From: "Lizzie Thomson" <lizzie@elrick.co.nz>
Sent: Wed, 4 Mar 2026 09:14:19 +1300
To: "Resource Consent" <resourceconsent@qldc.govt.nz>
Subject: RE: Application File Upload for 35 Horseshoe Bend Drive/Lot 2 DP 525981 - updated application form 9 and appendices in separate files
Attachments: 6829 - 35 Horse Shoe Bend Drive - final 30326.pdf, Appendix 1 Record of Title.pdf, Appendix 2 Proposed Plans.pdf, Appendix 4 Landscape Plan.pdf, Appendix 5 Consent Notice.pdf, application-form-9-general-july-2025.pdf
Categories: Laura

Hi Laura,

Sorry about that! Please see the attached as requested. The Compliance assessment is already contained in the body of the AEE document and cannot be separated out.

Below is a link for Appendices 6 and 7 as they are too large to email. Form 9 also attached, apologies I thought I did select the $2668 but it must have clicked back out.

Let me know if there are any issues with the We Transfer link,

https://we.tl/t-myoymBPeId

Thanks,
Lizzie

Elrick & CO PLANNING & SURVEYING

Lizzie Thomson
ENVIRONMENTAL PLANNER
BSc | PgDip Water RM
M 0272893988
www.elrick.co.nz Level 1, 4/49 Sir William Pickering Drive, Burnside, Christchurch 8053

From: Resource Consent <resourceconsent@qldc.govt.nz>
Sent: Tuesday, 3 March 2026 3:20 pm

Document Set ID: 9409107
Version: 1, Version Date: 04/03/2026

To: Lizzie Thomson <lizzie@elrick.co.nz>
Subject: RE: Application File Upload for 35 Horseshoe Bend Drive/Lot 2 DP 525981 - updated application form 9 and appendices in separate files

Tēnā koe Lizzie,

Thank you for your application on behalf of Lucien Verkerk and Lynley Verkerk.

This application is currently paused as we need the appendices that are in the Application and appendices file to be submitted as separate files.

Would you please separate out the appendices and email me back the following files, named as I have below:

- Assessment of Environmental Effects
- Appendix 1 Record of Title 843266
- Appendix 2 Proposed Plans
- Appendix 3 Compliance Assessment
- Appendix 4 Landscape Plan
- Appendix 5 Consent Notice 12223431.2
- Appendix 6 Written Approvals (please check the documents in this appendix as they seem to be the landscape assessment)
- Appendix 7 Landscape Assessments ([please check the documents in this appendix as they seem to be the written approvals)

Would you also please update the application form 9 to indicate the initial fee for this application and send us through the updated form:

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 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

Please select

Please email us these files back by the close of business tomorrow, Wednesday, 4 March or we will need to return this application to you for it to be resubmitted in full.

Thank you.

Kind regards,
Laura Mitchell

Laura Mitchell | P&D Technical Support Officer | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0499
E: laura.mitchell@qldc.govt.nz

QUEENSTOWN LAKES DISTRICT COUNCIL

From: noreply@qldc.govt.nz <noreply@qldc.govt.nz>
Sent: Tuesday, 3 March 2026 2:48 PM
To: Resource Consent <resourceconsent@qldc.govt.nz>
Subject: Application File Upload for 35 Horseshoe Bend Drive/Lot 2 DP 525981 (UAFv1_2653022)

Upload Application Files

UAFv1_2653022

SUBMITTED

Submitted: 03-Mar-2026 14:47:42

Lizzie Thomson

Question	Answer
First Name	Lizzie
Last Name	Thomson
Contact Number	0272893988
Email	LIZZIE@ELRICK.CO.NZ
Application Type	Resource Consent
Is this a New application or files for a Current application?	New Application
Your reference until we issue an Application Id e.g. Street Address or Lot #	35 Horseshoe Bend Drive/Lot 2 DP 525981

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Comment	The applicant seeks to vary a consent notice and resource consent for an internal boundary setback breach. Please refer to the application for full information.

This is an overview of the Form. Table and Attachment questions are not displayed.

Kind regards,

QLDC Business Process

Application for Resource (Land-Use) Consent

35 Horseshoe Bend Drive, Wanaka

Prepared for: Lucien and Lynley Verkerk

3 March 2026

Elrick & CO PLANNING & SURVEYING



Document Set ID: 9409107
Version: 1, Version Date: 04/03/2026

Land-Use Consent Application prepared for:

Lucien & Lynley Verkerk

35 Horseshoe Bend Drive, Wanaka

Document Date:	3 March 2026
Document Version/Status:	FINAL
Project Reference:	6829
Project Manager:	Jenny Autridge, Director & Senior Planner
Prepared by:	Lizzie Thomson, Senior Planner
Reviewed by:	Jenny Autridge, Director & Senior Planner

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Form 9: Application for Resource Consent
Under Section 88 of the Resource Management Act 1991

TO: Queenstown Lakes District Council

Lucien & Lynley Verkerk (**'the Applicant'**) formally applies for:

1. The activity to which the application relates (the proposed activity) is as follows:

   a. Land use consent is sought to construct a residential unit and garden shed at 35 Horseshoe Bend Drive, Wanaka.

   b. Vary conditions (a), (i) and (o) of consent notice 12223431.2 pursuant to s221.

   The proposed activities for which consent is sought will be undertaken in accordance with the details, information and plans that accompany and form part of the application, including the Assessment of Effects on the Environment ('AEE') attached.

2. The site at which the proposed activity is to occur is as follows:

   35 Horseshoe Bend Drive, being Lot 2 DP 525981 held in Record of Title 843266.

   The natural and physical characteristics of the site and any adjacent uses that may be relevant to the consideration of the application is set out in further detail within the details, information and plans that accompany and form part of the application, including the attached AEE.

3. The full name and address of each owner of the site to which the application relates are as follows:

   Owners: SC Nominees 2025 Limited, Lucien Bernhardt Verkerk, Lynley Joy Verkerk

4. There are no other activities that are part of the proposal to which this application relates.

5. No additional consents are required at this time in relation to this proposal.

6. I attach an assessment of the proposed activity's effect on the environment that:

   a. includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
   b. addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
   c. includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

7. I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

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8. I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1) (b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

9. I attach an assessment of the proposed activity against the resource management matters set out in the relevant planning documents.

10. I attach all necessary further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

11. The applicant is a natural person and has not been the subject of abatement notices, enforcement orders, infringement notices, and convictions under the Resource Management Act 1991 within the past 7 years.



Lizzie Thomson
Senior Planner

DATED: 3 March 2026

(Signature of ~~Applicant or~~ person authorised to sign on behalf)

Address for service:

Elrick & Co
4/49 Sir William Pickering Drive
Burnside
Christchurch 8053

Attention: Lizzie Thomson

T: 027 289 3988

E: lizzie@elrick.co.nz

Address for Council fees:

179 Jardine Road
Oamaru 9494

Attention: Lynley Verkerk

T: 027 474 0008

E: verkerkfamily@xtra.co.nz

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Appendix 2 Proposed Plans
Appendix 3 Compliance Assessment
Appendix 4 Landscape Plan
Appendix 5 Consent Notice 12223431.2
Appendix 6 Written Approvals
Appendix 7 Landscape Assessment

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Introduction

1. Land use resource consent is sought to construct a dwelling and accessory buildings, and vary conditions (a), (i) and (o) of consent notice 12223431.2 at 35 Horseshoe Bend Drive. Resource consent is required as a **discretionary activity** under the Proposed Queenstown Lakes District Plan.

2. Section 88 of the Resource Management Act 1991 ('the Act') sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

   'an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment'.

3. The following assessment is made in accordance with these requirements.

The Existing Environment

4. The application site is located at 35 Horseshoe Bend Drive, Wanaka and has a total site area of 3.9139ha. The corresponding Record of Title is attached as **Appendix 1** and the site is identified in **Figure 1** below.

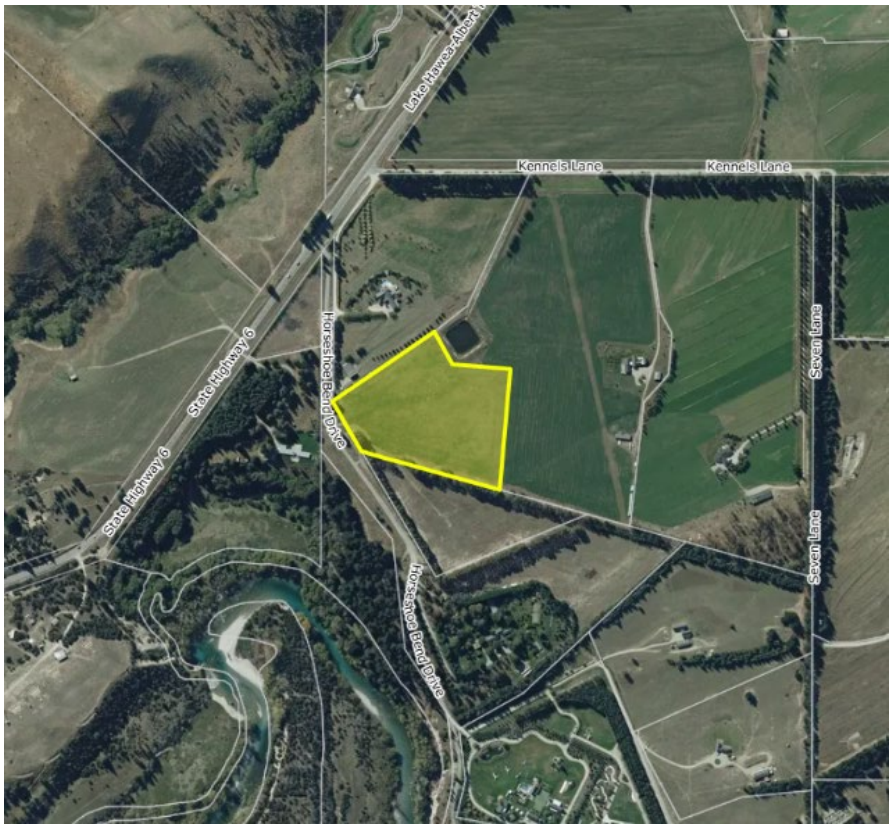


Figure 1. Application site (Source: GRIP)

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5. The site is zoned *Rural* under the Proposed Queenstown Lakes District Plan (**'the District Plan'**). The site is also located in the *Landscape Schedule (RCL – West of Hawea River)*, *Threatened Environments Classification 2012 (<10% indigenous cover left)*, overlays and partially within the *Wāhi Tūpuna* overlay.

6. Horseshoe Bend Drive is a private right of way, accessed from Lake Hawea-Albert Town Road.

7. The Record of Title includes consent notice 12223431.2 which relevantly states:

   (a) All future buildings within Lot 2 shall be contained within the Building Platform as shown as Covenant Area G as shown on Land Transfer Plan 525981, with the exception of the development approved under RM221012.

   (i) All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, external lighting and clotheslines) shall be contained within the curtilage areas identified on the landscape plans 602 Lake Hawea road - Albert Town Concept Plan dated 8th August 2017 and Lake Hawea Road - Albert Town Existing Tree Plan, sheet 1 of 2 dated 15th September 2017.

   o) All trees and shrubs identified on the landscape plans:
   - *602 lake hawea road - albert town Concept Plan dated 8th August 2017*
   - *602 lake hawea road - albert town dated 15th September 2017*
   - *602 lake hawea road - albert town dated 15th September 2017*

   shall be maintained in perpetuity as per the plan. Any tree or plant that dies, becomes diseased or modified such as to not provide intended mitigation shall be replaced within one year as per the approved landscape plan.

The Proposed Activity

8. As noted above, the applicant seeks resource consent to construct a single storey, new residential dwelling with an attached garage and carport, a family flat (attached), and a garden shed on the application site at 35 Horseshoe Bend Drive.

9. The proposed built form (residential dwelling including garage and family flat) has a gross floor area of 500m^2. The site includes an existing implement shed (104m^2), which was approved under RM221012. A lean-to has been added to the implement shed, as shown in the application plans. A portion of the lean-to breaches the 15m internal boundary setback shared with 42 Kennel Lane.

10. The family flat, with two bedrooms, bathroom and kitchen are attached to the principal residential dwelling via a hallway link.

11. The built form comprises a gable roof to a maximum height of 5.176m with a total site coverage of 1.97%. The building is shown in the plans included as **Appendix 2**.

12. Access to the site is provided to the west of the site via an existing vehicle crossing off Horseshoe Bend Drive.

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Building Platform and Landscaping

13. Consent Notice 12223431.2 is provided as **Appendix 5** and identifies a specified platform for future dwellings. The proposed site plan with the required building platform is shown in **Figure 2** below.



Figure 2. Building platform specified in Consent Notice 12223431.2 (Source: GRIP)

14. The applicant seeks to vary Consent Notice 12223431.2 to provide for the construction of the proposed residential dwelling and attached family flat outside of the required building platform. The proposed building location is a minimum of approximately 5.96m from the required building platform. The following changes to conditions (a), (i) and (o) of 12223431.2 are proposed:

(a) All future buildings within Lot 2 shall be contained within the Building Platform as shown as Covenant Area G as shown on Land Transfer Plan 525981, with the exception of the development approved under ~~***RM221012***~~ ***RMXXXXXX.***

(i) All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, external lighting and clotheslines) shall be ***located as identified on the landscape plan labelled "Verkerk Garden 35 Horseshoe Bend Drive Albert Town Wanaka (Victoria Stevens MFA) "*** ~~***contained within the curtilage areas identified on the landscape plans 602 Lake Hawea road - Albert Town Concept Plan dated 8th August 2017 and Lake Hawea Road - Albert Town Existing Tree Plan, sheet 1 of 2 dated 15th September 2017.***~~

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o) All trees and shrubs identified on the landscape plans:

- ~~***602 lake hawea road - albert town Concept Plan dated 8th August 2017***~~
- ***Verkerk Garden 35 Horseshoe Bend Drive Albert Town Wanaka (Victoria Stevens MFA)***
- *602 lake hawea road - albert town dated 15th September 2017*
- *602 lake hawea road - albert town dated 15th September 2017*

shall be maintained in perpetuity as per the plan. Any tree or plant that dies, becomes diseased or modified such as to not provide intended mitigation shall be replaced within one year as per the approved landscape plan.

15. **Figures 3 and 4** below show the curtilage and landscaping required by the consent notices (i) and (o), in comparison to the proposed dwelling and landscaping.

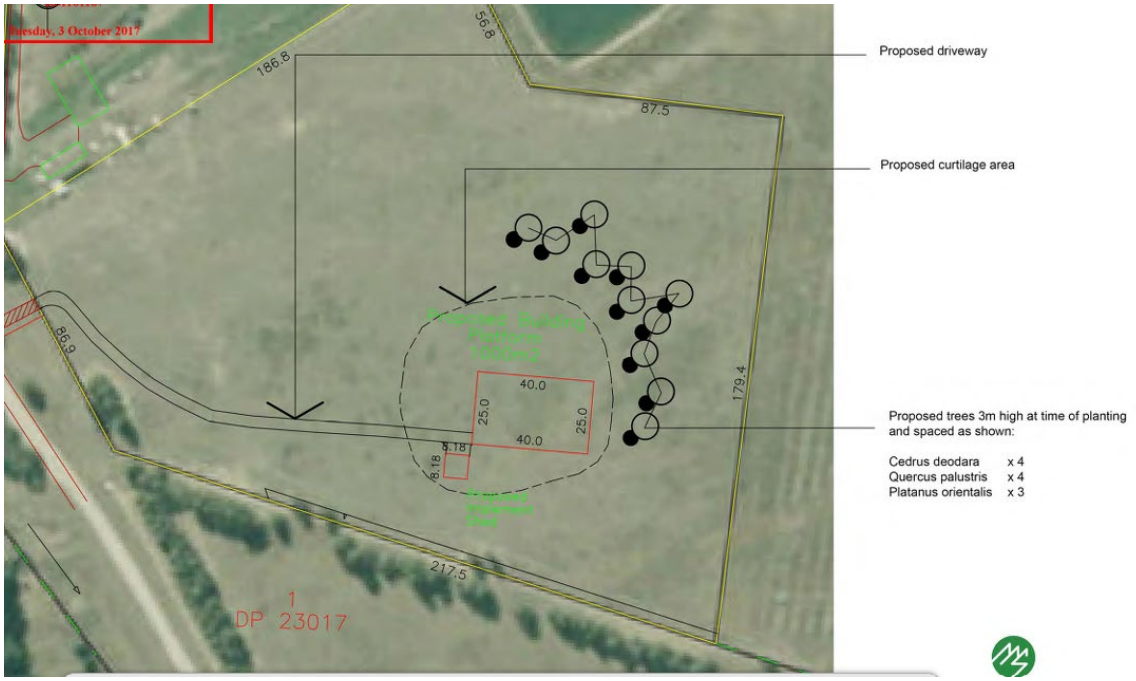


Figure 3. Curtilage and landscaping specified in Consent Notice 12223431.2 (i) and (o) (Source: RM161167 Decision)

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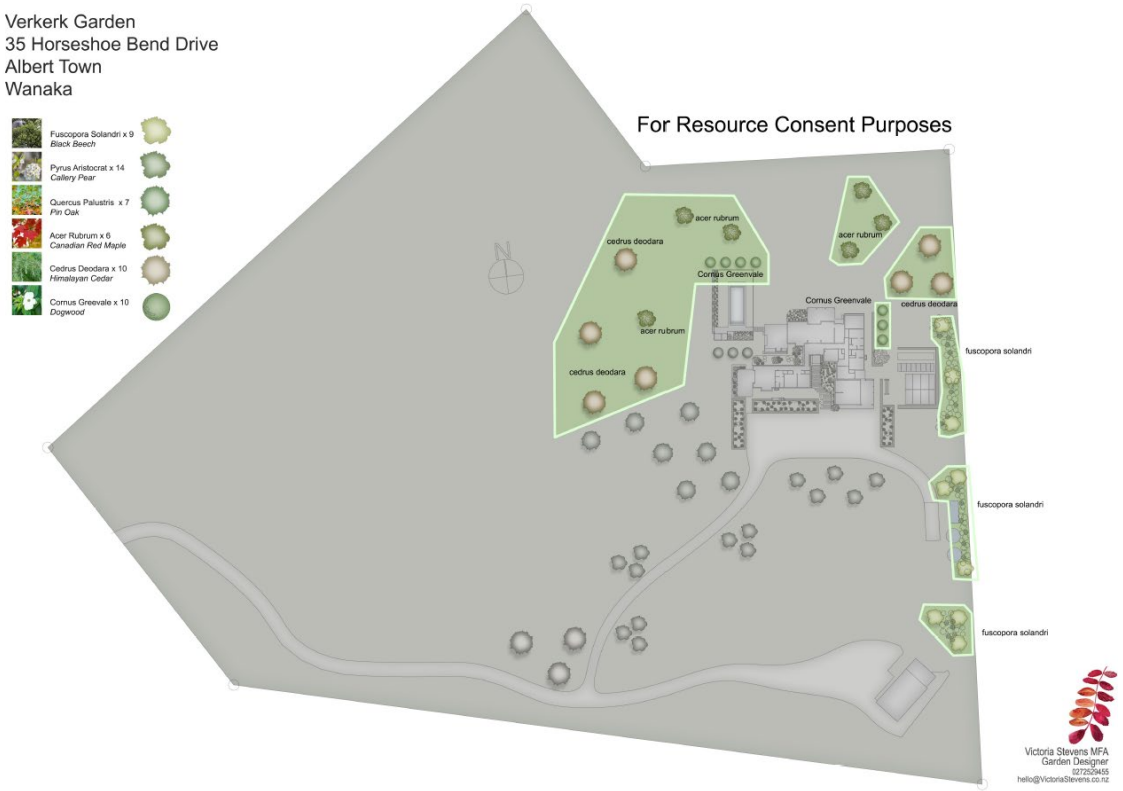


Figure 4. Proposed building layout and landscaping (Source: Appendix 4)

16. A Landscape Plan is provided as **Appendix 4** and includes planting along the east internal boundary, and to the northwest of the proposed dwelling. The Landscape Plan has been prepared by a suitably qualified and experienced person, Ms Victoria Stevens (Victoria Stevens MFA Garden Designer)

Consent Notice Conditions

17. Consent notice 12223431.2 includes multiple conditions of relevance to the application site (Lot 2). An assessment of the relevant conditions and compliance or otherwise is tabulated below in **Table 1**.

Table 1: Compliance with relevant consent notice conditions for Lot 2

Consent Notice Condition	Comment
a) All future buildings within Lot 2 shall be contained within the Building Platform as shown as Covenant Area G as shown on Land Transfer Plan 525981, with the exception of the implement shed authorised by resource consent RM161167.	The application seeks to vary this consent notice, as noted above.
b) At the time a dwelling is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Meyer Engineering Limited dated September 2016. The proposed wastewater system shall be subject to review by Council prior to implementation and shall be installed prior to occupation of the dwelling.	Will comply.

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c) At such a time that Council's wastewater reticulation is available to service Lot 1 or 2 in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Council the applicable development contribution.	Not applicable at this time.
d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.	Will comply.
e) At the time a dwelling is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank….	Complies, as shown on application plans (A0-02).
f) Regular water testing shall be undertaken to ensure potable water consistently meets the NZ Drinking Standard 2005 (revised 2018). Where testing indicates the standard is not met, appropriate treatment shall occur to ensure the standard is met	Will comply.
g) The maximum heights of any future building within Lot 2 shall be 6.0m from original ground level.	Complies, as shown on application plans (A2-02).
h) All new structures and buildings within Lots 1 and 2 shall conform to the following building design controls: *i. Roof colours to be black, greys, browns or green with a light reflectivity value of between 7% and 36% or less.* *ii. Wall colours to be black, greys, browns or green with a light reflectivity value of between 7% and 36% or less; to ensure that the house blends with the receiving environment.* *iii. Joinery, spouting and downpipe colours (excepting timbers) shall match roofing, gutter and spouting colours.*	Complies, as shown on application plans.
i) All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, external lighting and clotheslines) shall be contained within the curtilage areas identified on the landscape plans 602 Lake Hawea road - Albert Town Concept Plan dated 8th August 2017 and Lake Hawea Road - Albert Town Existing Tree Plan, sheet 1 of 2 dated 15th September 2017.	The application seeks to vary this consent notice, as noted above.
j) All curtilage fencing shall be of a traditional farming type of post and wire (but not deer fencing).	Will comply.
k) Linear planting is not permitted alongside any curtilage fencing.	Will comply.
I) All vehicle gateways shall not be visually obtrusive (monumental) and shall be consistent with traditional farm gateways.	Will comply.
m) Planting is not permitted alongside any existing or future fencing.	Will comply.
n) All exterior lighting associated with or attached to any dwelling or building shall be down lighting only fixed no higher than 2.0 metres above finished ground level and shall be capped, filtered or pointed downwards so as to reduce visibility from any point off-site of light sources, avoid light spill beyond the property and to minimise visibility of lit areas.	Will comply.
o) All trees and shrubs identified on the landscape plans: • *602 lake hawea road - albert town Concept Plan dated 8th August 2017* • *602 lake hawea road - albert town dated 15th September 2017*	The application seeks to vary the location of landscaping to the layout provided in **Appendix 4**.

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• *602 lake hawea road - albert town dated 15th September 2017* *shall be maintained in perpetuity as per the plan. Any tree or plant that dies, becomes diseased or modified such as to not provide intended mitigation shall be replaced within one year as per the approved landscape plan.*	
p) All boundary fences and internal fences outside the curtilage area are to be standard farming post and wire (and/or wire mesh) fences.	Will comply.
q) Any existing trees that are of the following wilding species (Pinus contorta,P.nigra, P.sylvestris, P. pinaster, P. radiata, Larix decidua, Psuedotsuga menziesii, Acer psudop/atanus, Crataegus monogyna) or problematic species such as elderberry, or birch that are not protected by the approved landscape plan may be removed at any time. No wilding species shall be planted within the property.	Will comply.
r) Access drives shall be gravel of a local Upper Clutha stone gravel and exclude the use of concrete kerb and channels beyond the curtilage area to be consistent with the rural character, except for that approved for consent for the entrance onto the highway.	Will comply.

18. As noted above, it is sought to vary Conditions (a), (i) and (o) of 12223431.2.

Statutory Framework

National Policy Statement for Natural Hazards 2025

19. The National Policy Statement for Natural Hazards (NPS-NH) came into effect on 15 January 2026. The application site is located within the Liquefaction Management Area. The site is not located within any natural hazard overlays, based on a search of the planning maps. Based on a search of QLDC's Flood Hazard Maps and Flood Depth Map, the site does not appear to be within a 1 in 50 or 1 in 100-year flood hazard area. Using the risk matrix in the NPS-NH, flood risk is considered to be low and damage would likely be negligible.

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 ('NESCS')

20. Based on a search of the Otago Regional Council – Listed Land Use Register: Mapping Resource (14/01/2026), there are no known HAIL activities on the site. As such, it is considered that the NESCS does not apply.

Queenstown Lakes District Plans

21. 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, decisions on Stage 2 of the PDP on 21 March 2019 and decisions on Stage 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 as operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative.

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Operative Queenstown Lakes District Plan (ODP)

22. The site is zoned *Rural Lifestyle* and there are no relevant rules under the ODP as the relevant rules are treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

Proposed Queenstown Lakes District Plan (PDP)

23. The application site is zoned *Rural* under the Proposed District Plan.

24. An assessment of the proposal's compliance with the applicable rules in the PDP is set out in **Appendix 3**. Based on that assessment, resource consent is required in respect of the following matters:

- Rule 21.5.1: The proposed garden shed and lean to are located approximately 9.22m and 11.5m, respectively, from the east internal boundary (15m setback required) – **restricted discretionary activity**.

- Rule 29.5.3: The proposed driveway does not meet the minimum width requirement in some sections - **restricted discretionary activity**.

Section 221(3)

25. Section 221(3) of the Act provides that:

> *(3) At any time after the deposit of the survey plan,—*
>
> *(a) the owner may apply to a territorial authority to vary or cancel any condition specified in a consent notice:*
>
> *(b) the territorial authority may review any condition specified in a consent notice and vary or cancel the condition.*
>
> *(3A) Sections 88-121 and 127(4) to 132 apply, with all necessary modifications, in relation to an application made or review conducted under subsection (3).*

26. A copy of consent notice 12223431.2 is attached as **Appendix 5**. Approval is required pursuant to section 221(3) to vary conditions (a), (i) and (o) of the consent notice.

27. In accordance with Section 221(3) of the RMA which specifies a change to a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132, the application must be considered as a **discretionary activity** consent pursuant to 87B.

Activity Status

28. Overall, the applications require consent as a **discretionary activity** under the Proposed Queenstown Lakes District Plan.

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Assessment of Environment Effects

29. An assessment of effects on the environment relevant to this proposal follows and addresses the following matters:

- Effects relating to change of consent notices;
- Internal boundary setbacks;
- Transport effects; and
- Positive effects.

Written Approvals

30. Section 95D(e) of the Resource Management Act 1991 stipulates that a consent authority that is deciding, for the purpose of section 95A(2)(a), whether an activity will have or is likely to have adverse effects on the environment that are more than minor must disregard any effect on a person who has given written approval to the relevant application. Section 95E(3)(a) similarly stipulates that a person is not an affected person if they have given written approval to the activity. For substantive decisions, Section 104(3)(a)(a) states that a consent authority must not, when considering an application, have regard to any effect on a person who has given written approval to the application.

31. The applicant has obtained written approval from the owners and occupiers of **42 Kennels Lane**, which adjoins the east internal boundary of the site. The written approval form is attached as **Appendix 6**.

Effects relating to change of consent notice conditions

32. The applicant seeks to vary consent notices (a), (i) and (o) to account for the proposed change to the location of the consented building platform and curtilage area. The proposed building footprint is located to the northeast of the consented building platform, approximately 22m from the east internal boundary shared with 42 Kennel Lane.

33. It is considered that potential effects relate to visual amenity, and bulk and dominance.

34. A Landscape Assessment has been provided by Landscape Architect, Ms Anne Steven, and is attached as **Appendix 7.** The assessment takes into account the Landscape Plan (**Appendix 4**) and proposed building footprint. In Section 7 of her report, Ms Steven states (emphasis added):

"Overall, visibility of the proposed development would be high locally and until screening trees grow, when it would reduce to Moderate to Low-Moderate; and Very Low to Nil in the wider landscape. The visual effect however that is not markedly different or in excess of what is already approved. This would be assured by the larger tree and evergreen planting. The visual effect per se would be Low to Very Low where visible. ***Relative to what is approved the visual effect of what is proposed is Negligible in my opinion****."*

35. Any potential effects on persons at 42 Kennel Lane can be disregarded as written approval has been provided by the owners and occupants of this property (included as **Appendix 6**). It is considered that effects on persons to the north, west and south will be negligible.

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36. Section 11.3 of Ms Steven's report provides a comprehensive assessment on visual amenity values. Relying on the expertise of Ms Steven, it is considered that the proposed variation to the consent notice will have negligible effects on persons and less than minor effects on the environment.

Internal boundary setbacks

37. The proposed garden shed and existing lean to are located approximately 9.6m and 11.5m from the east internal boundary, where a setback of 15m is required. The relevant assessment matters relate to effects on rural amenity and landscape character, and privacy, outlook and amenity from adjoining properties.

38. As noted above, any effects on persons at 42 Kennel Lane can be disregarded on the basis that written approval has been received from the owners and occupiers of this property (**Appendix 6**).

39. The proposed shed and the lean to are well set back (at least 70m (garded shed) and 20 (lean to)where 15m is required) from all other internal boundaries, thus is considered to have no effect on persons to the north, south or west at 51 and 55 Horseshoe Bend Drive, and 602 Lake Hawea-Albert Town Road.

40. The Landscape Plan attached as **Appendix 4,** includes vegetation between the proposed garden shed and the east internal boundary. The garden shed will largely be screened by either the proposed dwelling, or proposed landscaping and is not visible from public areas (i.e. legal road). On this basis, effects on rural amenity and landscape character are considered to be **less than minor** and **acceptable.**

Transport Effects

41. Access to the site will be provided from Horseshoe Bend Drive, via an existing and sealed vehicle crossing. The proposed aggregate driveway shown on Plan A0.02 has a minimum width of approximately 2.5m and widens to approximately 3.7m as it approaches the dwelling and carparking area. These dimensions have been measured on the scaled plans.

42. The relevant matters of discretion are addressed below:

> *a. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.*

43. The width of the access varies and the breaches will be indiscernible to users. The width is sufficient for the driveway to operate in a safe and efficient manner, and maintain the amenity of the site. There will be no effects on the transport network.

> *b. The design of the access, including the width of the formed and legal width.*

44. The proposed access will be aggregate and meet the required legal width. While there are small breaches of the formed width, these are not anticipated to have adverse effects on persons.

> *c. The on-going management and maintenance of the access.*

45. The consent holder will be responsible for the maintenance of the aggregate driveway.

> *d. Urban design outcomes, including any positive effects on urban design quality.*

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46. Given the site is accessed from a private right of way and located in a rural zone, urban design outcomes are not considered to be relevant in this instance.

e. The vesting of the access in Council.

47. It is not considered necessary to vest the access in Council.

f. Any positive effects on achieving planned intensification and compact urban form.

48. The proposed activity is located within a rural zone, therefore there will be no positive effects on the urban form and intensification.

Positive Effects

49. The activity will have positive effects in terms of providing for the efficient utilisation of the vacant site. The design of the building will contribute positively to the area, and it will provide for the needs of the applicant while maintaining rural character and amenity values.

Summary of Effects

50. Based on the above assessment, actual and potential effects of the proposal on the surrounding environment are concluded to be **less than minor** on the environment and persons and **acceptable**.

Relevant Provisions of Planning Instruments

51. The planning documents of relevance to this application and the provisions therein are listed and assessed in turn below:

Operative Queenstown Lakes District Plan – Objectives and Policies

52. The relevant operative objectives and policies are contained within Part 5 (Rural Areas) of the Operative District Plan ('**ODP**').

53. The proposal represents development generally anticipated within the Rural General zone under the ODP and maintains rural character and amenity. As such, the proposal is considered to be consistent with the provisions of Part 5.

54. Overall, it is considered that the proposal is consistent with the objectives and policies of the Operative District Plan.

Proposed Queenstown Lakes District Plan – Objectives and Policies

55. The objectives and policies in the plan of relevance to this application are assessed below in **Table 2**.

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Table 2: Assessment of relevant plan provisions

District Plan provision	Comment / Assessment
Chapter 21 – Rural	
21.2.1 Objective - A range of land uses, including farming are enabled while: *a. Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;* *b. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;* *c. Maintaining or enhancing amenity values within the rural environment; and* *d. Maintaining or enhancing nature conservation values.*	The proposal supports Objective 21.2.1 by providing for an activity that is anticipated on the site. A compliant site density and rural amenity will be maintained through the single residential dwelling proposed. The landscape plan provides planting that will screen the proposed dwelling from neighbouring properties. As discussed in the AEE, effects on visual amenity values and rural amenity will be less than minor. No effects on conservation values are anticipated.
21.2.1.3 Policy - Require buildings to be set back a minimum distance from internal boundaries and road boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities.	The proposed residential dwelling complies with internal and road boundary setbacks, while the garden shed breaches the internal boundary setback to the east. Landscaping is proposed to screen the proposed dwelling and shed from neighbouring properties, in particular 42 Kennel Lane. As discussed in the AEE and Landscape Assessment, effects on adjoining properties are considered to be less than minor. Effects on visual amenity are considered to be less than minor.
21.2.1.8 Policy - Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision and development in the Rural Zone.	The proposal complies with the relevant requirements relating to water supply for firefighting. No planting is proposed that would elevate fire risk.
21.2.1.4 Policy - Minimise the dust, visual, noise and odour effects of activities by requiring them to locate a greater distance from formed roads, neighbouring properties, waterbodies and zones that are likely to contain residential and commercial activity.	Earthworks will be undertaken with appropriate erosion and sediment control measures. Further, the proposed earthworks comply with the permitted standard for the Rural Zone.
Chapter 29 – Transport	
Policy 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*	The proposed access within the site is under width in some sections. The shortfall in width is considered to be indiscernible to persons and as discussed in the AEE, will have less than minor effects. The proposal otherwise complies with relevant transport standards.

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District Plan provision	Comment / Assessment
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.*	

56. The proposed application is consistent with the relevant objectives and policies.

Summary

57. Overall, it is considered that the proposal is consistent with the objectives and policies of the Proposed District Plan.

District Plan Weighting

58. In this case, as the conclusions reached in the above assessment result in the same conclusion under both the Operative District Plan and the Proposed District Plan, no weighting assessment between the Operative District Plan and Proposed District Plan is required.

Otago Regional Policy Statement

59. The Regional Policy Statement for Otago 2019 ('**RPS**') sets the direction for future management of Otago's natural and physical resources and provides the foundation for the development of regional plans and district plans. The RPS is partially operative with most appeals having been resolved. As the PDP has been drafted with regard to the RPS, and insofar as the proposed activity is considered to be consistent with the PDP, it is considered that it will be consistent with the relevant matters of the RPS with respect to the sustainable use and development of natural and physical resources.

Other Matters of Relevance (s104(1)(c))

Consultation

60. Given that the proposed activity is considered to be consistent with the provisions of the ODP and PDP, and that effects will be nil to negligible, no consultation has been undertaken.

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Mitigation Measures and Conditions

61. Based on the assessment of effects in the previous section, no mitigation beyond the proposed landscaping is considered necessary for this proposal.

62. Without predetermining the decision, should Council be minded to grant consent, the applicant requests the ability to review any draft conditions prior to issue of a decision, and is willing to place the application on hold to enable these to be considered and any feedback provided.

Consideration of Alternatives

63. As concluded in the preceding assessment of environmental effects, the proposal will not have any significant adverse effects on the environment. On this basis, an assessment of alternatives is not provided.

Monitoring

64. The scale and significance of the activity's effects are such that specific monitoring (beyond Council's standard consent monitoring program) is not considered to be necessary.

Resource Management Act Amendment 2025

Section 106A

65. Section 106A states that consent authority may refuse to grant a land use consent, or may grant a consent subject to conditions if it considered that there is a significant risk from natural hazards.

66. The application site is located within any natural hazard overlays. On that basis, it is considered that the site is safe for residential use in the context of s106A.

Conclusion

67. In conclusion, the proposal is consistent with the purpose and principles of the Resource Management Act 1991 in that it enables people to provide for their economic and social well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects.

68. The proposal is consistent with the relevant objectives and policies of the ODP and PDP, and will have actual or potential effects on the environment which are acceptable and consistent with the environmental outcomes envisaged by the relevant statutory planning framework.

69. The proposal is considered to appropriately avoid, remedy or mitigate any adverse effects of the development to the extent that such effects are considered to be less than minor.

70. Accordingly, we consider that Council should grant consent to the activity on a non-notified basis in accordance with sections 104 and 104B and Part 2 of the Act, subject to appropriate conditions.

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Appendix 1
Record of Title

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Appendix 2
Proposed Plans

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Appendix 3
Compliance Assessment

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RULE	COMPLIANCE ASSESSMENT	STATUS
Chapter 25 - Earthworks		
25.4 Rule – Activities (Earthworks)		
25.4.1	Earthworks that comply with all of the standards in Tables 25.2 and 25.3, including earthworks for the removal and deposition of material deposited by a natural hazard event that is not covered by Rule 25.4.1A, except where, listed in Table 25.1 as a restricted discretionary or discretionary activity. ***Comment** – the proposed earthworks comply with all standards.*	Permitted activity
25.5 Rules - Standards		
25.5.6 (subject to appeal)	**Table 25.2 Max volume** Rural Zone - 1000m^3 ***Comment** – will comply, 406m^3 proposed.* ***Note –** as this standard is subject to appeal, the relevant rule in the Operative District Plan is 22.3.3.i, which also allows for up to 1000m^3. As such, the proposal also complies with the Operative District Plan.*	Complies
Table 25.3 Nuisance effects, erosion, sediment generation and run-off		
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.2 10,000m^2 where the slope is less than 10°. ***Comment –** earthworks area does not exceed 10,000m^2.*	Complies
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks to minimise the amount of sediment exiting the site, entering water bodies, and stormwater networks. ***Comment –** appropriate measures will be included to ensure compliance.*	Complies
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures so that dust it does not cause nuisance effects beyond the boundary of the site ***Comment –** will comply.*	Complies
25.5.14	Earthworks that discover any of the following: 25.5.14.1 kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or 25.5.14.2 any feature or archaeological material that predates 1900, or 25.5.14.3 evidence of contaminated land (such as discolouration, vapours, landfill material, significant odours),	Complies

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RULE	COMPLIANCE ASSESSMENT	STATUS
	that is not provided for by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, any resource consent or other statutory authority, shall comply with the standards and procedures in Schedule 25.10 'Accidental Discovery Protocol'. ***Comment –*** *will comply.*	
Height of cut and fill and slope		
25.5.15	The maximum depth of any cut shall not exceed 2.4 metres. This rule shall not apply to roads. The maximum depth of any cut for trails shall not exceed 1.5 metres ***Comment*** *– will comply, the maximum depth of earthworks is 2m.*	Complies
25.5.16	The maximum height of any fill shall not exceed 2 metres. This rule shall not apply to roads and to the backfilling of excavations. The maximum height of any fill for trails shall not exceed 1.5 metres ***Comment*** *– will comply, maximum fill height is 0.15m.*	Complies
Setbacks from boundaries		
25.5.18	Earthworks greater than 0.5 metres in height or depth shall be set back from the site boundary the following minimum distances: 25.5.18.1 Earthworks not supported by retaining walls: a. a distance at least equal to the maximum height of the fill, as measured from the toe of the fill, with a maximum batter slope angle of 1:3 (vertical: horizontal); or b. 300mm plus a batter slope angle of a maximum of 1:3 (vertical: horizontal), as measured from the crest of the cut. Refer to Interpretive Diagrams 25.4 and 25.5 located within Schedule 25.9. Earthworks supported by retaining walls: a. Cut or fill supported by a retaining wall must be setback a distance at least equal to the height of the retaining wall; b. Cut and fill equal to or less than 0.5m in height is exempt from this rule. Refer to Interpretive Diagrams 25.6 and 25.7 located within Schedule 25.9. ***Comment –*** *no earthworks are proposed within the vicinity of site boundaries.*	Complies
Chapter 21 – Rural		
21.4 Rules – Activities		
21.4.5	One residential unit, which includes a single residential flat for each residential unit and any other accessory buildings, within any building platform approved by resource consent.	Permitted activity

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	Comment *– one residential unit, including a family flat is proposed. However, these are proposed outside of the approved building platform.*	
21.5 Rules – General Standards		
21.5.1 Setback from Internal Boundaries	The setback of any building from internal boundaries shall be 15m. ***Comment*** *– the proposed garden shed and lean to are located within the 15m setback of the east internal boundary.*	**Does not comply**
21.5.2 Setback from Roads	The setback of any building from a road boundary shall be 20m, except, the minimum setback of any building from State Highway 6 between Lake Hayes and the Shotover River shall be 50m. The minimum setback of any building for other sections of State Highway 6 where the speed limit is 70 km/hr or greater shall be 40m. ***Comment –*** *complies, setback of >20m proposed.*	Permitted activity
21.5.4 Setback of buildings from Water bodies	The minimum setback of any building from the bed of a wetland, river or lake shall be 20m. ***Comment –*** *will comply, the built form is >20m from the Hawea River.*	Permitted activity
21.5.7 Lighting and Glare	21.5.7.1 All fixed exterior lighting must be directed away from adjoining sites and roads; and 21.5.7.2 No activity on any site will result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects. 21.5.7.3 There must be no upward light spill. At least 30% of the site area shall comprise landscaped (permeable) surface. ***Comment*** *- will be designed to comply.*	Permitted activity
21.7 Rules – Standards for Buildings		
21.7.1 Structures	Any structure which is greater than 5 metres in length, and between 1 metre and 2 metres in height must be located a minimum distance of 10 metres from a road boundary, except for: 21.7.1.1 Post and rail, post and wire and post and mesh fences, including deer fences; 21.7.1.2 Any structure associated with farming activities as defined in this plan ***Comment*** *– the proposed built form complies.*	Permitted activity
21.7.2 Buildings	Any building, including any structure larger than $5m^2$, that is new, relocated, altered, reclad or repainted, including containers intended to, or that remain on site for more than six months, and the alteration to any lawfully established building, are subject to the following: All exterior surfaces* must be coloured in the range of browns, greens or greys, including; 21.7.2.1 Pre-painted steel and all roofs must have a light reflectance value not greater than 20%; and 21.7.2.2 All other surface ** finishes except for schist, must have a light reflectance value of not greater than 30%.	Permitted activity

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	21.7.2.3 In the case of alterations to an existing building not located within a building platform, it does not increase the ground floor area by more than 30% in any ten year period.) ***Comment** – all cladding and roofing proposed will comply with LRV requirements.*	
21.7.3 Building size	The ground floor area of any building must not exceed 500m^2. ***Comment –** the proposed residential dwelling, garage and outdoor room is 500m^2 in area.*	Permitted activity
21.7.4 Building height	The maximum height shall be 8m. ***Comment –** will comply noting that there is a consent notice that limits the building height to 6m.*	Permitted activity
21.7.5 Firefighting water and access	New buildings for residential activities, where there is no reticulated water supply, or any reticulated water supply is not sufficient for fire-fighting, must have one of the following: either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or water supply and access for firefighting that meets the following requirements: 21.7.5.1 Water storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings. 21.7.5.2 A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle. 21.7.5.3 The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events. 21.7.5.4 Access from the property road boundary to the hardstand area capable of accommodating a 20 tonne fire service vehicle ***Comment –** will comply – details are shown on the application plans.*	Permitted activity
Chapter 29 – Transport		
29.5.7	Residential Parking Space Design a. The minimum width of the entrance to a single garage shall be no less than 2.4 m. b. The minimum length of a garage shall be 5.5m. c. Where a car space is proposed between a garage door and the road boundary, the minimum length of this car space shall be 5.5m. d. Where onsite manoeuvring is required, the minimum manoeuvring area between the road boundary and the garage entrance shall be designed to accommodate a B85 design vehicle. e. Where two parking spaces are provided for on a site containing only a single visitor accommodation unit or a single residential unit, which may also include a single residential flat, the parking spaces may be provided in tandem.	Complies

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	Comment – *the proposed access and garaging complies.*	
29.5.8	Queuing a. On-site queuing space shall be provided for all vehicles entering a parking or loading area in accordance with the following: • Number of parking spaces 3 - 20 • Minimum queuing length 6m b. Where the parking area has more than one access the required queuing space may be divided between the accesses based on the expected traffic volume served at each access point. c. Queuing space length shall be measured from the road boundary at the vehicle crossing to the nearest vehicle control point ***Comment –*** *complies.*	Complies
29.5.10	Surface of Parking Spaces, Parking Areas, and Loading Spaces a. The surface of all parking, loading and associated access areas and spaces shall be formed, sealed, or otherwise maintained so as to avoid creating a dust or noise nuisance, to avoid water ponding on the surface, and to avoid run-off onto adjoining roads. b. The first 10m of such areas, as measured from the edge of the traffic lane, shall be formed and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane. These standards do not apply to parking, loading and associated access areas for Ski Area Activities in the Ski Area Subzone ***Comment –*** *the proposed access and garaging complies.*	Complies
29.5.13	Access and Road Design a. All vehicular access to fee simple title lots, cross lease, unit title or leased premises shall be in accordance with Table 3.2 (Road Design Standards) of the QLDC Land Development and Subdivision Code of Practice 2018, including the notes within Table 3.2 and Appendices E and F; except as provided for in 29.5.14b below. b. All shared private vehicular accesses serving residential units and/ or visitor accommodation units in the High Density Residential Zone, Medium Density Residential Zone, Low Density Residential Zone and Settlement Zone shall comply with the following standards… c. No private way or private vehicle access or shared access in any zone shall serve sites with a potential to accommodate more than 12 units on the site and adjoining sites. d. Private shared vehicle accesses shall have legally enforceable arrangements for maintenance put in place at the time they are created. e. All vehicle access design shall comply with Schedule 29.2. f. The above access width rules do not apply to existing private shared vehicle accessways for the purpose of controlling the number of units that may be built using the accessways, unless the total land served by the accessway could provide for more than 12 units. ***Comment –*** *the formed width of the driveway ranges from approximately 2.5m – 3.7m (as measured on scaled plans). Legal width will comply.*	**Restricted discretionary activity**
29.5.15	Width and design of vehicle crossings – Rural Zone Vehicle crossings providing access to a road in the Rural Zone, Rural Residential Zone, Rural Lifestyle Zone, and Wakatipu Basin Rural Amenity Zone, and the Wakatipu Basin Lifestyle Precinct shall comply with Diagram 2 and with either Diagram 8, 9, or 10 of Schedule 29.2, as determined by the following standards, except that in relation to vehicular crossings providing access to a State Highway reference to Diagram 9 shall be replaced with Diagram 10. Diagram 8 is required. ***Comment –*** *the vehicle crossing is sealed and no changes are proposed.*	Complies

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<table>
<tr><td>29.5.16</td><td>Maximum Gradient for Vehicle Access

a. The maximum gradient for any private way used for vehicle access shall be 1 in 6.

c. The vehicle break-over angles shown in Diagram 2 of Schedule 29.2 shall not be exceeded over any part of the width of the vehicle access/ crossing.

Comment – the site is relatively flat, therefore the gradient will comply.</td><td>Complies</td></tr>
<tr><td>29.5.17</td><td>Minimum Sight Distances from Vehicle Access on all roads other than State Highways

a. The following minimum sight distances from any access, shall be complied with, as measured from the points shown on Diagram 11 of Schedule 29.2:

<table><tr><th>Posted speed limit (km/hr)</th><th colspan="2">Sight distance (m)</th></tr><tr><td></td><td>Residential Activity</td><td>Other Activities</td></tr><tr><td>50</td><td>45</td><td>80</td></tr></table>
b. Proposed and existing landscaping (at maturity) and/ or structures shall be considered when assessing compliance with site distances.

Comment – the vehicle access to the site is from a private right of way (Horseshoe Bend Drive). This standard applies to legal road.</td><td>Complies</td></tr>
<tr><td>29.5.19</td><td>Maximum Number of Vehicle Crossings

Comment – one vehicle crossing is proposed.</td><td>Complies</td></tr>
<tr><td>29.5.21</td><td>Minimum distances of Vehicle Crossings from Intersections

a. No part of any vehicle crossing shall be located closer to the intersection of any roads than the following minimum distances permitted below and as shown in Diagram 12 of Schedule 29.2:

b. Roads with a speed limit of less than 70 km/hr:

<table><tr><th>Frontage Road</th><th>Minimum Distance (m) from intersecting road</th></tr><tr><td>Arterial</td><td>40</td></tr><tr><td>Collector</td><td>30</td></tr><tr><td>Local</td><td>25</td></tr></table>
Comment – the existing vehicle crossing adjoins a private right of way.</td><td>Complies</td></tr>
</table>

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Lucien & Lynley Verkerk
35 Horseshoe Bend Drive, Wanaka

Appendix 4
Landscape Plan

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Appendix 5
Consent Notice 12223431.2

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Lucien & Lynley Verkerk
35 Horseshoe Bend Drive, Wanaka

Appendix 6
Written Approval

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Appendix 7
Landscape Assessment

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **843266**

Land Registration District **Otago**

Date Issued 05 November 2021

Prior References
119185

Estate Fee Simple

Area 3.9139 hectares more or less

Legal Description Lot 2 Deposited Plan 525981

Registered Owners

Lucien Bernhardt Verkerk, Lynley Joy Verkerk and SC Nominees 2025 Limited

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Interests

Subject to Section 59 Land Act 1948

Subject to a right to convey electricity over part marked Y and Z on DP 525981 specified in Easement Certificate 781248.3 - 14.6.1991 at 9:28 am

Appurtenant hereto is a right to convey electricity and water specified in Easement Certificate 781248.3 - 14.6.1991 at 9:28 am

The easements specified in Easement Certificate 781248.3 are subject to Section 309 (1) (a) Local Government Act 1974

5886135.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.2.2004 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked AA, AB, C, D and E on DP 525981 in favour of Aurora Energy Limited created by Easement Instrument 5886135.10 - 4.2.2004 at 9:00 am

The easement created by Easement Instrument 5886135.10 is subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked AJ, C, D and E on DP 525981 created by Easement Instrument 5886135.11 - 4.2.2004 at 9:00 am

The easements created by Easement Instrument 5886135.11 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to convey water created by Easement Instrument 6751330.3 - 14.2.2006 at 9:00 am

The easements created by Easement Instrument 6751330.3 are subject to Section 243 (a) Resource Management Act 1991

12223431.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 5.11.2021 at 1:17 pm

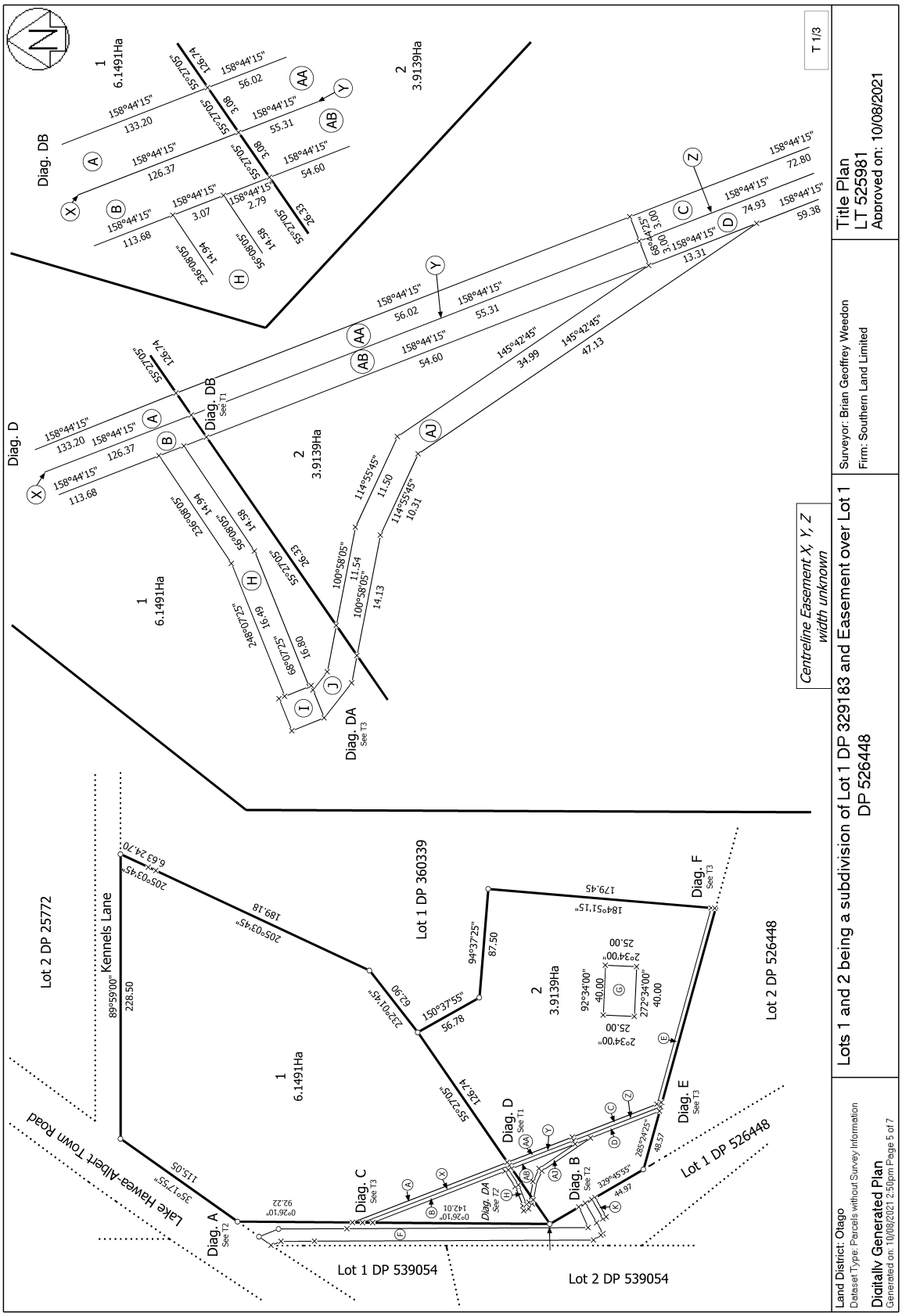
Appurtenant hereto is a right of way created by Easement Instrument 12223431.4 - 5.11.2021 at 1:17 pm

The easements created by Easement Instrument 12223431.4 are subject to Section 243 (a) Resource Management Act 1991

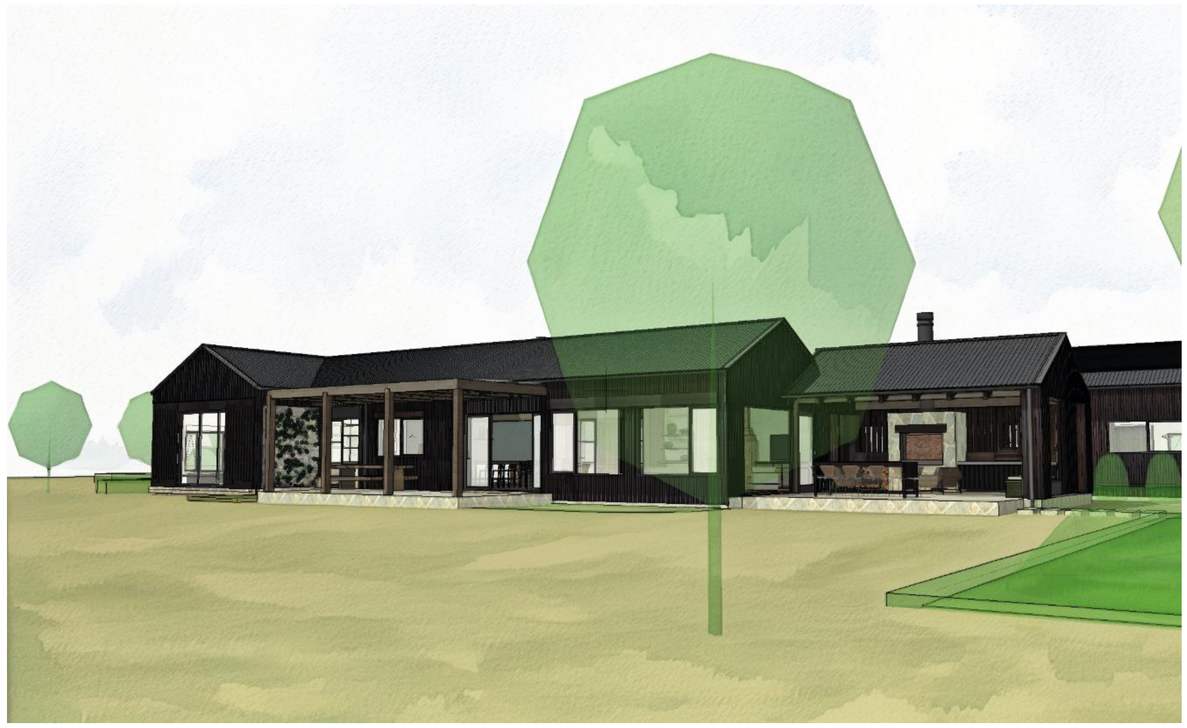
Appurtenant hereto is a right to convey water and electricity and a right to pump water created by Easement Instrument 12223431.6 - 5.11.2021 at 1:17 pm

The easements created by Easement Instrument 12223431.6 are subject to Section 243 (a) Resource Management Act 1991

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NOTT Architects

VERKERK HOUSE

35 HORSESHOE BEND DRIVE RD 2
WANAKA

RESOURCE CONSENT ISSUE

03/02/2026

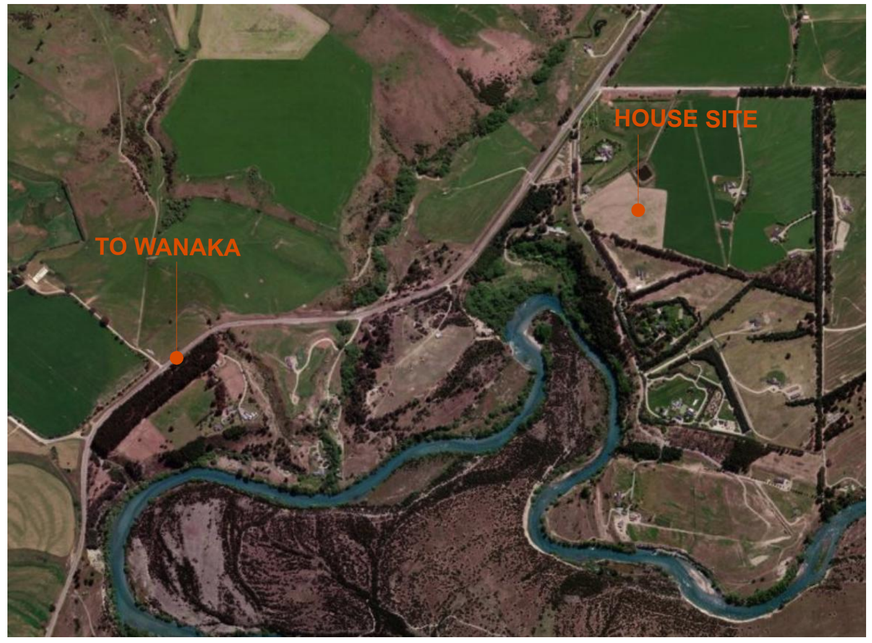
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SITE INFORMATION

35 Horseshoe Bend Drive
RD2
Wanaka
Lot 2 Deposited Plan 525981 held in Record of Title 843266
Area: 3.9139ha

Territorial Authority:	Queenstown Lakes District
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6
Planning Zone:	ODP: Rural General (Visual Amenity Landscape) PDP: Rural (Rural Character Landscape – RCL)

New Building Footprint Area:	
House	374m^2
Outdoor Room	44m^2
Garage/Carport	82m^2
Total House Foot Print	500m^2
New Garden Shed	73m^2
Pool/Landscaping Area	89m^2
Existing Implement Shed:	104m^2
Total Building Coverage:	1.97%



AERIAL PHOTO



1. *SITE PLAN 1000*
1:1000

Tuesday, 3 February 2026 Volumes/DATA/Jobs/Verkerk/ArchiCAD/VERKERK BC 01.pln
Document Set ID: 9409107
Version: 1, Version Date: 04/03/2026

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new zealand
megbe@nott.co.nz

NO	DATE	REVISION

VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

LOCATION PLAN

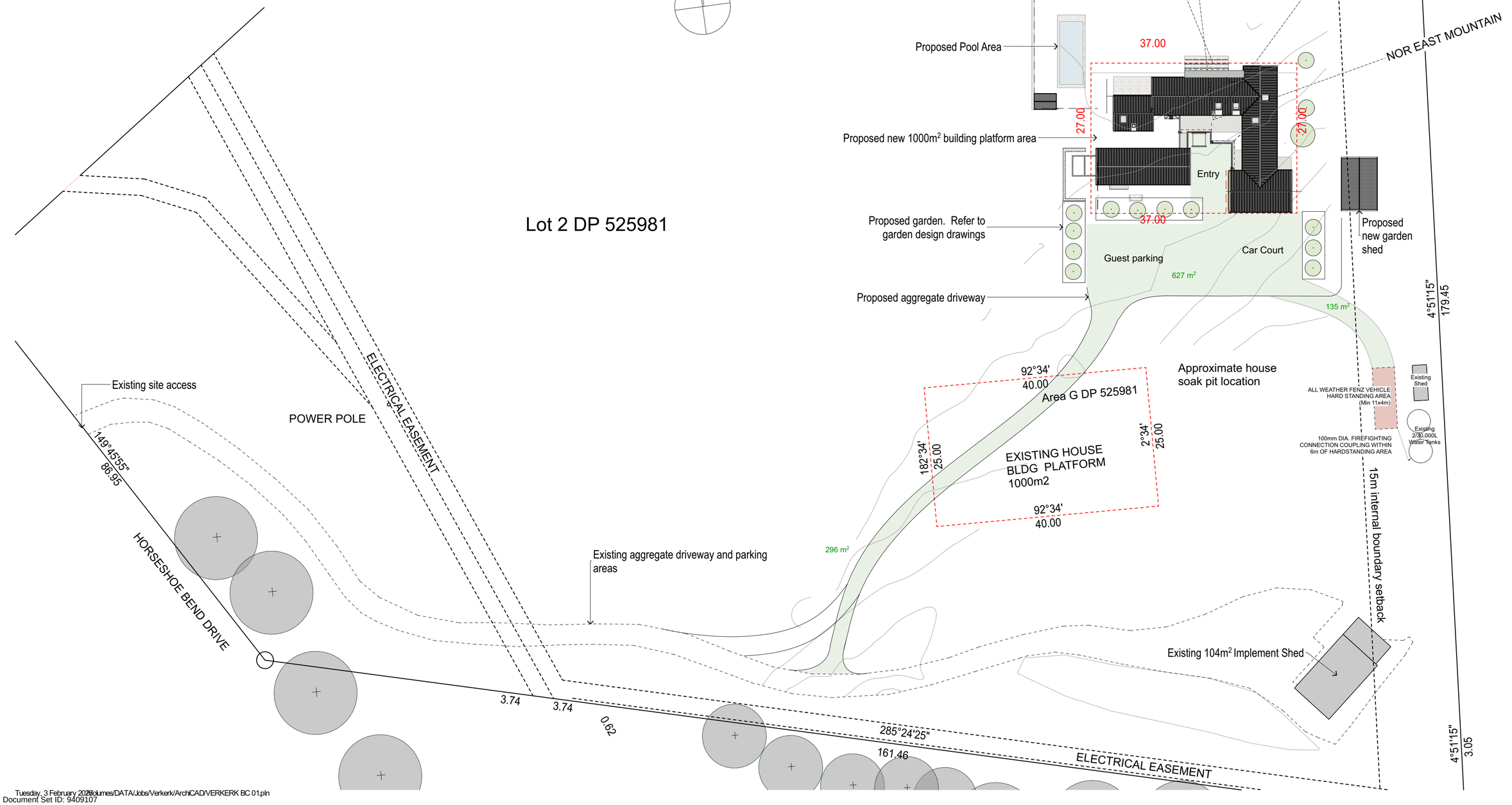
Scale 1:1000, 1:500 at A2
Date 03/02/2026
A0-01

Issue

✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to
✖ Contractor to verify all dimensions on site prior to commencing work
✖ DO NOT scale drawings

EARTHWORKS ESTIMATED CALCULATIONS

Earthworks		
Location	Depth	Volume (m3)
Shed Foundation	375mm	2.4
Shed Fill	150mm	9.9
Pool	2000mm	95.5
House Foundation	270mm	21.1
House Fill	150mm	73.6
Driveway Scrape	50mm	14.8
Driveway Fill	50mm	14.8
Driveway (FENZ access) Scrape	50mm	6.8
Driveway (FENZ access) Fill	50mm	13.5
Courtyard Scrape	100mm	76.8
Courtyard Fill	100mm	76.8
		406.0 m³



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35 HORSESHOE BEND DRIVE RD 2 WANAKA

SITE PLAN 1:500

1:500, at A2 | Issue

Scale 1:1

Date 03/02/2026

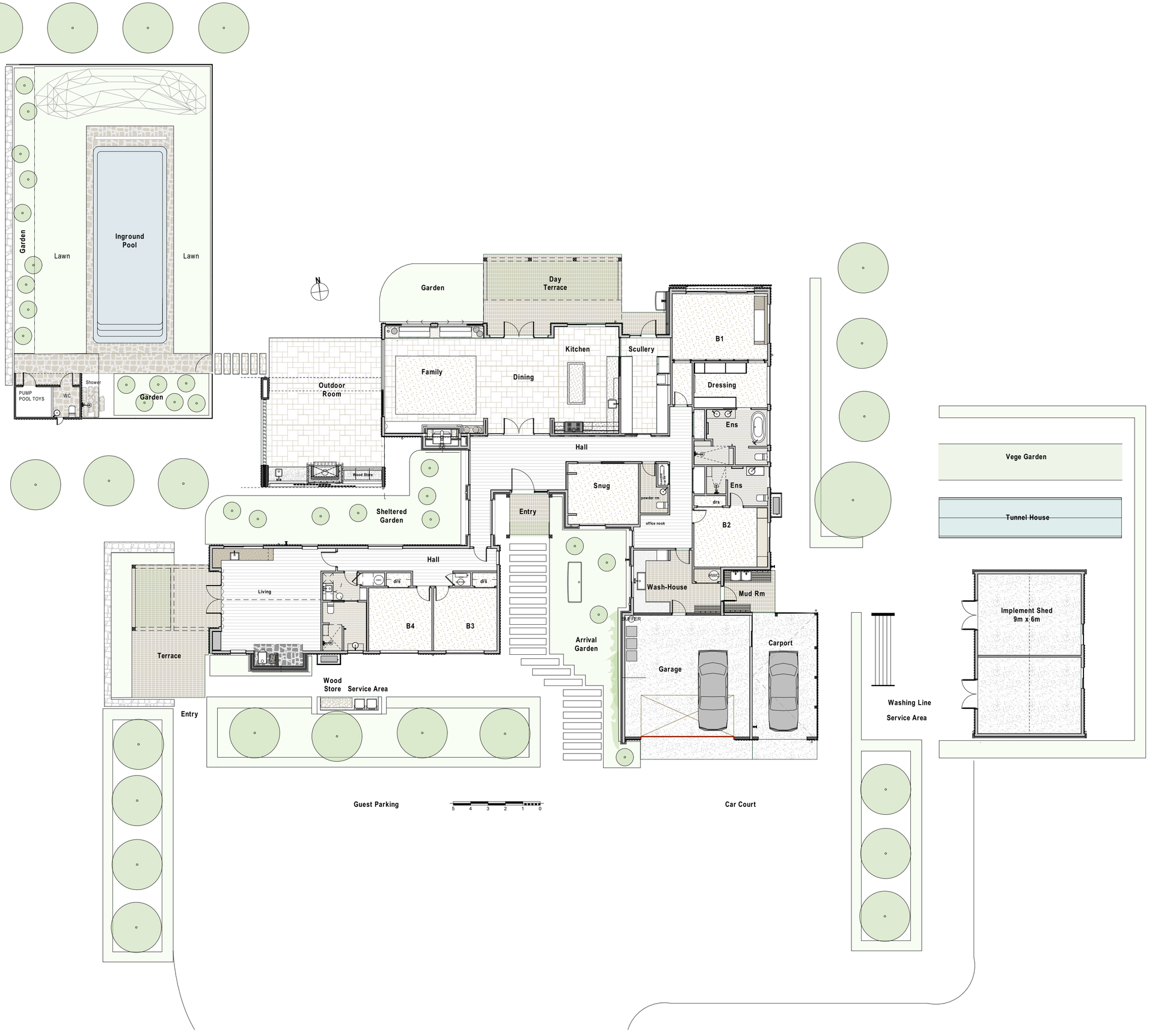
A0-02

✖ DO NOT scale drawings

✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to

✖ Contractor to verify all dimensions on site prior to commencing work

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VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

O/A LANDSCAPING PLAN

Scale 1:150 at A2
Date 03/02/2026
A0-03

Issue

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✖ Contractor to verify all dimensions on site prior to commencing work
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Tuesday, 3 February 2026 Volumes/DATA/Jobs/Verkerk/ArchiCAD/VERKERK BC 01.pln
Document Set ID: 9409107
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BUILDING CONTROLS
ROOF PITCH BETWEEN 25 TO 45 DEGREES. FLAT ROOFS AS CONNECTORS ONLY (MAX.20% OF AREA)
MAXIMUM BUILDING HEIGHT 6m

BUILDING HEIGHT MAX. 6m



N

NORTH
1:75



S

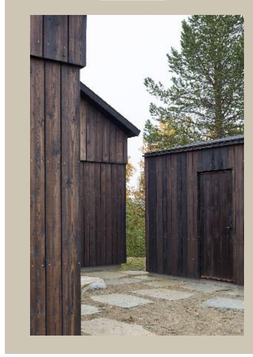
SOUTH
1:75

EXTERIOR CLADDING NOTES:

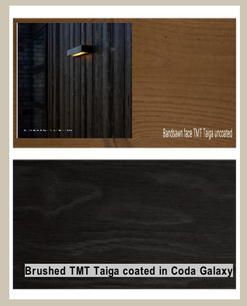
REFER TO PLANS, ELEVATIONS AND DETAILS

WB	VERTICAL BOARD & BATTEN WEATHERBOARDS WITH SELECTED FINISH ON CAVITY BATTEN SYSTEM
BBV1	BRICK VENEER WITH BAGGED PLASTER FINISH ON CAVITY SYSTEM LIGHT BRICK - 50% MAZIELA + 50% BRONSGROEN BY BRICK+CO
BBV2	BRICK VENEER ON WALL CAVITY SYSTEM BRICK VENEER TO FOUNDATION EDGE DARK BRICK - PAGUS BROWN BLACK
TS	SOLID TIMBER DETAILS, BATTEN SCREENS, POSTS & BEAMS
CONC	CONCRETE FINISHED DETAILS
SF	SELECTED TIMBER SOFFIT BOARDS
MR	METAL ROOFING, CORRGATED PROFILE, POWDER COAT FINISH TRUE OAK 17 DEEP CORRUGATE BY ROOF INDUSTRIES
M	METAL FINISHES POWDER COATED - GENERALLY BLACK

WB

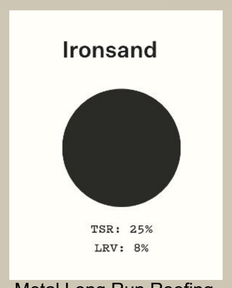


WB



JSC TMT Tiaga (or similar)

MR



Metal Long Run Roofing

BBV1



50% Marziale
50% Bronsgroen
Brick and Co.

BBV1



Pagus Brown Black
Brick and Co.

Selected brick cladding with selected heavy mortar finish to selected colour

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VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

Issue

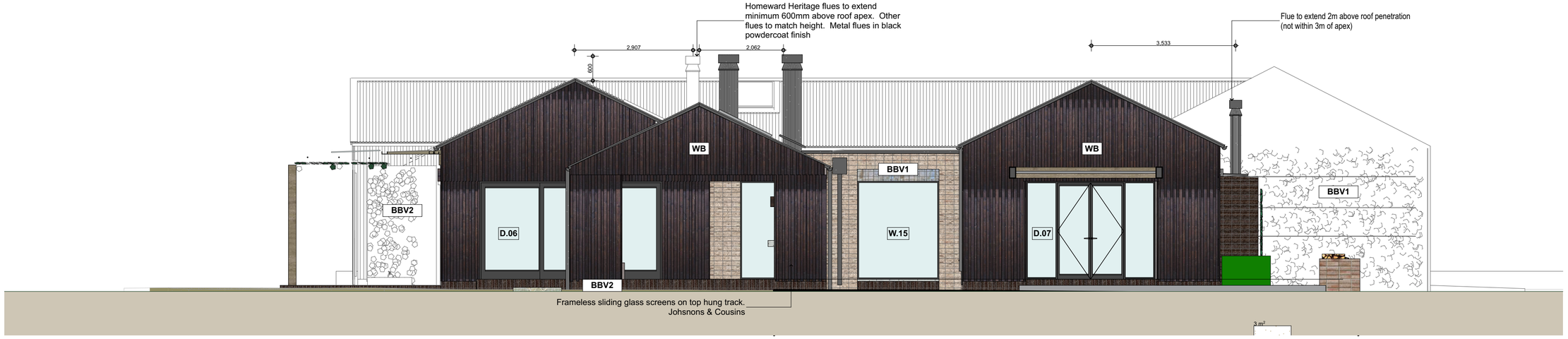
Scale 1:48.33 at A2
Date 03/02/2026
A2-01

1:75, 1:100.

✖ DO NOT scale drawings ✖ Contractor to verify all dimensions on site prior to commencing work ✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to



E **EAST** *1:75*



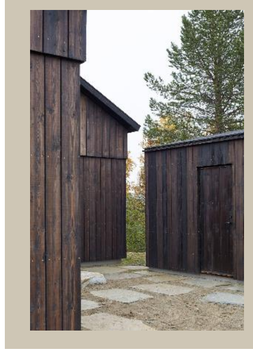
W **WEST** *1:75*

EXTERIOR CLADDING NOTES:

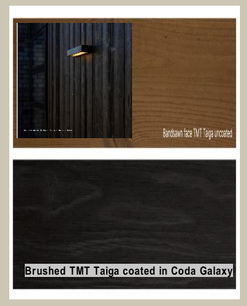
REFER TO PLANS, ELEVATIONS AND DETAILS

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CONC	CONCRETE FINISHED DETAILS
SF	SELECTED TIMBER SOFFIT BOARDS
MR	METAL ROOFING, CORRGATED PROFILE, POWDER COAT FINISH TRUE OAK 17 DEEP CORRUGATE BY ROOF INDUSTRIES
M	METAL FINISHES POWDER COATED - GENERALLY BLACK

WB



WB



JSC TMT Tiaga (or similar)

MR

Ironsand

TSR: 25%
LRV: 8%

Metal Long Run Roofing

BBV1



50% Marziale

50% Bronsgroen

Brick and Co.

BBV1



Pagus Brown Black

Brick and Co.

Selected brick cladding with selected heavy mortar finish to selected colour

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VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

Issue

Scale 1:48.33 at A2
Date 03/02/2026
A2-02

1:75, 1:100.

✖ NZBC and NZS 3604 to be on site at all times and strictly adhered to
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✖ DO NOT scale drawings



S1

SOUTH
1:75



W1

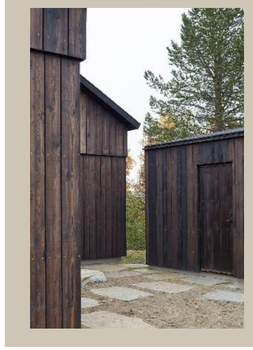
WEST
1:75

EXTERIOR CLADDING NOTES:

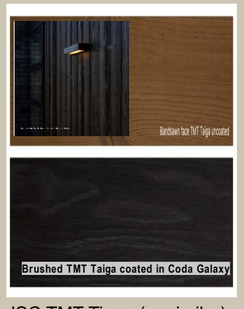
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M	METAL FINISHES POWDER COATED - GENERALLY BLACK

WB

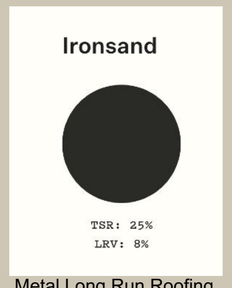


WB



JSC TMT Tiaga (or similar)

MR



Metal Long Run Roofing

BBV1



50% Marziale

50% Bronsgroen

Brick and Co.

BBV1



Pagus Brown Black

Brick and Co.

Selected brick cladding with selected heavy mortar finish to selected colour

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NO	DATE	REVISION

VERKERK HOUSE

35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

1:75, 1:100, at A2

Scale 1:48.33

Date 03/02/2026

A2-03

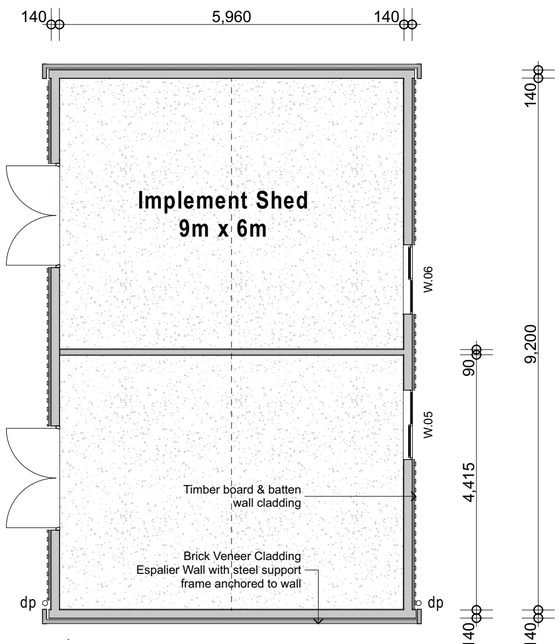
Issue

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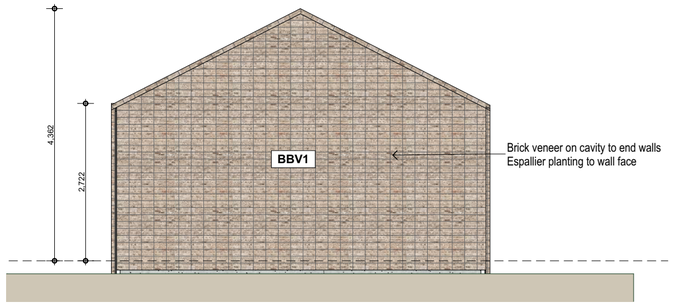
✖ Contractor to verify all dimensions on site prior to commencing work

✖ DO NOT scale drawings

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Version: 1, Version Date: 04/03/2026



0. **FLOOR PLAN 100**
1:75



S1 1:75

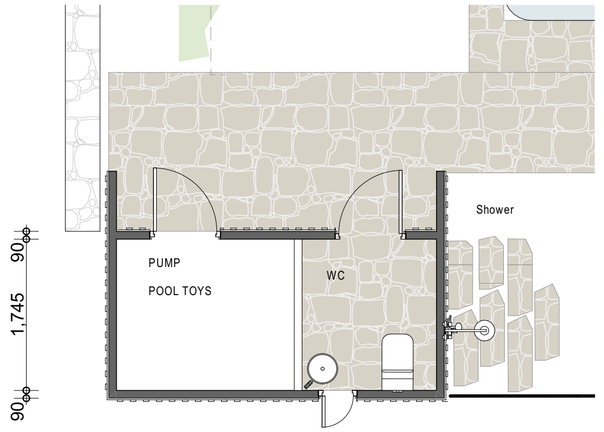


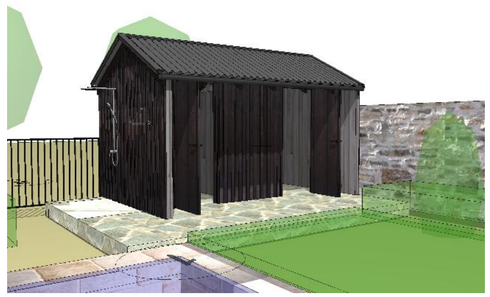
W1 1:75



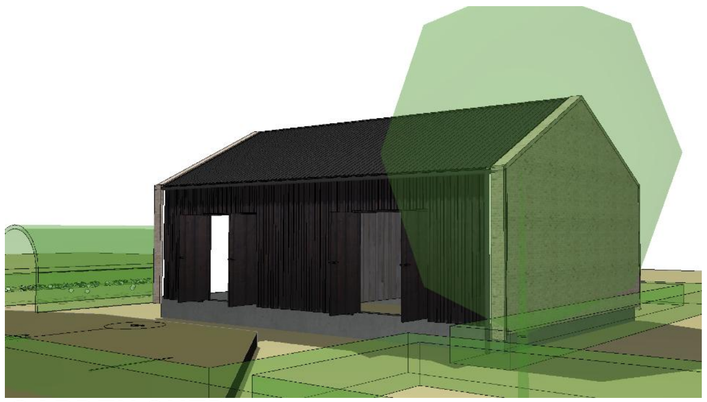
E1 1:75







POOL CABIN



GARDEN SHED

EXTERIOR CLADDING NOTES:

REFER TO PLANS, ELEVATIONS AND DETAILS

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VERKERK HOUSE
35 HORSESHOE BEND DRIVE RD 2 WANAKA

ELEVATIONS

Issue

Scale 1:50 *at* A2
Date 03/02/2026
A2-04

1:75, 1:100,

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✖ DO NOT scale drawings

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Verkerk Garden
35 Horseshoe Bend Drive
Albert Town
Wanaka

For Resource Consent Purposes


Fuscospora Solandri x 9
Black Beech
5 metre min spacing
12 litre


Pyrus Aristocrat x 14
Callery Pear
5 metre min spacing
35 litre


Quercus Palustris x 7
Pin Oak
12 metre min spacing
35 litre


Acer Rubrum x 6
Canadian Red Maple
15 metre min spacing
35 litre


Fuscospora Fusca x 10
Red Beech
12 metre min spacing
35 litre


Cornus Greevale x 10
Dogwood
4 metre min spacing
35 litre


Plagianthus Regius x 20
Ribbonwood
2 metre min spacing
12 litre


Kunzea Ericoides x 41
Kanuka
1.5 metre min spacing
6 litre


Pittosporum Wrinkle Blue x 32
Pittosporum
2.5 metre min spacing
6 litre



Victoria Stevens MFA
Garden Designer
0272529455
hello@VictoriaStevens.co.nz

Document Set ID: 9409107
Version: 1, Version Date: 04/03/2026

View Instrument Details

Instrument No	12223431.2
Status	Registered
Date & Time Lodged	05 November 2021 13:17
Lodged By	Roud, Eugene
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
843265	Otago
843266	Otago

Annexure Schedule Contains 5 Pages.

Signature

Signed by Eugene Roud as Territorial Authority Representative on 05/11/2021 01:12 PM

***** End of Report *****

Document Set ID: 9409107
Version: 1, Version Date: 04/03/2026

IN THE MATTER of Lots 1 & 2 being a Subdivision of Lot 1 DP 329183

AND

IN THE MATTER of Resource Consent RM161167 Queenstown Lakes District Council

---

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

BACKGROUND

A. Alan and Suzanne Stewart have applied to the Queenstown Lakes District Council (*Council*) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 119185 (Otago Registry).

B. Council has granted subdivision consent RM161167 to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

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OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the relevant titles of the following allotments:

Lot 1 DP 525981 comprised in Record of Title 843265
Lot 2 DP 525981 comprised in Record of Title 843266

Conditions

a) All future buildings within Lot 2 shall be contained within the Building Platform as shown as Covenant Area G as shown on Land Transfer Plan 525981, with the exception of the implement shed authorised by resource consent RM161167.

b) At the time a dwelling is erected on Lot 2, the owner for the time being shall engage a suitably experienced person as defined in sections 3.3 & 3.4 of AS/NZS 1547:2012 to design an onsite effluent disposal system in compliance with AS/NZS 1547:2012. The design shall take into account the site and soils investigation report and recommendations by Meyer Engineering Limited dated September 2016. The proposed wastewater system shall be subject to review by Council prior to implementation and shall be installed prior to occupation of the dwelling.

c) At such a time that Council's wastewater reticulation is available to service Lot 1 or 2 in accordance with the Local Government Act Section 459(7)(a)(b), the owner for the time being shall cease the use of the alternative disposal system, decommission it appropriately and connect to the Council system. The cost of making this connection shall be borne by the owner of the lot. At this time the owner for the time being shall pay to the Council the applicable development contribution.

d) The wastewater disposal field shall be blocked off to vehicular traffic and stock. This shall be achieved through use of a physical barrier, such as fencing or other suitable measures that will prevent vehicles and stock from passing over the disposal area.

e) At the time a dwelling is erected on Lot 2, domestic water and fire fighting storage is to be provided. A minimum of 20,000 litres shall be maintained at all times as a static fire fighting reserve within a 30,000 litre tank. Alternatively, a 7,000 litre fire fighting reserve is to be provided for each dwelling in association with a domestic sprinkler system installed to an approved standard. A fire fighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source - see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than 100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow

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Version: 1, Version Date: 04/03/2026

rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family dwellings. In the event that the proposed dwellings provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (*FENZ*) as larger capacities and flow rates may be required.

The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a fire service appliance to park on it and access to the hardstand area must be provided as above.

The Fire Service connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance.

Fire fighting water supply may be provided by means other than the above if the written approval of the FENZ Central North Otago Area Manager is obtained for the proposed method. The fire fighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

f) Regular water testing shall be undertaken to ensure potable water consistently meets the NZ Drinking Standard 2005 (revised 2018). Where testing indicates the standard is not met, appropriate treatment shall occur to ensure the standard is met

Building Controls

g) The maximum heights of any future building within Lot 2 shall be 6.0m from original ground level.

h) All new structures and buildings within Lots 1 and 2 shall conform to the following building design controls:

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Version: 1, Version Date: 04/03/2026

i. Roof colours to be black, greys, browns or green with a light reflectivity value of between 7% and 36% or less.

ii. Wall colours to be black, greys, browns or green with a light reflectivity value of between 7% and 36% or less; to ensure that the house blends with the receiving environment.

iii. Joinery, spouting and downpipe colours (excepting timbers) shall match roofing, gutter and spouting colours.

Curtilage Controls (Lots 1 and 2)

i) All elements of domestic curtilage (such as car parking areas, lawns, domestic landscape planting, outdoor storage areas, external lighting and clotheslines) shall be contained within the curtilage areas identified on the landscape plans 602 Lake Hawea road – Albert Town Concept Plan dated 8th August 2017 and Lake Hawea Road - Albert Town Existing Tree Plan, sheet 1 of 2 dated 15th September 2017.

j) All curtilage fencing shall be of a traditional farming type of post and wire (but not deer fencing).

k) Linear planting is not permitted alongside any curtilage fencing.

Site Controls (Lots 1 and 2)

l) All vehicle gateways shall not be visually obtrusive (monumental) and shall be consistent with traditional farm gateways.

m) Planting is not permitted alongside any existing or future fencing.

n) All exterior lighting associated with or attached to any dwelling or building shall be down lighting only fixed no higher than 2.0 metres above finished ground level and shall be capped, filtered or pointed downwards so as to reduce visibility from any point off-site of light sources, avoid light spill beyond the property and to minimise visibility of lit areas.

o) All trees and shrubs identified on the landscape plans:

- 602 lake hawea road – albert town Concept Plan dated 8th August 2017
- 602 lake hawea road – albert town dated 15th September 2017
- 602 lake hawea road – albert town dated 15th September 2017

shall be maintained in perpetuity as per the plan. Any tree or plant that dies, becomes diseased or modified such as to not provide intended mitigation shall be replaced within one year as per the approved landscape plan.

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Landscape Controls (Lots 1 and 2)

p) All boundary fences and internal fences outside the curtilage area are to be standard farming post and wire (and/or wire mesh) fences.

q) Any existing trees that are of the following wilding species *(Pinus contorta,P.nigra, P.sylvestris, P. pinaster, P. radiata, Larix decidua, Psuedotsuga menziesii, Acer psudoplatanus, Crataegus monogyna*) or problematic species such as elderberry, or birch that are not protected by the approved landscape plan may be removed at any time. No wilding species shall be planted within the property.

r) Access drives shall be gravel of a local Upper Clutha stone gravel and exclude the use of concrete kerb and channels beyond the curtilage area to be consistent with the rural character, except for that approved for consent for the entrance onto the highway.

DATED this 23rd day of July 2021

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT COUNCIL under delegated authority
by its Acting Team Leader,
Subdivision, Development
Contributions & Property

Keri Garrett

Keri Anne Garrett

Document Set ID: 9409107
Version: 1, Version Date: 04/03/2026

APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION

QUEENSTOWN LAKES DISTRICT COUNCIL

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: (Name decision is to be issued in) Lucien Bernhardt Verkerk & Lynley Joy Verkerk

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address: 179 Jardine Road, Oamaru

*Post code: 9494

*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: verkerkfamily@xtra.co.nz

*Phone Numbers: Day 027 474 0008

Mobile:

*The Applicant is:

- [x] Owner
- [ ] Prospective Purchaser (of the site to which the application relates)
- [ ] Occupier
- [ ] Lessee
- Other - Please Specify:

[x] 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: Lizzie Thomson - Elrick & Co Limited

*Phone Numbers: Day 027 289 3988

Mobile:

*Email Address: lizzie@elrick.co.nz

*Postal Address: 4/49 Sir William Pickering Drive, Burnside, Christchurch

*Postcode: 8053

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: [x]
- Agent: [ ]
- Other - Please specify:
- Email: [ ]
- Post: [ ]

*Attention:

*Postal Address:

*Please provide an email AND full postal address.

*Post code:

*Email:

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

Owner Name: SC Nominees 2025 Limited, Lucien Bernhardt Verkerk, Lynley Joy Verkerk

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:

Lot 2 DP 525981 (35 Horseshoe Bend Drive)

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

Lot 2 DP 525981

District Plan Zone(s): Rural General

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? If 'yes' please provide information below	YES ☐	NO ☐

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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 Consentt

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:

Construct a new residential dwelling outside of the specified building platform. The proposed garden shed will be located within the 15m boundary setback and the access does not meet the minimum formed width in some portions.

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 25m^3 per 500m^2). 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.

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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.

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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 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)

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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.

☑ 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.

PLEASE TICK

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

Digitally signed by Lizzie Thomson
Date: 2026.03.03 14:30:35 +13'00'

Full name of person lodging this form Lizzie Thomson

Firm/Company Elrick & Co Limited

Dated 3.03.26

**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.

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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:

Information provided within the Form above

    - (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.

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)):

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ASSESSMENT OF ENVIRONMENTAL EFFECTS

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.

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A2 APPENDIX 2 // Information requirements for subdivision

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.

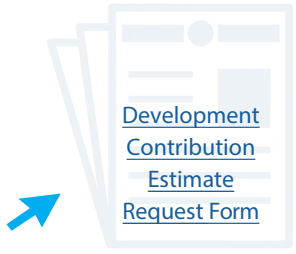
A3 APPENDIX 3 // Development Contributions

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 Roading)

Click here for more information on development contributions and their charges

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



A4 APPENDIX 4 // RMA Fast-Track Application

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.

A5 APPENDIX 5 // Requirements for Naming of Documents

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

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