursuant to Rule 4.7.4 (i) for a breach of Rule 4.7.6 (1)(e). The proposed activity will have the effect of subdividing land within the Outstanding Natural Landscape.

Land use consent is required for the following under the District Plan:

- A **discretionary activity** resource consent pursuant to Rule 4.7.4 (i) for a breach of Rule 4.7.6 L (1). The proposal breaches clauses (a), (b) and (c) inclusive as it results in the erection of new structures and buildings, the cutting of new landings and tracks and the excavation of more than 20m³ and 50m² of material within the Outstanding Natural Landscape.
- A **restricted discretionary** resource consent pursuant to Rule 4.7.3 (vii) for the establishment of a residential activity. This rule requires that the performance standards set out in clauses (a) to (d) inclusive are met. In this instance, the residential activity fails to comply with clause (a) due to a further breach of the performance standards of Rule 4.7.6. A breach of any of these standards triggers additional reasons for restricted discretionary consent and are assessed separately below. Otherwise, the residential activity complies with clauses (b) to (d) as there is only one residential activity per site, no additional formed accesses are required onto the State Highway and a separation distance of 50m between another dwelling or platform is achieved.
- A **restricted discretionary** resource consent pursuant to Rule 4.7.3 (i) Breach of Standards. The residential activity breaches the 25m yard setback requirements set out in Rule 4.7.6A in relation to both the southern and western boundaries of the proposed allotment boundaries. In addition, the water tanks required for the servicing of the dwelling breach the western yard setback.
- A **restricted discretionary** resource consent pursuant to Rule 4.7.3 (v) for a breach of Rule 4.7.6 G Provision of Services. The abstraction of water from a water race is not considered a safe and adequate water supply for the purposes of this standard.
- A **restricted discretionary** resource consent pursuant to Rule 4.7.3 (vi) for a breach of Rule 4.7.6 J (a) Earthworks for Access Tracks. The earthworks required for the access track exceed the maximum cut batter of 2m for a maximum length of 3m.

In this case, as there is more than one rule involved, and the effects are linked, the activities were bundled, and the proposal was considered in the round as a discretionary activity pursuant to sections 104 and 104D of the Resource Management Act 1991.

NOTIFICATION

The application was notified on 24 May 2024 and one submission was received by the closing date of 2 July 2024 from Aukaha. A further comment was received after the closing date of submissions from Fire and Emergency New Zealand. The submission and comment are summarised in the s42A report and the Panel have reviewed these in full.

MATTERS OF CONTENTION

The Panel identify that the following matters of contention are relevant to this proposal:

- Domestication effects
The extent to which the intended use of the proposed dwelling correlates to the manner in which the activity is assessed under the District Plan and the potential effects on the environment.

- Landscape and visual effects assessment (LVEA)
The extent to which the existing backcountry huts on the subject site and adjacent site form part of the receiving environment and formed part of the assessment provided by Mr Espie within the LVEA.

An assessment of potential light spill and glare effects in response to the additional evidence, assessment and volunteered conditions provided by the applicant.

- Access
The extent to which the existing right of way is adequate for the intended use of the allotments.

- Precedent
Whether the proposal will set an undesirable precedent.

The Panel notes that for all other matters Ms Copeland and Mr Geddes are in agreement, and the applicant accepts the conditions of consent recommended in the s42A report except where explicitly discussed below. The Panel accept the applicant's response to the submission from Aukaha.

The matters of contention are addressed in turn below.

Domestication Effects

The nature and extent of potential effects of domestication of the site was discussed within the s42A report, within the applicant's evidence and at the hearing. Effects of domestication were traversed at length during both the hearing and within the Panel's deliberations. The

Panel identifies that the avoidance and mitigation of effects of domestication is critical to assessing the overall effects of the proposal in terms of values of openness, naturalness and remoteness inherent to the Outstanding Natural Landscape.

The appropriateness of the proposed curtilage area was discussed. Both Mr Geddes and Mr Espie described that the intention of the curtilage area being confined to the immediate surrounds of the dwelling is to significantly deter the presence or establishment of domestic elements on the site. The applicant confirmed to the Panel that the dwelling is strictly intended to be occupied and established as a back country retreat for the applicant and the applicant's friends and family. The absence of storage areas and any other supporting domestic elements, including the removal of the carparking pad, are an intentional part of the application, with the purpose of ensuring that the dwelling is not set up to be occupied on a permanent basis.

Ms Copeland acknowledged that the rule framework of the District Plan required Council to consider the dwelling as a residential activity, persisting in the environment for the lifetime of the building. Ms Copeland identified that in the absence of controls restricting the use of the dwelling, future successors in title may use the dwelling to its full occupancy potential. Mr Geddes supported by Mr Hensman described to the Panel that, in its current form, the dwelling would be difficult to occupy on a full-time basis given the lack of storage, reliance on solar power and the distance of the dwelling to amenities. The applicant confirmed a willingness to entertain a condition of consent to restrict the use of the dwelling to temporal or occasional use akin to a backcountry retreat.

The volunteered restriction on the use of the dwelling formed a significant part of the Panel's deliberations. Fundamentally, the Panel are of the opinion that restricting the use of the dwelling to private and non-permanent use is a critical measure to avoid and mitigate adverse effects of domestication on the site. A restriction of this nature ensures that the extent, nature and scale of the proposal eventuates as assessed within the application. The Panel resolved to impose a condition to this effect.

Landscape and visual effects assessment

Mr Espie, as part of his pre-circulated evidence, tabled further clarification of his position with regards to the presence of two huts in the vicinity of the proposed dwelling which were referenced in the LVEA submitted with the application. Mr Espie confirmed agreement with Ms Copeland that the huts do not form a legitimate part of the receiving environment upon which effects can be considered against. Mr Espie clarified that his assessment did not rely on the presence of these huts in a technical sense, merely that their presence within the landscape is not something that is out of place or discordant with the expected landscape character. The Panel accept this further clarification and the correlating assessment provided in the pre-circulated evidence.

Consensus was reached regarding the appropriateness of locating the additional elements of domestication such as solar panels and water tanks outside of the defined curtilage area. Mr Espie described that these structures will be able to be appropriately recessed into the surrounding landscape given topographical, landscaping and separation distance screening.

The Panel notes that the s42A report identified that the LVEA was silent on the potential effects of light spill and glare from the proposed dwelling. The Panel agree with Ms Copeland, that for any elevated and remote position, visibility of bright, unobstructed lights in the landscape can create a significant effect on the openness and natural character of the landscape. In their submission, Aukaha also identified that unabated light spill and glare effects may be offensive to the cultural landscape of the Pisa Ranges. The applicant responded to these concerns by way of pre-circulated evidence from both Mr Geddes and Mr Espie. The applicant has volunteered an additional condition of consent requiring all internal lighting to be 2700k LED lighting with light shading employed where possible to ensure internal lighting is softer and less penetrating thereby reducing potential light spill. Mr Espie further contends that potential line-of-sight to the dwelling's windows will be only gained from distant viewpoints from the north and northeast. Given the separation distance, a viewer is unlikely to be able to distinguish the origin of the lighting source from that of a dwelling or a vehicle associated with permitted farming activity. The Panel heard that the applicant invested considerable time and effort into choosing the specific location of the proposed dwelling to ensure visual effects were minimised as far as reasonably practical. Furthermore, Mr Espie outlined that the occasional and intermittent use of the dwelling will limit instances of light spill effects within the environment. The Panel accepts the expert assessment of Mr Espie and considers that the volunteered condition requiring the use of LED lights to be a pragmatic solution, and one that represents a small but meaningful mitigation for the effects of light spill.

In terms of glare effects, Ms Copeland confirmed agreement with the reworking of the condition seeking that samples of the exterior cladding be submitted to Council for certification prior to the construction of the dwelling. This slight amendment to the wording of the condition represents an outcome-based solution. The Panel agrees with this approach.

Mr Espie concluded that overall effects of the proposal on values of remoteness, naturalness and openness will be of a low degree. Ms Copeland emphasised to the Panel that this level of effects must be considered in the context of the high visual priority afforded to the ONL both within the Resource Management Act and the District Plan. Ms Copeland acknowledged that the s42A report adopted a precautionary approach to considering these effects in the absence of assessment, particularly in relation to light spill and glare effects. At the hearing, Ms Copeland accepted the expert evidence provided by Mr Espie, further correlating this assessment to the key objectives and policies of the District Plan – Objective 4.3.2, 4.3.3 and Policy 4.4.1. In combination, this framework requires the protection, maintenance and enhancement of the rural amenity values of the Outstanding Natural Landscape. Ms Copeland advised the hearing that her position had changed in response to the additional assessment and revised elements of the proposal. The Panel acknowledges the agreed position between Ms Copeland and Mr Geddes. The Panel finds that the effects of the proposal on landscape and visual effects, in the context of the restricted use of the dwelling to private and non-permanent use, will be minor, at most.

Access

Mr Geddes, as part of his pre-circulated evidence, confirmed acceptance of the proposed consent conditions appended to the s42A report pertaining to access construction. Mr Geddes confirmed that it is the applicant's preference to retain any sections of right-of-way exceeding 16.7% as gravel formation, representing a departure from the Council standards contained

within Table 3.2a of the July 2008 Addendum to NZS 4404:2004. Mr Geddes justified this approach by confirming that access to the site is currently strictly by landowner permission only due to the alignment of the accessway over private land. The abovementioned volunteered condition restricting the use of the dwelling will ensure this situation is retained in perpetuity. Additionally, the applicant offered to erect signage at the entrance to the right-of-way highlighting the private nature of the accessway. The Panel considers these measures to be appropriate, and that the safety and durability of the access will be suitable for the intended use of the right-of-way. The Panel have included clarification within the imposed conditions as to the gravel formation of the entirety of the right-of-way.

Precedent

The s42A report outlined the potential that the establishment of a residential dwelling on elevated ONL land could set an adverse precedent in the District given that the subject site is an example of many similar allotments in the District which are wholly located within the ONL. Section 104 (1)(c) of the Resource Management Act requires the Panel to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and plan integrity are considered relevant here.

Mr Geddes responded to this point at the hearing on behalf of the applicant, outlining that Section 6 (b) of the Resource Management Act provided a high test for the establishment of built form within the ONL. This test would provide a mechanism to ensure that any risk of proliferation of built form within the ONL could be stopped or stymied quickly through the Resource Management Act provisions.

During its deliberations, the Panel carefully considered the potential for this application to set a precedent. Where a plan's integrity is at risk by virtue of such a precedent, the 'true exception test' is available to the Panel. The 'true exception test' is met where a proposal represents a genuine point of difference that sets it apart from other sites or proposals. The Panel considers that the restriction of the use of the dwelling by way of consent condition is a sufficiently unique element of the proposal which represents a true exception to potentially similar applications for dwellings within the ONL. The Panel have been deliberate in the wording of the imposed condition to specifically provide of the dwelling to be for private, non-permanent use by the landowner only. Overall, the Panel does not hold concerns that the proposal will set an undesirable precedent for the establishment of built form within the ONL which will undermine the integrity of the District Plan.

While this consent has been granted based on the particular and unique characteristics of the application, the Panel stresses that any future applications within the ONL will continue to be evaluated with regard to their ability to preserve the landscape's integrity, taking into account the high threshold for built form within these areas.

Summary of Effects on the Environment

Overall, the Panel finds, subject to the imposition of the recommended conditions of consent below, that the adverse effects of the proposal are no more than minor. The proposal has been based on the plan set provided by Mr Geddes within his pre-circulated evidence – with the only material difference being the removal of the car parking pad.

OBJECTIVES AND POLICIES FRAMEWORK

The Panel adopts the objective and policy assessment set out in the s42A report in its entirety with the exception of the following; Objective 4.3.2, Objective 4.3.3 and Objective 4.3.4 and Policy 4.4.14. Ms Copeland had found the proposal to be contrary to these abovementioned objectives and policy. Additionally, Ms Copeland had found the proposal to be inconsistent with Policy 4.4.1, Policy 4.4.2 and Policy 4.4.10.

The additional assessment and revised elements of the proposal submitted to the panel as part of the pre-circulated evidence have necessitated the Panel to re-consider the proposal against these objectives and policies. At the hearing, Ms Copeland outlined that the revised assessment, revised aspects of the proposal and the volunteered condition provided by the applicant had changed her assessment in so far as she now found the proposal to be inconsistent with, but not contrary to, Objectives 4.3.2 and 4.3.3 and otherwise consistent with the residual objectives and policies. Ms Copeland emphasised that this determination was based on the proposal not meeting the threshold of enhancing rural amenity values and protecting the District's ONL from inappropriate use and development.

On this matter and in the context of the revised elements of the proposal, the Panel prefers the applicant's assessment of Objectives 4.3.2 and 4.3.3. The Panel has relied on the expert evidence of Mr Espie in determining that the landscape values of the ONL will be protected and rural amenity values maintained. The Panel finds the proposal, subject to conditions of consent, to be consistent with these objectives.

PART 2

As part of the pre-circulated evidence, the applicant provided a full assessment of the proposal against Part 2 of the Resource Management Act, specifically Sections 5, 6, 7 and 8. Again, the Panel accepts the applicant's assessment in this regard, ultimately relying on the evidence of Mr Espie.

OFFSETTING OR COMPENSATION MEASURES

In accordance with Section 104(1)(ab) of the RMA, consideration for offsetting or compensation measures is required. The applicants have not offered offsetting or compensation measures and the Panel finds that none are necessary.

DECISION

Having regard to the reasons detailed above, the Panel resolve, pursuant to sections 104 and 104B and sections 108 and 220 of the Resource Management Act to grant the subdivision and land use consent, subject to the conditions set out in the attached Certificate.

REASONS FOR THE DECISION

The Panel find that:

1. The effects of the proposal on rural landscape and character, naturalness, remoteness and openness to be minor, at most.

2. The applicant has adequately demonstrated that the effects of the proposal in relation to access, earthworks, rural productivity and subdivision design are less than minor.
3. Based on the evidence presented as part of the application, the lots can be adequately serviced.
4. The hazard risk is adequately addressed in the evidence submitted with the application and addressed through conditions of consent. The proposal need not be refused under Section 106 of the Resource Management Act.
5. The proposal is consistent with the objectives and policies of the District Plan.
6. The proposal is consistent with Part 2 of the Resource Management Act.



Neil Gillespie
Hearing Panel Chair

Date: 30 September 2024

Consent Type: Subdivision and land use consent

Consent Number: RC230278

Purpose: Two-lot rural subdivision with no additional titles created.
Land use consent for the construction of a new dwelling within the Outstanding Natural Landscape

Location of Activity: 29 Ritchies Road, Cromwell

Legal Description: Section 13 SO 572093 (held in Record of Title 1147275)
Part Section 20 Block IV Cromwell Survey District (held in Record of Title OT2C/1367)

Lapse Date: 01 October 2029

**REISSUED PURSUANT TO SECTION 133A OF THE RESOURCE MANAGEMENT ACT
1991**

SUBDIVISION CONDITIONS:

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix 1, and the information provided with the resource consent application received by the Council referenced RC230278, except where modified by the following conditions.
2. Unless modified by other conditions, all designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 CODC Addendum. Together these two documents form the Council's Code of Practice for subdivision.
3. Prior to the commencement of physical works occurring on site approved by this subdivision consent, the consent holder must:
 - a) Confirm who their representative is for the design and execution of the engineering work.
 - b) Provide copies of designs: reports, calculations, specifications, schedules and drawings as applicable.
 - c) Receive Council Engineering Approval for the design/s as applicable.
 - d) Ensure all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site during any stages of site disturbance that may be associated with this subdivision.
4. Certificates Schedule 1A, Schedule 1B, and Schedule 1C are to be submitted at the appropriate times as per NZS 4404:2004 where appropriate.
5. As-built drawings are to be lodged with the Council in accordance with clause 1.5.10(b)

of NZS 4404:2004. The as-built drawings are to be electronic and provided in *.dwg/*.dxf or 12d, and in *.pdf file format.

6. Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:

- a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.
- b) The following amalgamation condition must be endorsed on the survey plan:

"That Lot 3 hereon is to be held in the same Record of Title as Section 13 SO 572093 (See CSN Request 1880136)"

The resultant title is to retain its "limited as to parcels" status.

7. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:

- a) An adequate working water supply must be provided to Lot 3 from a network water supply based on a water race taking water from Scrubby Creek in accordance with the plans contained in Appendix 4 and the CODC Addendum, including Clause 6.3.15 Small Rural Water Supplies, and other relevant provisions of NZS 4404:2004, with the following specific requirements:

- I. **Quality.** Source water must be sampled by a testing laboratory recognised by the NZ water services regulator Taumata Arowai, with bacteriological and chemical testing to the satisfaction of the Council Infrastructure Manager.

Any non-compliance with Maximum Acceptable Values (MAVs) and Aesthetic Values (AVs) under the Water Services (Drinking Water Standards for New Zealand) Regulations 2022 must be highlighted, discussed, and summarised in the laboratory report, and resolved through installation of point-of-use remedial treatment, and confirmed by being retested fully compliant.

- II. **Connection.** Standard water connection shall be installed to the proposed dwelling, including a standard valve and meter and/or restrictor assembly located at or within the property boundary.

- III. **Documentation.** If the water supply is provided by a shared bore, spring, or connection to water scheme, a new or updated, as appropriate, operation and maintenance manual including a description of the water supply system and as-built drawings of the reticulation layout, formal ownership and management documentation, and water allocation to each property supplied by the scheme (minimum 1000 litres/day), must be provided to Council for each network water supply system.

- IV. **Access.** Necessary easements must be in place for pipework and access to water sources to, or within the boundary of, each lot.
- b) The existing vehicle accessway/crossing from Ripponvale Road to the unnamed legal road and right-of-way to serve the proposed dwelling must be demonstrated to be in compliance with the requirements Part 29 of Council's Rooding Policies January 2015.
- c) A new vehicle accessway/crossing from the right-of-way over the unnamed legal road and adjoining lots to serve the proposed dwelling must be constructed in compliance with the requirements of Part 29 of Councils Rooding Policies January 2015.
- d) The right-of-way (ROW) extending off Ripponvale Road serving Lot 3 must be formed accordance with the ROW requirements of Table 3.2 (a) of Council's July 2008 Addendum to NZS 4404:2004, and with the following specific requirements:
- (i) Minimum formed carriageway width of 3.0 metres.
 - (ii) Minimum road reserve / legal width of 10.0 metres.
 - (iii) Camber of 5-8%.
 - (iv) Subgrade >CBR of 7.
 - (v) Durable well-bound wearing course to be constructed over pit-run base to provide all-weather traction and prevent surface ravelling. For the avoidance of doubt, this permits the entirety of the right-of-way to be constructed with gravel surface formation.
 - (vi) Shallow trafficable side-drains / water channels over level sections.
 - (vii) Rock armouring of side channels over steeper sections.
 - (viii) Stormwater discharging to soak pits within the ROW or to natural water courses.
- e) An operational power connection must be provided underground to Lot 3 or alternatively, power supply may be provided by renewable off-grid technology.
- f) An operational telecommunications connection must be provided underground to the proposed dwelling. Alternatively, telecommunications may be by wireless technology.

LAND USE CONDITIONS:

1. The dwelling must be established in accordance with the plans attached as Appendix 2 and the information contained in the consent application and supporting documents received by Council and referenced RC230278 except where modified by the following conditions.

2. This consent authorises the private and non-permanent occupation and use of the dwelling by the landowner of the subject property only. For the avoidance of doubt, the use of the dwelling for travellers accommodation (as defined) or permanent occupation is not permitted.
3. The dwelling must be located entirely within the identified building platform as shown on the approved plans in Appendix 2.
4. The consent authorises the use of pre-weathered galvanised iron on the exterior cladding and roofing of the dwelling. Prior to building construction, the consent holder must submit iron cladding samples to Council for certification (resource.consent@codc.govt.nz).
5. The dwelling must be constructed at a maximum height of 5 meters as measured from a finished platform level of 600.50m (NZVD).
6. All outdoor living and domestic curtilage activities and/or domestic structures must be confined to the curtilage area identified on the approved plans in Appendix 2.
7. No outdoor storage of domestic goods, machinery or material is permitted.
8. The consent holder must maintain a defensible area surrounding the dwelling to reduce the risk of embers from wildfire spreading to the dwelling. The extent and nature of the defensible area must be determined in consultation with Fire and Emergency New Zealand, with evidence of the outcome of this consultation submitted to Council prior to the construction of the dwelling (monitoring@codc.govt.nz)
9. Any future planting within Lot 3 must be eco-sourced native plants with low flammability risk.
10. Water storage tanks and solar panels must be located on the site in a way that they are not able to be viewed from any location outside of the property boundaries.
11. External and outdoor lighting is restricted to low level (less than 1.5m above ground level), downward facing lighting which is for way finding only.
12. All internal and external lighting in or on the dwelling must be 2700l LED lighting. The internal lighting should be fitted with light shades where possible and practicable.
13. Earthworks for the dwelling construction and driveway accessway must be in accordance with the approved plans in Appendix 3. All disturbed ground and cut/fill batters must be reinstated in paddock grasses, tussocks or shrub species within 6 months of the commencement of the earthworks.
14. The consent holder must ensure all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off and dust from the site during any stages of site disturbance that may be associated with this consent.
15. If during any site disturbance, the consent holder or subsequent owners:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder or subsequent owner must without delay:
 - i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
 - i) stop work within the immediate vicinity of the discovery or disturbance; and
 - ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and
 - iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

16. At the time of dwelling construction, minimum domestic water and firefighting storage is to be provided by four standard 30,000 litre tanks. Of this total capacity, a minimum of 20,000 litres shall be always maintained as a static firefighting reserve. Alternatively, an 11,000-litre firefighting reserve is to be made available to the building in association with a domestic sprinkler system installed in the building to an approved standard. A firefighting connection is to be located within 90 metres of any proposed building on the site. To ensure that connections are compatible with Fire and Emergency New Zealand (FENZ) equipment the fittings are to comply with the following standards:

- a) Either: For flooded sources, a 70 mm Instantaneous Couplings (Female) NZS 4505 or, for suction sources, a 100 mm and 140 mm Suction

Coupling (Female) NZS 4505 (hose tail is to be the same diameter as the threaded coupling e.g. 100 mm coupling has 100 mm hose tail), provided that the consent holder shall provide written approval of Fire and Emergency New Zealand to confirm that the couplings are appropriate for firefighting purposes.

- b) All connections shall be capable of providing a flow rate of 25 litres per second at the connection point.
 - c) The connection shall have a hardstand area adjacent to it to allow a Fire and Emergency New Zealand appliance to park on it. The hardstand area shall be located at the centre of a clear working space with a minimum width of 4.5 metres. Access shall be always maintained to the hardstand area.
 - d) Underground tanks or tanks that are partially buried (provided the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, removing the need for couplings.
17. An on-site wastewater disposal system to serve the proposed dwelling shall be designed and installed by a suitably qualified and experienced professional, in compliance with Clauses 5.5 b), c), d), and e) of Council's July 2008 Addendum to NZS4404:2004 (note compliance with 2012 version of AS/NZS1547 required), and the Geotago Geotechnical Assessment report dated 17 July 2023, and sited in compliance with Otago Regional Council requirements.
18. Stormwater from the proposed dwelling and other impervious surfaces must be stored for beneficial reuse or disposed of by soak-pit designed by a suitably qualified and experienced person within the property boundary. If on-site disposal is not possible, stormwater shall be disposed of to overland flow-paths or existing water courses, with discharge being attenuated to pre-development levels.
19. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
- a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.

ADVICE NOTES:

Earthworks

1. Existing ground level to calculate approved building height will need to be established at the time of survey.
2. Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works

commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.

Water, Wastewater and Firefighting

3. It is strongly recommended that additional treatment be included for all water supply to provide wholesome water by achieving compliance with the Guideline Values (GVs) shown to be exceeded in the laboratory reports.
4. On-site disposal shall comply with the Otago Regional Council requirements.
5. For more information on how to comply with Condition 13 above or on how to provide for FENZ operational requirements refer to the Fire and Emergency New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 retrieved from http://www.fire.org.nz/CMS_media/pdf/da516e706c1bc49d4440cc1e83f09964.pdf. In particular, the following should be noted:
 - For more information on suction sources see Appendix B, SNZ PAS 4509:2008, Section B2.
 - For more information on flooded sources see Appendix B, SNZ PAS 4509:2008, Section B3.

Financial Contributions

6. All charges incurred by the Council relating to the administration, inspection and supervision of conditions of subdivision consent must be paid prior to Section 224(c) certification.

Access

7. It is the consent holder's responsibility to obtain all necessary Temporary Traffic Management Plans, Corridor Access Requests or any other approvals to undertake works within the road reserve. These approvals should be obtained prior to the works commencing.

Rural Development

8. Building colours and materials are to be consistent with Rule 4.7.6D of the Central Otago District Plan.

Heritage

9. Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.

General

10. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
11. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
12. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
13. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

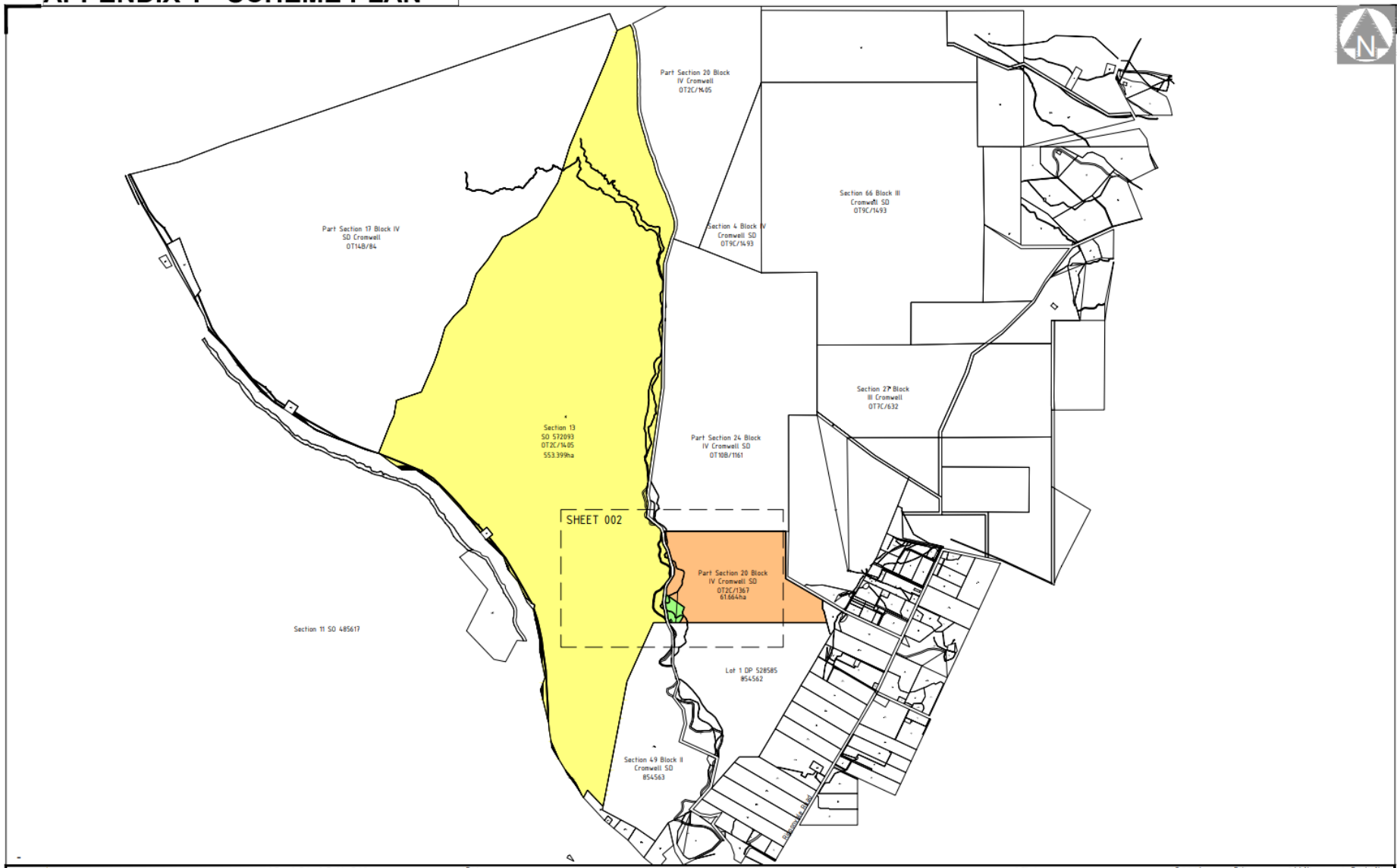
~~Issued at Central Otago on 01 October 2024~~


Reissued at Central Otago on 10 October 2024 pursuant to Section 133A of the Resource Management Act 1991

A handwritten signature in black ink, consisting of the letters 'TC' followed by a wavy line.

Tanya Copeland
TEAM LEADER – PLANNING - ALEXANDRA

APPENDIX 1 - SCHEME PLAN



 CLARK FORTUNE McDONALD LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS QUEENSTOWN DUNEDIN CHRISTCHURCH GORE 309 Lower Shotover Road, P.O. Box 553 Queenstown Tel: (03)441-6044, Email: admin@cfma.co.nz, www.cfma.co.nz	Rev	Date	Revision Details	By	Client	Surveyed	Date	Job No.	Drawing No.
					HENSMAN GRANT	-	-	15705	01
					Notes:	Drawn	Date	Scale	Sheet
					All dimensions shown are in metres unless otherwise stated.	SL	05.09.22	1:12500 @ A1	001
					Any person using Clark Fortune McDonald drawings and other data accepts the risk of	Checked		1:25000 @ A3	
					Using the drawings and other data in electronic form without			Datum & Level	Rev
					reproducing and checking them for			LINDIS PEAK	
					accuracy against the original hard copy versions.			2020	
					Ensuring the information is the most recent issue.				
					Copyright in this drawing is reserved.				

PROPOSED BOUNDARY ADJUSTMENT SCHEME PLAN - OVERVIEW



Part Section 24 Block
IV Cromwell SD
OT10B/1161

Section 13
SO 572093
OT2C/1405

Part Section 20 Block
IV Cromwell SD
OT10C/1061

LOT 2
60.129ha

SHEET 003

LOT 3
1.819ha

Section 49 Block II
Cromwell SD
854563

*Amalgamation Condition:
That lot 3 hereon is to be held in the same
record of title as Section 13 SO 572093*



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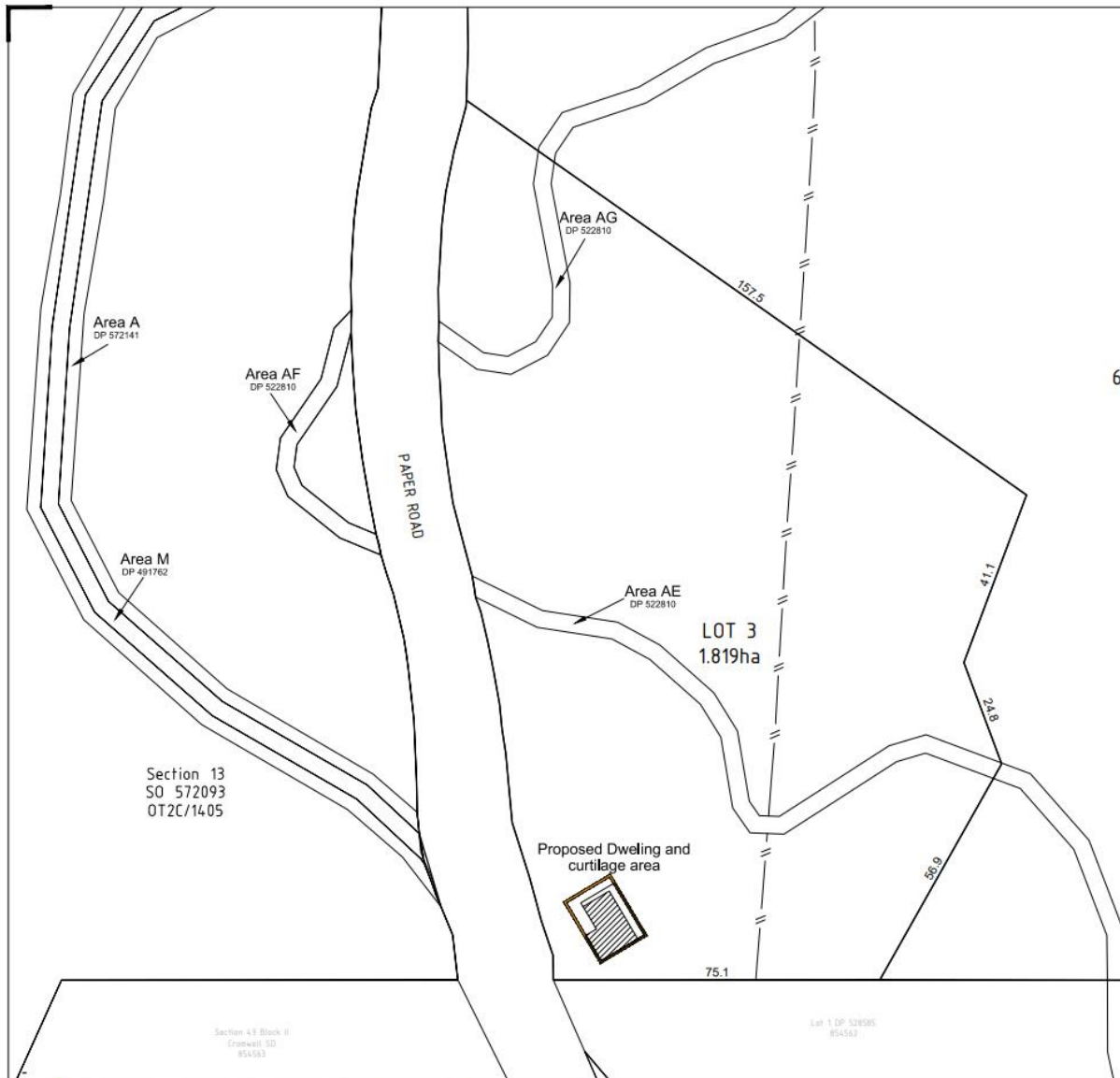
Rev	Date	Revision Details	By

PROPOSED BOUNDARY ADJUSTMENT SCHEME PLAN

Client	Surveyed	Date	Job No.	Drawing No.
HENSMAN, GRANT	-	-	15705	01
Notes:	Drawn	Date	Scale	Sheet
- All dimensions shown are in metres unless otherwise stated.	SL	05.09.22	1:2000 @ A1	002
- Any person using Clark Fortune McDonald drawings and other data accepts the risk of:	Checked	Date	1:4000 @ A3	Rev
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- Changing the information in the most recent issue.	-	-	LINDIS PEAK	-
- Copyright in this drawing is reserved.	-	-	2020	-



That lot 3 hereon is to be held in the same record of title as Section 13 SO 572093



SCHEDULE OF EXISTING EASEMENTS				
Purpose	Shown	Burdened Land	Benefited Land	Instrument
Right of way	A	Part Section 20 Block IV Cromwell SD (OT2C/1405)	Section 24 Block IV Cromwell SD	EI 11115160.2
Right to convey water	AF	Part Section 20 Block IV Cromwell SD (OT2C/1405)	Lots 1 & 2 DP 490222	EI 11115160.2 EI 11549062.1
	AE, AG	Part Section 20 Block IV Cromwell SD (OT2C/1367)		
	M	Part Section 20 Block IV Cromwell SD (OT2C/1405)		EI 11326910.1 EI 11549062.1



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Rev.	Date	Revision Details	By

PROPOSED BOUNDARY ADJUSTMENT SCHEME PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	01
Scale	1:500 @ A1	Drawn	SL	Date	05.09.22	Sheet	003	Rev.	-
Checked	-	Date	-	Author & Level	LINDIS PEAK	Year	2000		



*Amalgamation Condition:
That lot 3 hereon is to be held in the same record of
title as Section 13 SO 572093*



SCHEDULE OF EXISTING EASEMENTS				
Purpose	Shown	Burdened Land	Benefited Land	Instrument
Right of way	A	Part Section 20 Block IV Cromwell SD (OT2C/1405)	Section 24 Block IV Cromwell SD	EI 11115160.2
Right to convey water	AF	Part Section 20 Block IV Cromwell SD (OT2C/1405)	Lots 1 & 2 DP 490222	EI 11115160.2
	AE, AG	Part Section 20 Block IV Cromwell SD (OT2C/1367)		EI 11549062.1
	M	Part Section 20 Block IV Cromwell SD (OT2C/1405)		EI 11326910.1 EI 11549062.1



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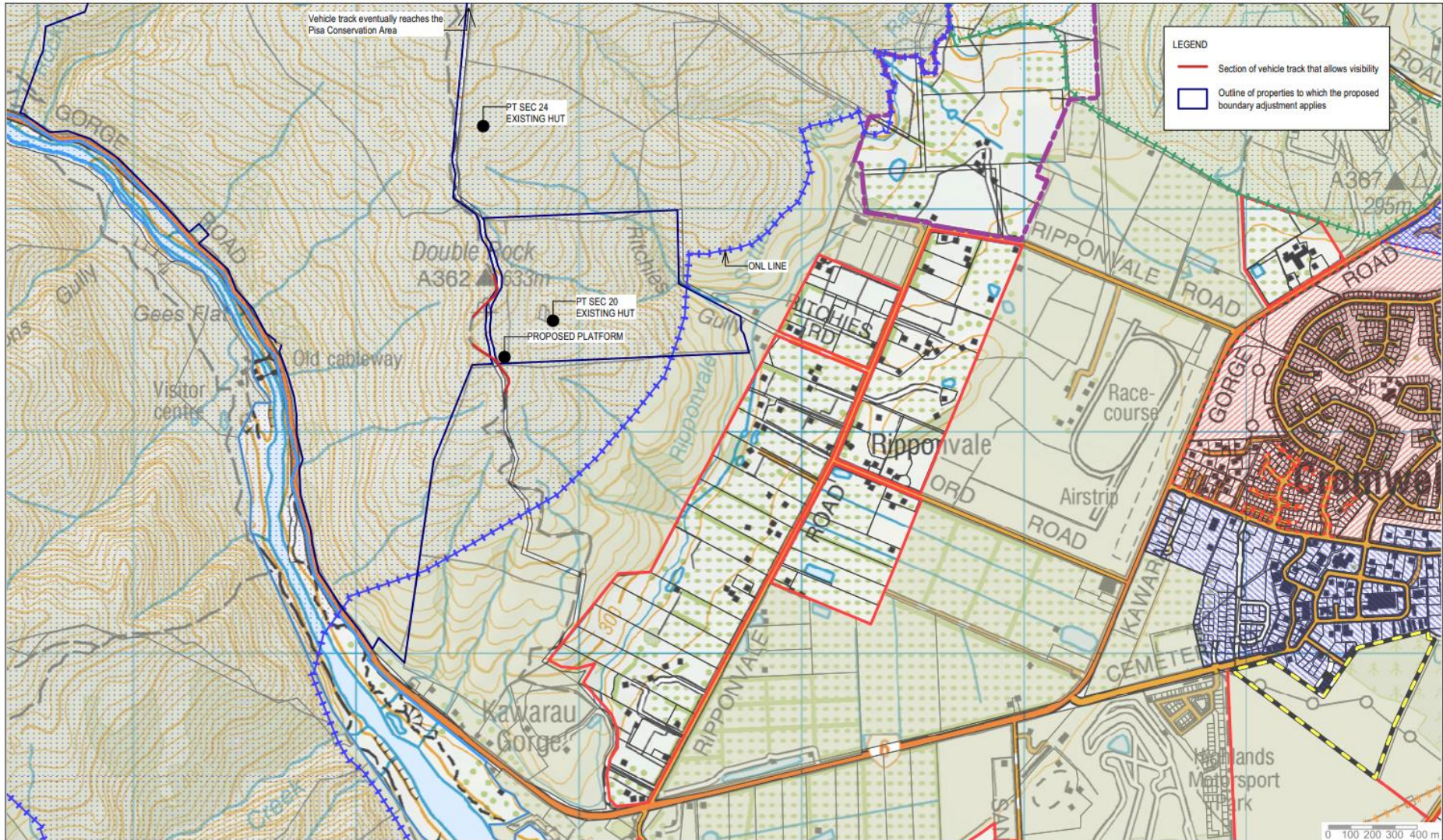
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Rev.	Date	Revision Details	By

**PROPOSED BOUNDARY ADJUSTMENT
SCHEME PLAN**

Client	Surveyed	Date	Job No.	Drawing No.
HENSMAN, GRANT	-	-	15705	01
Notes:	Checked	Date	Scale	Sheet: 004
All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data should refer to the title sheet.	SL	05.09.22	1:500 @ A1	1:1000 @ A3
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Ensuring the information is the most recent issue. Copyright in this drawing is reserved.	-	-	LINDIS PEAK	-
			2000	

APPENDIX 2 - DWELLING PLANS





JASON RHIND
DRAUGHTSMAN

Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

vivian+espie
resource management and landscape planning

PROPOSED BACK COUNTRY COTTAGE

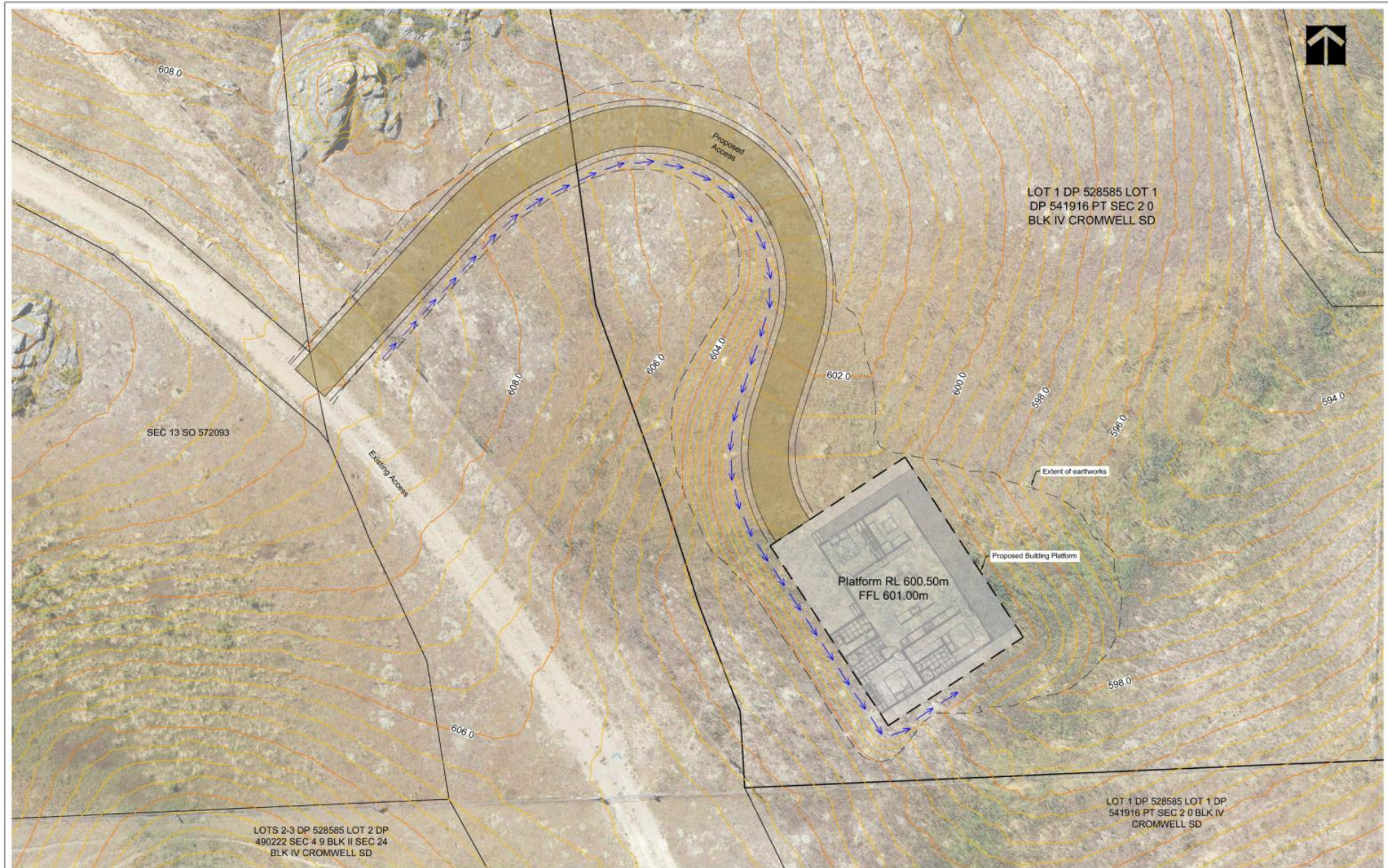
DOUBLE ROCK RIDGE

RIPPONVALE, CENTRAL OTAGO

for
Grant Hensman

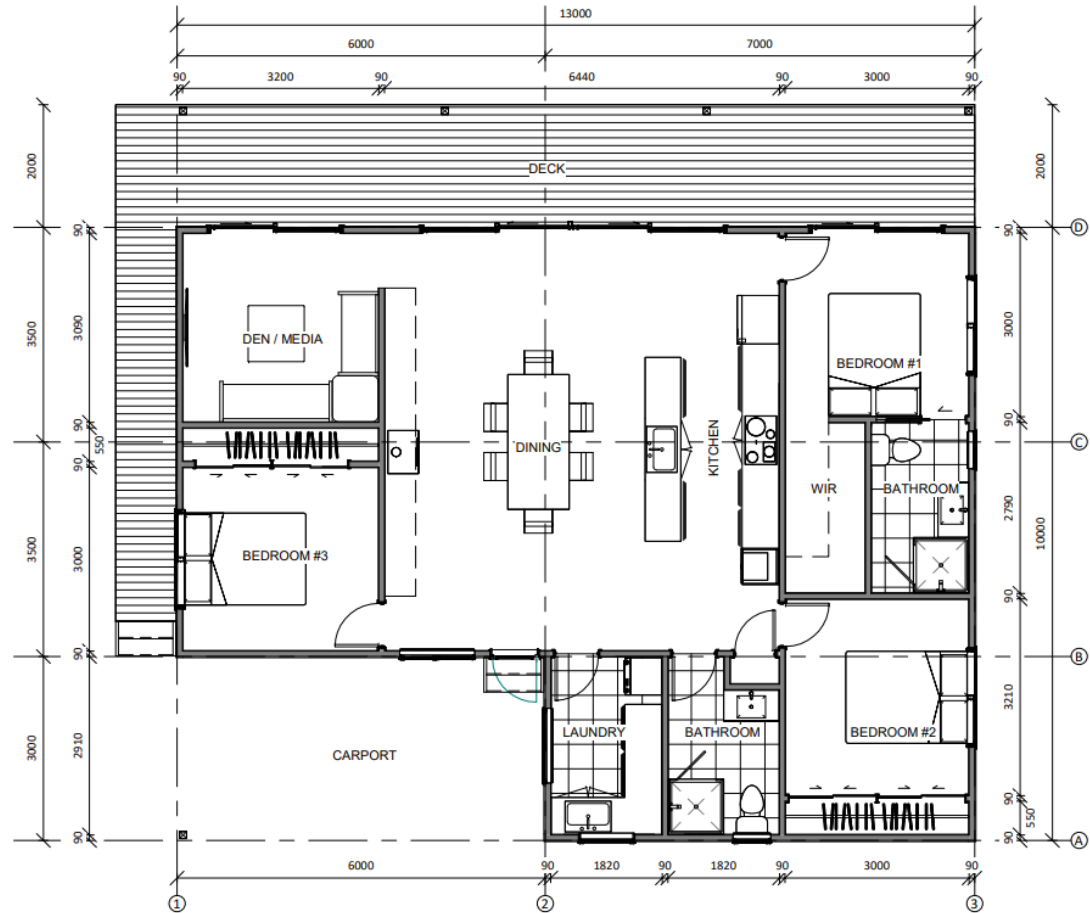
SHEET LIST		
SHEET #	SHEET NAME	ISSUE DATE
C101	SITE PLAN	08.06.23
C102	FLOORPLAN	08.06.23
C201	ELEVATIONS	08.06.23
C202	ELEVATIONS	08.06.23





PROPOSED BACKCOUNTRY COTTAGE
DOUBLE ROCK RIDGE
RIPPONVALE
for
Grant Hensman

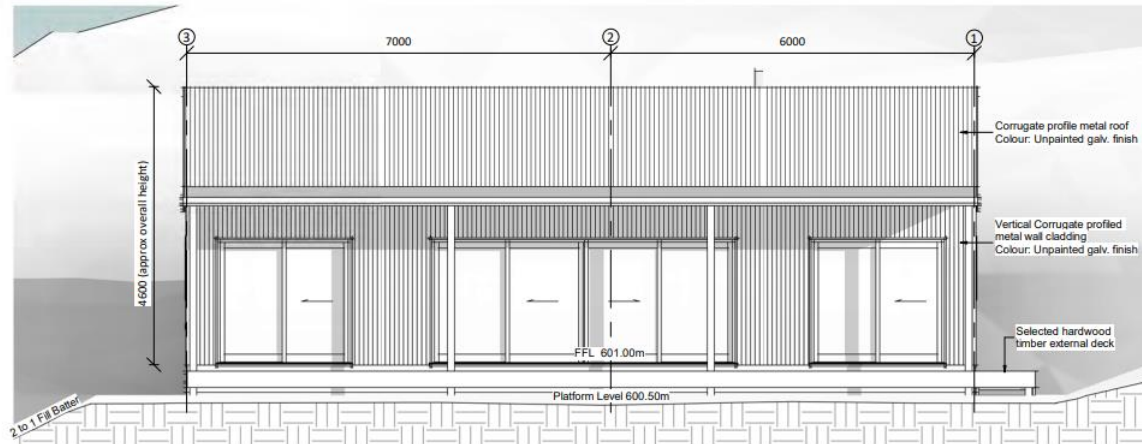
SITEPLAN vivian+espie <small>resource management and landscape planning</small>		JASON RHIND <small>DRAUGHTSMAN</small>
Date	12.01.23	C101
Drawn by	JDR	
Checked by	-	
		Scale 1 : 75



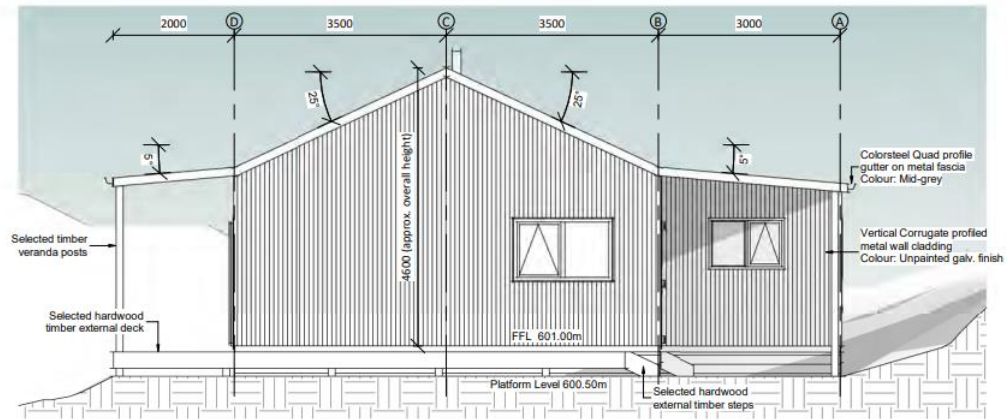
1 Floorplan
1:75

PROPOSED BACKCOUNTRY COTTAGE
 DOUBLE ROCK RIDGE
 RIPPONVALE
 for
 Grant Hensman

FLOORPLAN vivian+espie <small>resource management and landscape planning</small>		JASON RHIND <small>DRAUGHTSMAN</small> <small>Architectural (BP 2), Engineering, Resource Consent</small> <small>Phone: 027 4880233</small>
Date	08.06.23	C102
Drawn by	JDR	
Checked by	BE	Scale 1:75





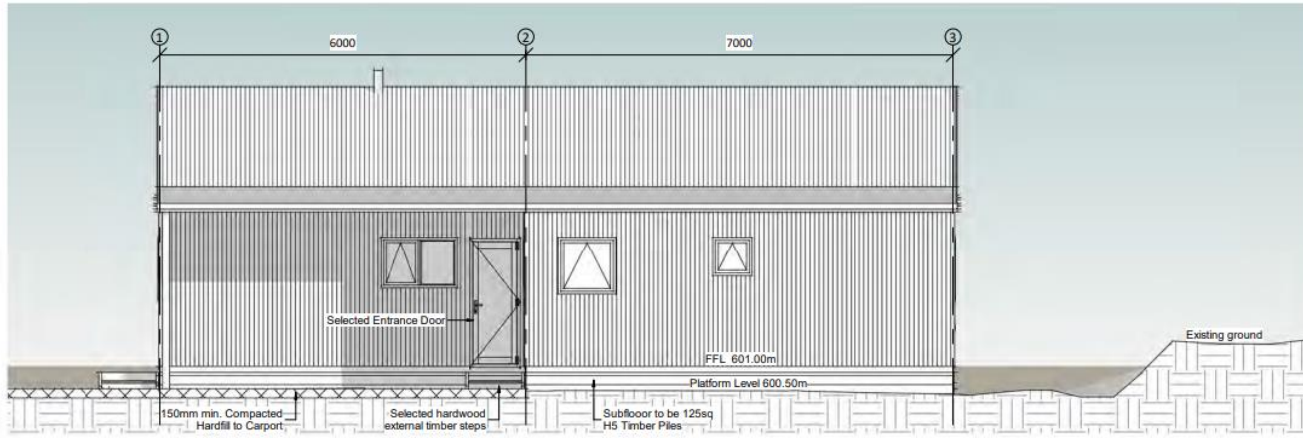
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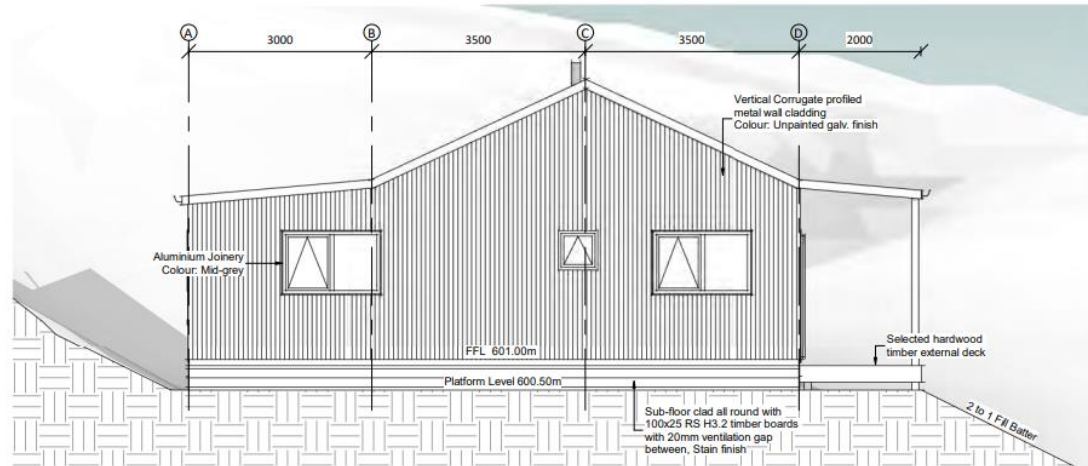
② NORTHWEST ELEVATION
1 : 75

PROPOSED BACKCOUNTRY COTTAGE
DOUBLE ROCK RIDGE
RIPPONVALE
for
Grant Hensman

ELEVATIONS		 JASON RHIND DRAUGHTSMAN	
 vivian+espie <small>resource management and landscape planning</small>		Architectural (BP 2), Engineering, Resource Consent Phone: 077 6880311	
Date	08.06.23	C201	
Drawn by	JDR		
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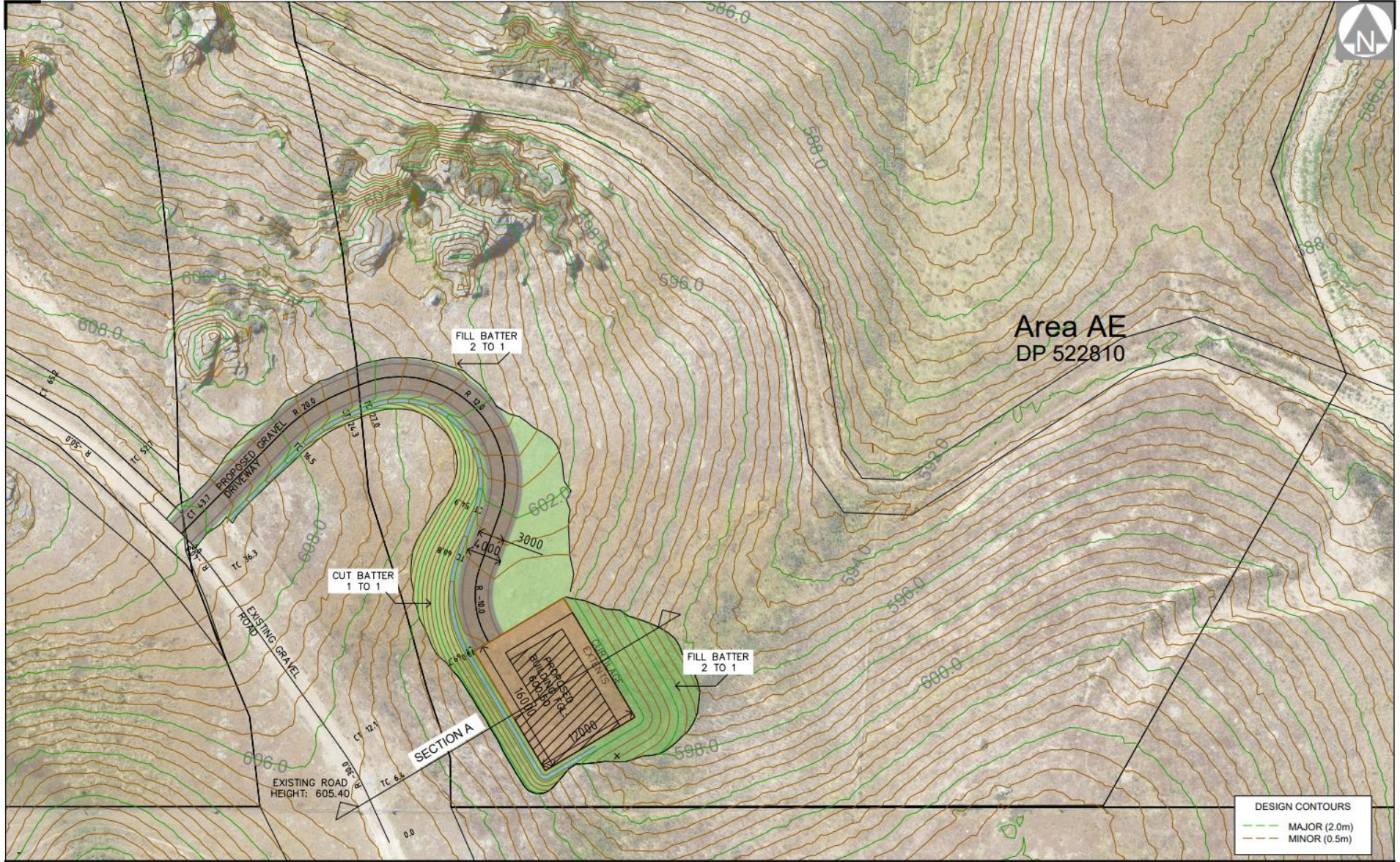
③ **SOUTHWEST ELEVATION**
1 : 75



④ **SOUTHEAST ELEVATION**
1 : 75

PROPOSED BACKCOUNTRY COTTAGE
DOUBLE ROCK RIDGE
RIPONVALE
for
Grant Hensman

ELEVATIONS vivian+espie <small>resource management and landscape planning</small>		JASON RHIND DRAUGHTSMAN <small>Architectural (R.P. 2), Engineering, Resource Consent Phone: 027 6080233</small>
Date	08.06.23	C202
Drawn by	JDR	
Checked by	BE	Scale 1 : 75



DESIGN CONTOURS	
	MAJOR (2.0m)
	MINOR (0.5m)

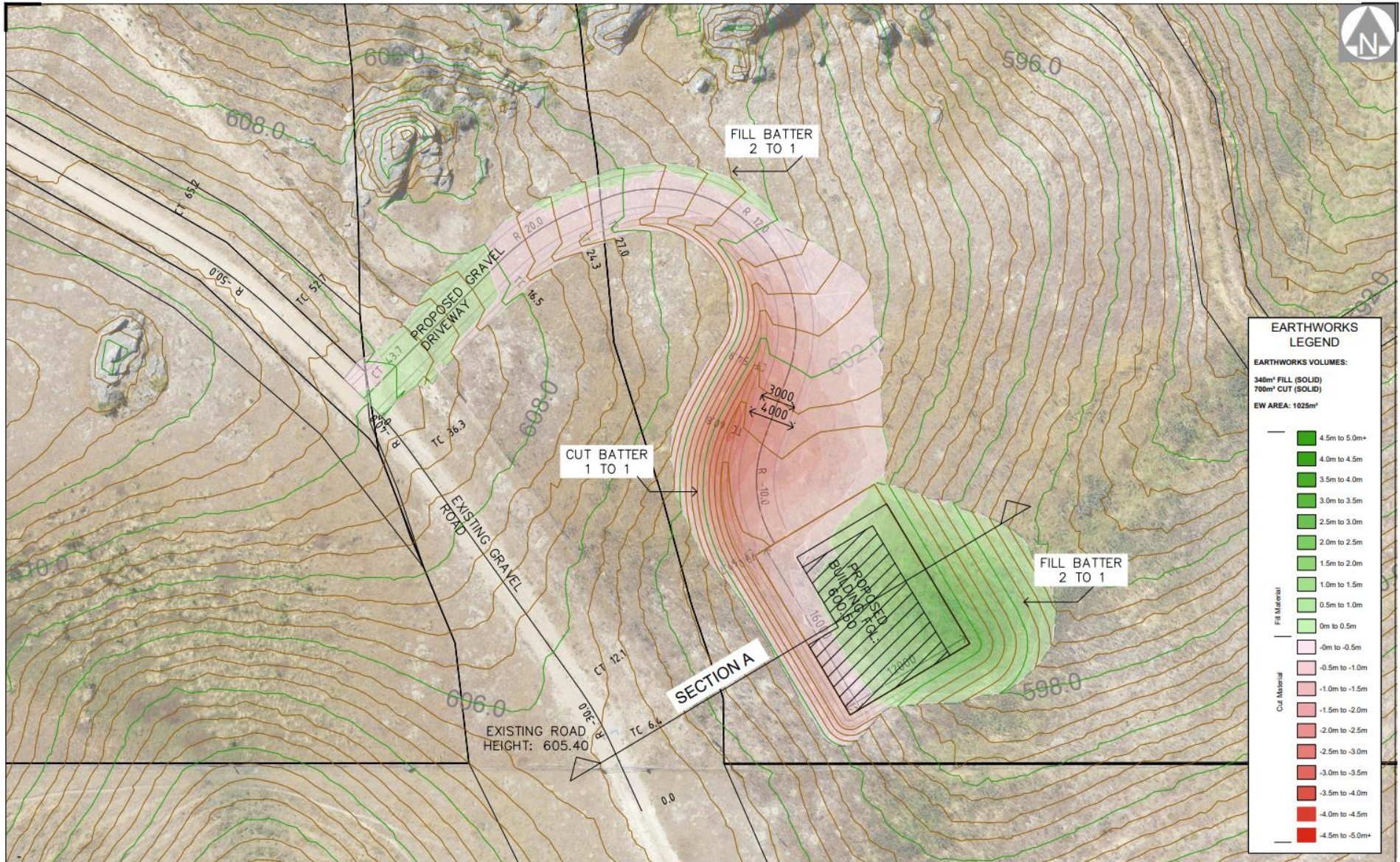
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309 Lower Shotover Road, P O Box 553 Queenstown
 Tel. (03)441-6044. Email admin@cfma.co.nz, www.cfma.co.nz

Rev	Date	Revision Details	By
A	18.05.23	BP & driveway revised	SL
B	27.05.24	Park added, driveway revised	SL
C	27.05.24	Asd on building footings and outfall area	SL
D	26.08.24	Park removed	SL

**PROPOSED BUILDING PLATFORM
 SITE LAYOUT**

Client	HENSMAN GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	04
Notes	<ul style="list-style-type: none"> All dimensions shown are in metres unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking their file. - Accuracy against the original hard copy version. - Including the information in their final output. - Copyright in this drawing is reserved. 								
Drawn	SL	Date	05.05.23	Scale	1:200 @ A1	Sheet	001	Scale	2,500,000 @ A3
Checked	-	Date	-	Author & Date	LINDIS PEAK 2000	Rev.	-	Site	D



EARTHWORKS LEGEND	
EARTHWORKS VOLUMES: 340m³ FILL (SOLID) 700m³ CUT (SOLID) EW AREA: 1025m²	
Fill Material	4.5m to 5.0m+
	4.0m to 4.5m
	3.5m to 4.0m
	3.0m to 3.5m
	2.5m to 3.0m
	2.0m to 2.5m
	1.5m to 2.0m
	1.0m to 1.5m
	0.5m to 1.0m
	0m to 0.5m
Cut Material	-0m to -0.5m
	-0.5m to -1.0m
	-1.0m to -1.5m
	-1.5m to -2.0m
	-2.0m to -2.5m
	-2.5m to -3.0m
	-3.0m to -3.5m
	-3.5m to -4.0m
	-4.0m to -4.5m
	-4.5m to -5.0m+

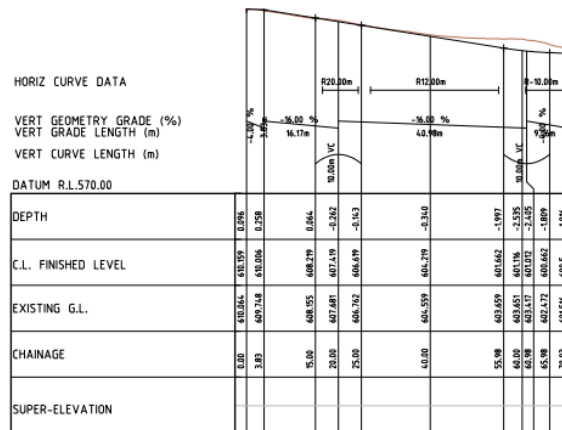
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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway revised	BL
B	20.04.24	Park added, driveway revised	BL
C	27.05.24	Add on building footprint and curtilage area	ED
D	26.08.24	Park removed	BL

**PROPOSED BUILDING PLATFORM
 CUT / FILL PLAN**

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	04
Drawn	SL	Date	05.05.23	Scale	1:150 @ A1	Sheet	002		
Checked	-	Date	-	Scale	3:33334 @ A3				
Rev.	-	Date	-	Scale	LINDIS PEAK 2000				
					SITE				D



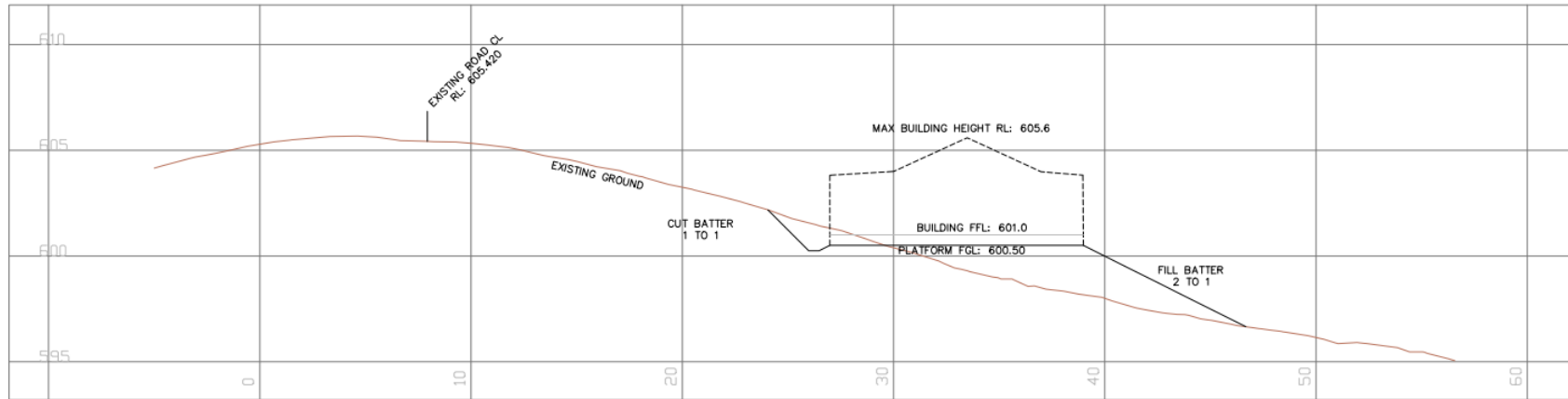
LONGSECTION - ROAD 002
 A1 HORIZ SCALE 1 : 500
 A1 VERT SCALE 1 : 500

Rev.	Date	Revision Details	By
A	18.05.23	Driveway revised	SL
B	20.04.24	Park added, driveway revised	SL

**PROPOSED BUILDING PLATFORM
 DRIVEWAY LONGSECTION**

Client	Surveyed	Date	Job No.	Drawing No.
HENSMAN, GRANT	-	-	15705	04
	Drawn	Date	Scale	Sheet
	SL	05.05.23	1:500 @ A1	003
	Checked	Date	Client's Name	Rev.
			LINDIS PEAK 2000	8
			SITE	

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DESIGN CONTOURS	
---	MAJOR (2.0m)
---	MINOR (0.5m)



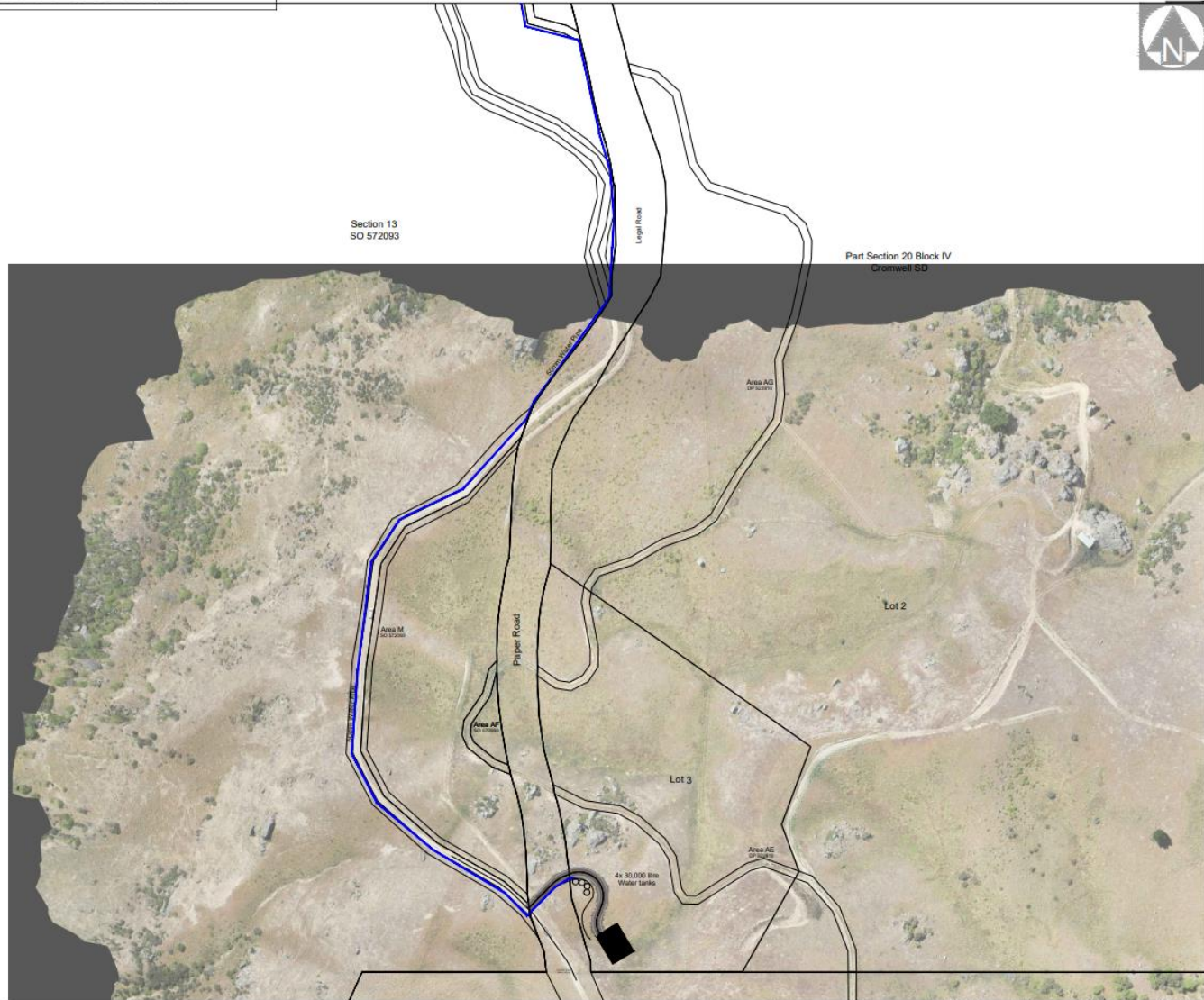
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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway revised	SL
B	29.04.24	Plank added, driveway revised	SL
C	27.05.24	Add on building footprint and outillage area	ED

PROPOSED BUILDING SECTION A

Client	Surveyed	Date	Job No.	Drawing No.
HENSMAN, GRANT	-	-	15705	04
Notes:	Drawn	Date	Scale	Sheet
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Checked	Date	Date	Date	Rev.
-	-	-	LINDIS PEAK 2000	8
			SITE	

APPENDIX 4 - WATER SUPPLY PLAN



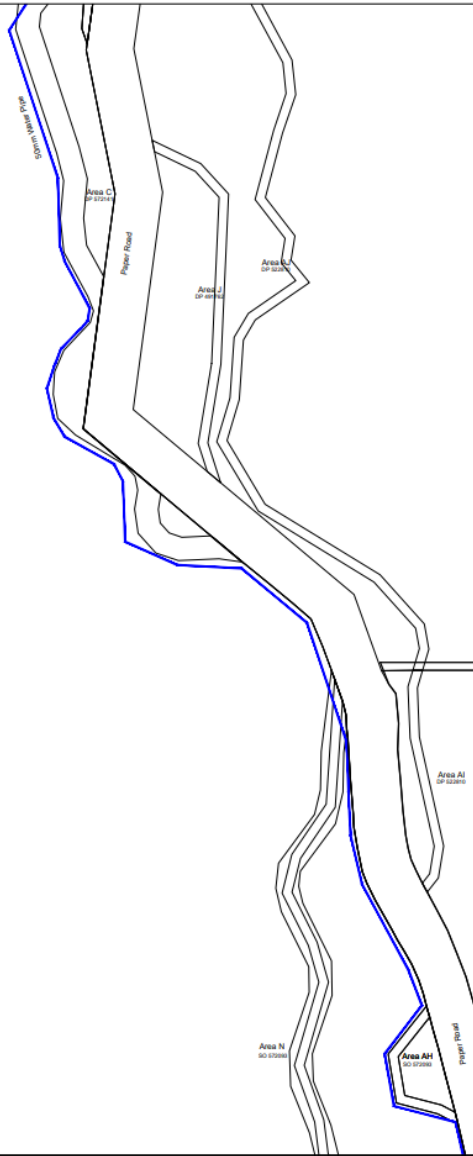
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Rev	Date	Revision Details	By
A	18.05.23	BP & driveway revised	SL

PROPOSED WATER SUPPLY LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No	15705	Drawing No	05
		Drawn	-	Date	-	Sheet	001	Scale	1:1000 @ A1
		SL	05.05.23	Date	-			Scale	1:2000 @ A3
		Checked	-	Date	-	Client & Land	LINDIS PEAK 2000	Rev	A
		Copyright	-	Date	-				SITE



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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway realigned	SL

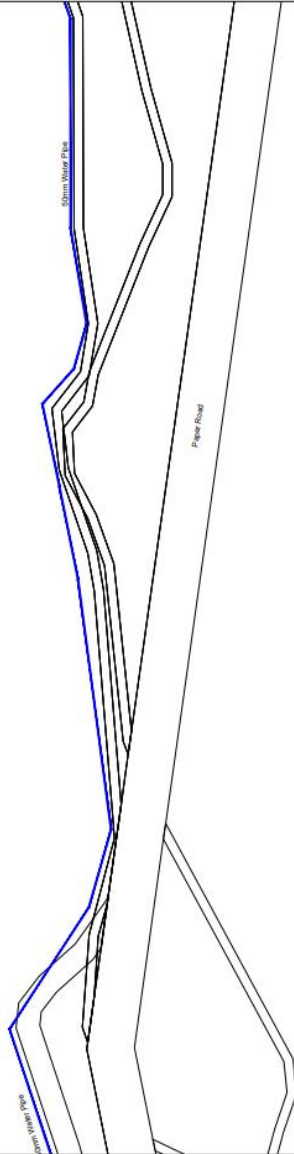
PROPOSED WATER LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	05
Drawn	SL	Date	05.05.23	Scale	1:2000 @ A3	Sheet	002	Rev.	A
Checked	-	Date	-	Client & Land	LINDIS PEAK 2000	SITE			

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Tel: (03)441-8044, Email: admin@cfma.co.nz, www.cfma.co.nz

Rev	Date	Revision Details	By
A	18.05.23	BP & driveway layout	SL

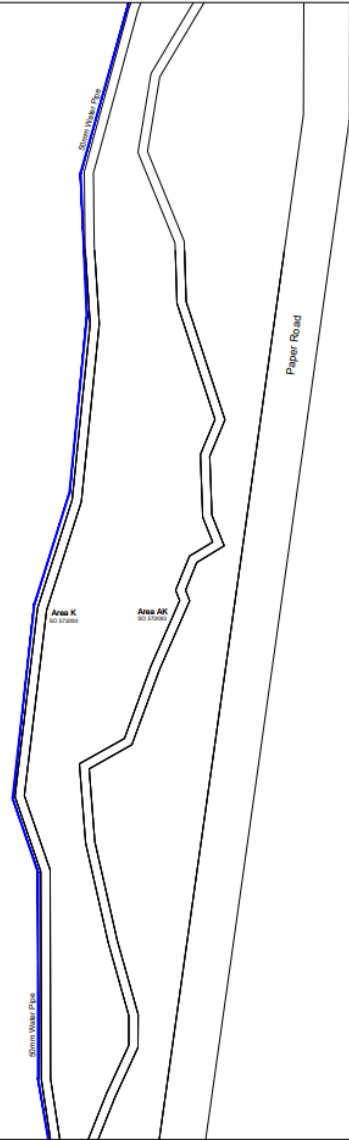
PROPOSED WATER LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	05
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		Checked	-	Date	-		1:2000 @ A3	Rev	A
						Client's & Level	LINDIS PEAK 2000		
							SITE		

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Section 13
SO 572093



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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway realigned	SL

PROPOSED WATER LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	05
Drawn	SL	Date	05.05.23	Scale	1:1000 @ A1	Sheet	004	Scale	1:2000 @ A3
Checked	-	Date	-	Author & Level	LINDIS PEAK 2000	Rev.	A	SITE	

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Section 13
SO 572093

Section 24 Block IV
Cromwell SD

Paper Road

Eden Valley
Water Pipe



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309 Lower Shotover Road, P.O. Box 583 Queenstown
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Rev	Date	Revision Details	By
A	18.05.23	BP & driveway updated	SL

PROPOSED WATER LAYOUT PLAN

Client	Surveyed	Date	Job No.	Drawing No.
HENSMAN, GRANT	-	-	15705	05
Notes:	Drawn	Scale	Sheet	
All dimensions shown are in meters unless shown otherwise.	SL	1:1000 @ A1	005	
Any parties using Clark Fortune McDonald drawings and other data accept the risk of	SL	05.05.23	1:2000 @ A3	
Using the drawings and other data in electronic form without	Checked	Date	Datum & Level	Rev
reproducing and checking them for	-	-	LINDIS PEAK 2000	A
accuracy against the original hard copy versions.			SITE	
Obtaining the information in the most recent issue				
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Section 13
SO 572093

Section 24 Block IV
Cromwell SD



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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway revised	SL

PROPOSED WATER LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	05
Checked	SL	Date	05.05.23	Scale	1:1000 @ A1	Sheet	006	Rev.	A
Notes:	<ul style="list-style-type: none"> All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other files accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright in this drawing is reserved. 								
							SITE		



Pt Section 20 Block IV
Cromwell SD

Pt Section 20 Block IV
Cromwell SD

Section 13
SO 572093

Section 24 Block IV
Cromwell SD

50mm Water Pipe

Paper Road

50mm Water Pipe



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUENZTOWN | DUNEDIN | CHRISTCHURCH | CDMR

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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway replaced	SL

PROPOSED WATER LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	05
Notes:	All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without recording and checking them for accuracy against the original hard copy version. - Causing the information in the most recent issue. - Copyright in this drawing is assumed.								
Drawn	SL	Date	05.05.23	Scale	1:1000 @ A1	Sheet	007		
Checked	-	Date	-	Datum & Level	1:2000 @ A3	Author	LINDIS PEAK 2000	Rev.	A
							SITE		



Take point from
Scrubby Creek

50mm Water Pipe

Section 13
SO 572093



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Rev.	Date	Revision Details	By
A	18.05.23	BP & driveway revised	SL

PROPOSED WATER LAYOUT PLAN

Client	HENSMAN, GRANT	Surveyed	-	Date	-	Job No.	15705	Drawing No.	05
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Checked	-	Date	-	Rev.	A	SITE			