



Order Paper for a meeting

HEARING OF SUBMISSIONS:

for a

**Proposed Ten Year Lease to the Queenstown Kayak Club
for a Recreation Storage Facility on Jubilee Park**

to be held on

Tuesday, 28 June 2022

commencing at 1.00pm

Via

Zoom

9.12 ITEMS OF BUSINESS NOT ON THE AGENDA WHICH CANNOT BE DELAYED

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:

- (a) the reason the item is not on the agenda; and
- (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.

9.13 DISCUSSION OF MINOR MATTERS NOT ON THE AGENDA

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

REFERENCE:

Queenstown Lakes District Council Standing Orders adopted on 12 December 2019.

QUEENSTOWN LAKES DISTRICT COUNCIL

HEARING OF SUBMISSIONS:

FOR A

PROPOSED TEN YEAR LEASE TO THE QUEENSTOWN KAYAK CLUB

FOR A RECREATION STORAGE FACILITY ON JUBILEE PARK

PANEL MEMBERS

Councillor C Ferguson

Councillor G Lewers

Councillor C MacLeod

Councillor E Whitehead

Chair of hearing panel to be determined at beginning of hearing.

HEARING OF SUBMISSIONS:



Proposed Ten Year Lease to the Queenstown Kayak Club, for a Recreation Storage Facility on Jubilee Park

Agenda for a hearing of submissions on a Proposed Ten Year Lease to the Queenstown Kayak Club for a Recreation Storage Facility on Jubilee Park to be held via Zoom on Tuesday 28 June 2022 beginning at 1.00pm

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		Apologies
		Declarations of Conflict of Interest
		Confirmation of Agenda
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28 June 2022

**Hearing for the
Queenstown Kayak Club - Recreation Storage Facility on Jubilee Park**

Department: Community Services

Title | Taitara: Hearing of Submissions and Objections, for a Proposed Ten Year Lease to the Queenstown Kayak Club, for a Recreation Storage Facility on Jubilee Park

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

1. The purpose of this report is to present public submissions and objections, received by the Queenstown Lakes District Council (QLDC) on the notified proposal to grant a permission pursuant to Section 54(1) of the Reserves Act 1977, to the Queenstown Kayak Club. The Queenstown Kayak Club seeks to establish a 30m² recreation storage facility on Jubilee Park, Queenstown. The hearing has been scheduled to allow submitters and objectors to appear in support of their submission or objection.
2. A table of the submissions and objections is included as **ATTACHMENT A** of this report.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Hearing Panel:

- a. **Note** the contents of this report;
- b. **Accept** the following late submissions, noting that they were outside the initial incorrect notification period (closing 10 December 2021), but were nonetheless included as being accepted (along with all submissions) within the 31 March 2022 to 6 May 2022 notification period:
 - Tegan Stallard (12/12/2021)
 - Paul Halstead (12/12/2021)
 - Andrew Blackford (14/12/2021)
- c. **Consider** the submissions and objections received on the proposed intention to grant a new a permission pursuant to Section 54(1) of the Reserves Act 1977, to the Queenstown Kayak Club, together with advice from officers;
- d. **Give full consideration** to the submissions and objections received and determine the extent to which the submissions have been allowed or accepted, or disallowed or not accepted;
- e. **Determine** whether or not a new lease can be granted, and;

- f. **Recommend to Council**, the position of the panel to refuse, grant or revise, based upon the consideration of submissions and objections, and the appropriate terms of any lease, if supported.

Prepared by:



Aaron Burt
Senior Parks & Reserves
Planner
8/06/2022



Alex Jamieson
Parks & Reserves Planner
20/06/2022

Approved by:



Briana Pringle
Parks & Open Spaces
Planning Manager
20/06/2022

CONTEXT | HOROPAKI

4. The Queenstown Kayak Club (QKC) seeks to establish a recreation storage facility on Jubilee Park, located on Park Street, Queenstown. The intent of the facility is to store kayaks and other equipment associated with the club's recreational activities, for the enjoyment of its members. Plans to illustrate the facilities dimensions and location are included in **ATTACHMENT B** of this report. The facility dimensions are 7.5m x 4m, with a height of 2.5m. The walls will be clad in wood panels, and the roof will be a combination of painted roofing iron and clear panels to allow light. The colours are intended to be recessive so that the facility will rest comfortably within its context and not detract from the character of the surrounds.
5. The QKC has obtained Resource Consent RM210589 for the facility. The assessment under the Resource Management Act 1991 addressed potential effects on the environment, and persons. A copy of that consent is included for reference as **ATTACHMENT C** of this report.
6. The consideration under the Reserves Act 1977 is more aligned to the use of the reserve itself, and how the reserve can fulfil its purpose to accommodate recreation activities and provide for the enjoyment of users of the reserve.
7. The Jubilee Park recreation reserve has an area of 4,545m², and its legal description is Lot 2 DP 316049. The reserve is not covered by a Reserve Management Plan (RMP).
8. The proposal was initially publicly notified on 11 November 2021, with the closing date for submissions/objections being 10 December 2021. That notification period did not fulfil the term requirements Section 120(1)(b) of the Reserves Act 1977, so the proposal was again notified on 31 March 2022, with submissions closing on 6 May 2022. The second notification further clarified the proposed activity and identified that a lease is proposed. Overall, forty-two submissions have been received.
9. A new permission pursuant to Section 54(1) of the Reserves Act 1977 has been proposed to enable the facility. For consideration, this may take the form of a lease for a term of 10 years with no right of renewal.
10. Within Jubilee Park, a location has been identified for the facility, in the western corner of the reserve, adjacent to the conifer hedge planted along the Park Street boundary. Aside from the proposed recreation facility, the balance of the reserve will still be available for public use and recreation.
11. As a matter of greater context, it is not uncommon for clubs and community service groups to have facilities on reserves, such as:
 - Wakatipu Rowing Club building, Lake Hayes, Recreation Reserve
 - Wanaka Watersports Facility, Roys Bay Recreation Reserve
 - Wanaka Coastguard Marine Rescue Centre, Eely Point Recreation Reserve
 - Coastguard Queenstown, Frankton Marina Reserve
 - Queenstown Scout Group, Frankton Marina Reserve

12. Council has appointed Councillors Ferguson, Lewers, MacLeod and Whitehead to form a hearing panel (comprised of any three Councillors, as a minimum) to consider the submissions and objections received. The hearing panel is to give full consideration to every submission and objection received, before deciding how to proceed with the proposal. The recommendation of the hearing panel is to be brought to the Full Council, where a decision on the proposed lease can then be made.

SUBMISSIONS

13. Forty two (42) public submissions have been received. Five of those submitters have requested to be heard.
14. The submissions have been formatted and incorporated into a table for ease of reference (ATTACHMENT A).
15. Of the submissions, the positions and associated number are as follows:

Number	Position
3	Oppose
39	Support

16. The following general themes summarise the submissions and objections

Oppose

- The club will expand their activities over a greater area of the park, and this could affect public usage and diminish green space.
- Traffic effects on the adjacent road network and grass verges, such as parking and sight lines. There is a hazard for persons crossing and using the road.
- A 10 year term is too long, and a licence is not applicable as a permission.
- Potential effects to adjacent residential amenity.
- Alternative locations should be considered.
- There are no toilet facilities for club members.

Support

- The recreation storage facility is necessary to support the club, who must vacate their current location and have sought to find alternate locations, with Jubilee Park being the most tenable option.
- The location of the facility is low impact and mostly screened by existing vegetation, and is also on an active travel network that facilitates access.
- The reserve and proposed lease location are very close to the lake and suited to the nature of lease sought.

- The facility will provide for the wellbeing of the club and kayak community, and will be an asset to support recreational activities.

17. The Hearings Panel must give full consideration to the submissions received and determine the extent to which the submissions have been allowed or accepted, or disallowed or not accepted.

18. All submitters and submissions must be considered equally, and this includes equal consideration of written and oral submissions.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

19. This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves a high level of community interest for the public and users of Jubilee Park.

20. The persons who are affected by, or interested in this matter, are the residents/ratepayers of the Queenstown Lakes District and visitors to, and users of, Jubilee Park.

21. The proposal has been notified in accordance with S119 of the Reserves Act 1977.

22. The hearing is being undertaken in accordance with S120 of the Reserves Act 1977.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

23. This matter relates to the Community & Wellbeing risk category. It is associated with RISK000009 Ineffective management of community assets within the QLDC Risk Register. This risk has been assessed as having a high inherent risk rating, because it is associated with the management of community assets.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

24. If a lease is approved, any rental would be at \$1 per annum, under the Community Facility and Funding Policy.

POTENTIAL LEASE TERMS

Term	10 years
Renewal	None
Rent	Subject to the Community Facility Funding Policy (\$1 per annum at commencement)
Permitted use	For the purposes of a storing kayaks and other equipment relating to kayaks in a container on Jubilee Park

Insurance	Lessee to hold Public Liability Insurance of at least \$2,000,000
Safety/Suspension	Council to retain ability to suspend or vary the lease for safety or other purposes
Tree Management	The lessee will be responsible for implementing a tree management plan for the licence area and immediate vicinity
Termination	Council can give 2-years cancellation notice

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

25. The following Council policies, strategies and bylaws were considered:

- Reserves Act 1977.
- Community and Funding Policy.
- Local Government Act 2002.
- Parks & Open Spaces Strategy 2021.
- Proposed and Operative District Plan.

26. This matter is not included in the Ten Year Plan.

STATUTORY RESPONSIBILITIES

27. The consideration process follows that required by the Reserves Act 1977.

28. Section 54(1)(b) of the Reserves Act 1977 provides that Council may grant a lease with the prior consent of the Minister to a voluntary organisation over part of the reserve to erect buildings and structures associated with, and necessary for, the use of the reserve for recreational activities. The QKC is a voluntary organisation that provides services that enable the reserve to be used for recreational activities, associated with kayaking upon Lake Whakatipu.

29. Section 54(1)(b) also provides that buildings or other structures may be built for public recreation that is not directly associated with outdoor recreation, if the Minister provides consent and considers it to be in the public interest. This consent has been delegated to Council, and it is considered that the provision of a recreation facility to meet the needs of an established recreational club is in the public interest.

30. Under section 54(1)(c) the Council may grant a lease with prior consent of the Minister to a voluntary organisation over part of the reserve for recreational activities where the preparation and maintenance of the area for such recreational activity requires the voluntary organisation to spend a sum of money that in the opinion of Council is substantial. As above, the QKC is a voluntary organisation and seeks to provide services that enable the reserve to be used for recreational activities. It is considered that the sum of money the QKC will spend on construction of the building is reasonably substantial for a club activity funded by its members.

31. Under both sections 54(1)(b) and 54(1)(c) of the Reserves Act 1977, Ministerial consent is required before a lease can be granted over a reserve. This consent has been delegated to Council.

32. As a potential lease to the QKC is not contemplated by a Reserve Management Plan, section 54(2) of the Reserves Act 1977 requires that any lease must be publicly notified in accordance with section 119. The hearing of the resultant submissions and objections is in accordance with section 120.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Public Submissions
B	Plans
C	Resource Consent RM210589

Number	Submitter	Position	Submission
1	Andrew Blackford	Supported	The storage shed is a vital facility for the club to store its own kayaks for members use and Jubilee Park is a great location. The shed will be visually discreet, not intrude into the useable space of the reserve and provide for and enhance recreation in the area. The location is on a main active travel network route and will allow members to bike to and from the shed while leaving their cars at home and their boats by the lake ready for use.
2	Paul Halsted	Supported	Queenstown Kayak Club does not have a permanent facility for storage of kayaks. The club is growing and demand for a building to house an increasing number of kayaks close to safe launching on the lake is a priority for the club. The land is designated as Recreation Reserve and appropriate for the use of a small kayak storage building. The visual effects of the shed will be less than minor as it is sheltered on SW by a hedge and softened on the Park St frontage by a mature tree. The height of the building does not affect views of the lake from residential property behind it. Use of the shed will generally be outside of the normal busy period the reserve might otherwise be used for eg: weekend picnics.
3	Tegan Stallard	Supported	Queenstown Kayak Club does not have a permanent facility for storage of kayaks. The club is growing and demand for a building to house an increasing number of kayaks close to safe launching on the lake is a priority for the club. The land is designated as Recreation Reserve and appropriate for the use of a small kayak storage building. The visual effects of the shed will be less than minor as it is sheltered on SW by a hedge and softened on the Park St frontage by a mature tree. The height of the building does not affect views of the lake from residential property behind it. Use of the shed will generally be outside of the normal busy period the reserve might otherwise be used for eg: weekend picnics.
4	Rachel Buckley	Supported	I believe it is important that the local council encourages its community to build and expand its sporting clubs, as there are so many ways in which sporting helps building stronger, healthier, happier and safer communities. Because of this, it is my opinion that the QKC should be allowed to build on Jubilee Park.

5	Max Freer	Supported	<p>I have been a local Police officer residing in Queenstown for the past 2 and a half years. Over the last year, I have been a member of the Queenstown Kayak Club (QKC). QKC has enabled me to meet a bunch of fantastic people within the club, all of them hard-working, positive, and generous members of the Otago-Lakes community. Working in the Otago-Lakes area as a Police officer, I have sadly seen a number of incidents involving people that have made poor decisions in the water (whether it be in the lake or a river) which have led to their tragic death. Since joining the QKC have received a variety of water-safety training from some of the expert members, giving me the appropriate skillsets to feel safe in our lakes and rivers. I believe that the expansion of the QKC (beginning with the new building) will be an asset to teaching people of all ages in our community how to be safe in our waters, inevitably saving lives. A new building will give QKC the space it needs for equipment which will be used to train these people. I believe it is important that the local council encourages its community to build and expand its sporting clubs, as there are many ways in which sporting helps building stronger, healthier, happier, and safer communities. Because of this, it is my opinion that the QKC should be allowed to build on Jubilee Park.</p>
6	Elizabeth Stuckey	Opposed	<p>My main issue with Queenstown Kayak Club establishing a container building on Jubilee Park, Queenstown is that they'll spread their gear out over a wider area of the park. Who would be monitoring this? This is a public green space for the use of the whole community, and I don't want to see it reduced because of club usage. Another concern is that there will be more vehicles on an already busy, narrow street. There is a bend in the road close by and if vehicles park on and around this bend, it is difficult to see a clear road ahead when passing, because of parked vehicles. It could become very congested. Already many vehicles park around this area to go on the Frankton Trail or use the nearby beach. I also think that a ten-year lease is a long one, especially if it poses problems right from the start.</p>
7	Allan Mitchell	Opposed	<p>I am concerned that QLDC has struggled to have green space and reserves through the district's rapid development. We must maintain green space for the benefit of the community, not build permanent structures on our green spaces. I look at the Queenstown Yacht Club and the Waka Ama Club where the boats are not restricted to the building, but abandoned and broken boats are scattered around the building, creating an eyesore and junk yard. A lease of 10 years is likely to be asked to be renewed and like the art society and change clubs make a public plea about being thrown out when they took tenancy it was for a set or limited time. Parking would be another issue with people tempted to park on the grass verges and on the reserve itself. I am opposed to any building on reserve land. This needs to be</p>

			preserved for green space and so it can be developed over time for all people to use and not just a select group. The state of the surrounding ground around the yacht club and how this has not been policed by QLDC has tainted my view on how this area will be managed.
8	Brent Herdson	Supported Seeks to be Heard	I am in full support of building a community kayak shed on Jubilee Park. This would be a great asset to the local kayaking community which is always encouraging young people to enter into the sport. The location is perfect being close to the lake and hidden in behind a large hedge.
9	Timothy Church	Supported	<p>I am an active member of the Queenstown Kayak Club (QAC) and committee member of the Southern Lakes Masters Swimming Club. I have been a member of QKC for over two years. I support the QKC in its application for locating its kayak storage facility within Jubilee Park for the following reasons:</p> <ul style="list-style-type: none"> • Within close walking / cycling distance to more intensive living and employment areas around Queenstown Town Centre with good access to commuting trails along Frankton Track and public transport routes on Frankton Road. This provides greater opportunities to minimise private car use and reduce existing car parking constraints for members using the current facility at Frankton Marina. • Improves proximity to and association with Queenstown Town Centre to help the area maintain relevance for the local community when many local activities are relocating out to Frankton. This potentially brings economic benefits of another user group closer to the town centre businesses. • Addresses an increasing need for common storage of larger recreational equipment with more intensive living within the urban areas of Queenstown, where the ability to store long multisport boats is highly restrictive. This is a more efficient and effective use of limited land resources within the highly sensitive and constrained Whakatipu Basin, particularly around the lake shoreline. • Established in a discrete location within Jubilee Park that minimises the further proliferation of smaller structures around the shoreline yet is complementary to the other water based activities in the proximity. • Enhances the place-making potential of Jubilee Park as a destination park with no through movement, which would benefit from a community-based, activity generator to better utilise the open space and enhance its safety. • Provides the ability to promote water-based active recreation on Lake Whakatipu in a way that is healthy for the community, sustainable and sensitive to residents.

			<ul style="list-style-type: none"> • Supports an established, not-for-profit club and allows it grow with less access restrictions to equipment that will enable it to better retain members and introduce new members to the skills and knowledge required to paddle on the lake safely. This includes providing a greater range of kayaks from beginner to advanced to allow incremental steps in ability levels. • Greater proximity to a variety of paddling areas on Lake Whakatipu with the ability to avoid areas of higher motorised vessels within Frankton Arm, particularly potential conflict areas with water skiers at Bayview.
10	Bryce Irving	Supported Seeks to be Heard	<p>I paddle my kayak approximately 2-3 times per week. I love the beauty of the lake as well as the health benefits of kayaking. Currently I transport it on my vehicle to/from the Lake from Shotover Country. It would be amazing to have a modest little shed on Jubilee Park for the purpose of kayak storage. It would enable our small club safe and convenient access to the beautiful water of Lake Wakatipu. It would enable us to use public transport or biking to the site in conjunction with work in the city. The proposed location of the shed is well concealed. I have parked and paddled from Jubilee Park often and found it to be very quiet with very few users. It would be great to see this space used more. I believe the shed and use of the shed would have no adverse effect on the park itself. For those that need it - it typically has ample parking available. The hours we paddle are also typically before and after work, therefore there is minimal risk of reducing available parking for daytime workers. I fully support the submission from the Kayak Club.</p>
11	Julian McPike	Supported	<p>I support the proposal to build a kayak storage shed on Jubilee Park. It will be a great asset for Queenstown and will allow the Queenstown Kayak Club to store boats to get more kids involved in kayaking.</p>
12	Sir John Stratton Davies, Ernest Henshaw and Lynda Hensman	Opposed Seeks to be Heard	<p>The submitters are the owners of properties located in Park Street and Veint Crescent, which properties all border Jubilee Park Reserve.</p> <p>1. It is submitted the location of the part of the reserve to be the subject of the licence is not appropriate for the following reasons:</p> <p>a. It is located in an area close to the residential neighbours who have a direct view from their dwelling over the area proposed to be licenced.</p>

			<p>b. The site is immediately adjacent to a bend in Park Street where it is inappropriate to have on road parking. There is insufficient formed parking in the reserve.</p> <p>c. The proposed shed/container or the wider reserve does not contain any shelter or toilets for users. Given the nature of the building and the activity it will support it is appropriate toilets and changing areas be provided.</p> <p>d. The facility should be located at another location around the lake where there is sufficient parking and toilets and where it will be possible to locate the building/container a sufficient distance from residential neighbours. Other suitable locations include Frankton Marina, Queenstown Gardens, Frankton Beach Reserve, One Mile Reserve and Kelvin Heights Peninsula.</p> <p>e. That part of the reserve the subject of the application is frequently used by members of the public as passive recreation as it is a sheltered part of the reserve.</p> <p>2. Before a licence is issued for a facility such as that proposed there should be a Management Plan in place for the reserve so that any development of the reserve can be publicly debated in a comprehensive manner rather than through submissions on ad hoc applications for leases or licences.</p> <p>3. The granting of a licence such as that proposed will create a precedent for other similar types of facilities for other recreational groups to be established within the reserve.</p> <p>4. It is inevitable that a larger area of the reserve will be occupied for activities associated with the club and the storage of kayaks, such as maintenance and social gatherings before and after club activities. Such will inevitably result in adverse amenity effects on the reserve and the residential neighbours of the reserve.</p> <p>5. The placement of the storage shed/container will inevitably necessitate the removal of mature trees located within the reserve.</p> <p>6. The area of the reserve to be licenced and the activity associated with the same will result in safety issues with club members crossing Park Street to and from the lake as they will be crossing at a location where there is a bend in the street.</p> <p>7. It is noted it is intended to grant a licence under section 54(1)(a) of the Reserve Act 1977 however that section of the Reserve Act does not provide for the granting of licences. Indeed there does not appear to be any provision in the Reserves Act for the granting of a licence of all or part of a Recreation Reserve to enable the establishment of buildings to support recreational activities.</p>
13	Lisa Cooper	Supported	<p>Jubilee Park is known as a 'recreational reserve' and public space. This kayak storage shed will have minimal environmental effect to the area and be of major benefit to the health, wellbeing and sense of</p>

			<p>community to those that choose to be part of the Queenstown Kayak Club. The minimal amount of activity of club members coming and going from the shed may enhance the sense of community amongst the neighbouring homeowners should they take the opportunity to interact with them. The build and subsequent usage of this building will have little impact on the surrounding environment, the shed will be well hidden behind the existing hedge and mature trees. Neighbouring homes and residents will only be minimally impacted, if at all, due to the naturally well-hidden location of the shed. Club users will only approach the shed by foot.</p> <p>Due to the central location, it is likely some Club member will bike or walk to the location. Club nights are held 1 - 2 set evenings per week, this will see the largest amount of people at any given time - varying between 3 - 15 pax. Many of whom will come by foot, bike or carpool, there is ample carparking nearby this recreational reserve for 5 - 7 vehicles for this 1.5-hour club session. The majority of the time the small group will be kayaking on Lake Wakatipu. Outside of the set club nights, club members will be arriving as individuals or small groups on an infrequent basis and at irregular times during daylight hours.</p>
14	Kathy Gaze	Supported	<p>He Tangata, He Tangata, (the people, the people, the people) The Kayak club is inclusive of our Whakatipu whanau of all generations and encompasses the expertise water skills on our lake. Access to our 'waka's' from Jubilee Park is beneficial to all. We live in a mountainous water environment which should be accessible to all. This is a key reason for the boat shed. Kia kaha</p>
15	Hamish Excell	Supported	<p>I would like to register my support for the proposed kayak club at Jubilee Park. The Queenstown Kayak Club is a growing club that enables and provides a safe learning environment for users to learn how to kayak. The Kayak Club has outgrown its current facilities and require more storage space. The current hired space has also been wanted back by the owners for further development. The new shed on Jubilee Park will predominately be used during off peak parking times, as it is a recreational activity. Members do also cycle to the current shed and will no doubt cycle to the new shed. People have commented that Jubilee Park is a underutilised public space.</p>
16	Arjan Schenk	Supported	<p>This will be a great asset for the Wakatipu community. Having a place to store kayaks will benefit those who don't have accommodation that allows for kayaks to be stored at home. And having access to club kayaks will allow people new to the sport an easy way to give it a go, in a safe environment with experienced club members.</p>

17	Jessica Rathgen	Supported Seeks to be Heard	<p>Yes, Yes, Yes! Sport and recreation is the hub of Queenstown Lakes, there is always room for growth of this domain, to enable more people to participate and establishing this kayak shed will facilitate this. The current location is restricted in boat storage, which turns many beginners away as there is not enough boats for them to use. The kayak club has a great culture lead by passionate volunteers/coaches, they are willing to keep devoting time to grow this sport in Queenstown so lets let them do this. In respect to the location for the new shed at Jubilee Park, I am a frequent user of the Frankton track commuting in and out of town from Frankton, and in the past 5 years I can count on one hand how many times I have seen anybody using this park for anything other than just walking past it...it seems un-utilised. It is a popular street for town workers to park their cars on Mon-Fri, therefore cars of kayakers parking here too in the evenings once the normal 5pm finishes have left will be no different to the traffic that road already sees. I cannot see how adding the kayak clubs shed to this park will disrupt any quality of life to surrounding residences. The small building already on Jubilee Park is more of an eyesore than the club shed will be and no views will be altered.</p>
18	Meg Bichard	Supported	<p>I'm writing in support of the new kayak club shed at Jubilee Park. The Club supports a growing number of kayakers across all age groups. The shed would provide storage for boats that can be used by all members – so accessible for people who can't afford their own boat or just want to give it a try. The shed will cause minimal impact on the surrounding environment and residents, located in the corner mainly out of site. I feel the benefits far outweigh any mild objections of building a shed for the whole community to enjoy.</p>
19	Gavin Moore	Supported	<p>I would like to register my support for the proposed kayak club at Jubilee Park. This much needed community facility will allow the club easier access to club boats which will allow more people interested in the sport of kayaking to participate. As outlined in the approved Resource Consent, this building will only have a minor impact on Built Form and Visual Amenity, Earthworks and Construction, and Effects on the Public Use of the Reserve. The shed design and additional screening as outlined in the consent will be subservient in nature to the existing natural features and landscape contained within the reserve and will not dominate over any public space. It will also have a minimal impact on neighbouring properties as the dominant view is elevated above the shed location and the building finish is recessive</p>

			to the existing environment. The facility will also promote additional community engagement with the reserve as shed users will be free to enjoy the parks before/after retrieving boats from the shed. As the bay adjacent to Jubilee Park is also already a preferred location for launching boats given the sheltered beaches, this area is frequented by paddlers but the reserve isn't used. Additionally, the Council's Parks and Reserves Department support the proposal to establish a storage facility on Jubilee Park. To summarise, in contrast to the minor impacts the construction of the shed will have on the greater area, it will be far outweighed by the major benefits to the overall kayaking community in Queenstown.
20	Leslie Moore	Supported	I would like to register my support for the proposed kayak club at Jubilee Park. This much needed community facility will allow the club easier access to club boats which will allow more people interested in the sport of kayaking to participate. As outlined in the approved Resource Consent, this building will only have a minor impact on Built Form and Visual Amenity, Earthworks and Construction, and Effects on the Public Use of the Reserve. The shed design and additional screening as outlined in the consent will be subservient in nature to the existing natural features and landscape contained within the reserve and will not dominate over any public space. It will also have a minimal impact on neighbouring properties as the dominant view is elevated above the shed location and the building finish is recessive to the existing environment. The facility will also promote additional community engagement with the reserve as shed users will be free to enjoy the parks before/after retrieving boats from the shed. As the bay adjacent to Jubilee Park is also already a preferred location for launching boats given the sheltered beaches, this area is frequented by paddlers but the reserve isn't used. Additionally, the Council's Parks and Reserves Department support the proposal to establish a storage facility on Jubilee Park. To summarise, in contrast to the minor impacts the construction of the shed will have on the greater area, it will be far outweighed by the major benefits to the overall kayaking community in Queenstown.
21	Walter Brumniach	Supported	Would like to add my support to allowing the Queenstown Kayak Club to build a shed to enclose the kayaks at Jubilee Park at Park Street.
22	Toby Gillooly	Supported	This Kayak Shed for the Queenstown Kayak Club in Jubilee Park will be an amazing new facility for the growing Kayak Club. This community teaches people from young adults all the way through to retired athletes. Wakatipu High School students who have a desire to do races, such as the Coast to Coast or

			<p>the Peak to Peak come to this club to train and learn. As well as those who are first timers wanting to put in the effort to become one of those people winning the Peak to Peak or Coast to Coast. This community needs these facilities to provide all the members with the equipment and storage to have easy access to outdoor sports and recreation safely.</p>
23	Yvonne Pfluger	Supported	<p>My submission includes two key points:</p> <ol style="list-style-type: none"> 1. Recreational benefits from installation of a shed in Jubilee Park 2. Potential visual and amenity effects arising from the proposal <p>1.Recreational benefits I have been a member of the kayak club for several years and fully support the installation of a shed to store the boats in Jubilee Park from a recreational perspective. Other members have provided information about the urgent need for a new shed due to our current location at Frankton Marina becoming unavailable. Access to boats without the need of using a car to transport them to the lake is an important aspect for an inclusive club where all members get an equal opportunity to get out on the water. This is also a more sustainable way to pursue a recreational activity without requiring the use of a car. It also means that members can learn to kayak without having to purchase an expensive boat, paddle and accessories, making the sport accessible to a wide range of people. The club promotes safe practices and provides instruction for new members to ensure a welcoming and safe environment is provided to learn. A shed to store club boats is essential for this. I fully support the club in its application for a shed, as it provides an opportunity for a wide range of Queenstown's residents to benefit from recreational activity and a way to experience the lake environment in a quiet way without the use of fossil fuels for cars or motorised boats.</p> <p>2.Potential visual and amenity effects arising from the proposal I am also a qualified and registered landscape architect with 20 years' experience in landscape and visual impact assessment. Through my work I regularly provide expert evidence to the Environment Court. I have reviewed the council's Resource Consent Decision for RM210589 and agree with the findings regarding the potential visual and amenity effects. I support the conditions regarding colour and materials for the shed to ensure that it blends into the environment without detracting from the amenity provided by the park. I undertook a site visit to assess the potential effects of the proposed shed from the neighbouring properties and public viewpoints within the park and along Park Street. The neighbouring property at 112 Park Street is in relatively close proximity to the proposed site, however,</p>

			<p>they would only gain some views of the proposal from their second storey side window with a fence curbing views from the bottom storey. The main orientation of the view is towards the lake across Park Street and a mature kowhai tree is located close to the low shed, softening the appearance of the roof line. I consider the visual effects to be low (less than minor) from this property and negligible from all other surrounding residences due to the mature vegetation within the park screening the shed. Planting of a small tree between the proposed shed and the 112 Park Street boundary could further reduce the visual effect from their upper storey side window. I consider the proposed location in the south-western corner of Jubilee Park to be suitable for the proposal, since it is visually contained by a hedge along Park Street and surrounded by mature trees that will minimise any visual effects. This SW corner of the park currently provides low amenity without sunny or open areas that would provide attractive usable space for the public to enjoy the park with views to the lake. From an operational point of view any site along the Park Street frontage would be suitable for the club shed, however the proposed location provides the opportunity to minimise any adverse effects without requiring removal of existing vegetation. I note that an existing council water infrastructure building is located in a central location along Park Street where it reduces the openness of the park. I consider the proposed location the most suitable site for the shed where amenity and open space effects can be kept to a very low level. Overall, the visual and amenity effects of the proposal are, in my view, low to very low due to the appropriate choice of location, colour and design of the shed. I consider that the existing usability and amenity provided by the park would not be adversely affected.</p>
24	Tim Heather	Supported	I am fully in support the new build at Jubilee Park for the Kayak Club.
25	Ruth Abraham	Supported	<p>I would like to register my support for the proposed kayak club at Jubilee Park. This much needed community facility will allow the club easier access to club boats which will allow more people interested in the sport of kayaking to participate. As outlined in the Approved Resource Consent, this building will only have a minor impact on Built Form and Visual Amenity, Earthworks and Construction, and Effects on the Public Use of the Reserve. The shed design and additional screening as outlined in the consent will be subservient in nature to the existing natural features and landscape contained within the reserve and will not dominate over any public space. It will also has a minimal impact on neighboring properties as the dominant view is elevated above the shed location and the building finish is recessive to the existing environment. The facility will also promote additional community engagement with the reserve</p>

			<p>as shed users will be free to enjoy the park before / after retrieving boats from the shed. As the bay adjacent to Jubilee Park is also already a preferred location for launching boats given the sheltered beaches, this area is frequented by paddlers but the reserve isn't used. Additional, the Council's Parks and Reserves Department support the proposal to establish a storage facility on Jubilee Park. To surmise, in contrast to the minor impacts the construction of the shed will have on the greater area, it will be far out weighted by the major benefits to the overall kayaking community in Queenstown.</p>
26	Alex Martin	Supported	<p>I write this submission in support of the construction & lease of a new kayak shed. The Queenstown Kayak Club has been asked to move from it's current location by the Landlord to make room for their business to grow. This club has been in existence since 2000 and was set up to grow the sport of kayaking focused on multisport, adventure racing & surf ski paddling. With the huge growth in the sport over the last 5 years in particular, we were also starting to grow out of the space we had. The kayak shed is necessary to store club boats and gear and provide a meeting spot with safe access to the lake in a central location. The expense of kayaking gear is a barrier to entry for new paddlers and club owned gear removes this barrier and makes the sport accessible. The club consulted extensively with Council to find an appropriate spot around the lake that would be central and accessible, while minimising any impact on the wider community. Available spots around the lake are extremely limited and we worked hard to design a shed that is in keeping with the surrounds and is as hidden as possible the residential dwellings in proximity. The club meets twice per week outside of peak hours so we anticipate parking will not be an issue. Further, the location is connected to the active travel network. We congregate briefly at the shed on meet nights and are quickly on the water, minimising any noise impact. There will be no late evening disruption or noise issues. The new shed design is in keeping the environment and the anticipated recreational usage of the new Park Street upgrades. We have supported hundreds of paddlers over the years to reach their goals, completing races like Peak to Peak, Coast to Coast and other incredible endurance paddling feats. Participation in these events builds confidence, resilience and an enormous sense of achievement. Kayaking is a technical sport with a huge safety aspect. Our paddlers learn to safely ta rivers and oceans and new paddlers benefit hugely from our tuition. This club ensures our paddlers are highly competent safe to go about their weekend adventures. Queenstown Kayak Club has built a very strong paddling community that welcomes people of all ages from all walks of life We create an inclusive environment that supports the health & wellbeing of our community, building confidence, developing resilience and connecting people who form lasting friendships. PLEASE SAVE OUR CLUB</p>

27	Alex Holmes	Supported	<p>I support this application. I believe that if the Queenstown Lakes District wants to be a national and world leader in outdoor adventure and transport, then we need to invest heavily into infrastructure to support this. By building a kayak shed for use, it will allow the community and stakeholders to access the lake for recreational purposes, and therefore make it more accessible for everyone. The lake is heavily underutilized and has potential to be used more by a range of stakeholders. This is not only encouraging, but it also provides benefits and resources for active lifestyles, which in turn enhances health and wellbeing. We are an adventure/sports haven, and we need the infrastructure to support all of these activities. For example, we want people to take public transport and bike, yet some bus routes are not regular enough and there is not adequate secure storage and facilities for bikes throughout Queenstown. Ngā mihi</p>
28	Michael Kelly	Supported	<ul style="list-style-type: none"> - Kayaking in Queenstown is very popular and there is no other club with alternative facilities providing coaching and assistance to those wanting to learn the sport. This storage shed will be an important facility to ensure that the club can continue to provide these services. - Kayaks are large pieces of equipment and, as such, can be difficult for people to store at their homes, particularly flats and apartments. Sufficient space to store kayaks is scarce so have a facility to accommodate storage that is right next to the lake (meaning people don't need to put kayaks onto a car and transport them to the lake) is very beneficial. - The kayak club did extensive research and consultation with Council to identify a suitable location for the shed. This location was one of the only locations in Queenstown that was close to the lake and was also allowed by various planning requirements. - The proposed shed is located to the side of the park, is constructed of materials that are in keeping with the surroundings, is recessed amongst trees and will be less prominent sewerage pump station on the park. - The proposed kayak shed is located in a position on the park that will not detract from the ability of the public to use the park. - The proposed shed has sufficient setbacks from neighbouring properties. - The intermittent use of the shed will be no more than the nature to which the public currently uses the park. - The proposed shed doesn't impact upon the privacy or outlook of adjacent properties.

			<ul style="list-style-type: none"> - The proposed shed location provides convenient, sheltered and safe access to the lake for launching of kayaks. - The shed is small in relation to the surrounding dominant views, which are of the lake and mountains, and would be in the opposite direction when looking at these views. - The Queenstown Kayak Club provides a valuable and beneficial community service at minimal cost. The availability of a storage shed is vital to the Club being able to continue. - The benefits that the Queenstown Kayak Club and a storage shed would provide far outweighs the minor impacts that the activity creates. These benefits are also for the good of many, whilst the minor impacts would only be upon a very few. - Jubilee Park is for the use and benefit of the general public and not just by those who live within proximity to it (despite what they might think).
29	Josie Cederman	Supported	<ul style="list-style-type: none"> - Kayaking in Queenstown is very popular and there is no other club with alternative facilities providing coaching and assistance to those wanting to learn the sport. This storage shed will be an important facility to ensure that the club can continue to provide these services. - Kayaks are large pieces of equipment and, as such, can be difficult for people to store at their homes, particularly flats and apartments. Sufficient space to store kayaks is scarce so have a facility to accommodate storage that is right next to the lake (meaning people don't need to put kayaks onto a car and transport them to the lake) is very beneficial. - The kayak club did extensive research and consultation with Council to identify a suitable location for the shed. This location was one of the only locations in Queenstown that was close to the lake and was also allowed by various planning requirements. - The proposed shed is located to the side of the park, is constructed of materials that are in keeping with the surroundings, is recessed amongst trees and will be less prominent sewerage pump station on the park. - The proposed kayak shed is located in a position on the park that will not detract from the ability of the public to use the park. - The proposed shed has sufficient setbacks from neighbouring properties. - The intermittent use of the shed will be no more than the nature to which the public currently uses the park. - The proposed shed doesn't impact upon the privacy or outlook of adjacent properties.

			<ul style="list-style-type: none"> - The proposed shed location provides convenient, sheltered and safe access to the lake for launching of kayaks. - The shed is small in relation to the surrounding dominant views, which are of the lake and mountains, and would be in the opposite direction when looking at these views. - The Queenstown Kayak Club provides a valuable and beneficial community service at minimal cost. The availability of a storage shed is vital to the Club being able to continue. - The benefits that the Queenstown Kayak Club and a storage shed would provide far outweighs the minor impacts that the activity creates. These benefits are also for the good of many, whilst the minor impacts would only be upon a very few. - Jubilee Park is for the use and benefit of the general public and not just by those who live within proximity to it (despite what they might think).
30	Sherri Gibb	Supported Seeks to be Heard	To enhance the ability for the community to safely access the lake for recreational purposes. Encouraging active lifestyles which in turn promote health and wellbeing.
31	Eilidh Blanchard	Supported	Encouraging active lifestyles which in turn promote health and wellbeing. Easier access for community to facilities and bringing more people into the more central town areas
32	Kat Bulk	Supported	<ul style="list-style-type: none"> - The proposed kayak storage is an important facility for the very popular sport of kayaking in Queenstown - The shed is necessary to provide safe and secure storage of kayaks, and associated equipment, the scarcity of suitable land for storing kayaks in residential dwellings/flats is a common problem faced by kayakers in Queenstown, having a central facility with easy access to the lake will be beneficial to paddlers - The kayak club consulted extensively with council for a suitable location to place the shed, and the proposed location was settled on as one of the only places in Queenstown that had proximity to the lake, and was allowed by various planning requirements, to accommodate a structure suitable for storing kayaks - The proposed kayak shed is located to the side of the park, is recessed amongst existing established vegetation, and will be constructed of materials that are in keeping with the aesthetic of the

			<p>neighbourhood, and will be less visually prominent than the large sewage pump station that is located in the middle of the reserve</p> <ul style="list-style-type: none"> - The kayak shed and its use is not anticipated to increase demand on the parking availability of the area during peak times - Earthworks and construction of the shed will create minimal disturbance over a short time frame, the temporary earthworks and construction effects will be negligible -The kayak shed will be a discreet element within the wider reserve, it will be located at the corner of the reserve behind existing vegetation ensuring that it does not detract from the ability of the public to utilize the reserve - The shed is to be located with sufficient setbacks from neighbouring property boundaries, and the intermittent use of the shed will not result in any nuisance effects above that which is already existing with the current use of the reserve by members of the public -The building does present a physical change to the site, but will not interfere with the privacy, amenity or outlook of people on adjacent properties - Kayaking is a popular activity and the proposed location takes advantage of a sheltered reach of lake and sheltered beaches for safe launching and retrieval of kayaks - although the proposed shed is visible from public and private places in the vicinity, the dominant views of the area are of the lake and mountains to the south, from the public spaces this is the opposite direction to the shed in the reserve, when viewed from the street, the shed will present a small structure, lower than the existing hedge in height, which is constructed of similar materials and colours to the buildings on the neighbouring residential lots, the shed is set against a backdrop of residential development -The proposed kayak shed and the Queenstown Kayak Club provides opportunity for kayakers to access the lake for training and recreation purposes which promotes health and wellbeing
33	Alex Nichol	Supported	<p>The Queenstown Kayak Club is a growing club that has brought the local community together over the last few years. More recently we have branched out into more tailored training for those new to the sport along with encouraging juniors to get involved. Our old club storage shed is no longer available for us to use and without a storage shed there is no club. The proposed new site does not in any way obscure the view for any residents already living in the vicinity. The traffic and activity in the area wouldn't increase to that beyond the existing level of the current park area. Nor will the shed get in the way of any of the recreational activities already occurring in the park. It seems insane to me that it be so difficult</p>

			for a kayak club to find a spot for a relatively small shed in what is apparently the 'Adventure Capital of the World'.
34	Mike Gibb	Supported	I support the application to have a Kayak Storage Shed at Jubilee Park. The location is suited to good and safe access to the lake front to improve community access that supports healthy and sustainable recreation activities with minimal disturbance to the area in a secure way.
35	Brandon Purdue	Supported	The proposed Kayak shed will provide a valuable community resource with minimal impact.
36	Hamish Brown	Supported	In general, clubs across the country are struggling for members, our society is growing more depressed and less social then ever and many people are finding life really tough right now. We are fortunate in Queenstown that many sports clubs actually have a growing membership and strong support, the QKC is in a period of growth and this should be supported too! Only 5 years ago we would paddle with 3-5 people each week. We now regularly have 15-20 people at least twice a week out paddling. The existing shed has been great but we have out grown it. It's also been made a more dangerous launching area due to the backwash off the marina wave break during a south/west wind direction. The Park Street location is perfect for the next stage of this amazing clubs growth!
37	Joshua Moore	Supported	Blank
38	Ollie Behrent	Supported	The Queenstown Kayak Club is a hub and backbone for the wider Queenstown Multisport Community. Kayaking and multisport in the Queenstown area has grown significantly in recent years into an established club. The proposed kayak storage shed will allow the club to cater for its regular club members and also as a location for new club members to access boats and coaching all within one area.
39	Richard Shields	Supported	As a long time member of the club we have always desired our own storage facility for kayaks and equipment and now that we are required to vacate current shed it is important for continued

			functioning of the club to have storage close to the lake. Since QLDC has land zoned Recreation Reserve, it is appropriate that the club have access to a site for this purpose.
40	Giulio Chapman - Olla	Supported	The Queenstown Kayak Club is a not for profit organization that provides training and club opportunities to the Queenstown kayak community, supports local events and enables the members to partake in outdoor activities. The club requires a small piece of space for the storage of club boats and equipment. The proposed location is well covered visually and will provide essentially no negative impacts on the area. The proposed area is a recreational area and fits well with the intended use of Jubilee Park.
41	Steve Norton	Supported	Jubilee Park is a perfect position for the Kayak club shed to store our boats for use on the lake. The under-utilised reserve and new facility is vital to give access to future paddlers, as it is easy access to the lake and will have no impact on the reserve or the environment. The community needs more facilities like this to provide easy access to sports and recreation in the Queenstown area to improve the wellbeing of the community.
42	Isabella Norton	Supported	This will be a great facility to help all ages in the community to get involved in safe water activities. It provides an awesome social aspect that we are currently missing in the current climate. Queenstown is known for its community activities and outdoor sports/ Jubilee Park is an underutilised area that is perfect for this subtle modern shed for a growing club and community.



Kayak Shed Concept

Green roofing iron and clear corrugated for light

Wood panel vertical cladding

2.5 meters

4 meters

7.5 meters

Removable concrete slabs every 1200 on perimeter to carry load with wind strap connection.

LEGEND:

- LAMP POLE
- VEGETATION LINE
- FENCE
- BUILDING FOOTPRINT
- TOP OF BANK
- TREE TRUNK

Title: SITE PLAN			
Project: PROPOSED KAYAK SHED JUBILEE PARK for QUEENSTOWN KAYAK CLUB			
ISSUE DATE:	ISSUE:	PREPARED BY:	Kat Bulk
3 April 2021	A - Original Issue	Scale:	1:50 @ A1
6 April 2021	B - Amended Door Location		1:100 @ A3
9 May 2021	C - Road setback dims	DRAWING & ISSUE No:	QKC.001.1C

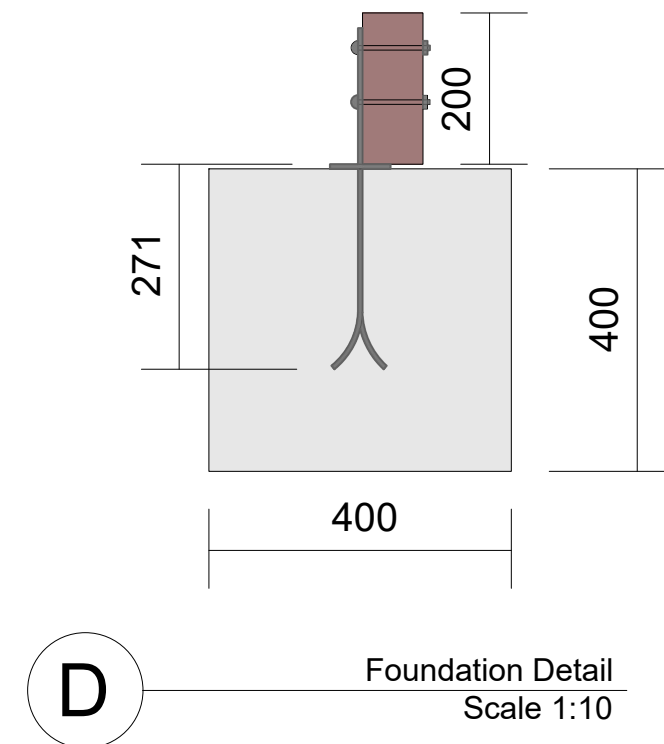
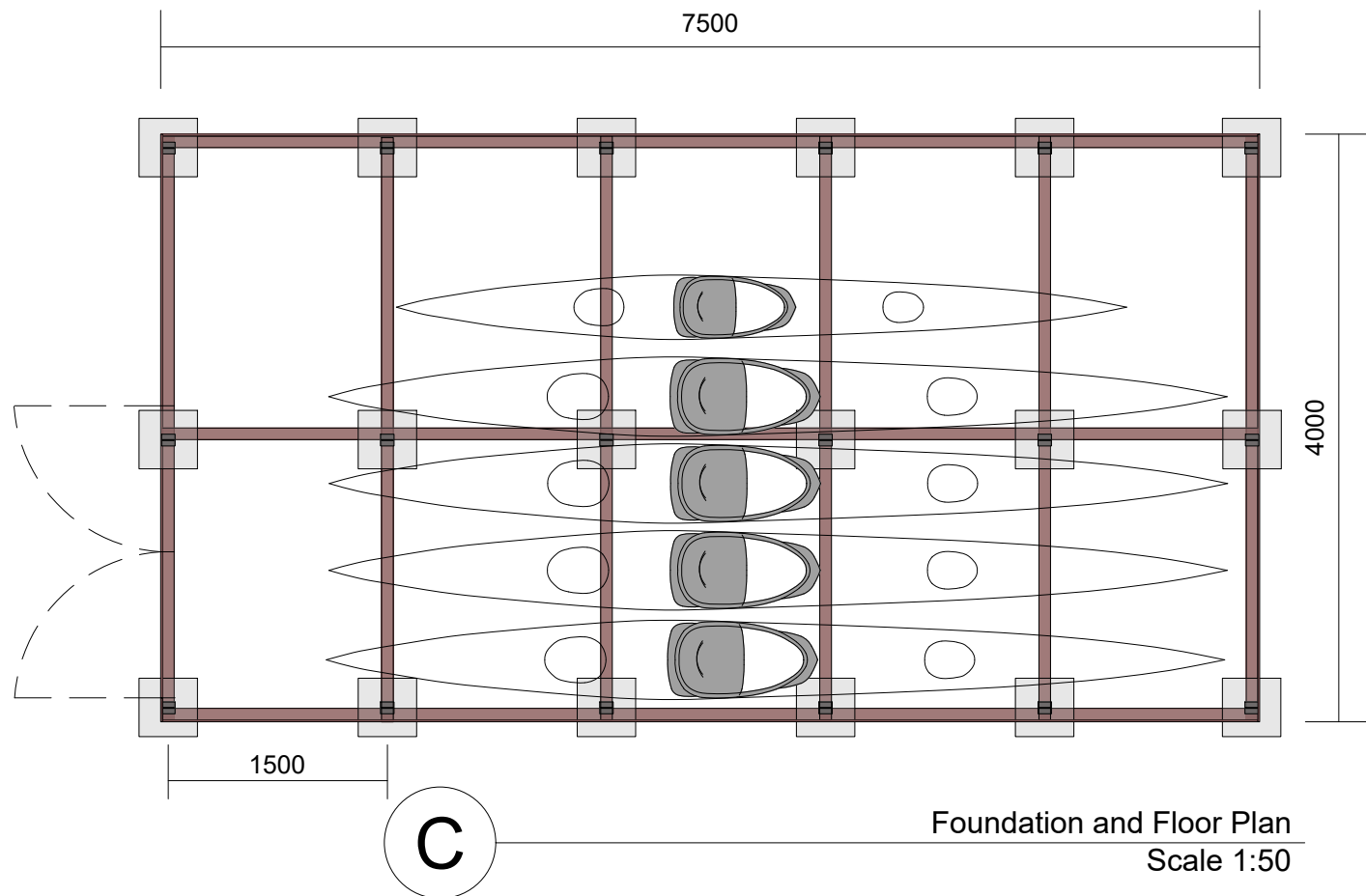
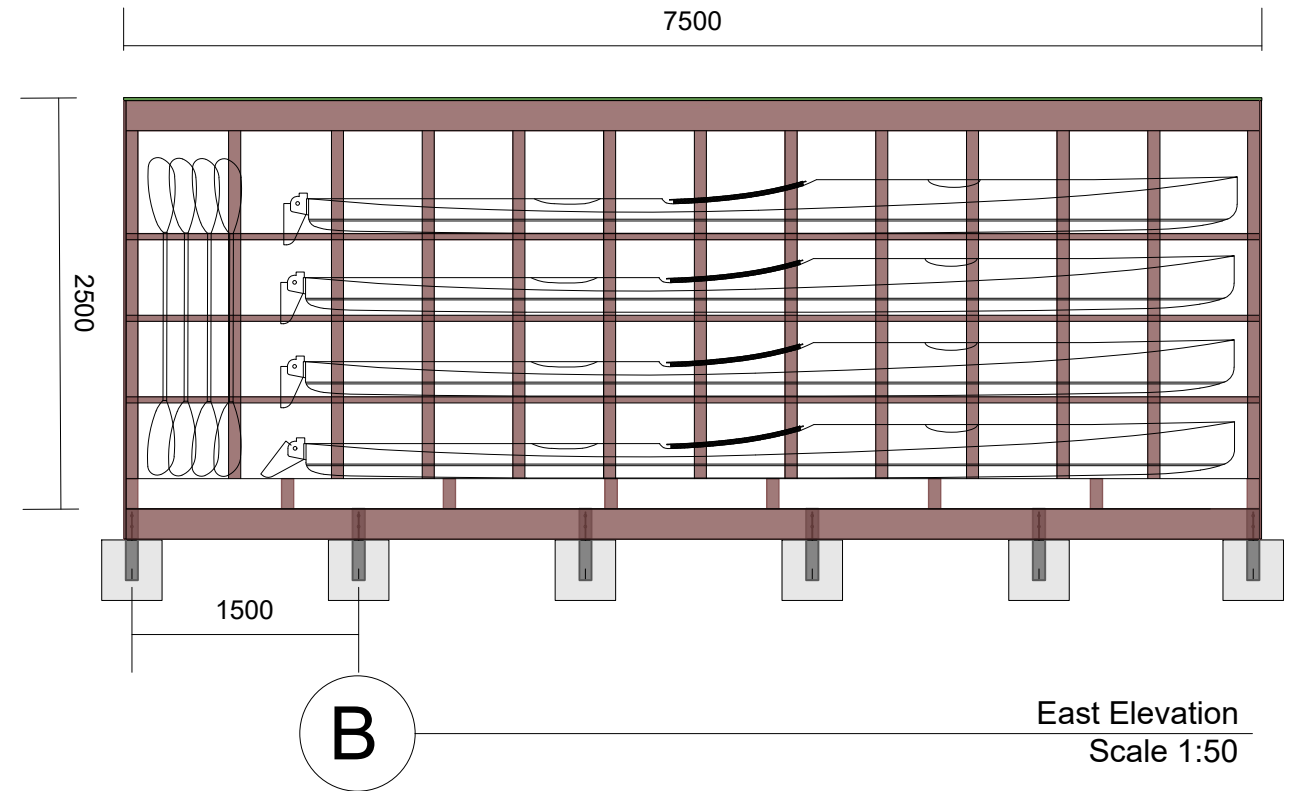
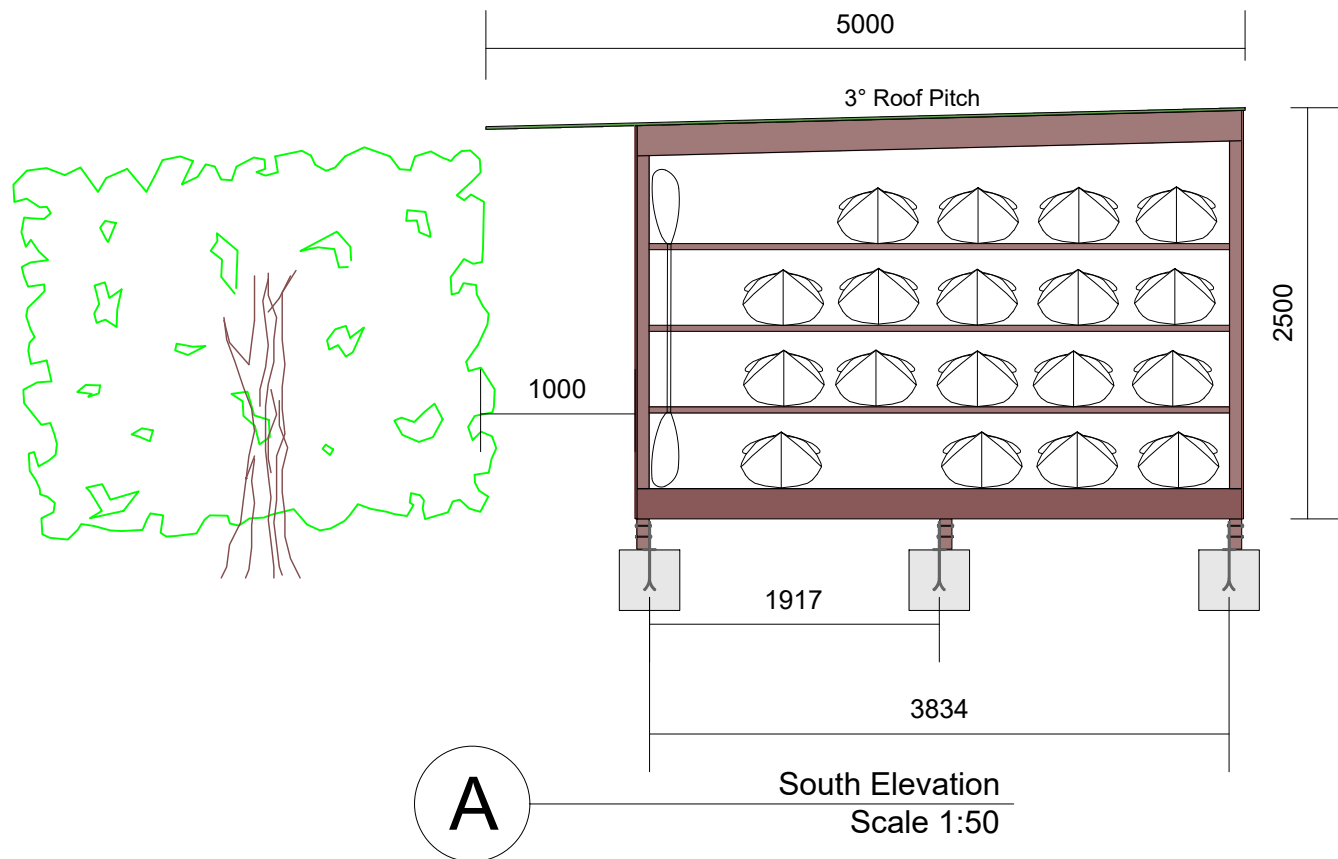
DATA QUALITY STATEMENTS

PROPERTY DATA
The property data has been sourced from land Information New Zealand (LINZ) and is current as at April 2021. The boundary data has been compiled from various existing surveys of different ages. The accuracy of the boundary data is estimated to be within 30mm.

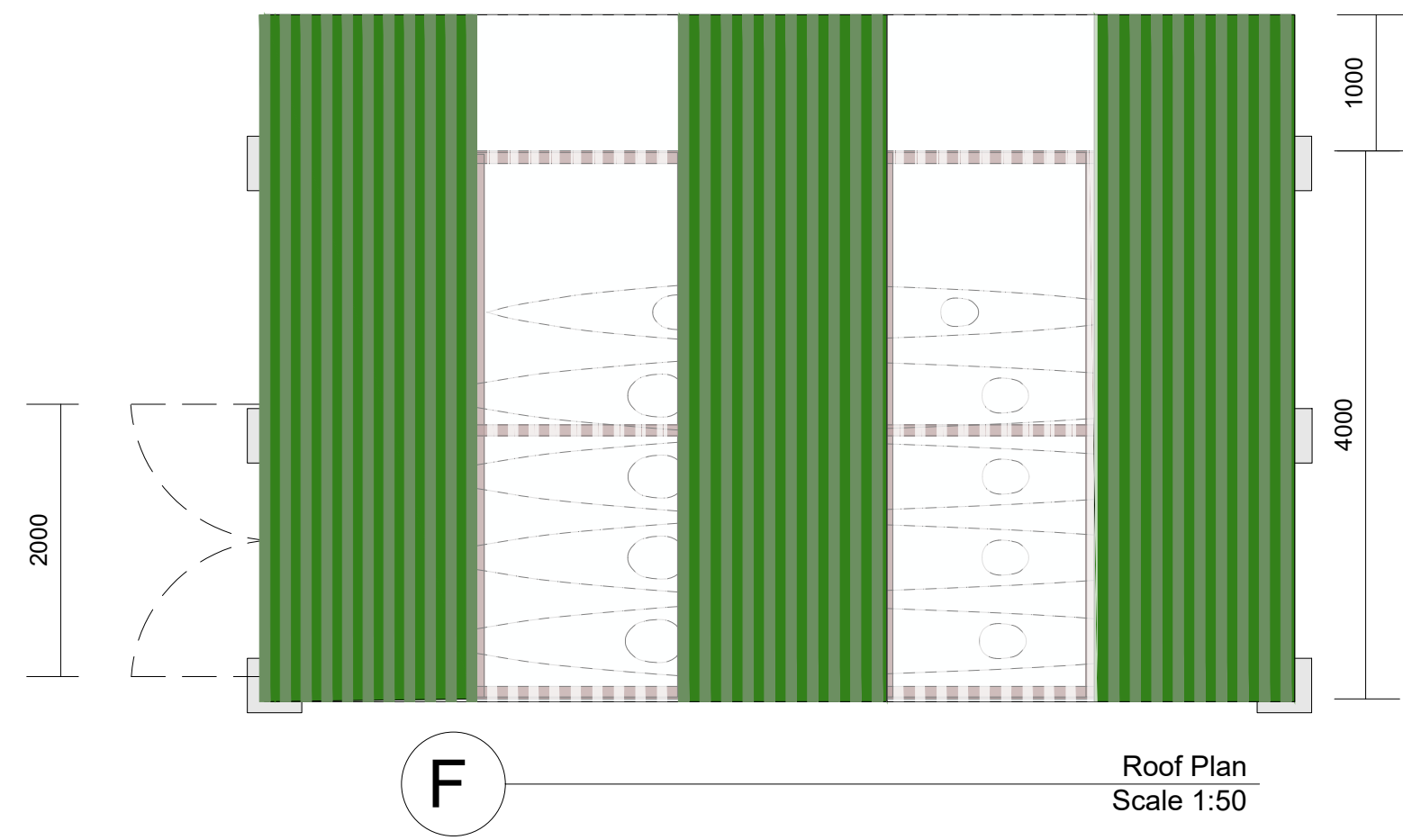
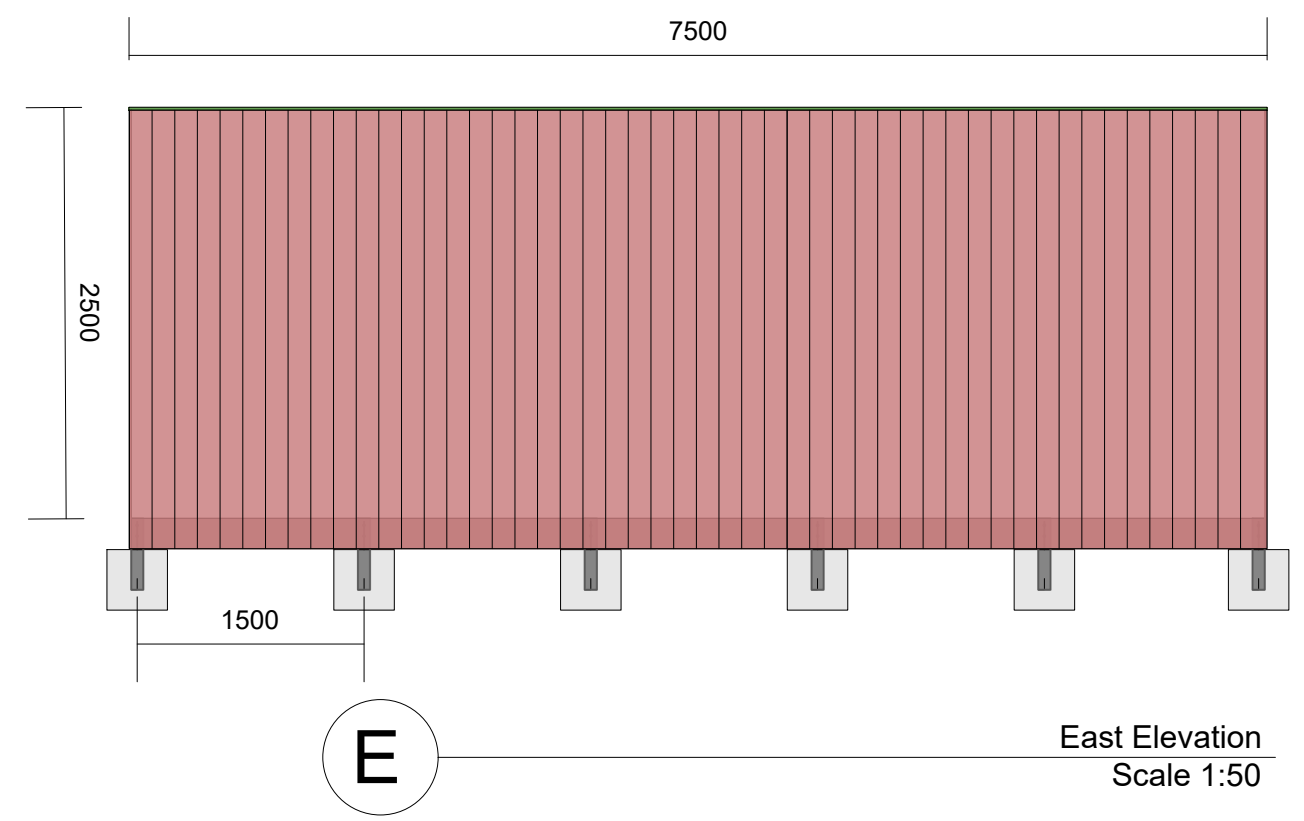
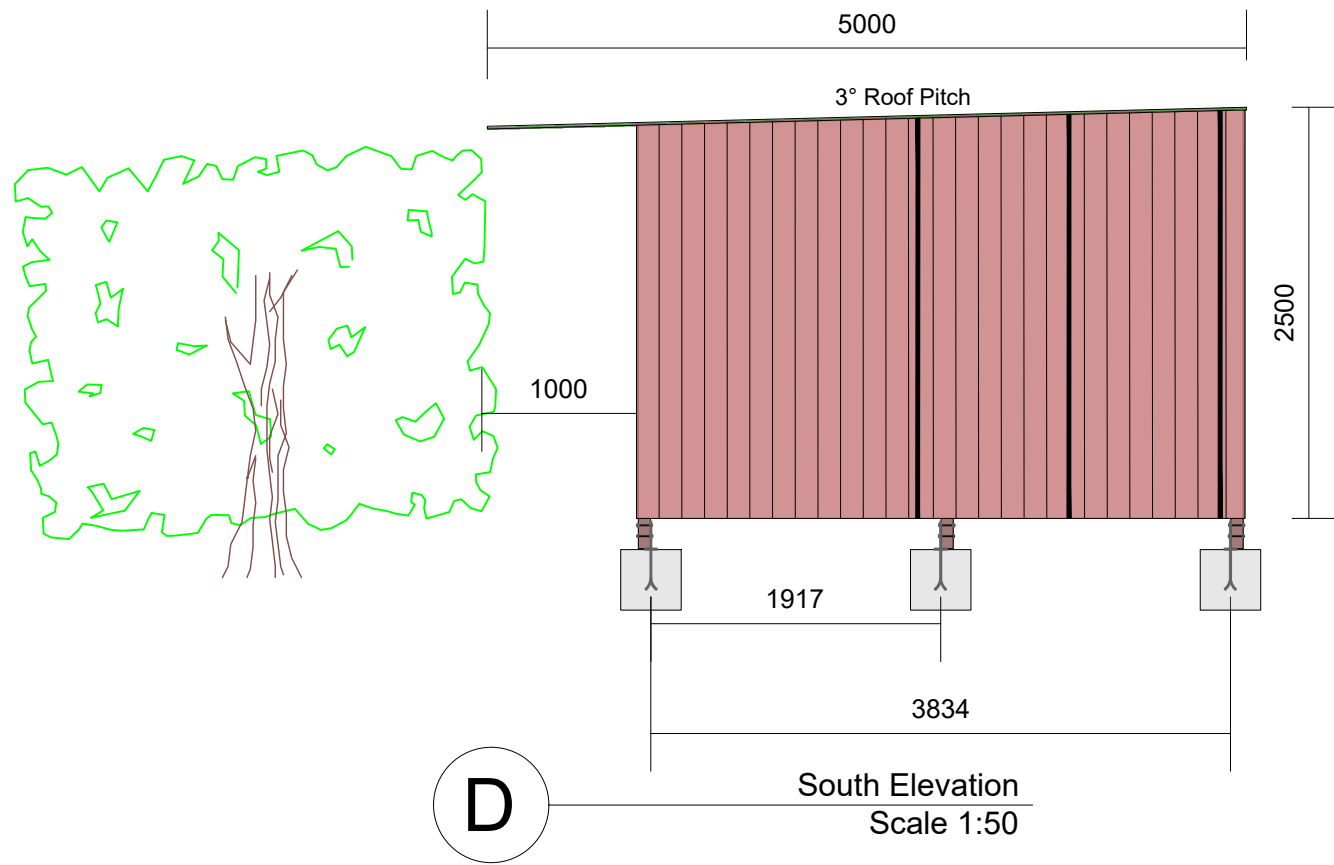
SURVEY DATA
Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 50mm (horizontal and vertical).



SERVICES DATA
The locations of underground services are not shown. Where services have features visible on the surface, their positions have been shown. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

SURVEY DATUMS
Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.
The origin of coordinates is OIS X DP 9104, 810643.98 mN 421471.98 mE, RL = 313.078.
Vertical elevations are in terms of Dunedin Vertical Datum (MSL).
The origin of levels is D172/A A32X, RL 356.87.
Contour interval is 0.25m



WARNING NOTE: This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to Queenstown Kayak Club. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.		DATE: 30 June 2021 BY: Kat Bulk	Scale: As Shown Original Plan A3	DRAWING & ISSUE No. QKC.001.2A
REV.	DATE:	REVISION DETAILS:	TITLE: PROPOSED KAYAK SHED JUBILEE PARK for QUEENSTOWN KAYAK CLUB	
A	30/6/21	Initial release	KB	
			BY:	



Location	Material	Colour	LRV	Example
Exterior Walls & Door	Wood panel vertical cladding	Vulcan - Straw Finish	-	
Roof, Flashings	Colorsteel	Colorsteel Permanent Green	10%	
Roof Panels	Polycarbonate Roofing	Clear	-	

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

DATE: 30 June 2021
BY: Kat Bulk

Scale 1:50
Original Plan A3

DRAWING & ISSUE No.
QKC.001.3A

TITLE:
**PROPOSED KAYAK SHED
JUBILEE PARK
for QUEENSTOWN KAYAK CLUB**

REV.	DATE:	REVISION DETAILS:	BY:
A	30/6/21	Initial release	KB

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

DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Queenstown Kayak Club
RM reference:	RM210589
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for consent to construct a recreation facility, being a kayak storage shed.
Location:	Jubilee Park, Park Street, Queenstown
Legal Description:	Lot 2 Deposited Plan 316049 held in Record of Title 62847
ODP Zoning:	Low Density Residential Zone
PDP Zoning:	Informal Recreation Zone
Activity Status:	Discretionary
Date	6 August 2021

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Paula Costello, Independent Commissioner, on 5 August 2021 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in *Appendix 1* are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Paula Costello, Independent Commissioner, under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to construct a kayak storage shed on Jubilee Park, Park Street, Queenstown (Figure 1 below).



Figure 1: Aerial photograph detailing the subject site and surrounds

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section(s) 2, 3 and 4 of the report entitled *Information and Assessment of Effects on the Environment*, prepared by Kat Bulk of the Queenstown Kayak Club, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as *Appendix 2*). This description is considered accurate and is adopted for the purpose of this report with the following additions:

It is noted that Jubilee Park contains Designation number 36, being a Sewage Pump Station with the Queenstown Lakes District Council listed as the responsible authority. Part of the site is also overlain by Wāhi Tūpuna number 33, being Whakātipu-wai-Māori (Lake Wakātipu). For completeness, the proposed shed will not be located within Designation number 36 or Wāhi Tūpuna number 33.

Consent is not being sought for any external signage associated with the proposed building.

2. ACTIVITY STATUS

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

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

Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

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

- A **controlled** activity resource consent pursuant to Rule 7.5.3.2 iii (a) for the construction of a non-residential building. The application proposed the construction of a recreation facility. Council's control is with respect to:
 - (a) The location, height, external appearance and methods of construction to avoid or mitigate adverse effects on:
 - (i) the street scene;
 - (ii) adjoining or surrounding buildings;
 - (iii) public open space, amenity linkages and view corridors;
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape.
 - (b) The relationship of the building to its neighbours in terms of its built form, and to other built elements in the Zone, including public open spaces.
 - (c) The relationship of parking, access and manoeuvring areas in respect of access point options for joint use of car parking and the safety of pedestrians.
 - (d) The extent and quality of any landscaping proposed and the effectiveness of proposed planting in enhancing the general character of the area, screening car parking areas, and the impact on residential uses.
 - (e) Compatibility with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 xiii Urban Design Protocol of the ODP [being the seven Cs].
- A **restricted discretionary** activity pursuant to Rule 7.5.3.4 vi as the proposal breaches Site Standard 7.5.6.2 ii (a) in relation road boundary setbacks. The minimum setback from road boundaries of any building shall be 4.5m. In this instance, the building is to be positioned 3.6m from the road boundary. Council's discretion is restricted to this matter.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Informal Recreation Zone by the PDP and the proposed activity requires resource consent under the PDP for the following reasons:

Rules that are treated as operative under s86F:

- A **discretionary** activity resource consent pursuant to Rule 29.4.12 for parking associated with any activity not listed in Table 29.4 (and the activity is not a permitted or controlled activity within the zone in which it is located).

In this instance, recreation facilities are not listed in Table 29.4 and they are not listed as permitted or controlled within the Informal Recreation Zone. No parking is proposed in relation to the recreation facility sought in this application.

Rules with legal effect, that are not yet treated as operative under s86F are:

- A **restricted discretionary** activity pursuant to Rule 38.10.4.2 in regard to road boundary setbacks. The minimum road boundary setbacks that apply to the open space and recreation zones, shall be the standards that apply in the adjoining zone.

In this instance, the proposed building does not meet the 4.5m road boundary adopted from the adjoining Lower Density Suburban Residential Zone. The building is to be positioned 3.6m from the road boundary. Council's discretion is restricted to:

- a. Building dominance;
- b. Privacy effects on adjoining properties;
- c. Access to sunlight and impacts on shading;

- d. Effects on visual amenity;
 - e. The size, design and location of buildings relative to the public realm and adjoining properties;
 - f. Consistency with the character of the locality; and
 - g. The historic heritage value of any adjacent heritage item and or feature.
- A **discretionary** activity resource consent pursuant to Rule 38.9.6 for the establishment of a recreation facility within the Informal Recreation Zone.

The proposed kayak shed meets the definition of a recreation facility.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 (“NES”)

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

2.4 OVERALL ACTIVITY STATUS

Overall, the application is considered to be:

- a **restricted discretionary** activity under the ODP;
- a **discretionary** activity under the PDP; and

The application is therefore being processed and considered as a **discretionary** activity.

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

3. SECTION 95A – PUBLIC NOTIFICATION

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

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

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

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

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

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

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

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

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

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

Effects that must be disregarded:

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

Effects that may be disregarded:

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

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this case, the site is located in the Low Density Residential Zone under the ODP and the Informal Recreation Zone under the PDP. The following permitted baseline assessment considers both plans.

Earthworks

In this case, as prescribed by the more restrictive PDP, earthworks of up to 100m³ can be undertaken within a 12 month period as a permitted activity. In addition, the maximum height of any associated cut shall not exceed 2.4 metres while the maximum height of any fill shall not exceed 2m.

Built Form and Location

Both the ODP and PDP contain the identical standards with regard to setbacks, being 2m internal boundary setback requirements and a 4.5m road boundary setback requirement. The ODP prescribes a maximum building height of 8m whereas the PDP lists a maximum height of 6m. The PDP also lists a maximum floor area of 100m².

Further, the PDP imposes standards in relation to lighting and glare, and building colours within the Informal Recreation Zone. No activity shall result in a greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site. All exterior surfaces, including fences, shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%, and all roofs shall have a maximum reflective value of 20%.

Building and Land Use

The ODP permits buildings residential activity while the PDP permits a multitude of land uses, as listed in Table 38.1. Permitted land uses under the PDP include but are not limited to, informal recreation, education and research facilities, retail accessory to a permitted activity, new buildings associated with a permitted activity, and construction, addition or alteration to existing buildings.

Noise

Under both the ODP and PDP, noise limits for all activity on site, including non-residential activities, shall not exceed the following:

- 0800 to 2000 hrs - 50 dB LAeq(15 min)
- 2000 to 0800 hrs - 40 dB LAeq(15 min)

In addition to the above, the PDP sets out both construction noise and vibration permitted activity standards. Construction sound must be measured and assessed in accordance with NZS 6803:1999 Acoustics - Construction Noise. Construction sound must comply with the recommended upper limits in Tables 2 and 3 of NZS 6803. Construction sound must be managed in accordance with NZS 6803. Vibration from any activity shall not exceed the guideline values given in DIN 4150-3:1999 Effects of vibration on structures at any buildings on any other site.

Overall

In this case, the permitted baseline described above is considered a somewhat relevant consideration that shall be applied in this instance and will be taken into consideration in the assessment below.

3.3.3 Assessment: Effects On The Environment

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

The Assessment of Effects provided at Section 7.0 of the applicant's AEE, is comprehensive and considered accurate. It is therefore adopted for the purposes of this report with the following additions:

The Existing and Receiving Environment

The existing and receiving environment is adequately described in Sections 2.0 of the applicant's AEE and those descriptions are adopted for the purpose of this report.

There are no known unimplemented consented developments of relevance to this proposal within the site or the immediate receiving environment, as discussed in this report above.

Actual and Potential Effects on the Environment

The proposal raises the actual and potential effects on the environment in relation to:

- Built Form and Visual Amenity
- Earthworks and Construction
- Infrastructure, Servicing and Transport
- Effects on the Public Use of the Reserve

This assessment of actual and potential effects on the environment is guided by, but not limited to, assessment matters and the framework provided in the Operative and Proposed District Plans, as well as those matters of control and discretion listed in Section 2 of this report above, where appropriate.

Built Form and Visual Amenity

The application proposes a 30m² shed that will be 2.5m high at its peak. It will be a small built element positioned in the south-western corner of the larger Jubilee Park, between an existing hedge on the boundary and a series of mature trees.

Aside from the proposed infringement of the road boundary setback, the building is compliant with the relevant bulk, location and design standards of the ODP and PDP. It will not appear out of place within the surrounding environment and recessive colours will ensure it blends in within the recreation reserve. Further, it will not appear out of place when considering the level of built form that could be anticipated on site under the permitted baseline described above.

No vegetation clearance is proposed as part of this application. The existing hedge and the mature vegetation within Jubilee Park will soften the building and limit its visibility from all directions. The building will not be visually prominent or dominate over any public space, including the recreation reserve and the adjoining road reserve. There is no adjacent footpath within Park Street to dominate over; members of the public utilise the footpath on the southern side of the Street.

Overall, effects on built form and visual amenity are not considered to be any more than minor.

Infrastructure, Servicing and Transport

The proposed level of servicing the shed is outlined in Section 4.4 of the Applicant's AEE. It will not be connected into any reticulated services. Council Land Development Engineer, Mr Ockert Vermeulen, has reviewed the application and associated documentation. His memo is attached as *Appendix 3* to this report and his findings are relied upon for the purposes of this report. That memo and its conclusions will not be repeated in full but are discussed below, where relevant.

Mr Vermeulen has not raised any concerns in relation to the proposed means of servicing the shed. He is satisfied the means of stormwater disposal is feasible and notes there is an appropriate means of firefighting given the adjacent fire hydrants.

As noted in the application and by Mr Vermeulen, there is Council infrastructure within the vicinity of the proposed shed location. Mr Vermeulen has confirmed the shed will not cause a conflict with any Council owned infrastructure. This stance is supported by Council's Property and Infrastructure Department, as confirmed in correspondence supplied with the application.

No physical vehicle access or parking will be formed in association with the proposed activity. While this stance is supported by Council's Parks and Reserves Department due to reducing interference, disturbance and occupation of the Jubilee Park, it is acknowledged it will place an additional strain on the adjacent roading network. However, the nature and scale of the activity will not result in a significant parking demand. The kayak shed is not anticipated to increase demand on the parking availability of the area during peak times; shed access and use will occur by individuals or small groups of kayakers on an infrequent and irregular basis. Neither Mr Vermeulen or Council's Property and Infrastructure Department have raised any concerns in this respect.

Overall, the proposed activity is not considered to result in any more than minor effects in relation to infrastructure, servicing and transport matters.

Earthworks and Construction

Some minor earthworks are required as part of the establishment of the concrete footings that will support the shed structure, along with those required for the provision of a stormwater disposal system. Approximately 5 – 10m³ of earthworks will be associated with the establishment of the building.

The proposed works will not breach any earthworks provisions of the ODP or PDP. Further, all works will comply with the permitted noise and vibration standards to ensure no adverse effects emanate from the site. Therefore, the proposal is not considered to result in any adverse effects in this respect. Further, Mr Vermeulen also confirmed he is satisfied that no land instability would extend beyond the boundaries of the lot.

It is noted that works will be undertaken in a close proximity to Lake Wakatipu, which is also identified as a Wāhi Tūpuna. The applicant has agreed to volunteer conditions of consent that will ensure all works will be undertaken in accordance with Council's Guidelines for Environmental Management Plans. Adherence to these guidelines will ensure all potentially adverse effects on the sensitive, surrounding environment are adequately mitigated.

Overall, the temporary earthworks and construction effects resulting from the establishment of the shed are considered to be negligible.

Effects on the Public Use of the Reserve

Jubilee Park is held in a Record of Title with a listed purpose as a Recreation Reserve, and is administered as such by Council.

The building will be a discreet element within a wider reserve. It will be located at the corner of the reserve, behind existing vegetation, to ensure it does not detract from the ability of the public to utilise Jubilee Park.

The intrusion of the proposed shed into the street scene is necessary in order to allow efficient, practical use of the remainder of the site. This approach is supposed by Council's Parks and Reserves Department who have granted approval pursuant to s176 of the RMA to allow for the works within a designated Recreation Reserve.

Further, Council's Parks and Reserves Planner, Ms Alex Jamieson, has reviewed the resource consent application and confirmed that Council's Parks and Reserves Department support the proposal to establish a storage facility on Jubilee Park.

The recreation facility will primarily be utilised for the storage of kayaks. Operation and use of the shed will involve Club members entering the reserve to obtain kayaks before launching in the adjacent Lake Wakatipu. This infrequent use will generally take place within daylight hours and will not result in any prolonged occupation of the wider reserve beyond the existence of the shed itself.

Overall, the proposal is not considered to result in any more than minor effects on the public use of the reserve.

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

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

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

Determination under s95B(2)

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

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

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

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

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

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

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has provided their approval. As the owner of the infringed boundary has not provided written approval, an assessment of effects on that person is required in accordance with section 95E.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

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

- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

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

No persons have provided their written approval for the proposed activity.

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

Neighbouring Owners and Occupiers

There is built development within the immediate vicinity, with a number of the surrounding properties containing established residential units. The site can be managed such that any effects on adjoining owners/occupiers will be less than minor. Construction works will align with that which could be expected from such a construction site and the volunteered conditions of consent ensure that any temporary earthworks, noise and vibration effects on persons are less than minor.

An assessment of construction effects is outlined in the assessment in Section 3 above and is applicable in relation to effects on those persons residing in a close proximity to the site.

The shed will be sufficiently set back from neighbouring boundaries and the intermittent use of the shed is not anticipated to result in any nuisance effects that differ from those generated by the existing level of activity undertaken on the reserve. While the building will present a change on the site, it will not interfere with the privacy, amenity, or outlook of persons in any adjacent properties.

Overall, the temporary effects resulting from the construction of the building, along with any nuisance effects resulting from the use of the building, will be less than minor on those within the immediate vicinity of the development.

Council's Parks and Reserves Department

As outlined in the assessment in Section 3 above, the construction and use of the shed is not considered to result in adverse effects on the ability of the public to utilise the reserve.

Council's Parks and Reserves Department support the proposal. The construction and use of the shed will not impede the ability of Council's Parks and Reserves Department to manage Jubilee Park as a recreation reserve.

It is noted that this resource consent does not supersede any requirements for the applicant to obtain permits or any other necessary approvals from Council's Property or Parks and Reserves Department in order to construct and use the building within the reserve.

Overall, the effects of the proposal on Council's Parks and Reserves Department are considered to be less than minor.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

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

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

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

Prepared by



Jacob Neaves
PLANNER

Decision made by



Paula Costello
INDEPENDENT COMMISSIONER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- (b) any relevant provisions of:
 - (i) A national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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

6.1.1 Consideration of applications under s104(1)(a)

A: A consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s104(2)); a permitted baseline assessment is undertaken (if applicable) in the s95 report, section 3.3.2.

B: A consent authority **must not** have regard to:

- (i) Trade competition and the effects of trade competition (s104(3)(a)(i)); and
- (ii) Any effect on a person who has given **written approval** to the application (s104(3)(a)(ii)). The persons who have provided written approval are identified in the s95 report, section 4.3.1 [ii].

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

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

Operative District Plan

The subject site is zoned Low Density Residential within the Operative District Plan.

The relevant objectives and policies to the variation are contained within Section 4 – District Wide Matters and Section 7 – Residential Areas of the Operative District Plan.

The applicant has provided a comprehensive assessment against the relevant objectives and policies of the Operative District Plan within Section 8.1 of the applicant's AEE. This is considered accurate and is therefore adopted for the purpose of this report.

The proposal is considered consistent with the objectives and policies of the Operative District Plan.

Proposed District Plan

The subject site is zoned Informal Recreation Zone within the Proposed District Plan.

The relevant objectives and policies are contained within Chapter 29 – Transport and Chapter 38 – Open Space and Recreation Zones of the Proposed District Plan.

The applicant has provided a comprehensive assessment against the relevant objectives and policies of the Proposed District Plan within Section 8.2 of the applicant's AEE. This is considered accurate and is therefore adopted for the purpose of this report with the following additions.

Within Chapter 29 the relevant *Objectives* and associated *policies* seek to ensure the existing transport network is protected and adjacent land uses do not result in any adverse effects on the network. As outlined within Section 3 of this report above, the proposed activity will not result in any more than minor adverse effects on the transport network, despite generating a minor increase in the parking demand of the public resource.

The proposal is considered consistent with the objectives and policies of the Proposed District Plan.

Weighting between Operative District Plan and Proposed District Plan

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

6.3 PART 2 OF THE RMA

Part 2 of the RMA outlines that the purpose of the Act is to promote the sustainable management of natural and physical resources. As detailed below, the proposed activity is considered to align with the Purpose and Principles set out in Part 2 of the RMA.

The proposed activity will result in sustainable management of natural and physical resources, whilst not affecting the life supporting capacity of air, water, soil and ecosystems. The development avoids adverse effects on the environment through a number of mitigation measures.

Section 6 details matters of national importance to be recognised and provided for. There are no section 6 matters of relevance to this application.

Section 7 provides other matters that Council shall have particular regard to. Of relevance to this application are *the maintenance and enhancement of amenity values*. Amenity values are defined in the Act as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. An assessment of the application with respect to the amenity values of the environment is included in Sections 3 and 4 above.

Section 8 of the RMA relates to the principles of the Treaty of Waitangi. There are no matters pertaining to the Treaty of Waitangi that are of concern for this application.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

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

Consent is **granted** to construct a recreation facility, being a kayak storage shed, subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

Prepared by



Jacob Neaves
PLANNER

Decision made by



Paula Costello
INDEPENDENT COMMISSIONER

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

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

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

Administrative Matters

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

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

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

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact Jacob Neaves on phone (03) 450 9105 or email jacob.neaves@qldc.govt.nz.

9.0 APPENDICES LIST

- APPENDIX 1** – Consent Conditions
- APPENDIX 2** – Applicant's AEE
- APPENDIX 3** – QLDC Engineering Memo

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - *Site Plan*, prepared by Kat Bulk and dated 9 May 2021. Job No: 40088. Drawing & Issue No: QKC.001.1C.
 - *PROPOSED KAYAK SHED JUBILEE PARK for QUEENSTOWN KAYAK CLUB*, prepared by Kat Bulk and dated 30 June 2021. Job No: 40088. Drawing & Issue No: QKC.001.2A.
 - *PROPOSED KAYAK SHED JUBILEE PARK for QUEENSTOWN KAYAK CLUB*, prepared by Kat Bulk and dated 30 June 2021. Job No: 40088. Drawing & Issue No: QKC.001.3A.

stamped as approved on 5 August 2021

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

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

Environmental Management Plan

4. Prior to any works commencing on site the Consent Holder shall complete the Short Form Environmental Management Plan:

<https://www.qldc.govt.nz/media/vprartis/emp-short-form-template-for-environmental-management-plans-small-scale-builds-march-2021.pdf>

At all times during the works, environmental management measures onsite shall be installed and carried out in accordance with this document.

5. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with the requirements detailed on pages 9 and 10 of the [Queenstown Lakes District Council's Guidelines for Environmental Management Plans](#).
6. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements detailed on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
7. The EMP shall be accessible on site at all times during work under this consent.
8. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.

Landscaping and Activity within the Reserve

9. All existing vegetation within the reserve shall be retained, including the adjacent conifer hedge and the trees detailed on the plans referenced in Condition 1 above.
10. No earthworks, temporary or permanent, are to breach the boundaries of the site.

11. All earthworked areas shall be top-soiled and re-grassed prior to the occupation and use of the building.
12. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Colours and Materials

13. The building shall be constructed using the following colours and materials:

Feature	Materials and Colours
Exterior Walls and Door.	Wood panel vertical cladding. <i>Vulcan</i> – Straw Finish.
Roof, Flashings.	<i>Colorsteel</i> Permanent Green. LRV 10%.
Roof Panels.	Polycarbonate Roofing. Clear.

Any amendment to this schedule of colours and materials shall be submitted to and approved in writing by Council's Monitoring and Enforcement Officer, and shall be coloured in the range of browns, greens, greys or black (except soffits), with a maximum reflective value of 35%. Further, all roofs shall have a maximum reflective value of 20%.

Hours of Operation – Earthworks and Construction

14. Hours of operation for earthworks, shall be:
 - Monday to Saturday (inclusive): 7.30am to 6.00pm.
 - Sundays and Public Holidays: No Activity
15. No machinery shall start up or operate earlier than 7.30am. All activity on the site is to cease by 6.00pm.

Accidental Discovery Protocol

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

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
 - b) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
 - (i) stop work within the immediate vicinity of the discovery or disturbance and;

- (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

Advice Notes

1. *This resource consent decision does not supersede any other approvals, permits or licences required by Council's Property and Infrastructure Department, or Council's Parks and Reserves Department, necessary to legally undertake the consented activity.*
2. *Regarding Environmental Management Plans (EMP), 'Consent Holder' may also refer to the nominated Principal Contractor where those functions and duties have been delegated. However, the ultimate responsibility for ensuring these conditions are complied with will continue to be with the Consent Holder.*
3. *EMP conditions should be read in conjunction with QLDC's Guidelines for Environmental Management Plans.*

For Your Information

Monitoring

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the ["Notice of Works Starting Form"](#) and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz

Environmental Management Plan

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

Engineering Acceptance

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

Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#).

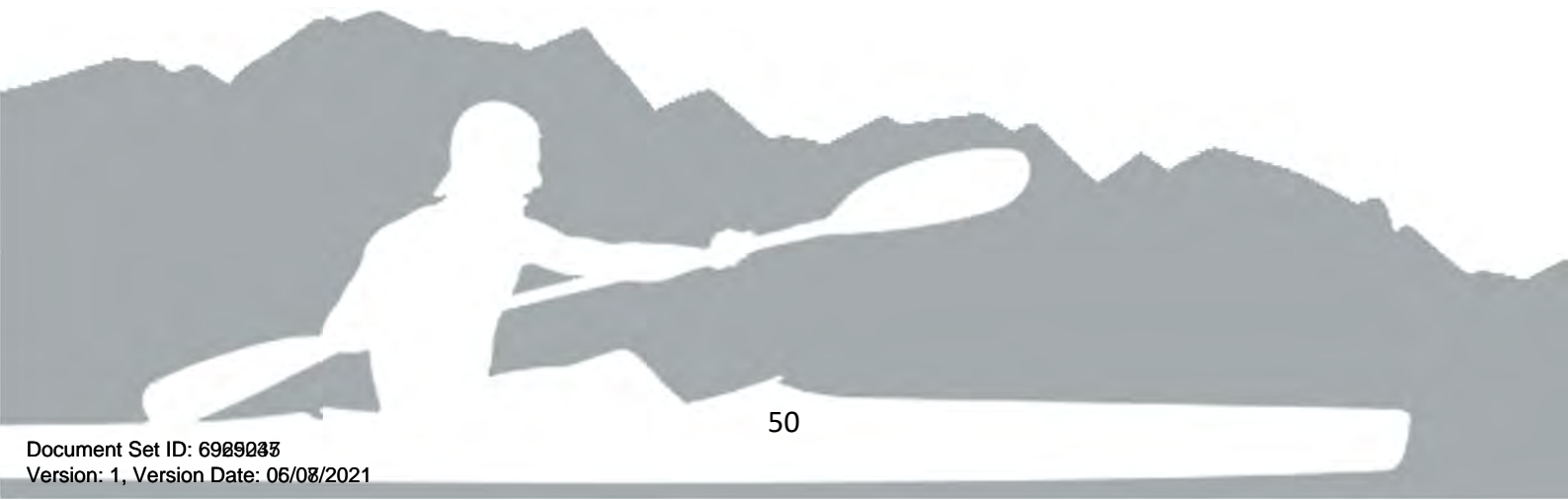
If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANT’S AEE

Queenstown Kayak Club Park Street

Landuse Consent

May 2021



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List of Information Attached:

Appendix [A] - Site Location Plan

Appendix [B] – Record of Title

Appendix [C] – Topographical Plan

Appendix [D] – Proposed Shed Plan

Appendix [E] – Consultation with QLDC Parks Team, QLDC Property and Infrastructure Team, and Veolia

Appendix [F] – Letters of confirmation of supply for services

1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	Jubilee Park, Park Street, Queenstown
Applicants Name:	Queenstown Kayak Club
Address for Service	PO BOX 138 Queenstown, 9300
Site Legal Description:	Lot 2 DP 316049 RT: 62847
Operative District Plan Zoning:	Low Density Residential
Proposed District Plan Zoning:	Informal Recreation Zone
Brief Description of Proposal:	Construct a storage shed for the use of the Queenstown Kayak Club
Summary of Reasons for Consent:	<p>The proposed kayak shed does not comply with the 4.5m road boundary setback of the Operative District Plan and the Proposed District Plan.</p> <p>All buildings for non-residential activities are Controlled Activities in the ODP.</p> <p>No parking is provided for the activity and all recreational facilities require a Discretionary Activity consent in the PDP</p> <p>The proposal is a Discretionary Activity.</p>

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

2.1 Site Description

The site subject to this resource consent application (“the application”) is located at Jubilee Park, Park Street, Queenstown.

A site location plan is contained within **Appendix [A]**.

The site is legally described as Lot 2 DP 316049, being 4545m² and contained within Record of Title 62847. A copy of the title is contained in **Appendix [B]** to this application. There are no encumbrances relevant to this application registered on the title document.

Jubilee Park is a grassed park with trees scattered throughout. There is a car park located along the road boundary towards the eastern extremity of the site. The site slopes gently from the north to the south. The Park Street Wastewater Pump Station is situated in the middle of Jubilee Park close to the road boundary. The Pump Station includes a pump house structure, various concrete pads, man holes, a wet well and submerged pumps

The site is zoned Low Density Residential under the Operative District Plan (ODP). Under the Proposed District Plan (PDP), the zoning is Informal Recreation, with a designation (Ref. No. 538) identified over the area. The purpose of this designation is ‘Recreation Reserve’.

A topographical plan of the site is contained within **Appendix [C]**.

2.2 Legal Encumbrances

The subject site is held in Record of Title 62847 notes that the site is subject to the Reserves Act 1977.

There are no encumbrances that would restrict the proposed kayak shed from proceeding.

2.3 Receiving Environment

Jubilee Park is located within an area characterised by low density suburban development, with the surrounding allotments occupied by single, standalone dwellings.

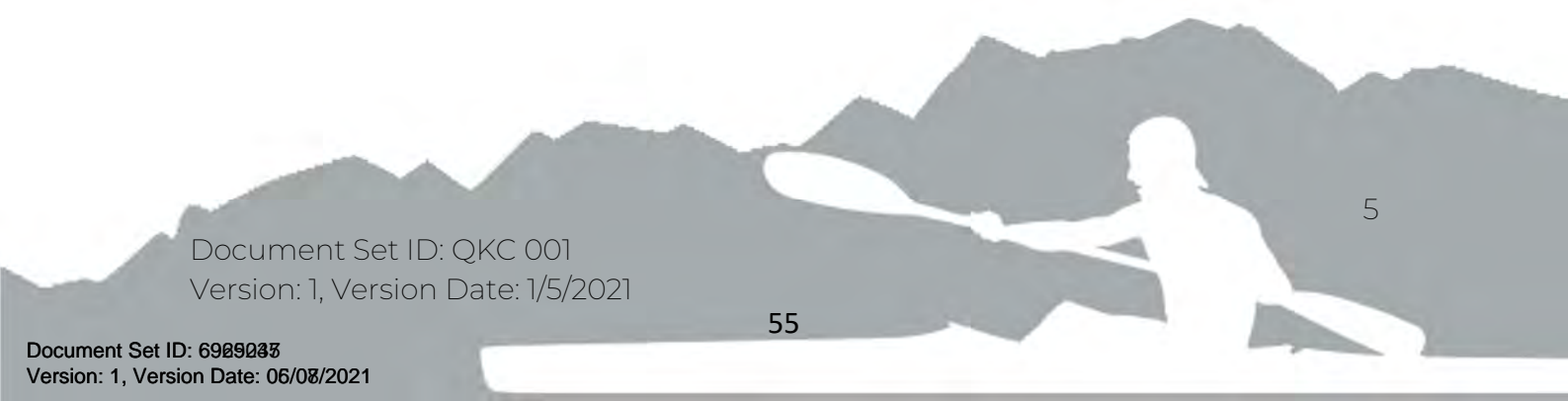
An excised area exists within the centre of the site which is occupied by the Council's sewerage pump station. The pump station site contains a small pump station building and partially buried infrastructure which is encased in concrete.

The Park Street carriageway runs adjacent to Jubilee Park, which includes a kerb and channel structure, footpath and grass berm. The lake shore and Lake Wakatipu are situated to the south of Park Street.

Overall the receiving environment is considered to have typical Low Density Residential and Informal Recreation Zone Characteristics.

2.4 Written Approvals

It is considered that the proposal will result in minor or more than minor adverse effects on any parties, therefore no written approvals are provided with this application for land use consent



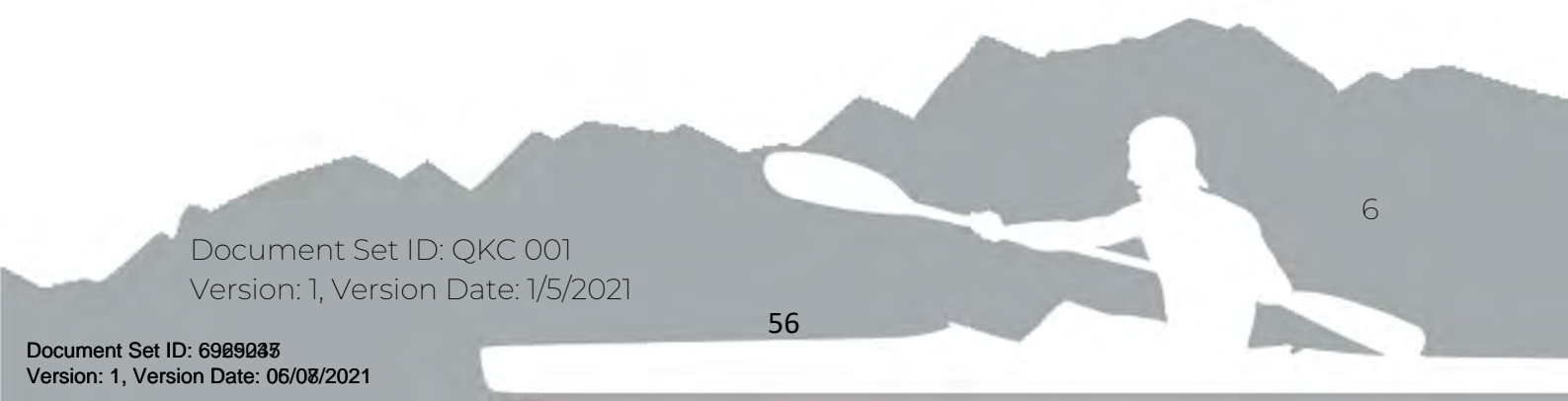
3.0 RESOURCE MANAGEMENT BACKGROUND

3.1 Relevant Background Resource Consents

The subject site has no relevant resource management history in respect of recreational activities.

QLDC's E-doc's system registers one resource consents against the subject title.

RM200195, granted May 2020, established a set down area for clean fill material at Jubilee Park



4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

4.1 Overview

Landuse consent is sought from the Queenstown Lakes District Council to construct a storage shed for the use of the Queenstown Kayak Club. The kayak club has been utilising a rental space in the Frankton Marina area, but the landlord does not wish to renew the lease...

The kayak storage shed is necessary to provide safe and convenient storage of the fleet of club boats, and some privately owned kayaks, and associated paddling equipment.

The proposed kayak club storage shed will allow the club to:

- Provide convenient and secure storage of expensive boats and associated equipment (e.g. kayak paddles, life jackets etc)
- To efficiently gain access to and from Lake Wakatipu with minimal impact on members of the public

The proposal is described below:

4.2 Proposed Shed



The applicant proposes to construct a storage shed, primarily for the purpose of storing Club kayaks to use on the adjacent Lake Wakatipu.

Shed dimensions are to be 7.5m by 4m in floor area, and 2.5m in height. The shed is to be located on removable shallow concrete footings placed at 2000mm intervals around the perimeter of the base of the shed. The shed will be connected to the concrete footings with wind strap connections.

The shed will be offset from the hedge by 1.0m to allow access for trimming. A 2.0m door opening will be located at the southern end of the shed to allow access to the boat storage.

The walls of the shed will be clad in wood panel vertical shadow clad, and the roof will be constructed of a combination of painted roofing iron and clear corrugated roofing plastic to allow natural light into the shed.

Table 1 - Colours and LVRs for external cladding of the proposed shed

Location	Material	Colour	LRV	Example
Exterior Walls & Door	Wood panel vertical cladding	<i>Vulcan - Straw Finish</i>	-	
Roof, Flashings	Colorsteel	<i>Colorsteel Permanent Green</i>	10%	
Roof Panels	Polycarbonate Roofing	Clear	-	

The proposed shed plan is attached as **Appendix [D]**.

4.3 Proposed Access

The Kayak Club members will launch their kayaks from the adjacent beach on the shore of Lake Wakatipu. Kayaks will be carried by members across the road for launch and retrieval on the shoreline to the south of the proposed shed.

One night a week, the club members meet for a group paddle. On these club meet occasions there will be members transporting their own kayaks by vehicle. It is anticipated that the additional kayaks are carried by members from their vehicles to the same launching area. The road is low volume residential and is currently used by recreational lake users for access to the lake for kayaking, stand up paddle boarding and swimming.

The Queenstown Kayak Club is familiar with sharing their storage and launching area with other recreational activities and vehicle movements, as the current location is similar in positioning proximity to road, cycle and pedestrian areas. Care is taken to ensure that other users of the recreational reserve are afforded every possible courtesy and consideration.

4.4 Servicing and Infrastructure

There is no water supply, waste water disposal or power connections proposed as a part of the construction of the Kayak Storage Shed.

Storm water will be disposed of to ground via sheet flow from the roof to the hedge

4.5 Earthworks

Minor earthworks are required as part of the establishment of the concrete footings that will support the shed structure, and anchor it to the ground. It is anticipated

that there will be approximately 5m³ of earthworks associated with the establishment of the footings.

All necessary measures will be undertaken to ensure that any erosion, sediment run off and dust are adequately avoided, mitigated, managed and remedied as per the QLDC Code of Practice.

4.6 Natural Hazards

The QLDC's GIS system indicates that the subject site is not affected by any natural hazards, and that it is within a liquefaction risk category LIC1 (P) (Probably Low).

4.7 QLDC Parks Consultation

Queenstown Kayak Club has met with members of the Councils Parks team about the proposed development, and specifically discussed the use of the park for the kayak storage shed. The QLDC Parks Team are supportive of the proposal.

Copies of relevant correspondence attached as **Appendix [E]**

4.8 Veolia Consultation

Queenstown Kayak Club has been in consultation about the presence of underground services in the vicinity of the proposal, in particular the wastewater rising main shown on QLDC GIS Services Maps to run in the vicinity of the shed. Veolia has confirmed that the subject line has been decommissioned and is no longer in use

Copies of relevant correspondence attached as **Appendix [E]**

4.9 QLDC Property and Infrastructure Team Consultation

Queenstown Kayak Club has been in consultation with members of the Councils Property and Infrastructure Team about the proposed development, and specifically discussed the use of the park for the kayak storage shed. The QLDC Property and Infrastructure Team are supportive of the proposal.

Copies or relevant correspondence are attached as **Appendix [E]** and a supporting statement from the Property and Infrastructure Team is attached as **Appendix [F]**.

5 STATUTORY CONSIDERATIONS

5.1 Operative District Plan

The site is contained within the Low Density Residential Zone under the Operative District Plan (“ODP”).

The relevant rules and associated activity status are summarised in Table 1.

Table 2 - Relevant Operative District Plan Rules

Rule	Requirement	Activity Status
7.5.3.2.iii	Buildings for (a) non-residential activities	Controlled Activity
7.5.5.2.iii	Setback from Roads (a) The minimum setback from road boundaries of any building shall be 4.5m	Does not comply Discretionary Activity
7.5.5.2.iv	Setback from Internal Boundaries (a) Rear Sites two setbacks 4.5m, all other setbacks 2.0m	Complies
7.5.5.3.ii	Building Coverage (a) 40% maximum building coverage for LDR	Complies

In regards to land use activities in the Low Density Residential Zone, the proposed activity requires the following resource consents:

- A **Controlled Activity Consent** pursuant to Rule 7.5.3.2.iii whereby buildings for non-residential activities in the Low Density Residential Zone shall be subject to the regard of Council:

Conditions may be imposed in respect of:

- (a) The location, height, external appearance and methods of construction to avoid or mitigate adverse effects on:
 - (i) The street scene
 - (ii) adjoining or surrounding buildings
 - (iii) public open space, amenity linkages and view corridors
 - (iv) the visual amenity of open spaces, streets and the surrounding landscape
- (b) The relationship of the building to its neighbours in terms of its built form, and to other built elements in the Zone, including public open spaces
- (c) The relationship of parking, access and manoeuvring areas in respect

of access point options for joint use of car parking and the safety of pedestrians

(d) The extent and quality of any landscaping proposed and the effectiveness of proposed planting in enhancing the general character of the area, and the impact on residential uses

(e) Compatibility with the New Zealand Urban Design Protocol, having regard to those assessment matters under 7.7.2 xiii Urban Design Protocol

- A Discretionary Activity Consent pursuant to Rule 7.5.3.4(vi) the proposal does not comply with Site Standard 7.5.5.2(iii) whereby the proposal does not meet the minimum 4.5m set back from the road boundary. The proposed shed 1 has a minimum set back of 3.6m from the road boundary.

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

All applications for resource consent need to be determined if they apply under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES”). We have undertaken a review of the property information for the subject site and make the following assessment:

Under these regulations, land is considered to be actually or potentially contaminated if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, or is more likely than not to have been undertaken on that land.

Therefore, the NES only applies to land that is potentially or actually affected by contaminants because of its historical and/or current use and the types of activities previously undertaken on the site. The land use history is therefore the trigger for determining whether land is considered by the NES.

There is no record with either the Otago Regional Council or the Queenstown Lakes District Council that the subject site has ever contained an activity that would fall within the HAIL list.

As such the proposal is considered to be a Permitted Activity under these regulations.

6.2 Proposed District Plan

The site is contained in the Informal Recreation Zone under the Proposed District Plan (“PDP”).

The Informal Recreation Zone applies to open space and recreation areas that are easily accessible for the immediate community and visitors. The zone provides an informal recreation experience, including play opportunities, and areas for respite and relaxation.

The Informal Recreation Zone encompasses small local parks and reserves, through to large open areas fronting the District’s Lakes. The foreshore reserves, such as those along Roys Bay in Wanaka, and Queenstown Bay contain many of the region’s lake-based commercial leases and concessions.

Buildings located in the Informal Recreation Zone are generally limited to those that support informal recreation and are typically small-scale community buildings and structures.

The relevant rules and associated activity status are summarised in Table 2.

Table 3 – Relevant Proposed District Plan Rules

Rule	Requirement	Activity Status
29.4.12	No parking is provided for the activity	Discretionary
38.9.2	Informal Recreation	Permitted
38.9.6	Recreation Facility	Discretionary
38.9.25	New buildings associated with a permitted activity	Permitted
38.10.1.2	Building Height 6m maximum building height in the Informal Recreation Zone	Complies
38.10.2	Ground Floor Area of Buildings 100m ² maximum ground floor area in the Informal Recreation Zone	Complies
38.10.3.1	Recession Plane Where a proposed building is on a site that adjoins another zone, the recession plan standard for the adjoining zone shall be applied at the zone boundary	Complies
38.10.4.1	Internal Boundary Setback Boundary setbacks shall be adopted from the adjoining zone, at the zone boundary	Complies
38.10.4.2	Road Boundary Setback Minimum road boundary setbacks shall be the standards that apply in the adjoining zone	Does not comply Discretionary

38.10.5	Setback of buildings from water bodies Minimum set back of 10m	Complies
38.10.8.2	Lighting and Glare No activity on an Informal Recreation Zone shall results in a light spill greater than 3.0 lux	Complies
38.10.10.1	Building Colours All exterior surfaces shall be coloured in the range of browns, greens, greys or black, with a maximum reflectance value of 35%	Complies
38.10.10.2	All roofs shall have a maximum reflective value of 20%	Complies

The following resource consents are required for the proposed activity:

- A Discretionary Activity Consent pursuant to Rule 29.4.12 no parking is provided for the activity
- A Discretionary Activity Consent pursuant to Rule 38.9.6 Recreation Facilities are classified as a Discretionary Activity.
- A Discretionary Activity Consent pursuant to Rule 38.10.4.2, the proposed shed breaches the permitted road setback (being 4.5m, adopted from the adjoining LDSR Zone)

6.3 Overall Planning Status

Overall, the proposal is classified as a Discretionary Activity.

6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below:

7.1 Alternative locations or methods

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:

Extensive investigation into alternative locations for the new Queenstown Kayak Club Shed was undertaken in conjunction with the QLDC Parks Team prior to the proposed location being selected.

Sites at Frankton Beach, Kelvin Heights Peninsula and Park Street Bay were deemed to be unsuitable due to the constraints of the District Plan, the Frankton Master Plan, and for reasons of accessibility, and cost.

The proposed activity will not result in any significant adverse effects on the environment. Any effects that occur, will be adequately avoided, remediated and mitigated through the proposed conditions of consent.

7.2 Assessment of the actual and potential effects

An assessment of the actual or potential effect on the environment of the proposed activity

Introduction

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Clause 7(1) of the Resource Management Act 1991 states that the following matters be addressed:

- (a) Any effect on those in the neighbourhood, and, where relevant, the wider community, including and 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

The proposed development is considered to raise the following actual or potential effects on the environment:

- Effects on Land, Flora and Fauna
- Effects of Servicing and Infrastructure
- Effects on People and Built Form
- Effects on Traffic Generation and Vehicle Movements
- Nuisance Effects
- Cultural Effects
- Effects of Natural Hazards
- Effects of Road Setback

In assessing the actual or potential effects on the environment from the categories listed above, reliance has been placed on the various supporting reports and assessments as outlined throughout the application.

Land, Flora and Fauna

Effect	Effects on the Environment	Comments
Vegetation	Nil	The location of the proposed shed has been selected to fit behind the existing established trees at Jubilee Park, no disturbance to the existing trees is proposed. All existing grassed areas are to remain. Space has been provided for along the side of the proposed shed adjacent to the existing hedge to allow ongoing maintenance of the hedge
Wildlife	Nil	No wild life has been identified as being affected by the proposal

Landform	Less than minor	Minor earthworks for the establishment of the foundation footings is proposed, these are to be completed in accordance with QLDC Environmental Management Policy and will not be visible once the shed is installed, the earthworks associated with the proposal are considered to have a less than minor effect
Waterbodies	Nil	The proposed shed will have no effect on the ground water or water level, or the water quality in the lake
Groundwater	Nil	The foundations have been designed as short, in-ground concrete footings. The depth of these piles is above the ground water table. There will be no adverse effect from ground water or on ground water as a result of the proposed shed.
Contamination	Nil	There are no contaminants associated with the construction or the future use of the proposed kayak shed

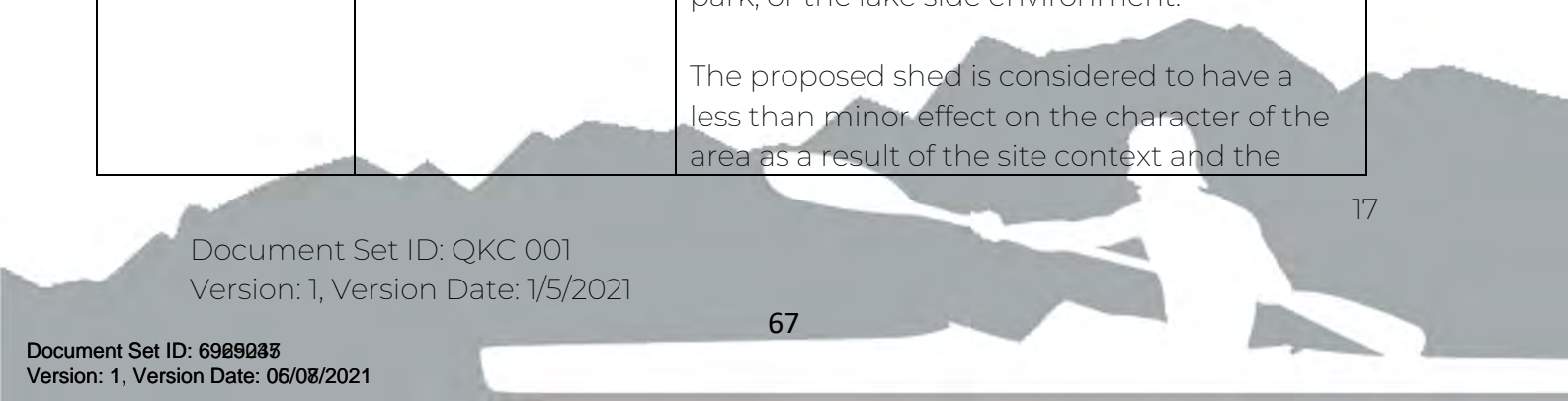
Infrastructure

Effect	Effects on the Environment	Comments
Water Supply	Nil	No connection to water supply is proposed as a part of this application
Effluent Disposal	Nil	No effluent disposal is proposed as part of this application
Stormwater Control	Less than minor	Stormwater is to be disposed of to ground
Energy Supply	Nil	Lighting for the shed will be provided by solar powered lights. No connection to the reticulated power supply is proposed
Telecommunication	Nil	No connection to the telecommunication network is proposed
Pollution	Nil	There are no pollutants associated with the construction of the future use of the kayak shed.
Council Services in the Vicinity	Nil	QLDC's Services GIS indicates the presence of multiple underground services in the vicinity of the proposed shed. Liaison with Veolia, QLDC Property and Infrastructure Team, and QLDC Parks team

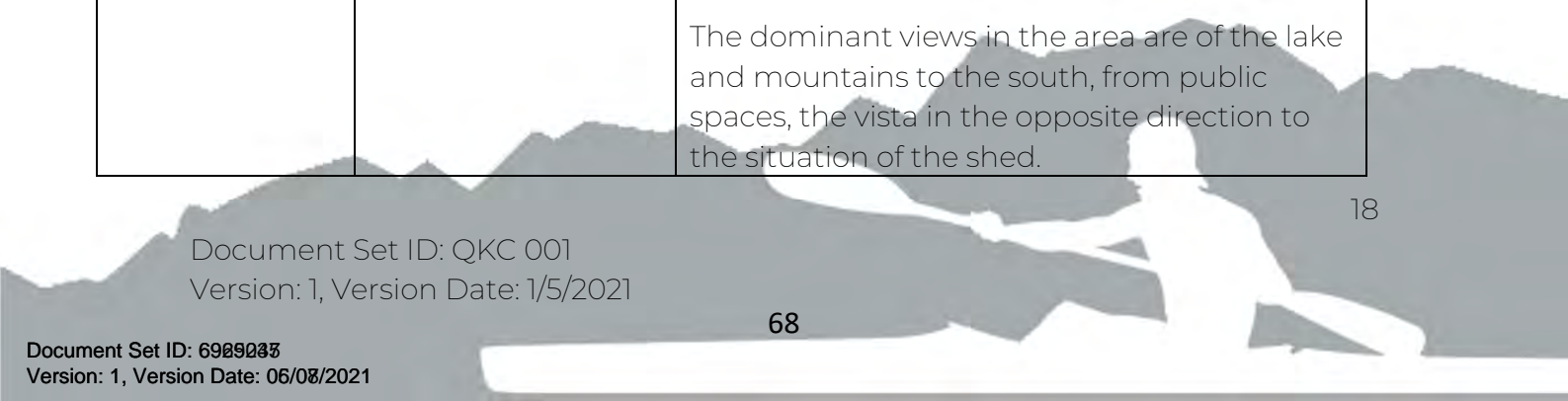
		<p>has concluded that the services shown as adjacent to the proposed shed do not exist.</p> <p>Every effort has been taken to ensure that no building occurs over, or near the other service lines on the site.</p>
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People and Built Form

Effect	Effects on the Environment	Comments
Neighbourhood Character	Less than minor	<p>Jubilee Park and Park street are already used for outdoor recreational activities. Kayakers already enter and exit the lake in the vicinity.</p> <p>Kayaking is a permitted activity and the location takes advantage of a sheltered reach of lake and sheltered beaches for safe launching and retrieval of kayaks.</p> <p>The proposed shed will serve as a kayak and paddle equipment storage shed, and sheltered area for club members to change before and after paddling. The construction and use of a building to facilitate permitted water sport activities is considered to be consistent with the site's PDP (Designation 538) Recreation Reserve status, and the types of activities the public may expect on a reserve in this location adjacent to the lake.</p> <p>The proposed shed is different to the exotic trees currently on site, but in the context of the adjacent built structure, and will not be out of character with the site.</p> <p>The small size of the proposed shed, and the recessive colour and materials palette will not physically impact on, or visually dominate the park, or the lake side environment.</p> <p>The proposed shed is considered to have a less than minor effect on the character of the area as a result of the site context and the</p>



		<p>existing vegetation and screening provided by the hedge</p>
<p>Visibility</p>	<p>Minor</p>	<p>The proposed shed will be visible from public and private viewpoints.</p> <p>The existing hedge and mature vegetation within Jubilee Park will limit visibility from the south west and north east.</p> <p>The existing tree located in front of the proposed shed is to be retained and will help to soften the views of the shed from Park Street. Viewers from Park Street, and within Jubilee Park itself, will see the shed amongst trees, set against an urban backdrop.</p> <p>Views from the private dwelling on Lot 8 will be shielded at ground level by the existing fence and established vegetation, and from the dwelling, the placement of windows means that dominant views are likely to be elevated above the shed location towards the mountains and the lake.</p> <p>The shed will be visible from a portion of Park Street to the south east of Jubilee Park. It is anticipated that additional planting around the proposed shed, and that the recessive material and colours used for the shed will ensure that the shed will not be so visually predominant that it would dominate or detract from the natural landscape.</p> <p>Consequently the visibility effects of the proposed shed from private and public view points is considered to be minor.</p>
<p>Visual Prominence</p>	<p>Less than minor</p>	<p>The proposed shed will not detract from public or private views of and within Outstanding Natural Features and Landscapes.</p> <p>The dominant views in the area are of the lake and mountains to the south, from public spaces, the vista in the opposite direction to the situation of the shed.</p>



		The structure is considered to be complementary to the neighbourhood context, where recreational activity is anticipated and beneficial to the community.
Building Density	Nil	
On-Site Amenity	Minor	The proposed location for the kayak storage shed is at the south western edge of Jubilee Park. The proximity to the existing hedge and vegetation, and the minimal views of the lake from this location, mean that this area is not a highly utilised area. Consequently, constructing a building in this areas will have only a minor effect on the amenity of Jubilee Park.
Public Space	Minor	Jubilee Park is a public space. The construction of the proposed shed will take away some of the park area, but the location of the shed at the edge of the reserve (instead of in a more dominant location), amongst established trees and vegetation, means that the shed will have a minor effect on the public space.
Positive Effects	Positive	The Queenstown Kayak Club provides opportunity for kayakers to access the lake for training and recreation which promotes health and wellbeing.

Traffic Generation and Vehicle Movements

Effect	Effects on the Environment	Comments
On-Site Parking	Minor	It is not proposed to provide additional car parking for the proposed kayak shed as it is considered that there is adequate on-street parking, and a sealed parking area already located to the east of the pump station complex. It is anticipated that the kayak shed will not increase demand on the parking availability of the area in times of peak demand, as the majority of the shed access will occur by individuals or small groups of kayakers.

		<p>Club group paddles occur on a Monday evening outside of business hours, and it is anticipated that the increased car parking requirements associated with group paddles will not place un-due demand on the parking availability of the area.</p> <p>The utilisation of existing on street and off street parking means that there will be less interference with the public reserve.</p>
Site Access	Nil	The proposed storage shed does not change the access to the site
Vehicle Safety	Less than minor	<p>Kayaks will be carried from the proposed shed across the road and down to the launch area on the shore of Lake Wakatipu.</p> <p>At their current location, kayakers have to carry their boats across the road and pedestrian/cycle trail, so are used to being aware of vehicles and members of the public.</p> <p>The road ends in a cul-de-sac, and as such is not heavily utilised. Kayakers will continue to practice safe road crossing, which will include checking for vehicles before entering the road way, and giving way to any vehicles using the road.</p> <p>Signage will be posted in the storage shed to remind members of safe road crossing practices, and to exercise curtesy and caution when crossing the road.</p> <p>The Park Street area is already utilised by recreational users for biking, running and walking, as well as for lake based activities such as kayaking, stand up paddle boarding and swimming. The proposed kayak shed will have less than minor effects on vehicle safety.</p>
Pedestrian and Cyclist Safety	Less than minor	The Queenstown Trail shares the footpath and road corridor of Park Street. The location of the proposed kayak shed does not alter or affect the pedestrian or cyclist access.

		<p>At their current location, kayakers have to carry their boats across the road and pedestrian/cycle trail, so are used to being aware of vehicles and members of the public.</p> <p>As currently occurs, kayakers will remain aware of trail users, and at all times keep the trail area free of kayaks and equipment, as well as giving way to any trail users.</p>
Traffic Generation	Less than minor	<p>The proposed kayak storage shed will result in additional traffic to the reserve area. The existing traffic in the area is already partly generated by other recreational users of the area (both the Queenstown Trail, swimmers and kayakers).</p> <p>As mentioned above, it is anticipated that the kayak shed will not increase traffic generation to the area in times of peak demand (during the day), as the majority of the shed access will occur by individuals or small groups of kayakers during those times.</p> <p>Club group paddles occur on a Monday evening outside of business hours, and it is anticipated that the increased traffic generation associated with group paddles will not place un-due demand on the area.</p> <p>It should be noted that the purpose of recreation reserves is to provide access for recreation.</p>
Roading Capacity	Nil	

Nuisance

Effect	Effects on the Environment	Comments
Noise	Less than minor	The construction of the proposed shed will result in some temporary noise. Any noise generated will be during the construction period only, and can be appropriately controlled through the standard conditions of consent.

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		<p>The activities associated with the storage, launching and retrieval of kayaks is not expected to generate adverse noise as there is no provision for social space.</p> <p>Only vehicular and conversational noise is anticipated. It is noted that the majority of paddling activities take place during the day or in the evening, meaning that the shed is least likely to be accessed early in the morning when people are most sensitive to noise. These noises are appropriately covered by the District Plan noise provisions.</p>
Odour	Nil	
Hours of Operation	Minor	The kayak shed will generally be accessed between the hours of 7am and 8pm, with the majority of access occurring during the day or in the early evening, and are commensurate with the utilisation of the Queenstown Trail and access of the lake that already occurs by recreational users.
Dust	Nil	
Air Discharges	Nil	
Vibration	Nil	

Cultural

Effect	Effects on the Environment	Comments
Sites of heritage significance	Nil	
Sites of Cultural Significance	Nil	There is an existing Sewer Pump located in Jubilee Park

Natural Hazards

Effect	Effects on the Environment	Comments
Flooding	Nil	The ORC <i>Water Monitoring and Alerts</i> records the record Historical Flood Level in Queenstown as 312.8 msl, the kayak shed will have an FFL of 314.70 placing the shed well above record flood levels.
Landslide	Nil	
Seismic Hazards		The QLDC Hazard Maps describe the ground as being predominantly underlain by poorly

		<p>consolidated lake or beach sediments with a low to moderate liquefaction potential.</p> <p>The shed is to be located on concrete footings. The footings provide a foundation design that will meeting the Building Code requirements given the risk of lateral spread and liquefaction. The effects of seismic hazards are therefore considered to be minor</p>
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Road Setback

Effect	Effects on the Environment	Comments
Street scene intrusion	Less than minor	<p>The intrusion of the proposed shed into the street scene is necessary in order to allow efficient, practical use of the remainder of the site.</p> <p>The proposed shed will be completely screened from the street by the established hedge already growing on site, so the encroachment into the road boundary setback will not be noticeable from the street.</p> <p>There is no footpath to be dominated over that runs adjacent to the road boundary in the vicinity of the proposed shed.</p> <p>The shielding provided by the hedge means that there is a less than minor effect of the proposed shed on the street scene</p>
Visual Amenity of the site	Less than minor	<p>The proposed shed will not detract from the coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.</p> <p>The location of the shed behind the tall, established hedge means that the shed is shielded from view from the street.</p> <p>Viewed from other areas on the site, the modest size and height of the shed, coupled with the recessive colours and materials, and sympathetic landscaping, mean that the shed will blend into the site, and the backdrop of</p>

		the neighbouring low density residential properties neighbouring Jubilee Park.
Road Boundary Landscaping	Nil	<p>The proposed shed does not interfere with the opportunity to provide adequate landscaping in the vicinity of the road boundary, the existing hedge will not be altered, and provides excellent mitigation of the shed's intrusion into the street scene.</p> <p>There is no proposal to modify or alter the existing hedge in any way, and adequate space will be left to allow future maintenance and upkeep of the hedge.</p>
Vehicle Manoeuvring	Nil	The intrusion of the shed into the road boundary setback has no effect on parking or manoeuvring of vehicles
Neighbourhood Context	Less than minor	<p>The proposed shed is compatible with the appearance, layout and scale of other buildings and sites in the surrounding area. Including the setback of existing buildings in the vicinity of road boundaries.</p> <p>The small size, peripheral location and recessive colours and materials for the construction of the proposed shed mean that in the context of the neighbourhood, existing buildings and structures, the shed will be small and recessive, and will not visually dominate or be out of context.</p>

7.3 Hazardous Substances

Where the activity includes the use of hazardous substances and installations, and assessment of any risks to the environment which are likely to arise from such use

Not applicable

7.4 Discharge of contaminants

Where the activity includes the discharge of any contaminant, a description of:

- 1. The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and*

2. *Any possible alternative methods of discharge, including discharge into any other receiving environment*

Not applicable

7.5 Mitigation Measures

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

In addition to the standard subdivision consent conditions anticipated, no other mitigation measures are necessary further to those incorporated into this proposal

7.6 Identification of interested of affected persons

Identification of the persons affected by the activity, and consultation undertaken, and any response to the views of any person consulted:

No persons are considered significantly adversely affected by the proposal

7.7 Monitoring

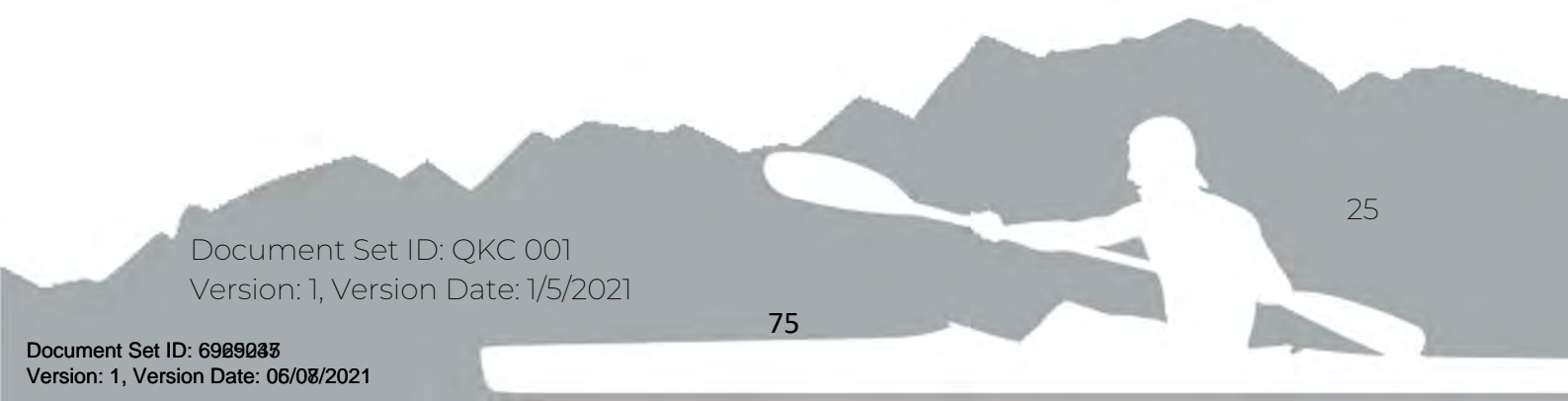
Where the scale or significance of the activities effects are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom

No monitoring is required other than the standard conditions of consent.

7.8 Customary Rights

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).

The proposed activity will not have effect on any customary rights.



7 SECTION 104 (1)(b) ASSESSMENT

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

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

8.1 Relevant Objectives and Policies of the Operative District Plan

Under the Operative District Plan, the subject site is zoned as Low Density Residential.

Chapter 4 – District Wide		
4.2.5 Policy 4 – Visual Amenity Landscapes	<p>(a) To avoid, remedy or mitigate the adverse effects of subdivision and development on the visual amenity of landscapes which are:</p> <ul style="list-style-type: none"> • Highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); and • Visible from public roads <p>(b) To mitigate loss of or enhance natural character by appropriate planting and landscaping</p> <p>(c) To discourage linear tree planting along road as a method of achieving (a) or (b)</p>	<p>The proposed kayak storage shed will be visible from the surface of Lake Wakatipu, the Queenstown Trail, Park Street, Jubilee Park and some of the neighbouring private dwellings.</p> <p>The proposed shed is consistent with character of the lake and the context of the surrounds. The proposed shed will be constructed of materials that are recessive in colour, and which will integrate into the amenity of the neighbourhood.</p> <p>The retention of existing vegetation and the addition of landscape planting will enhance the natural character of the area.</p> <p>The proposal is consistent with this provision.</p>
4.2.5 Policy 9 - Structures	<p>To preserve the visual coherence of:</p> <p>(a) Outstanding natural landscapes and features and visual amenity landscapes by:</p> <ul style="list-style-type: none"> • Encouraging structures which are in harmony with the line and form of the landscape; 	<p>The proposed kayak shed is a single story shed, which will be located on the western periphery of Jubilee Park. The western side of the shed will be adjacent to the existing conifer hedge that is planted along the roadside boundary of the park. There are several mature trees</p>

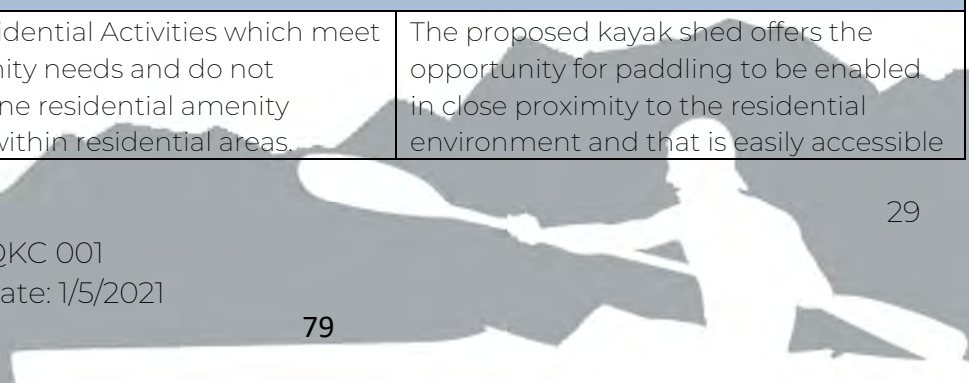
	<ul style="list-style-type: none"> • Avoiding, remedying or mitigating any adverse effects of structures on the skyline, ridges and prominent slopes and hilltops; • Encouraging the colour of buildings and structures to complement the dominant colours in the landscape; • Encouraging placement of structures in locations where they are in harmony with the landscape; • Promoting the use of local, natural materials in construction 	<p>and established vegetation surrounding the proposed shed location.</p> <p>The Low Density Residential Zone adjoins Jubilee Park, and where the shed is visible from public spaces, the suburban residential environment forms a back drop to the shed.</p> <p>Colours and materials to be used for the construction of the shed are recessive and chosen from the range of greens and browns that QLDC indicates preference for.</p> <p>The proposal is consistent with this provision.</p>
<p>4.4.3 Objective 2 – Environmental Effects</p>	<p>Recreational activities and facilities undertaken in a way which avoids remedies or mitigates significant adverse effects on the environment or on the recreation opportunities available within the District Policies:</p> <p>2.2 To ensure the scale and location of buildings, noise and lighting associated with recreational activities are consistent with the level of amenity anticipated in the surrounding environment</p> <p>2.3 To ensure the adverse effects of the development of buildings and other structures, earthworks and planting in areas of open space or recreation on the Districts outstanding natural features and landscapes or significant natural conservation values are avoided remedied or mitigate</p> <p>2.5 To ensure the development and use of open space and recreational facilities does not detract from a safe and efficient system for the movement of people and</p>	<p>The dimensions of the proposed kayak shed is determined the length, width and number of kayaks to be stored in the shed.</p> <p>The scale of the proposed shed is not dominant in the context of the receiving environment. The associated effects of noise and lighting are anticipated to be less than minor, and commensurate with the recreational activity.</p> <p>The scale and location of the proposed building will be consistent with the level of amenity anticipated in the reserve and for nearby residential properties, given the existing sewage pump structure already located at Jubilee Park, and the level of screening provided by the existing vegetation.</p> <p>The location of the building and its anticipated level and time of use will not affect the safety and efficiency of the adjoining road, nor will it impact on the walking and cycling network around this part of the lake</p>

	<p>goods or the amenity of adjoining roads</p> <p>2.6 To maintain and enhance open space and recreational areas so as to avoid, remedy or mitigate any adverse effects on the visual amenity of the surrounding environment, including its natural, scenic and heritage values</p>	
4.4.3 Objective 3 – Effective Use	<p>Effective use and functioning of open space and recreational areas in meeting the needs of the District's residents and visitors.</p> <p>Policies:</p> <p>3.1 To recognise and avoid, remedy or mitigate conflicts between different types of recreational activities, whilst at the same time encouraging multiple use of public open space and recreational area wherever possible and practicable.</p> <p>3.2 To ascertain and incorporate the needs of communities by encouraging effective public participation in the design, development and management of public open space and recreational areas.</p> <p>3.3 To encourage and support increased use of private open space and recreational facilities in order to help meet the recreational needs of the District's residents and visitors, subject to meeting policies relating to the environmental effects of recreational activities and facilities.</p>	<p>This objective and these policies seek to provide for recreational facilities that meet the recreational needs of residents and visitors. There is a demand for a facility that allows for the storage of kayaks and kayaking equipment, especially as many of the accommodation options in the district do not provide adequate storage space for the length of a kayak.</p> <p>The shed will be used by kayak club members, historically Queenstown Kayak Club facilities have been used by paddlers who are new to the region, and visitors from domestic and international destinations.</p> <p>The location of the shed means that other recreational activities are not interfered with. The environmental effects of the proposed shed have been carefully considered, and are consistent with these objectives and policies</p>
4.6.3 Surface of Lakes and Rivers	<p>Recreational activities undertaken in a manner which avoids, remedies or mitigates, their potential adverse effects on:</p> <ul style="list-style-type: none"> · natural conservation values and wildlife habitats, · other recreational values, · public health and safety, · takata whenua values, and 	<p>The location of the proposed kayak shed is frequently used for recreation, is suitably sheltered for launching and retrieval of boats, and in good proximity to Queenstown and arterial routes for access.</p> <p>The degree to which the proposed kayak shed avoids, remedies or mitigates</p>

	<p>· general amenity values.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1. To identify the different types of lakes and rivers in the District and the different recreational experiences offered by these lakes and rivers, in terms of: <ol style="list-style-type: none"> (a) outstanding natural characteristics, wild and scenic beauty, aesthetic coherence, biological diversity, ecosystem form, function and integrity, sense of isolation and recreational amenity; (b) use and proximity to population centres. 2. To enable people to have access to a wide range of recreation experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river. 3. On each lake and river, to provide for the range of recreational experiences and activities which are most suited to and benefit from the particular natural characteristics. 12. To avoid adverse effects on the public availability and enjoyment of the margins of the lakes and rivers. 13. To ensure that the location, design and use of structures and facilities which pass across or through the surface of any lake and river or are attached to the bank of any lake and river, are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided or mitigated. 	<p>adverse environmental effects has been considered in the assessment of environmental effects.</p>
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Chapter 7 – Residential Areas

<p>7.1.2 Objective 4 – Non Residential Activities</p>	<p>Non-Residential Activities which meet community needs and do not undermine residential amenity located within residential areas.</p>	<p>The proposed kayak shed offers the opportunity for paddling to be enabled in close proximity to the residential environment and that is easily accessible</p>
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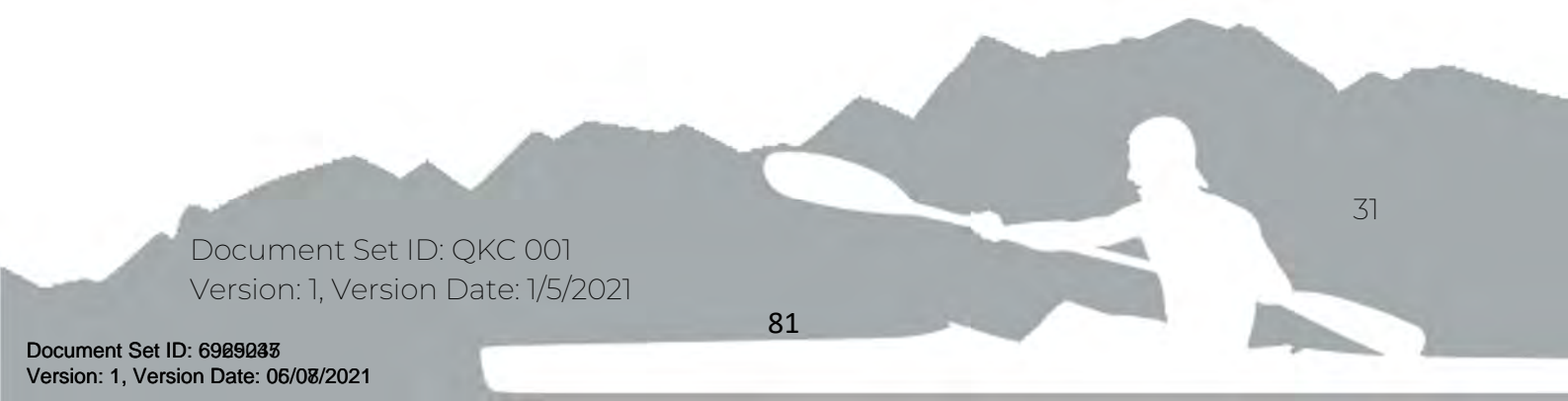
	<p>Policies:</p> <p>4.1 To enable non-residential activities in residential areas, subject to compatibility with residential amenity.</p> <p>4.2 To enable specific activities to be acknowledged in the rules so as to allow their continued operation and economic wellbeing while protecting the surrounding residential environment.</p>	<p>from multiple residential areas around Queenstown.</p> <p>The location of the shed within Jubilee Park allows the compatible co-existence of a non-residential activity in an area bordering a residential environment.</p>
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8.2 Relevant Objectives and Policies of the Proposed District Plan

Under the Proposed District Plan, the subject site is zoned as Informal Recreation Zone.

Chapter 38 – Open Space and Recreation		
38.2.1	<p>The open space land and facilities administered by the Council make a major contribution towards meeting the needs of the District's residents and visitors for passive and active recreation.</p>	<p>Kayaking is an increasingly popular activity and the Queenstown Kayak Club is home to some of the best multisport paddlers in New Zealand. Fostering the enjoyment of the sport and providing a safe and accessible environment for new paddlers is a key tenant of what Queenstown Kayak Club stands for.</p>
38.2.1.5	<p>Avoid activities that do not have a practical or functional need to be located within Open Space and Recreation Zones</p>	<p>The proposed kayak shed can only be located in close proximity to the lake with good accessibility.</p>
38.2.2.5	<p>Ensure that any buildings or structures located within, adjoining or nearby to an Outstanding Natural Feature or Landscape, protect, maintain or enhance those values by:</p> <p>a. Limiting development and activities in the vicinity of water bodies to the land based components of community recreation water based activities, which have a practical and functional need to be located within these areas (see also Objective 38.2.4)</p>	<p>The proposed kayak shed is necessary for the continuation of the Queenstown Kayak Club.</p> <p>The proposed shed is separated from Lake Wakatipu by Park Street, and will be situated within the boundaries of Jubilee Park. The natural character of the Lake is preserved.</p> <p>The proposed shed location is on the periphery of the Park and in the neighbouring context of a Low Density Residential Zone which has a high capacity to absorb the shed.</p>

	<ul style="list-style-type: none"> b. Preserving the natural character of the margins of water bodies (see also Objective 38.2.4) c. Ensuring buildings are located in areas that are least sensitive to change, and have capacity to absorb development d. Requiring buildings to be designed and finished so they: <ul style="list-style-type: none"> i. Avoid visual dominance ii. Mitigate or remedy adverse effects on the values of the Outstanding Natural Feature or Landscape, and e. Ensuring trails, access and car parking areas (including associated earthworks) do not degrade visual amenity values or disrupt the natural character or landforms 	<p>The shed is designed and will be finished to avoid visual dominance and to blend into the receiving environment.</p>
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8 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of the ecosystems, and avoiding, remedying or mitigating adverse effects on the environment

Section 6 of the Act - Matters of national importance

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

In particular, this proposal **does not** involve:

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

Section 7 of the Act – Other Matters

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

In particular, this proposal is **not** contrary to:

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

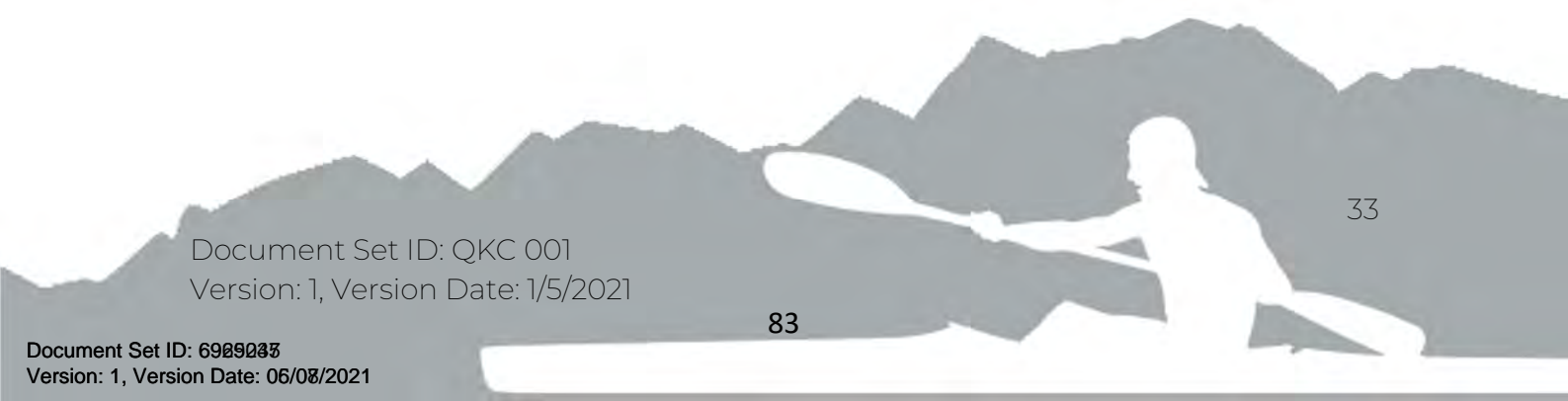
The proposal will maintain the amenity values of the local environment and promote recreational activity in the Informal Recreation Zone. The proposed kayak shed will not generate a recreational activity that is uncharacteristic, or not anticipated within the zone.

It is considered that location of the proposed kayak storage shed at Jubilee Park an appropriate activity within a recreation reserve. The shed will provide storage for

32

club and private kayaks in close proximity to a sheltered portion of the lake suitable for the launching and retrieval of kayaks. The small size of the proposed structure and the recessive colours and materials of the design mean that the shed will blend into the receiving environment, and the retention of the existing trees and established vegetation will act to screen and shield the shed from being a dominant feature within the landscape.

Accordingly, the proposal is considered consistent with the above matters.



9 CONCLUSION

Resource consent is sought from the Queenstown Lakes District Council to construct a kayak storage shed for use by the Queenstown Kayak Club.

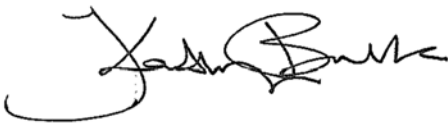
The activity is assessed as a Discretionary Activity.

The proposed shed is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and meets the purpose and principles of the Resource Management Act 1991. The effects of the proposed activity are minimal.

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

Yours faithfully

Queenstown Kayak Club



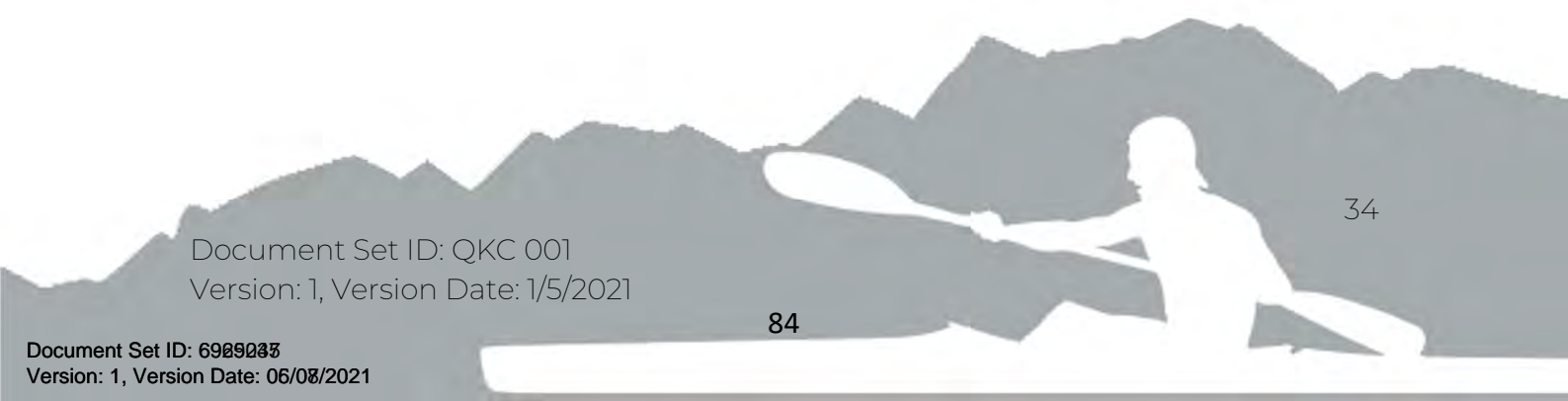
Kat Bulk

Mobile: 022 604 4900

kbulk@ascl.co.nz

Queenstown Kayak Club

PO Box 138, Queenstown



APPENDIX 3 – QLDC ENGINEERING MEMO



ENGINEERING MEMO

TO: Jake Neaves
FROM: Ockert Vermeulen
DATE: 05/08/2021
REFERENCE: RM210589 - Queenstown Kayak Club

Land use consent is sought for the construction of a storage shed within Jubilee Park, primarily for the purpose of storing Club kayaks to use on the adjacent Lake Wakatipu at 314 Park Street. The lot is legally described as Lot 2 DP 316049.

Location Diagram



Proposed Layout



Services

Council GIS mapping indicate several services traversing the proposed shed location, in particular a 300mm asbestos cement sewer line. The applicant did consult with Council's Property and Infrastructure (P&I) team and written confirmation was received and provided with the application that these services are abandoned and no longer in use. Therefore, I see no related engineering concerns in terms of existing services being affected by the proposal. The applicant also obtained approval from Council's Parks and Recreational team that the placement of the shed is appropriate within Jubilee Park.

In terms of service connections, no water, wastewater disposal or power connections are proposed as part of the proposal and the applicant proposes stormwater to be disposed to ground. In my opinion, disposal of stormwater to ground is a feasible solution and that minimal runoff will be generated due to the relatively small size of the structure. There is also no reticulated stormwater services available within this proposed area. I am also satisfied that the stormwater connection can be adequately dealt with via the building consent process.

In terms of firefighting, the shed will be located within serviceable distances from existing fire hydrants located within Jubilee Park and along Park Street. I am satisfied that these hydrants will be suitable to cater for the proposed shed in the event of an emergency. No further recommendation is required.

Access

The shed will be accessed by foot and no vehicle access is proposed to be constructed. The works will also be located within the subject lot and therefore I am satisfied that no engineering related concerns were identified in terms of access.

Earthworks

Minimal earthworks will be required to create a level building platform for the proposed shed and provisions for stormwater disposal. These do not breach earthwork rules and I am satisfied that no land instability will extend beyond the boundaries of the lot.

Conclusion

Overall, I do not see any engineering related concerns in granting of this consent and I make no engineering recommendations.

Prepared by:

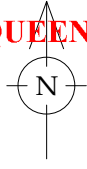


Ockert Vermeulen
LAND DEVELOPMENT ENGINEER

Reviewed by:

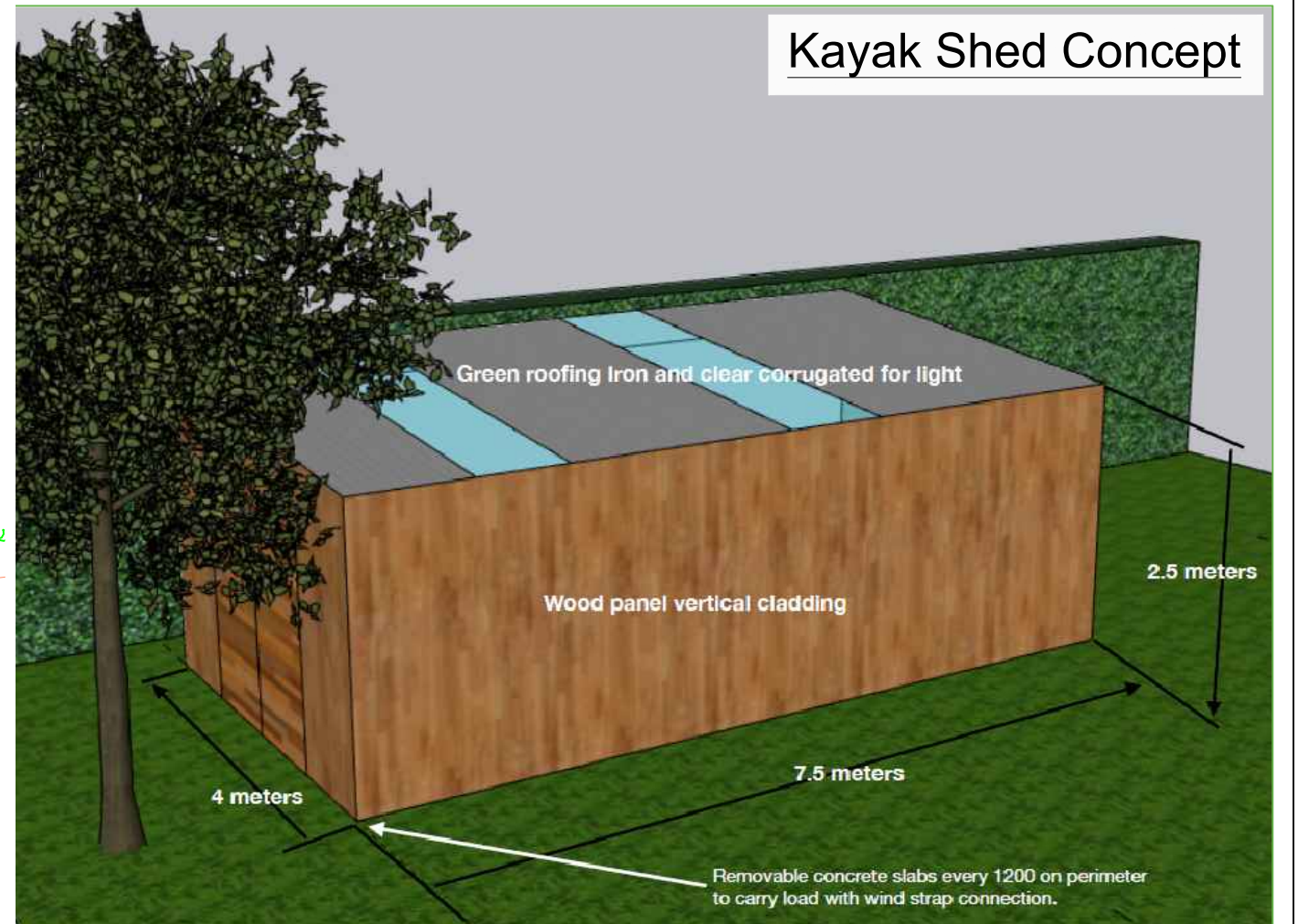


Michael Wardill
TEAM LEADER ENGINEER



APPROVED PLAN:
 Lot 8
 RM210589
 DP 9104
 Thursday, 5 August 2021

Lot 2
 DP 316049
 62847
 4545m²



LEGEND:

- LAMP POLE
- VEGETATION LINE
- FENCE
- BUILDING FOOTPRINT
- TOP OF BANK
- TREE TRUNK

Title: SITE PLAN			
Project: PROPOSED KAYAK SHED JUBILEE PARK for QUEENSTOWN KAYAK CLUB			
ISSUE DATE:	ISSUE:	PREPARED BY:	Kat Bulk
3 April 2021	A - Original Issue	Scale:	1:50 @ A1
6 April 2021	B - Amended Door Location		1:100 @ A3
9 May 2021	C - Road setback dims	DRAWING & ISSUE No:	QKC.001.1C

DATA QUALITY STATEMENTS

PROPERTY DATA
 The property data has been sourced from land Information New Zealand (LINZ) and is current as at April 2021. The boundary data has been compiled from various existing surveys of different ages. The accuracy of the boundary data is estimated to be within 30mm.

SURVEY DATA
 Surveyed data has been captured using survey equipment, to a relative accuracy within approximately 50mm (horizontal and vertical).

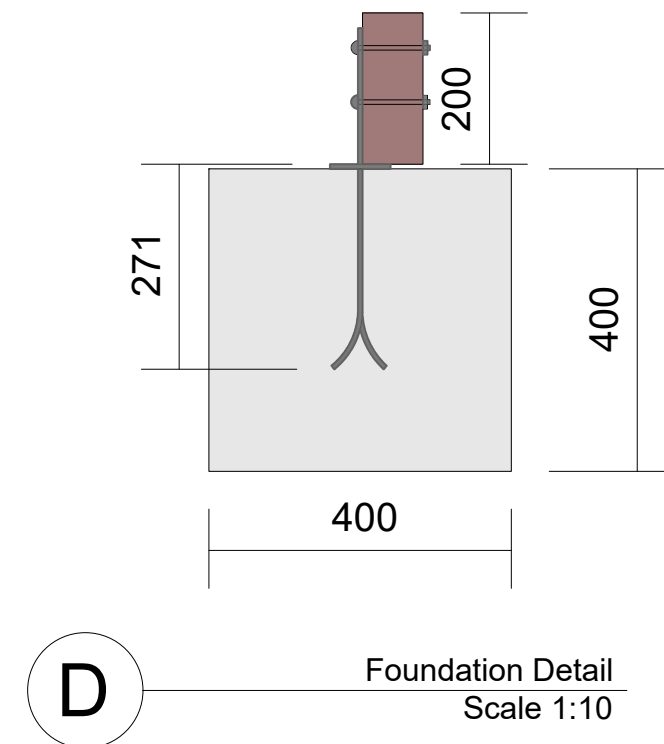
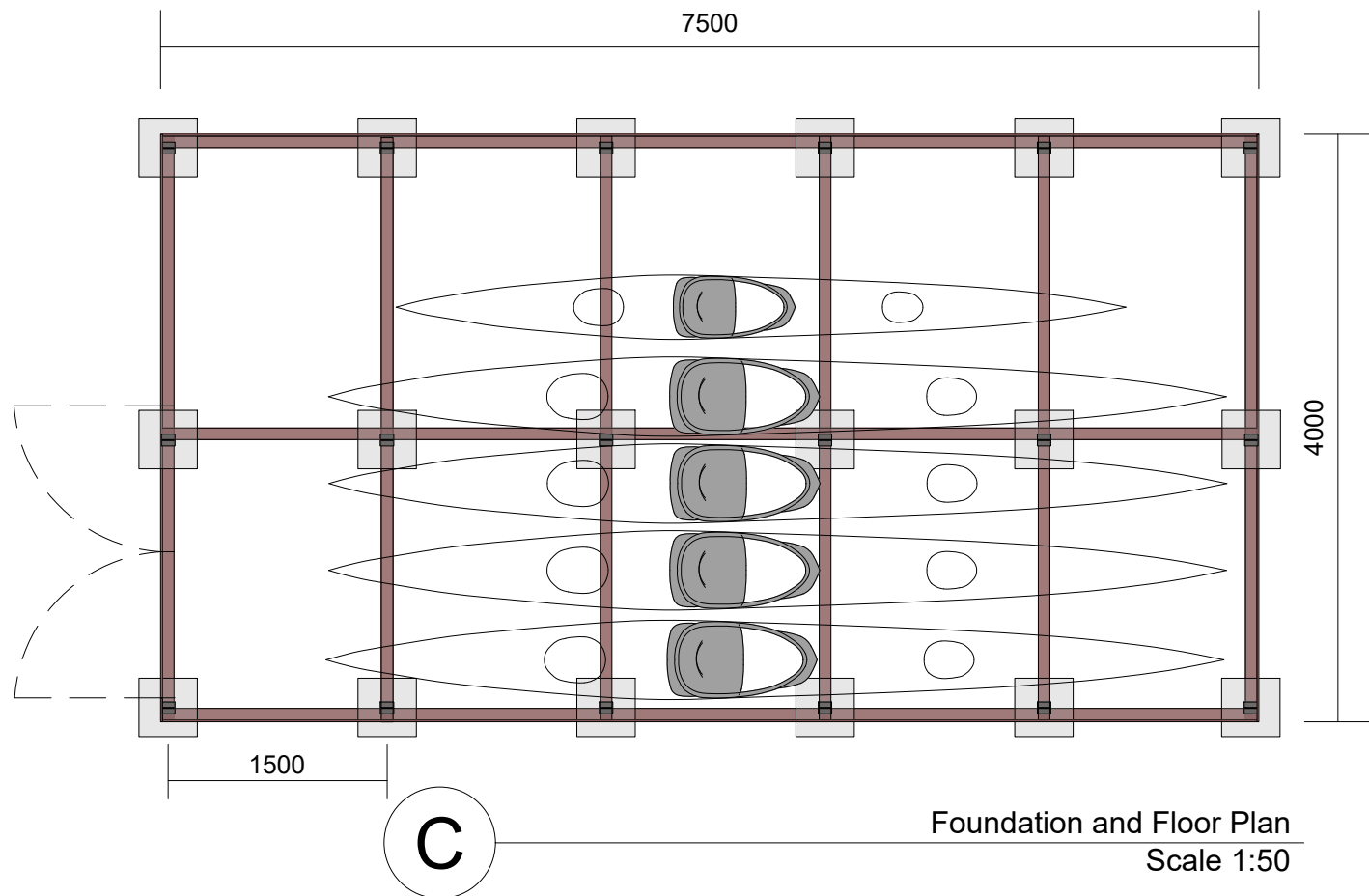
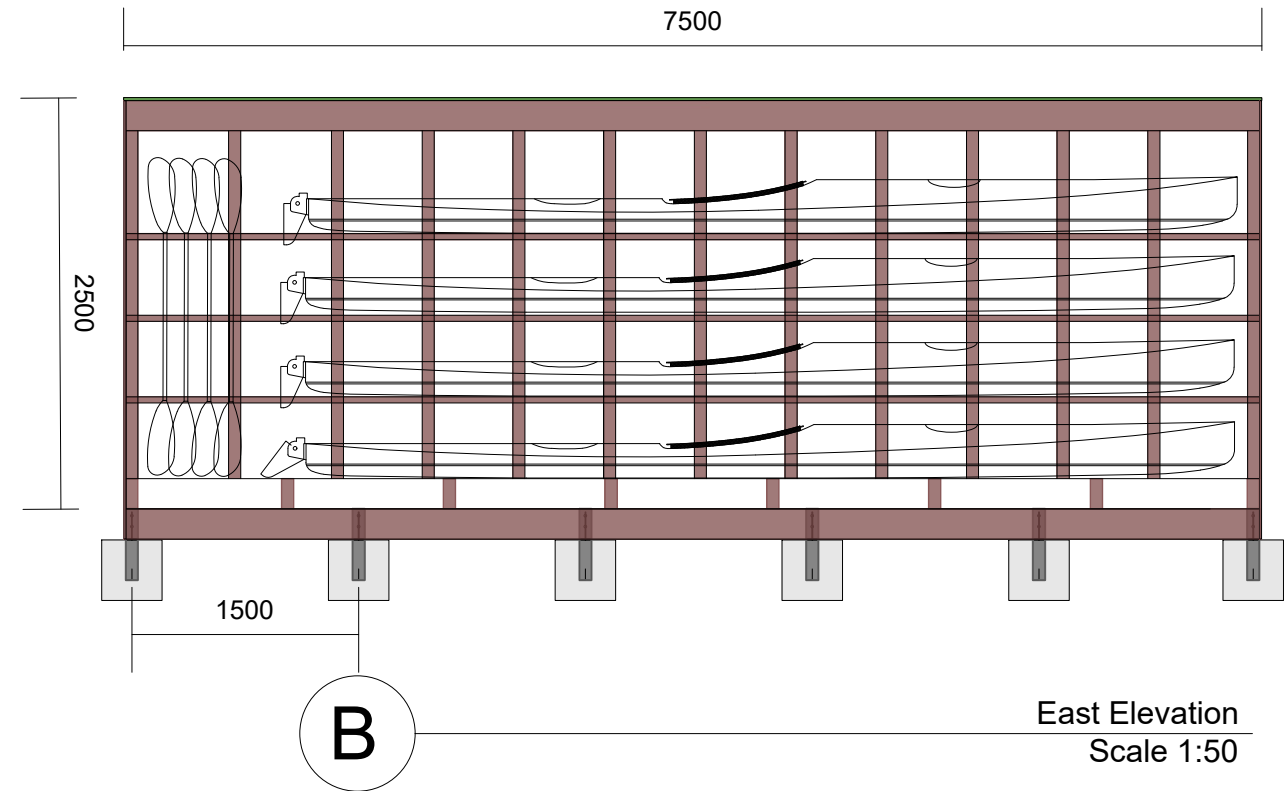
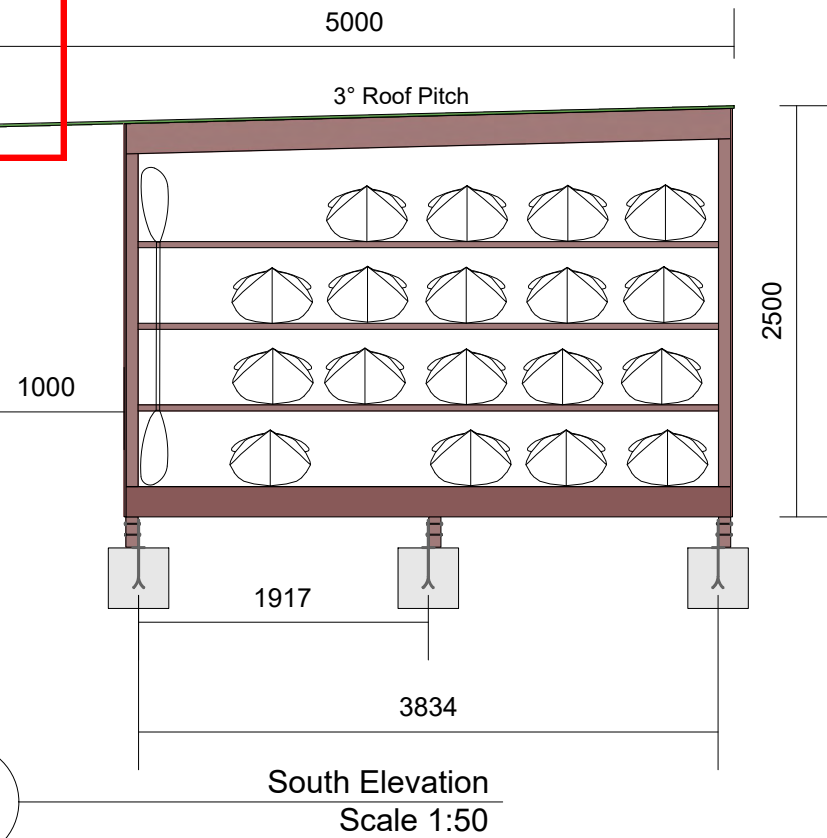
SERVICES DATA
 The locations of underground services are not shown. Where services have features visible on the surface, their positions have been shown. There may be services for which no records were provided and which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

SURVEY DATUMS
 Horizontal coordinates are in terms of NZ Geodetic Datum 2000, Mount Nicholas 2000 Circuit.
 The origin of coordinates is OIS X DP 9104, 810643.98 mN 421471.98 mE, RL = 313.078.
 Vertical elevations are in terms of Dunedin Vertical Datum (MSL).
 The origin of levels is D172/A A32X, RL 356.87.
 Contour interval is 0.25m

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210589**

Thursday, 5 August 2021



WARNING NOTE: This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to read in conjunction with our terms of engagement to Queenstown Kayak Club. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.		DATE: 30 June 2021 BY: Kat Bulk	Scale: As Shown Original Plan A3	DRAWING & ISSUE No. QKC.001.2A
TITLE: PROPOSED KAYAK SHED JUBILEE PARK for QUEENSTOWN KAYAK CLUB				
REV. A	DATE: 30/6/21	Initial release	KB	
REV.	DATE:	REVISION DETAILS:	BY:	

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM210589**

Thursday, 5 August 2021



1000

5000

3° Roof Pitch

2500

1917

3834

D

South Elevation
Scale 1:50

59

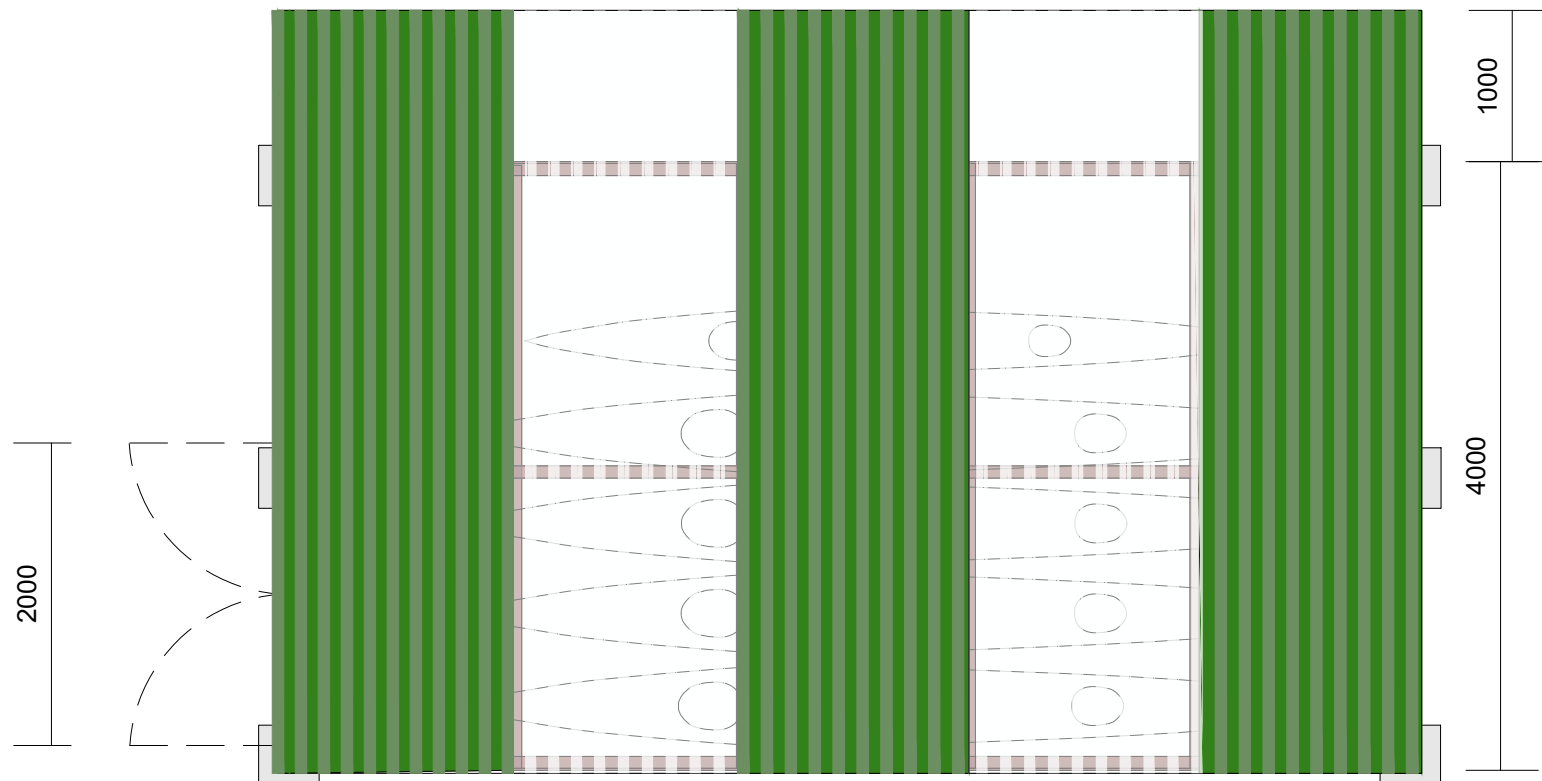
7500

2500

1500

E

East Elevation
Scale 1:50



2000

1000

4000

F

Roof Plan
Scale 1:50

Location	Material	Colour	LRV	Example
Exterior Walls & Door	Wood panel vertical cladding	Vulcan Straw Finish		
Roof, Flashings	Colorsteel	Colorsteel Permanent Green	10%	
Roof Panels	Polycarbonate Roofing	Clear		

WARNING NOTE:

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

DATE: 30 June 2021

BY: Kat Bulk

Scale 1:50
Original Plan A3

DRAWING & ISSUE No.
QKC.001.3A

REV.	DATE	REVISION DETAILS	BY:
A	30/6/21	Initial release	KB

TITLE:
**PROPOSED KAYAK SHED
JUBILEE PARK
for QUEENSTOWN KAYAK CLUB**