



DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	JAMES LLOYD DEVELOPMENTS LIMITED
RM Reference:	RM140798
Location:	Morries Lane off Frankton Road, Queenstown
Proposal:	Construct 5 residential units with associated access, parking, landscaping and earthworks, which breaches site and zone standards.
Type of Consent:	Land use
Legal Description:	Lot 1 DP 418501
Valuation Number:	2910443901
Zoning:	High Density Residential (Sub-Zone A)
Activity Status:	Non-complying activity
Notification:	25 March 2015
Commissioner:	W D Whitney
Date of Decision:	23 November 2015
Decision:	Consent is granted subject to conditions.

A. INTRODUCTION

A.1 Background

1. James Lloyd Developments Limited has applied to the Queenstown Lakes District Council for resource consent to construct 5 residential units with associated access, parking and landscaping and to undertake associated earthworks on a residential property that has frontage to Morries Lane that is located within the road reserve of Frankton Road (State Highway 6A) in Queenstown. The site subject to the application is described as Lot 1 DP 418501 as held in Computer Freehold Register Identifier 471031 in the Otago Land Registration District.
2. The subject site has an area of 949m² more or less and is a generally rectangular shaped property located immediately to the south of Frankton Road (State Highway 6A) and the local access carriageway known as Morries Lane. The site is vacant at present and slopes steeply down to the southern boundary. The adjacent land to the south contains three individual apartments that have previously been developed by the applicant.
3. The western boundary of the site is shared with 155 Frankton Road that contains a two storey dwelling within an established garden. The eastern boundary is shared with the apartment complex known as "The Club". A series of staircases provide access from the footpath of Frankton Road to the lakeshore of Lake Wakatipu; and such staircases are located adjacent to the eastern boundary of the site, between the site and The Club complex. It is noted for completeness that stairs are also proposed within the site to provide access to the lakeside.

A.2 The Proposal

4. The proposal has been amended subsequent to notification. Additional information was presented in an amended Assessment of Environmental Effects provided by Clark Fortune McDonald & Associates for the applicant dated 7 October 2015; and amendments were made to the design of the proposal prior to and at the hearing. This description of the proposal incorporates all of these amendments which have been made by the applicant in response to submissions and the contents of the section 42A report.

5. The applicant proposes to construct 5 residential units, Units 1-4 are to be 3 storey residential units; and Unit 5 is to be a 2 storey residential unit. The garage spaces for Units 1-4 are to be at the upper level with the mid-level to contain kitchen, living and dining spaces and the lower level to contain three bedrooms, bathroom and ensuite. Unit 5 is to contain the garage space and living area at the lower level, with three bedrooms, bathroom and ensuite to be located at first floor level.
6. The apartments are to be constructed as three separate building forms (as viewed from the north). Working from west to east Units 1 and 2 will present as one building; Units 3 and 4 will present as a second building; and Unit 5 will present as a detached building. Viewshafts from Frankton Road will be available between the buildings.
7. External cladding features vertical shiplap cedar weatherboards on 45mm drained cavity, quarter cut, band sawn boards with stain finish. The cedar is complemented by block walls and schist panels. Windows are to be double glazed with aluminium frames powder coated "grey".
8. Roof material includes Viking Enviroclad TPO waterproof membrane, grey in colour. Light reflectiveness is 0.46 upon installation and 0.43 after three years.
9. Glass balustrades are proposed. Garage doors are to be clad with stained cedar weatherboards. Driveway areas are to be finished in exposed aggregate.
10. Landscape planting is proposed in garden areas adjacent to the residential units.
11. The proposed building platform has been recessed into the landform of the site and accordingly a substantial volume of earthworks will be required to provide a building platform. A cut volume of 2120m³ and a fill volume of 20m³ is proposed; giving a total volume of earthworks of 2140m³. Originally earthworks were to be undertaken on the whole of the site and accordingly the exposed area was estimated to be 949m². An 805mm wide strip of land is now to be retained adjacent to the western boundary. Cuts will be up to 7.1 metres along the northern footing of Units 1-3 with maximum fill of 2.1m along the eastern footing Unit 5.

12. Earthworks will be undertaken starting near the western boundary and working back towards the eastern boundary of the site.
13. In the application documentation, in further information provided by the applicant on 7 October 2015 and at the conclusion of the hearing the applicant has volunteered a range of conditions to mitigate effects. The Commission confirms that it has assessed the proposal on the basis of the application as amended and on the basis of the conditions offered by the applicant.

A.3 Zoning

14. The site is zoned High Density Residential and is subject to the High Density Residential Sub-Zone A as shown on Map 37 of the Queenstown Lakes Operative District Plan (District Plan/Operative District Plan). Land use consent is required in terms of several rules which apply to this zone as discussed below.
15. Rule 7.5.3.3i confirms that the construction of buildings that will exceed 3 units is a restricted discretionary activity with discretion limited to Assessment Matter 7.7.2iv.
16. A breach of the 4.5 metre setback from a road required in terms of Site Standard 7.5.5.2iii(b) will occur as part of the garage for Unit 5 is not entirely underground and will in part be seen from ground level. A breach of Rule 7.5.5.2iii(b) is a restricted discretionary activity pursuant to Rule 7.5.3.4vi.
17. A breach of Site Standard 7.5.5.2iv which prescribes for a front site one setback of 4.5 metres and a setback of 2 metres from other internal boundaries/neighbours. Units 1 and 5 will breach this rule; and it is noted that the rule is breached with respect to Rule 7.5.5.2iv(b)(ii)e as a balcony or window which is located within a setback will be higher than 3 metres above ground level, and with respect to Rule 7.5.5.2iv(d) which requires setbacks to be applied to two or more buildings located on the same site. A breach of Rule 7.5.5.2iv is a restricted discretionary activity pursuant to Rule 7.5.3.4vi.
18. Site Standard 7.5.5.2viii requires the provision of Outdoor Living Space for each unit. The Outdoor Living Space provided for Units 1-5 breaches the 20m² and 3m minimum dimension requirements; and such Outdoor Living Space is not readily accessible from

a living area. A breach of Site Standard 7.5.5.2viii(b) and (c) is a restricted discretionary activity pursuant to Rule 7.5.3.4vi.

19. Site Standard 7.5.5.2xix requires that no building or building element on the south side of Frankton Road (SH 6A) shall rise above the nearest point of the roadway centreline (with specific exceptions which do not apply in this instance). Units 1-5 breach this Standard; the most significant breach being Units 1 and 2 which encroach between 2.1 and 2.6 metres spanning 15.6 metres. A breach of Site Standard 7.5.5.2xix is a restricted discretionary activity pursuant to Rule 7.5.3.4vi.

20. Zone Standard 7.5.5.3v(b) prescribes a maximum building height of 7.0 metres on sloping sites. Units 1-5 all breach this rule albeit that the amended design for Unit 5 has reduced the height of that unit by 1.4 metres. The maximum breach (by Unit 5) is now approximately 2.3 metres. A breach of Zone Standard 7.5.5.3v(b) is a non-complying activity pursuant to Rule 7.5.3.5.

21. Plan Change 49 – Earthworks became operative on 8 July 2015. This plan change deleted the earthworks rules from Section 7 of the Operative District Plan; and inserted earthworks provisions in a new Section 22 instead.

22. The proposal breaches Site Standard 22.3.3i(a) as the 2140m^3 of earthworks exceeds the 300m^3 maximum prescribed in Table 22.1; the maximum 7 metre cut exceeds the 2.4 metre maximum prescribed in Site Standard 22.3.3ii(b)(i); the maximum fill of 2.4 metres exceeds the maximum fill height of 2 metres prescribed by Site Standard 22.3.3ii(b)(ii); and the vertical height of cuts and fills exceeds the distance from the site boundary at the northern and western boundaries which breaches Site Standard 22.3.3ii(b)(iii). A breach of the relevant Site Standards is a restricted discretionary activity pursuant to Rule 22.3.2.3(a).

23. The Commission has considered the proposal overall as an application for land use consent to a non-complying activity pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 (RMA).

A.4 Submissions

24. The application was publicly notified and nine submissions were received within the statutory submission period which closed on 24 April 2015. The submissions by Patricia Muir & Rodney Stewart, and by Lloyd Richardson, The Club Body Corporate, Oaks Hotels & Resorts NZ Limited, Peter Hawkins for R McSporran & T Keenan, Dale & Gordon Wyber and SioPing Ho opposed the application; the submission by Wen Cong supported the application; and the submission by the New Zealand Transport Agency (NZTA) neither supported nor opposed the application.

25. The Commission has given consideration to all of the submissions lodged in response to the application.

A.5 Reports and Hearing

26. The Commission has had the benefit of a section 42A planning report dated 23 October 2015 prepared by Mr Nigel Bryce, Consultant Planner of Ryder Consulting Limited; and an Engineering Report dated 22 October 2015 prepared by Mr Tim Dennis, Engineering Consultant of Southern Land Limited.

27. At the hearing on 3 November 2015 the Commission was assisted by Mr Bryce; and by Mr Michael Wardill, an Engineer with the Queenstown Lakes District Council, as Mr Dennis was not in attendance. Ms Rachel Beer, the Planning Support Leader with the Queenstown Lakes District Council, provided administrative support at the hearing.

28. Prior to the hearing the Commission had the opportunity to consider the application and supporting material including the amended application documentation filed by the applicant on 7 October 2015 together with the submissions. In the company of Mr Bryce the Commissioner made a site inspection on the morning of Tuesday 3 November 2015.

29. At the hearing the applicant was represented by Mr Tony Ray, Counsel, of Macalister Todd Phillips who called evidence from Mr Rohan Collett, Architect, of Rohan Collett Architects Limited; Mr Jason Bartlett, Traffic & Transportation Engineer of Bartlett Consulting; and Mr Nick Geddes, Planning Consultant, of Clark Fortune McDonald & Associates Limited. During the hearing Mr Phil Tompkins, Project Manager, provided verbal evidence for the applicant.

30. Mr John Edmonds, Planning Consultant, of John Edmonds & Associates Limited presented evidence in support of the submissions by Oaks Hotels & Resorts NZ Limited, The Club Body Corporate, Dale & Gordon Wyber, Lloyd Richardson and Patricia Muir & Rodney Stewart. Mrs Muir and Mr Stewart were also in attendance, and Mrs Muir presented evidence in support of their joint submission.

31. Correspondence dated 2 November 2015 from Mr Tony MacColl, Senior Planning Advisor for the NZTA, was tabled at the commencement of the hearing.

32. The planning and engineering reports were taken as read and Mr Wardill and Mr Bryce were invited to comment following the presentation of submissions and evidence. Leave was granted to Mr Ray to submit a reply in writing. The hearing was adjourned pending receipt of Mr Ray's reply which was received on 9 November 2015.

A.6 Principal Issues in Contention

33. The principal issues in contention are the adverse effects on the environment of the development and whether such adverse effects are satisfactorily mitigated by the amended design and conditions offered by the applicant.

B. EFFECTS ON ENVIRONMENT

B.1 Permitted Baseline

34. As noted above the site is located within the High Density Residential Zone. Within this zone up to 3 residential units could be constructed on the site as a permitted activity provided that the individual footprints of the buildings housing these units did not exceed 500m². The District Plan also provides for buildings to be established on the site to a maximum of 7.0 metres in height provided they do not extend above the centreline of Frankton Road.

35. It is acknowledged that a fully complying development comprising 3 residential units on the site is likely to result in a degree of overlooking and loss of amenity on adjacent properties.

36. The construction of 1.2 metre tall visually opaque fence along the site boundary with Morries Lane (in Frankton Road) is a permitted activity within the 4.5 metre setback; as is a fence that is not visually opaque up to 2.0 metres in height. A visually opaque fence up to 2.0 metres in height above existing ground level could also be constructed on the other boundaries of the site beyond the 4.5 metre road setback.

37. Noise from construction activities is permitted provided it complies with NZS 6803:1999 – Acoustics – Construction Noise.

38. Section 22 : Earthworks provides for earthworks within the High Density Residential Zone as a permitted activity where earthworks volumes do not exceed 300m³ per site within a 12 month period, maximum cut heights do not exceed 2.4 metres and maximum fill heights do not exceed 2.0 metres, and where these are set back from the boundaries consistent with the relevant rule.

39. The Commission is satisfied that the application of the permitted baseline is a relevant consideration in this instance.

B.2 Affected Persons Approvals

40. Affected persons approvals have been received to the application from W & J Collins of 161A Frankton Road and R & R Fraser of 3 Maxwell Place.

B.3 Assessment Matters

41. The District Plan became fully operative on 10 December 2009 and Plan Change 49 became operative on 8 July 2015. The Operative District Plan contains assessment matters in Section 7 – Residential Areas, Section 14 – Transport and Section 22 - Earthworks that are relevant to the proposal.

42. Mr Bryce's section 42A report and the evidence presented at the hearing have assessed the effects of the activity in terms of the relevant assessment matters in Section 7, Section 14 and Section 22 of the Operative District Plan. This approach is appropriate in this instance and the Commission has assessed the actual and potential effects of the proposed activity having regard to relevant assessment matters; recognising that the Commission's assessment is not constrained to these matters due to the non-complying status of the proposal.

B.4 Actual and Potential Effects on the Environment

43. Mr Bryce's section 42A report and the evidence of Mr Geddes discussed the actual and potential effects of the proposal on the environment under the following headings:

- (a) Height and Scale and Associated Amenity Considerations.
- (b) Loss of Outlook Along Frankton Road.
- (c) Earthworks and Construction Effects.
- (d) Access and Traffic Safety
- (e) Infrastructure
- (f) Hazards

44. The Commission also considers that it is appropriate to address the actual and potential effects on the environment of the proposal under these headings.

(a) *Height and Scale and Associated Amenity Considerations*

45. Several of the submissions raise concerns relating to the over height elements of the development which breach the 7 metre height control being Zone Standard 7.5.5.3v(b).

Shading and Access to Sunlight

46. Mr Collett confirmed that the project has been modelled using Revit 3-dimensional computer aided design (CAD) software, now referred to as BIM. In order to generate the most accurate sun studies The Oaks Club Resort has been modelled from the original consented drawings; the three townhouses to the south of the site have been modelled based on their original drawings; and the house at 155 Frankton Road (being the Muir & Stewart property) has been modelled as accurately as possible based on available information. Mr Collett acknowledged that there is insufficient information to provide an accurate 3D portrayal of the latter property and that the location of the dwelling at 155 Frankton Road has been informed by reference to Google Earth. The topography of Queenstown Hill and Ben Lomond have also been modelled to determine the effects those hills have on shading in winter and early spring and later autumn.

47. Mr Collett advised that a compliant building model has also been built using Revit to compare the effects of shading on the properties adjacent to the site of the proposed building forms compared to a compliant building. Mr Collett emphasised that the modelling of the proposed building is based on the original proposal; and such modelling does not include the latest amendments to the proposal which were made immediately prior to the hearing (which reduce shading effects).
48. At the hearing Mr Collett presented the modelling in a video format and also tabled A3 plans which depicted the effect of shading. What is depicted in the presentation and on the A3 plans is a greater degree of shading than will occur in actuality, as Unit 5 has now been reduced in height by 1.4 metres.
49. During winter months sunlight admission to the site and adjoining properties is almost completely removed by the topographical features of Queenstown Hill and Ben Lomond. As a consequence the critical periods over which shading effects are demonstrated to be of the greatest potential impact relate to the 20 September (spring – which is also similar to the situation in autumn) and 20 December (summer).
50. The shading analysis demonstrates that the proposed development will start to shade exterior decks of The Club development by 3.30pm on 20 September, an hour earlier than a fully complying development. The Commission concurs with Mr Bryce that the loss of one hour of sunlight to these units from the development will generate no more than minor shading effects on those properties. Shading on The Club units on 20 December is minimal and extends over a period of approximately 2 hours in the evening. Such shading falls against the walls and windows of the closest adjoining units within The Club development as opposed to the exterior decks. Any shading effects will therefore have no more than a minor effect on the property to the east of the development.
51. As previously noted the neighbouring property at 155 Frankton Road contains a dwelling set in a mature garden. At the most critical time of the year, being 20 September, the development will restrict sunlight admission in the morning by a total of 15 minutes at the boundary; and an additional 1 hour in the morning of 20 December. The Commission concurs with Mr Bryce that the difference between a fully

complying development and the proposed development will result in less than minor effects on the adjoining property to the west of the development.

52. The shading video demonstrates that there is minimal difference between the shading effects generated by a fully complying development and the proposed development on 20 September or on 20 December on those properties located immediately to the south of the subject site.

Dominance and Loss of Outlook from Adjoining Properties

53. A number of submitters have raised concerns about the proposed height encroachment of Unit 5, in particular given its proximity to The Club site, and the potential to generate an over-dominance on The Club.

54. The amendment to the design for Unit 5 has reduced the setback from the eastern boundary from 4.62m to 3.8m; and the height has been reduced by 1.4m. Mr Collett outlined changes to the design for Unit 5 which, amongst other elements, has resulted in a schist landscape wall being relocated to the western side of Unit 5, few windows now being provided along the eastern boundary facing the neighbouring property and upper level windows being either opaque or located at high level; and provision has been made for a small landscaped courtyard area to the east of Unit 5 with planters/garden areas and a pergola, which will screen some of the building from the neighbouring building. The Commission agrees that these changes will serve to mitigate dominance and loss of outlook effects on the adjoining property to the east, being The Club complex.

55. The Commission is satisfied that the adverse effects of the proposed activity as amended will be reduced (as a consequence of the reduction in height particularly) notwithstanding that Unit 5 will now encroach into the 4.5 metre setback adjacent to the eastern boundary of the site.

56. The Commission's conclusion is that Unit 5 will generate no more than minor effects on the outlooks of the adjoining units in The Club and will not over-dominate them.

57. Mr Bryce noted that Unit 1 infringes the 7 metre height limit to a minimal extent; and that such infringement is largely confined to the southern corner of Unit 1. Mr Bryce

does not consider that the over height element of Unit 1 will generate more than minor effects on the property at 155 Frankton Road and the Commission concurs with this assessment. It is noted that an internal staircase is located at the western end of Unit 1 and that living areas will not look over 155 Frankton Road.

Loss of Residential Amenity Due to Infringements to Side Yards

58. Unit 1 (Level 1 deck and associated schist wall) encroach into the 2.0 metre boundary setback at the sites western boundary; and as noted above Unit 5 now encroaches into the 4.5 metre boundary setback at the sites eastern boundary.

59. The Commission notes that the schist wall has been moved further into the site from the western boundary. This wall which is depicted on the artist's impression 3D VISUALS-WEST provided with the applicant's reply will present an attractive appearance to 155 Frankton Road; and such appearance is to be further softened by additional landscape plantings between the wall and the boundary (with additional space now being created as the cut is stepped 805mm off the western boundary). At the eastern end of the property it is noted that Unit 5 will be 3.8 metres off the side boundary and that the longer dimension of Unit 5 now faces Morries Lane, and not towards the western boundary that is shared with The Club.

60. The Commission concurs with Mr Bryce that the infringements of the side yards will not result in more than minor effects on the amenity of adjoining properties; and that any such effects can be further mitigated by landscape plantings.

(b) *Loss of Outlook along Frankton Road*

61. The District Plan seeks to protect views from Frankton Road by way of Site Standard 7.5.5.2xix which requires that no building or building element on the south side of Frankton Road (State Highway 6A) shall rise above the nearest point of the roadway centreline except for the intrusion of a single building element of no more than one storey in height above the nearest point of the roadway centreline and limited to a cumulative length parallel to the road of not more than 10% of the length of the road frontage (to a maximum of 16 metres).

62. Mr Collett produced Proposed Elevations for the amended proposal at the hearing. These confirmed that Units 1 & 2 and Units 3 & 4 would project above the Frankton

Road centreline albeit that Unit 5 will encroach to only a minor degree. The plans provided with the applicant's reply indicate that no such breach will occur with respect to Unit 5.

63. The applicant has provided an urban design report from Ms Gillian Macleod dated 17 December 2014. While this report is based on the proposal as originally lodged (being four separate buildings) the Commission accepts that Ms Macleod's conclusions remain relevant to the amended proposal.

64. Ms Macleod noted that several apartment blocks have been consented along Frankton Road which predated the Frankton Road height plane intrusion rule. Consequently views of the lake from Frankton Road are intermittent and the potential infringements that will result from the proposal are not uncharacteristic of the area.

65. Ms Macleod noted that the (then) four buildings were divided by view shafts 1.8m to 4.0m in width. Mr Collett confirmed at the hearing that the amendments now made to the proposal will result in view shafts between 2.7 and 3.8 metres in width albeit that the number of view shafts has been reduced by one.

66. Ms Macleod noted that the bulk of the garages of Units 1 and 2 will impose on the view of lakes and mountains as one approaches Queenstown; but that when driving from the east, one's attention at this part of the road is drawn more to the mountains beyond rather than to the side and the lake view. Ms Macleod noted that the bulk and location of the individual forms are expected in this area and although views will be eroded the effect will be minor. The Commission agrees with this conclusion.

67. Mr Bryce has considered the extent of the existing built environment within the vicinity of the site; the photomontages (Artist's Impressions) prepared by the applicant; and Ms Macleod's urban design assessment when considering issues with respect to the loss of outlook along Frankton Road. Following this consideration Mr Bryce has concluded that the extent of adverse effects associated with loss of views from Frankton Road will be no more than minor and the Commission concurs with this assessment. The Commission also acknowledges in this context that the development has been broken up into three separate building forms which provides

variation in height, view shafts and an overall reduction in the scale of the development, when viewed from the road.

68. The Commission also considers that the encroachment of the Unit 5 garage into the 4.5 metre road setback generally below the level of Morries Lane and well below the level of Frankton Road will have a less than minor adverse effect on the environment.

(c) Earthworks and Construction Effects

69. The applicant has prepared a suite of revised conditions (initially presented as Attachment I to the material provided on 7 October 2015) to address concerns expressed by the NZTA and other submitters with respect to earthworks and construction effects. These conditions seek to address traffic management, construction noise management and hours of operation for future construction works; and they require detailed geotechnical investigation and confirmation of whether retaining, rock bolting or anchoring is required for the proposed excavations. A detailed geotechnical investigation is to be submitted to the Council and the NZTA. The correspondence from NZTA dated 2 November 2015 promotes that the particular conditions be imposed in the event that consent is granted; and NZTA is satisfied that the conditions promoted by the applicant will adequately address its concerns in this case.

70. A preliminary geotechnical assessment has been undertaken by Geosolve; such report being dated 17 March 2015. The Geosolve report recommends that detailed geotechnical assessment including pilot cuts should be completed in advance of the bulk earthworks to confirm the geotechnical stability of the schist rock. Geosolve recommends that the assessment should address in detail boundary stability issues and confirm engineering recommendations for detailed design of the apartments.

71. The Commission acknowledges that the Geosolve report is a preliminary geotechnical assessment only; and that a further geotechnical assessment is appropriate in the event that consent is granted.

72. Mr Bryce advised that while the proposal has the potential to generate extensive earthworks and excavations within close proximity to adjoining property boundaries (particularly the western boundary where the cut will be 805mm off the boundary)

these can be appropriately managed by the conditions of consent volunteered by the applicant and set out in Mr Dennis's report.

73. In terms of construction noise the applicant recommends a pre-commencement condition that requires the consent holder to submit a Construction Noise Management Plan to the Council for certification by a suitably qualified acoustic engineer. The Commission notes in this context that Zone Standard 7.5.5.3xii(c) requires that construction sound comply with NZS 6803:1999. In the absence of any indication to the contrary the applicant must comply with this standard in the event that consent is granted and this is acknowledged in the applicant's reply.

74. A temporary Traffic Management Plan is to be provided. It is anticipated that the Traffic Management Plan will address construction traffic on Morries Lane as well as on State Highway 6A.

75. The Commission is satisfied that any earthworks and construction effects can be mitigated by adhering to appropriate conditions of consent generally consistent with those volunteered by the applicant.

(d) Access and Traffic Safety

76. While Morries Lane is legally able to be used in a two way direction it has a 3.5 metre wide sealed width (with kerb and channel to one side) and includes numerous walls and restrictions preventing passing of oncoming vehicles when travelling against the general flow of traffic.

77. The general flow of traffic is from the east (Frankton) direction. In part this is because of a condition of the land use consent which authorised The Club development (being RM 040099 granted to Wensley Developments Limited on 22 July 2005). Condition 12g of RM 040099 directs that all traffic leaving the subject [The Club] site will exit out to the west. Such traffic is not permitted to turn right onto Morries Lane.

78. Mr Dennis's report noted that vehicles exiting Units 4 and 5 (as originally designed) would be moving against the general traffic flow ie. towards the east (Frankton) direction. Mr Dennis was of the view that all units should be able to exit along Morries

Lane heading west towards Queenstown to avoid conflict on Morries Lane and at the entry and exit points of the lane onto the State Highway.

79. The applicant has redesigned the proposal such that Unit 4 now has similar access to Units 1-3. In essence vehicles from Units 1-4 can reverse onto Morries Lane and can come and go in either direction.

80. Mr Bartlett confirmed that Unit 5 has also been redesigned such that it can be accessed from either direction. Mr Bartlett noted however that the exit direction from Unit 5 will be dictated by the entry direction into the garage.

81. Mr Bartlett also noted that while the proposed development will generate additional traffic on Morries Lane; such traffic will be similar to that anticipated when Morries Lane was reconstructed in 2007 (in conjunction with The Club development). He advised that at that time there were 5 residential units located on the subject site.

82. Mr Bartlett produced an email from Mr Dennis dated 2 November 2015 which confirmed that the issues that Mr Dennis had raised (with respect to the access to Units 4 and 5) have now been addressed through the redesign. Mr Dennis confirmed in that email that the redesign will result in the access to all units now meeting Council standards and that the issues which he had previously raised regarding traffic safety and efficiency are now adequately addressed. As a consequence of the redesign the Commission is satisfied that any effects on the safe and efficient functioning of Morries Lane will be no greater than minor. For completeness the Commission acknowledges that the applicant is agreeable to the condition promoted by the NZTA with respect to mitigating any traffic effects on State Highway 6A during the excavation and construction phases.

(e) Infrastructure

83. Mr Dennis's report confirms that the site has access to reticulation for Council services. The Commission is satisfied that any effects with respect to the provision of infrastructure to the development will be no greater than minor; and that any such effects can be mitigated by adherence to appropriate conditions of consent.

(f) Hazards

84. Mr Dennis has noted that the site is identified within the Queenstown Lakes District Council Hazard Register Maps as falling within the LIC 1 liquefaction hazard category, with an assessed liquefaction risk being “Nil to Low”. Based on this hazard category and given the lack of any obvious site factors which suggest otherwise, Mr Dennis is satisfied that the proposed buildings are unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required under NZS 3604:2011 for timber frame buildings are sufficient. Foundation requirements for the buildings will be addressed under the related building consent and no conditions of resource consent are necessary in the context of foundations. No other known hazards have been identified in any of the documents provided to the Commission. Accordingly any hazard effects are considered to be less than minor.

B.5 Summary : Effects on the Environment

85. The Commission finds that overall any adverse effects of the proposal will be no more than minor. Adverse effects can be mitigated through the amended design of the proposal and by adherence to appropriate conditions of consent. The proposal is appropriate having regard to the relevant assessment matters being those stated in Section 7, Section 14 and Section 22 of the Operative District Plan.

C. THE QLDC DISTRICT PLAN : OBJECTIVES & POLICIES

86. Sections 4, 7, 14 and 22 of the Operative District Plan contain objectives and policies for the whole district being District Wide, for Residential Areas, for Transport and for Earthworks, respectively. The relevant objectives and policies have been presented in Appendix E to Mr Bryce’s report; and to a large extent the objectives and policies relate to matters discussed in the context of B.4 Actual and Potential Effects on the Environment (above). It is neither desirable or necessary, therefore, to undertake a line by line analysis of every objective and policy as this would involve a significant amount of repetition without materially advancing the Commission’s analysis of this application.

C.1 Section 4

Urban Growth

87. Section 4.9 contains objectives and policies relating to Urban Growth. Objective 2 – Existing Urban Areas and Communities seeks to ensure urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being. Supporting Policy 2.1 seeks to ensure new growth and development in existing urban areas takes place in a manner, form and location which protects or enhances the built character and amenity of the existing residential areas and small townships. The Commission is satisfied that the proposal broadly accords with this policy direction.
88. Objective 3 – Residential Growth seeks to ensure provision for residential growth sufficient to meet the District's needs. The proposal is consistent with this objective and will provide for consolidation of residential development in relatively close proximity to the existing Queenstown Town Centre. Such urban consolidation is consistent with supporting Policy 3.1. Supporting Policy 3.2 seeks to encourage new urban development in a form, character and scale which provides for higher density living environments and is imaginative in terms of urban design. The proposal broadly achieves this outcome in terms of its built form and an appropriate urban design response; and Ms Macleod considers the proposal to be acceptable from an urban design perspective. Supporting Policy 3.3 is to provide for high density residential development in appropriate areas and the proposal is clearly consistent with this policy.

Affordable and Community Housing

89. Section 4.10 relates to Affordable and Community Housing. Objective 1 requires access to community housing or the provision for a range of residential activity that contributes to housing affordability in the District; and supporting Policy 1.2 requires regard to be had to the extent to which density, height or building coverage contributes to residential activity affordability. While the proposal generates a number of areas of non-compliance with respect to the height controls the scale and design of the development is such that it is unlikely to make a meaningful contribution to the affordable housing outcomes expressed in the objective and policy.

C.2 Part 7

District Wide Residential Objectives and Policies

90. Section 7.1.2 contains District Wide Residential Objectives and Policies. Objective 3 seeks to provide pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs. Supporting Policy 3.1 seeks to protect and enhance the cohesion of residential activity and the sense of community and well-being obtained from residential neighbours. While the proposal has the potential to generate adverse effects on the amenity of adjoining residential properties, the Commission concurs with Mr Bryce that the design response advanced for this challenging site is acceptable and will not result in an unacceptable over-dominance and shading and loss of outlook to wider landscapes for adjoining residential properties. The Commission acknowledges in this context the shading analysis presented by Mr Collett at the hearing and again acknowledges that shading to the east will be less than indicated, particularly as Unit 5 has now been reduced in height. The Commission is satisfied that the application generally accords with Policy 3.1.
91. Policy 3.3 is to provide for and encourage high density residential development within the high density residential zones. The proposal is consistent with this.
92. Policy 3.4 seeks to ensure the external appearance of buildings reflects the significant landscape values and enhance a coherent urban character and form as it relates to the landscape. Ms Macleod has concluded that the materials to be used in the development are sympathetic to the natural backdrop and surrounding vegetation and the Commission is satisfied that the proposal is consistent with Policy 3.4.
93. Policy 3.6 is to ensure a balance between building activity and open space on sites to provide for outdoor living and planting. Outdoor living is provided with decks and landscaped areas albeit that some access to these areas is limited due to topographical constraints. The Commission is satisfied that the proposal is consistent with Policy 3.6.
94. Policy 3.7 is to ensure that residential developments are not unduly shaded by structures on surrounding properties. Having regard to the shading analysis provided

by Mr Collett the Commission is satisfied that the proposal will not result in undue shading of adjoining residential properties.

95. Policy 3.13 is to require an urban design review to ensure that new developments satisfy the principles of good design. Again it is acknowledged that Ms Macleod has assessed the proposal and considers it to be acceptable from an urban design perspective. The Commission is satisfied that Policy 3.13 is met in this instance.

High Density Residential Zones – District Wide

96. Section 7.1.3 relates to High Density Residential Zones – District Wide.

97. Objective 1 – Amenity Values seeks to ensure residential communities and neighbourhoods have high amenity values of a quality and character anticipated in a high density living environment. The Commission is satisfied that the proposal is consistent with this objective.

98. Supporting Policy 1.1 seeks to ensure that development enables high density living and achieves the character and amenity values anticipated in a high density zone by:

1.1.1 Improving the aesthetic appeal of the built environment.

1.1.2 Ensuring buildings integrate well with the neighbouring locality and provide visual connections with the surrounding built and natural environment.

1.1.3 Providing attractive pedestrian access ways and linkages and protecting those that currently exist.

1.1.4 Ensuring the maintenance of road setbacks that are free of structures.

1.1.5 Ensuring development is of a high architectural quality in accordance with good urban design principles.

1.1.6 Ensuring that open space is maintained between buildings on sites, and between neighbouring sites.

1.1.7 Encouraging the provision of underground car parking.

99. Having considered the matters listed in Policy 1.1.1 – 1.1.7 the Commission is satisfied that the proposal enables high density living and achieves, in the round, the character and amenity values anticipated in a high density living zone. The Commission is satisfied that the proposal is consistent with Policy 1.1.

100. Policy 1.2 seeks to avoid visually dominant buildings that overshadow public places, block views and degrade the built environment. As previously discussed the development will result in some loss of view from Frankton Road. The Commission again notes in this context that Ms Macleod has observed that currently views of the lake from Frankton Road are intermittent and that while views will be eroded in this instance, the effect will be minor. The Commission also acknowledges that the development will present three built forms when viewed from Frankton Road and that view shafts are provided between the buildings. In all the circumstances the Commission is satisfied that the proposal will not be contrary to Policy 1.2.

101. Policy 1.3 is to enhance the attractiveness of the zone, including the streetscape, by ensuring landscaped areas are provided in scale and proportion to the size of the building; encouraging the retention of existing vegetation where appropriate especially established trees and native vegetation; and ensuring the effects of developments are internalised to the site and do not detract from the amenities of neighbouring sites and roads. In all the circumstances, and acknowledging that the proposal utilises almost the entire site (albeit with the potential for some vegetation to be retained in the 805mm strip along the western boundary), the Commission is satisfied that the proposal is generally consistent with Policy 1.3.

C.3 Part 14

102. Section 14.1.3 contains Objectives and Policies relating to Transport. Objective 1 - Efficiency provides for the efficient use of the District's existing and future transportation resource and of fossil fuel usage associated with transportation. Supporting policies promote the efficient use of roads; and supporting Policy 1.10 requires access to property to be of a size, location and type to ensure safety and efficiency of road functioning. The proposal, as amended, is consistent with this objective and its supporting policies.

103. Objective 2 relates to Safety and Accessibility. This objective provides for the maintenance and improvement of access, and the ease and safety of pedestrian and vehicle movement throughout the District. Supporting Policy 2.2 is of particular relevance which is to ensure that the intensity and nature of activities along particular roads is compatible with road capacity and function, to ensure both vehicle and

pedestrian safety. The amended proposal will enable vehicles to exit Morries Lane in either direction and this will ensure that Objective 2 and supporting Policy 2.2 are met.

C.4 Part 22

104. Section 22.2 contains Objectives and Policies with respect to Earthworks. Objective 1 is to enable earthworks that are part of subdivision, development, or access, provided that they are undertaken in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment. Supporting Policy 1.1 is to promote earthworks designed to be sympathetic to natural topography where practicable, and earthworks that provide safe and stable building sites and access with suitable gradients. Policy 1.2 is to use environmental protection measures to avoid, remedy or mitigate adverse effects of earthworks. The Commission is satisfied that the proposal satisfies Objective 1 and the relevant supporting Policies 1.1 and 1.2.

105. Objective 3 is to ensure that earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding. Supporting Policy 3.1 is to ensure earthworks, in particular, - cut, fill and retaining, - do not adversely affect the stability of adjoining sites. Supporting Policy 3.3 seeks to avoid the adverse effects of earthworks on steeply sloping sites, where land is prone to erosion or instability, where practicable. Where these effects cannot be avoided, the policy seeks to ensure techniques are adopted that remedy or mitigate the potential to decrease land stability.

106. Having regard to the assessment undertaken by Mr Dennis, the contents of the Geosolve report and the conditions volunteered by the applicant, the Commission is satisfied that earthworks can be suitably managed such that they will not be contrary to Objective 1 and Objective 3 and their supporting policies.

C.5 Summary : Objectives and Policies

107. Following the above analysis, the Commission finds that the proposal is consistent with those objectives and policies of the Operative District Plan that are relevant to the application.

D. THE PROPOSED QLDC DISTRICT PLAN

108. The Proposed Queenstown Lakes District Plan (Proposed District Plan) was publicly notified on 26 August 2015 and submissions closed on 23 October 2015.
109. Under the Proposed District Plan the site is zoned High Density Residential. Mr Bryce informed us that the relevant objectives and policies against which the development should be assessed are those presented in Part 4 : Urban Development, Part 9 : High Density Residential and Part 26 : Subdivision and Development. The Commission acknowledges that the proposed objectives and policies have immediate legal effect albeit that they can be given limited weight as the Proposed District Plan is at an early stage in it's development.
110. Mr Bryce noted that Part 9 : High Density Residential includes specific outcomes that are broadly consistent with the existing High Density Residential Zone provisions under the Operative District Plan. Mr Bryce noted that Objective 9.2.6 of the Proposed District Plan seeks to ensure that high density residential development will efficiently utilise existing infrastructure and minimise impacts on infrastructure and roading networks; and supporting Policy 9.2.6.4 seeks to ensure access and parking is located and designed to optimise connectivity, efficiency and safety. The Commission considers that the proposal is generally consistent with the relevant objectives and policies of the Proposed District Plan, albeit that little weight is placed on these provisions at this time.
111. Mr Bryce and Mr Geddes drew the Commission's attention to the rules of the Proposed District Plan which provide greater flexibility with respect to height. The Proposed District Plan provides for a breach of the 7 metre height rule (by up to 10 metres) as a restricted discretionary activity. The Proposed District Plan does not contain a height plane rule with respect to Frankton Road consistent with Site Standard 7.5.5.2xix as contained in the Operative District Plan.
112. The Commission notes that section 86B(1) of the Act provides that a rule in a proposed plan has legal effect only once a decision on submissions is made; except if the Environment Court orders otherwise under section 86D. In this instance no such order has been made and the rules of the Proposed District Plan are not relevant to the proposal.

113. The Commission observes that the rules contained in the Proposed District Plan may well be amended and that additional rules may be included as a result of the submission and appeal process. The Commission was informed that about 840 submissions have been lodged in response to the Proposed District Plan and a summary of those submissions was not available at the time of the hearing of the current application.

F. OTHER MATTERS

F.1 Precedent

114. Precedent is a relevant consideration as the proposal has status as a non-complying activity.

115. Non-complying activity status results from the breach of Zone Standard 7.5.5.3v(b) which prescribes a maximum building height of 7.0 metres on a sloping site. The height breach has resulted from the topographical constraints which apply to this site. In all of the circumstances the Commission does not consider that the proposal will result in a significant precedent effect.

F.2 NES

116. The Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Health) Regulations 2011 (NES) came into force on 1 January 2012. A statement from Mr Geddes presented at Attachment F to the application confirmed that he has undertaken a comprehensive review of District and Regional Council records and has found no records suggesting an activity on the Hazardous Activities and Industries List (HAIL) has taken place on the land which is subject to the application. In these circumstances the Commission concurs with Mr Bryce that the NES does not apply in this instance.

G. SECTION 104D

117. Section 104D of the Act confirms that a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either

- (a) The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or
- (b) The application is for an activity that will not be contrary to the objectives and policies of both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

118. Following consideration of the matters addressed in Part B and Part C of this decision the Commission has concluded that the proposal can pass through either gateway in section 104D. The Commission is therefore able to give consideration to the proposal pursuant to sections 104 and 104B of the Act.

H PART 2 OF THE ACT

119. Part 2 of the Act contains sections 5 to 8. These are referred to in reverse order.

120. Section 8 requires the Commission, in exercising its functions on this application, to take into account the principles of the Treaty of Waitangi. No issues were raised in reports or evidence in relation to section 8.

121. Section 7 directs that in achieving the purpose of the Act the Commission is to have particular regard to certain matters which include, of relevance here, the efficient use and development of natural and physical resources; the maintenance and enhancement of amenity values; the maintenance and enhancement of the quality of the environment; and any finite characteristics of natural and physical resources. The Commission is satisfied, having regard to the matters addressed in Part B and Part C of this decision, that the proposal is consistent with the relevant matters stated in section 7 of the Act. There are no other matters stated in section 7 which are of any particular relevance to the current application.

122. Section 6 sets out a number of matters which are declared to be of national importance and directs that these be recognised and provided for. The Commission concurs with Messrs Edmonds and Geddes that no matters listed in section 6 are relevant to the current application.

123. Section 5 sets out the purpose of the Act – to promote the sustainable management of natural and physical resources. Taking into account the definition of sustainable management contained in section 5(2), the Commission has reached the view that the land use activity subject to this application will achieve the purpose of the Act.

124. Sustainable management means managing the use, development and protection of natural and physical resources within certain parameters. The physical resources of this site will be developed in such a way that the social and well-being of the applicant is provided for, while the potential of natural and physical resources will be sustained to meet the reasonably foreseeable needs of future generations. Adverse effects of the activity can be avoided, remedied or mitigated by the amended design for the development and by adherence to appropriate conditions of consent.

F. OUTCOME

125. Section 104 of the Act directs that when considering an application for resource consent and any submission received in response to it, the Commission must, subject to Part 2, have regard to the actual and potential effects on the environment of allowing the activity together with the relevant provisions of the Operative District Plan and the Proposed District Plan. Other documents are also listed in section 104(1)(b) which are of no particular relevance in this instance. In the course of considering the application and submissions and in reaching this decision the Commission has followed the process provided for in section 104. Under section 104B the Commission has discretion to grant consent to the application and the Commission hereby does so subject to the imposition of conditions of land use consent as attached in a Schedule to this decision.

This decision on RM 140798 is dated 23 November 2015.



W D Whitney
COMMISSIONER

SCHEDULE : CONDITIONS OF CONSENT FOR RM 140798 : JAMES LLOYD DEVELOPMENTS LIMITED

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Clark Fortune McDonald and Associates, "Proposed Earthworks on Lot 1 DP 418501 Earthworks Layout, drawing referenced 02_02, Rev A
 - Clark Fortune McDonald and Associates, "Proposed Earthworks on Lot 1 DP 418501 Sections, drawing referenced 02_03 Rev A
 - Clark Fortune McDonald and Associates, "Proposed Earthworks on Lot 1 DP 418501 Design Earthworks Contours, drawing referenced 02_01 Rev A
 - Rohan Collett Architects: Context Site Plan (RC100) dated 5/11/15; Location Plan & Site Plan Level 0 (RC101A) dated 5/11/15; Site Plan Level 1 (RC102A) dated 5/11/15; Site Plan Level 2 (RC103A) dated 5/11/15; Proposed Floor Plans Unit 1-4 (RC200) dated 5/11/15; Proposed Unit 5 Floor Plans (RC201) dated 5/11/15; Proposed Elevations (RC300B) dated 5/11/15; Proposed Elevations (RC301A) dated 05/11/15; Proposed Sections (RC400A) dated 5/11/15; & Proposed Sections (RC401A) dated 5/11/15.
 - Rough & Milne, Landscape Concept Plan (L1.0) revision A Issue A dated 6/11/15.

stamped as approved on 23 November 2015, and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. 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.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$240. This initial fee has been set under section 36(1) of the Act.

Design of Residential Units

3. The residential units shall be designed and constructed so that internal sound levels do not exceed 35dBA Leq(24hr) in bedrooms and 40dBA Leq(24hr) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.

Hours of Operation for Construction Activities

4. Hours of operation for construction works shall be Monday to Friday (inclusive): 08:00 to 17:00 and Saturday 09:00 to 14:00. No construction work shall occur on Sundays and Public Holidays. Hours of operation for rock breaking works shall be Monday to Friday (inclusive): 09:00 to 16:00. No rock breaking work shall occur on Saturdays, Sundays or Public Holidays.
5. No heavy vehicles are to enter or exit the site outside the hours of Monday to Friday (inclusive): 08:00 to 17:00 and Saturday 09:00 to 14:00. No heavy vehicles associated with construction works shall access the site on Sundays and Public Holidays.

Engineering

6. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3 June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link: <http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

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

7. At least 5 working days prior to commencing work on site the consent holder shall advise the Principal Resource Management Engineer at Council of the scheduled start date of physical works. Compliance with Conditions 8-11 below shall be demonstrated prior to commencement of works.
8. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking or traffic will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed.
9. A temporary Traffic Management Plan with details of construction crossings and the impact of construction traffic on State Highway 6A and Morries Lane shall be completed and submitted to the New Zealand Transport Agency's network management consultant, Opus International Consultants of Alexandra, and to the Principal Resource Management Engineer at Council at least seven working days prior to any work commencing.
10. Prior to any access works being carried out in the State Highway road reserve, an agreement to work on the State Highway must be completed and submitted to the New Zealand Transport Agency's network management consultant, Opus International Consultants of Alexandra, at least seven working days prior to any work commencing.
11. Prior to the commencement of works, the consent holder shall submit detailed design, construction and maintenance plans to the New Zealand Transport Agency and the Queenstown Lakes District Council for certification. These plans shall be for any structures located within the State Highway 6A road reserve and the location of any pedestrian easements.
12. Prior to commencing works, the consent holder shall submit to the Principal Resource Management Engineer at Council for review and approval an earthworks site management plan. The approved earthworks site management plan shall include any specific geotechnical considerations and shall identify the location and layout of the proposed silt and storm water mitigation measures.
13. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with NZS 4404:2010 and the earthworks site management plan approved in Condition 12 above. These measures shall be implemented **prior** to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
14. At least 7 days prior to commencing excavations (with the exception of excavations required to complete site investigations), the consent holder shall provide the Principal Resource Management Engineer at Council with designs/work methodologies for the works as noted in Geosolve report ref 150178 Section 5.0. This shall take into account rock anchors on the adjoining site as noted in Section 4.2 of the Geosolve report.

15. At least 7 days prior to commencing excavations the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.4 of NZS 4404:2004 who is familiar with the Geosolve report ref 150178 and any subsequent report resulting from Condition 14 above and who shall supervise the excavation and filling procedure and retaining wall construction. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Principal Resource Management Engineer at Council new designs/work methodologies for the works prior to further work being undertaken with the exception of any necessary works required to stabilise the site in the interim.
16. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
17. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 6, to detail the following engineering works required:
 - a) The provision of a water supply to the development. This shall include an Acuflo CM2000 as the toby valve. The costs of the connection shall be borne by the consent holder. Should the consent holder wish to subdivide the units at a later date each unit will require an individual connection including water toby in accordance with Council standards
 - b) The provision of a foul sewer connection to each unit in accordance with Council's standards. The costs of the connection shall be borne by the consent holder.
 - c) The provision of a connection from all potential impervious areas within the site to the Council reticulated stormwater disposal system. The individual lateral connections shall be designed to provide gravity drainage for the entire area within each lot.
 - d) A Traffic Safety Audit report shall be completed regarding the access to Unit 5 and use of Morries Lane. Specifically this shall include confirmation of compliant access breakover angles for a 90 percentile vehicle plus an assessment whether a reversing convex mirror is required for Unit 5 safe reverse manoeuvres onto Morries Lane. The mirror, if required by the assessment, shall be installed by the consent holder under the direction of Council and maintained in perpetuity by the owner of Unit 5.
18. Prior to the commencement of any works on the site, the consent holder shall submit a Construction Noise Management Plan (CNMP) to Council for certification by a suitably qualified acoustic engineer. The plan shall include reference to;
 - a. Details of the design and placement of acoustic screening
 - b. Applicable noise limits and assessment criteria, including how construction sound assessed in accordance with NZS 6803:1999 can comply with these standards
 - c. Physical noise mitigation methods including all indoor and outdoor noise sources
 - d. Education and training to control noise
 - e. Noise monitoring and reporting requirements
 - f. Noise complaint contingency plan
 - g. Methods to review the CNMP following any changes on site.

Prior to commencing bulk earthworks

19. A detailed geotechnical investigation, including pilot cuts shall be carried out on the site. The geotechnical investigation shall determine the local and global geological stability and whether retaining, rock bolting or anchoring is required for the excavations. The report of the detailed geotechnical investigation shall be submitted for approval to the Principal Resource Management Engineer at Council and the New Zealand Transport Agency.
20. Design plans for any retaining structures, rock bolting or anchoring along with Producer Statements (PS1) shall be submitted and approved prior to works commencing. The consent holder shall supply the consent authority with written confirmation from the New Zealand Transport Agency that the proposed works will not adversely affect the State Highway.

To be monitored throughout earthworks

21. The Principal Resource Management Engineer at Council shall be notified and work shall stop immediately if any cracking, movement, structural distress or damage to any existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.
22. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
23. No earthworks, temporary or permanent, are to breach the boundaries of the site.
24. The earthworks, batter slopes, retaining and site management shall be undertaken in accordance with the recommendations of the Geosolve report ref 150178.
25. The consent holder shall ensure that construction of the retaining wall along the north and east sides of the site are completed as soon as practicable on completion of the excavations. If this cut is left unstabilised for more than 4 weeks following excavation, temporary retaining and/or protection measures shall be installed to protect the exposed batter face from the elements and potential erosion or instability until such time as the cut is permanently stabilised.
26. If at any time Council, or its elected representatives, receives a justifiable complaint about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and/or buildings beyond this site. Depending on the outcome of this report, a peer review may be required to be undertaken by another suitably qualified professional at the consent holder's expense. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. Both the report and peer review (if required) shall be submitted to Council for review and certification. The consent holder shall implement any measures proposed in the report that will mitigate any negative effects of the vibration.
27. 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; and
- (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 Heritage 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) 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 Heritage New Zealand Pouhere Taonga Act 2014; and
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

On completion of earthworks and prior to construction of the development

- 28. On completion of earthworks within the building footprint and prior to the construction of the development, a suitably qualified engineer experienced in soils investigations shall ensure that either:
 - a) Certification is provided to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a chartered professional engineer; or
 - b) The foundations of the buildings shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

On completion of earthworks and prior to occupation of the development

- 29. On completion of the earthworks, the consent holder shall complete the following:
 - a) All earthworked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - c) Any power supply and/or telecommunications connections to the units shall be underground from existing reticulation and in accordance with any requirements/standards of Aurora Energy/Delta and Chorus.
 - d) The formation of vehicle access, parking and manoeuvring areas to each unit to Council standards.

- e) The completion of all works detailed in Condition 17.
30. On completion of the earthworks and prior to the occupation of the units, the consent holder shall submit the following information to the Principal Resource Management Engineer at Council for review and certification:
- a) An engineer's PS4 Producer Statement shall be submitted for any permanent retaining walls which exceed 1.5m in height or are subject to additional surcharge loads; or
 - b) The consent holder shall provide a copy of a Code of Compliance Certificate obtained under a Building Consent for any permanent retaining walls which exceed 1.5m in height or are subject to additional surcharge loads.
 - c) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this development at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all water, wastewater and stormwater reticulation (including private laterals and toby positions).

Landscaping

31. Prior to works commencing on site, the consent holder shall submit a revised landscape plan to the Resource Consent Manager of the Council for certification and approval by Council prior to any development. Such revised landscape plan shall be broadly consistent with the Landscape Concept Plan prepared by Rough and Milne Landscape Architects (L1.0) Revision A Issue A dated 6/11/15 subject to the following;
- Provide for structure planting of specified indigenous species with a minimum height of 3m to 4m at maturity on the western and eastern parts of the property to assist with breaking up the form of Units 1 and 5 when viewed from 155 Frankton Road and the adjoining Club development; and
 - The approved revised landscape plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.
32. In order to ensure that the proposed building is located exactly as proposed in the application and complies with the degree of infringement applied for, the consent holder shall employ an appropriately qualified surveyor at their expense who shall:
- (a) Certify to Council in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
 - (b) Confirm to Council in writing upon completion of the building that it has been built in accordance with the approved plans and complies with the degree of infringement applied for.

Note: The consent holder is advised that a suitably qualified surveyor is required to carry out a survey of the land, recording the ground levels, prior to any earthworks being carried out on the site.

Advice Notes

1. The consent holder is advised that any retaining walls proposed in this development which exceed 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

2. The consent holder is advised to undertake a pre-construction condition survey, including photographs, to record the existing condition of all neighbouring buildings, landscaping and roads that lie within 10m of the proposed excavations. The extent of the pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of roading, landscaping and structures needs to be documented by way of photos, focusing on any damage that is already apparent. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a result of the consented works. The survey will never cover everything but it aims to provide a record that can be reviewed in the event of a complaint or issue being raised.



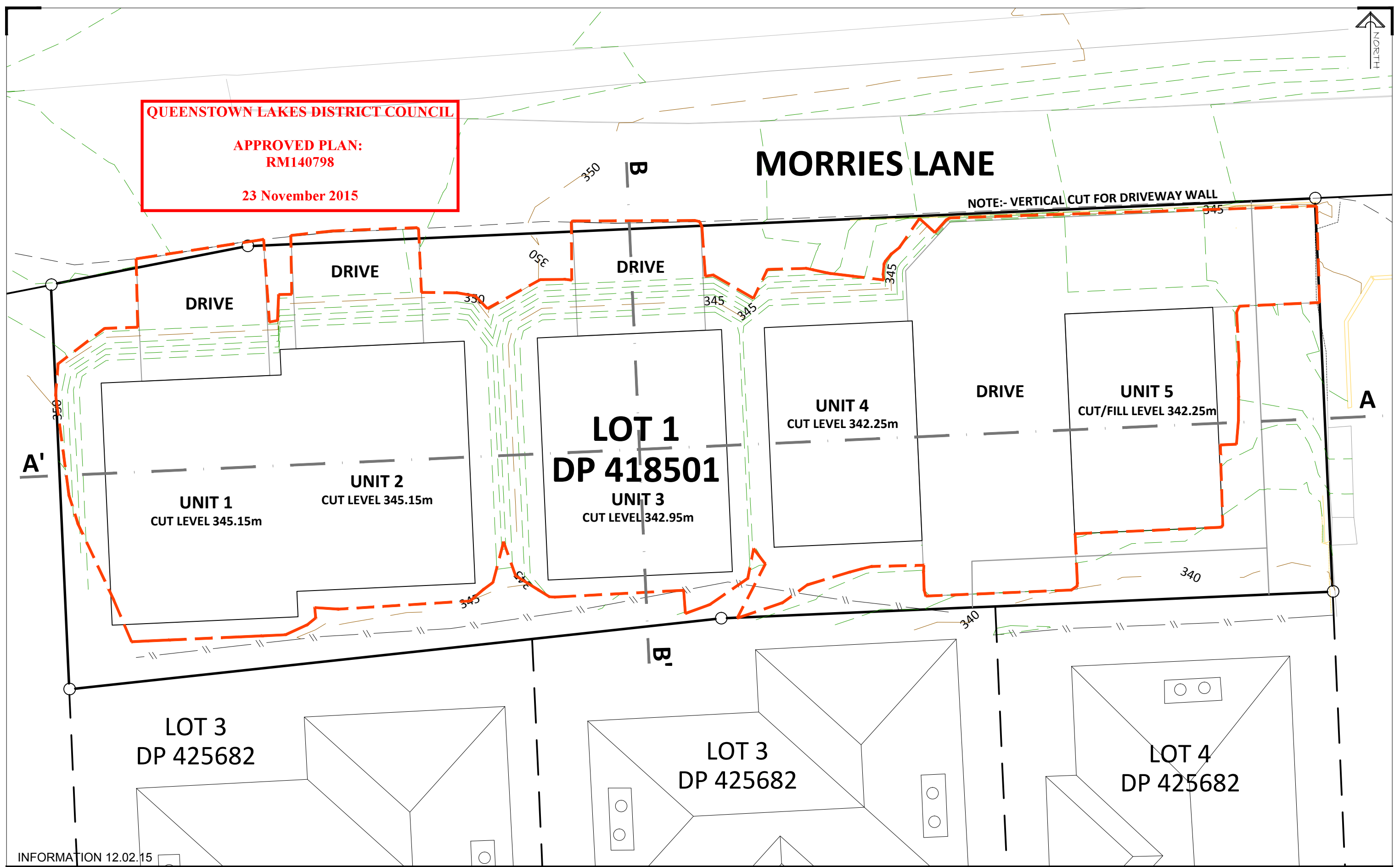
QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140798

23 November 2015

MORRIES LANE

NOTE:- VERTICAL CUT FOR DRIVEWAY WALL



INFORMATION 12.02.15

Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O.Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz

Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

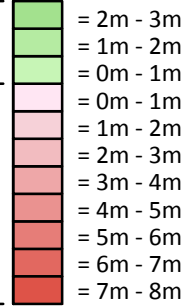
Rev.	Date	Revision Details	By
A	25.02.15	BATTER SLOPE INFORMATION ADDED	HK

PROPOSED EARTHWORKS ON LOT 1 DP 418501 DESIGN EARTHWORKS CONTOURS

Client	Surveyed	Signed	Date	Job No.	Drawing No.
JAMES LLOYD DEVELOPMENTS	HK		12.02.15	11630	02_01
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	HK		12.02.15	1:75 @ A1 1:150 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	RCA			Mt Nic 2000 & MSL	A

LEGEND:

EARTHWORKS DEPTHS



EARTHWORKS VOLUMES

CUT = 2120m³
 FILL = 20m³
 BALANCE = 2100m³
 AREA OF EARTHWORKS = 750m²
 --- = EXTENT OF EARTHWORKS

MAXIMUM DEPTH OF CUT = 7.1m
 MAXIMUM DEPTH OF FILL = 2.1m

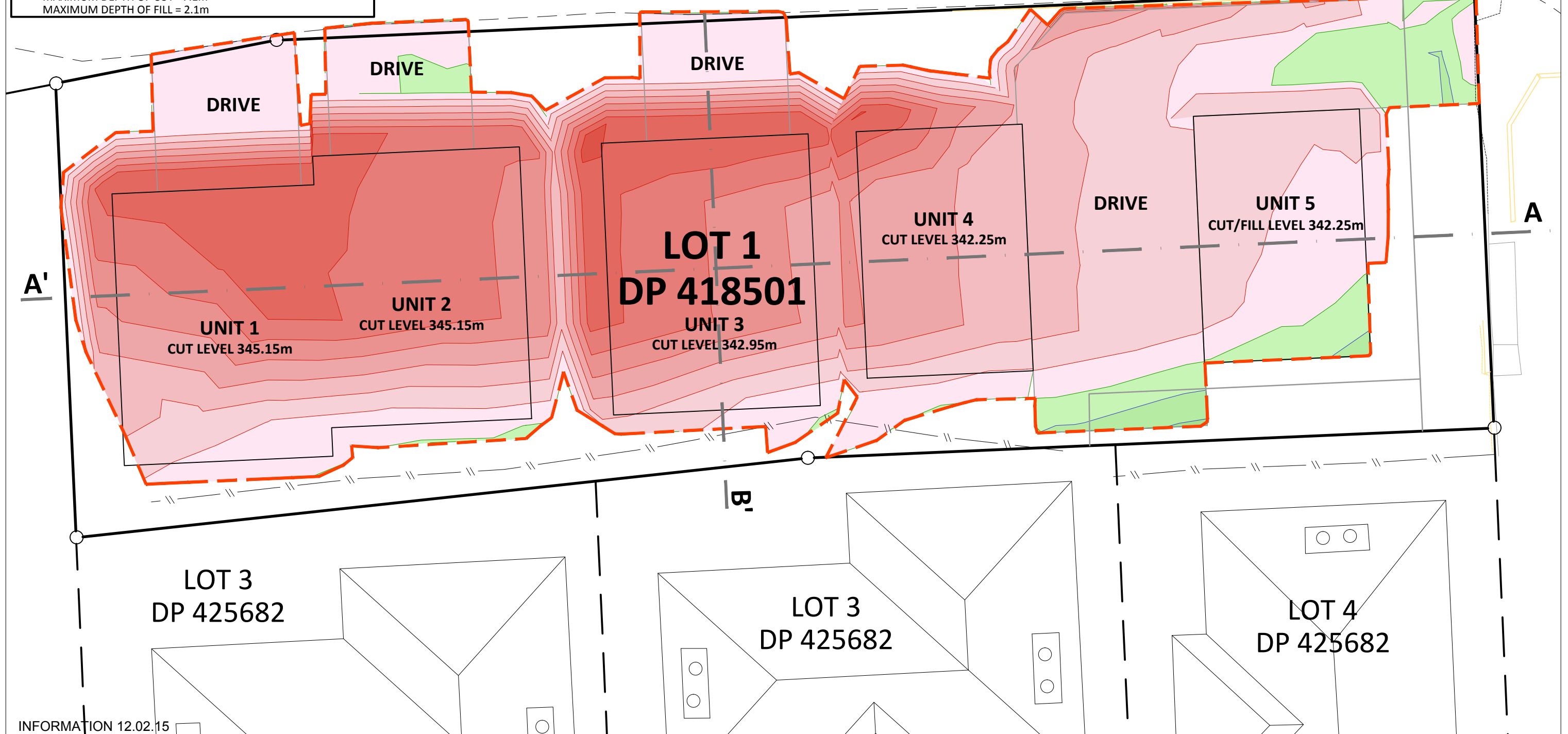
QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015

MORRIES LANE

NOTE:- VERTICAL CUT FOR DRIVEWAY WALL



INFORMATION 12.02.15

Clark Fortune McDonald & Associates
 Licensed Cadastral Surveyors - Land Development - Planning Consultants
 309 Lower Shotover Road, P.O. Box 553 Queenstown
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz
 Shop 2, Otago House, 475 Moray Place, P.O. Box 5960
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
A	25.02.15	BATTER SLOPE INFORMATION ADDED	HK

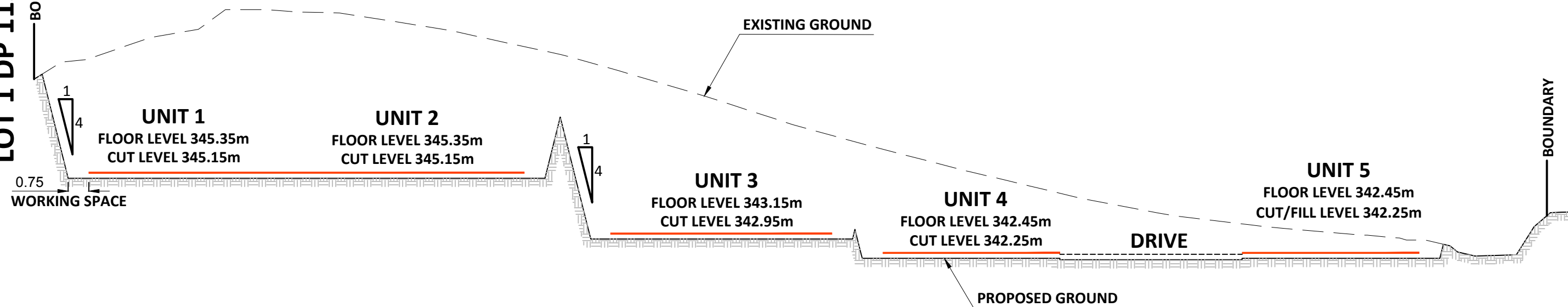
PROPOSED EARTHWORKS ON LOT 1 DP 418501 EARTHWORKS LAYOUT

Client	Surveyed	Signed	Date	Job No.	Drawing No.
JAMES LLOYD DEVELOPMENTS	HK	HK	12.02.15	11630	02_02
Notes:	Drawn	Signed	Date <td>Scale</td> <td>Rev.</td>	Scale	Rev.
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	Designed	Signed	Date	Datum & Level	Rev.
	RCA	RCA		Mt Nic 2000 & MSL	A

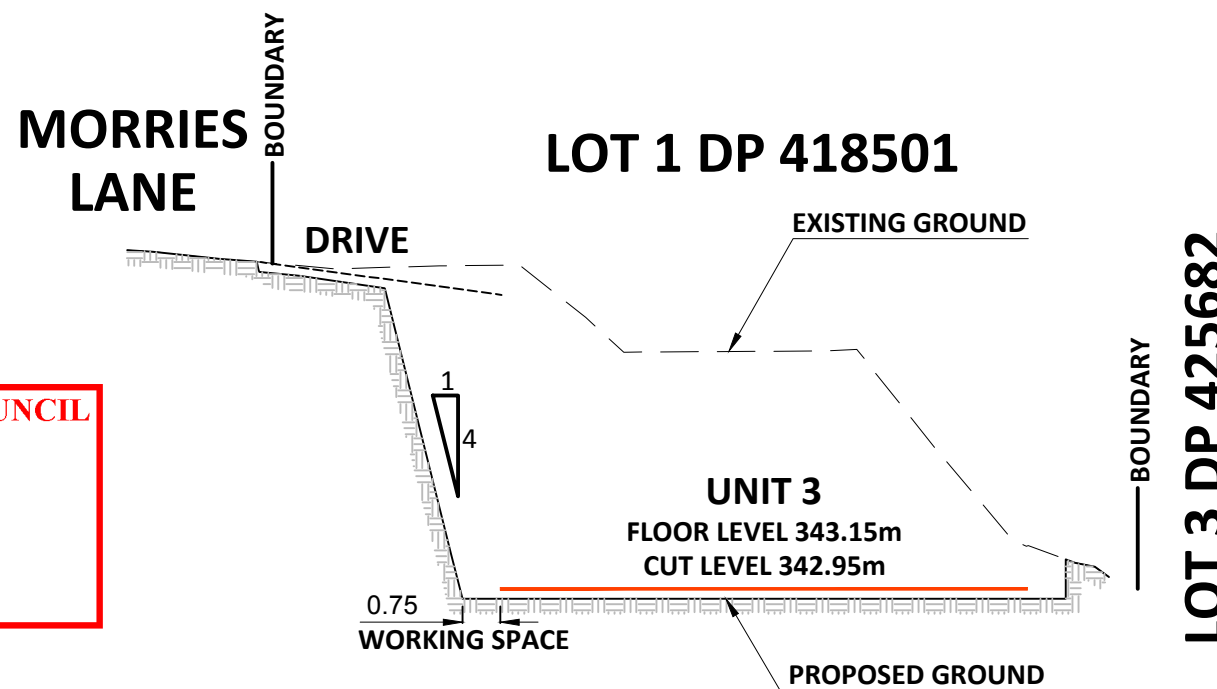
LOT 1 DP 11245

LOT 1 DP 418501

LOT 8 DP 6818



SECTION A - A'



SECTION B - B'

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM140798

23 November 2015

INFORMATION 12.02.15

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Rev.	Date	Revision Details	By
A	25.02.15	BATTER SLOPE INFORMATION ADDED	HK

PROPOSED EARTHWORKS ON LOT 1 DP 418501
SECTIONS

Client	Surveyed	Signed	Date	Job No.	Drawing No.
JAMES LLOYD DEVELOPMENTS				11630	02_03
	Drawn	Signed	Date	Scale	
	HK		12.02.15	1:75 @ A1	
	Designed	Signed	Date	Datum & Level	Rev.
	RCA			Mt Nic 2000 & MSL	A

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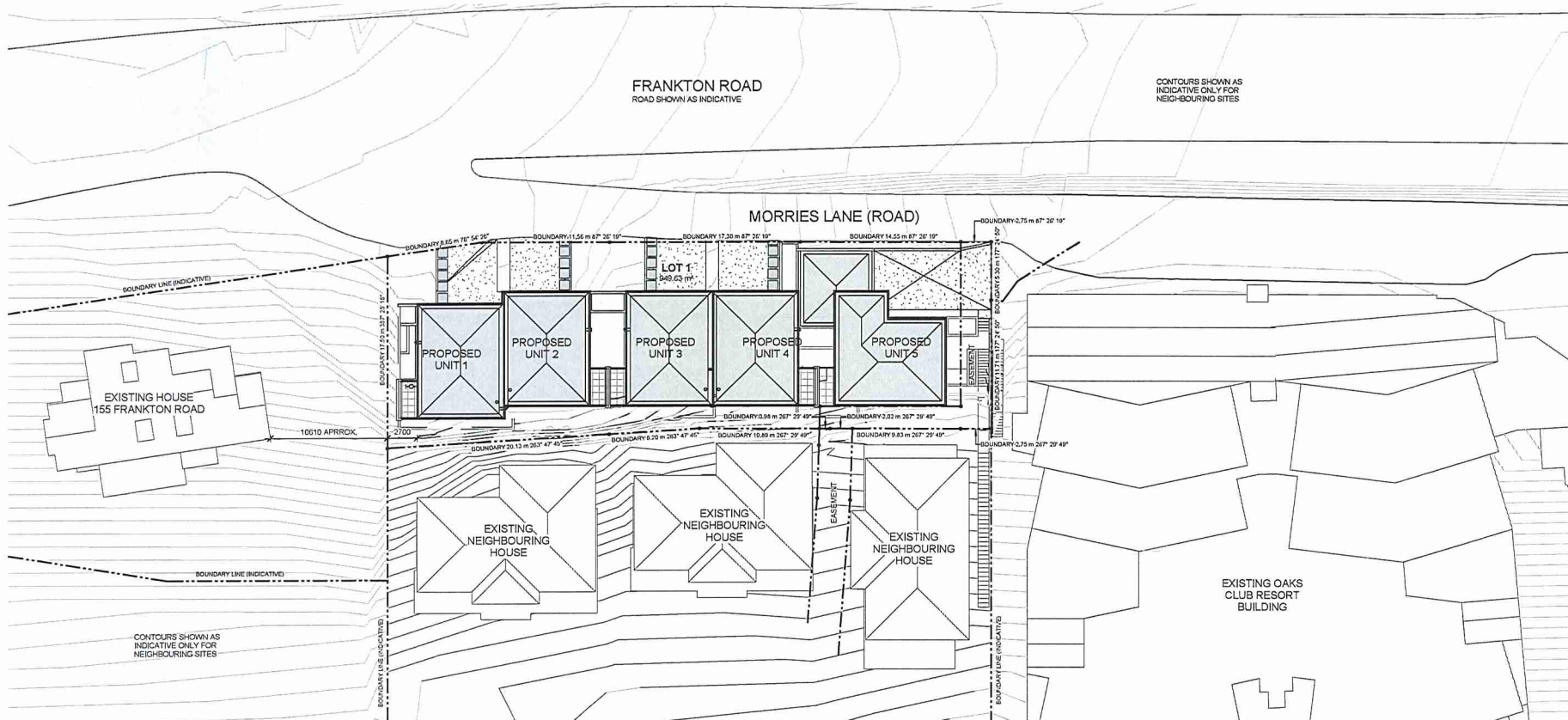


**JAMES LLOYD
 APARTMENTS**

163-169 FRANKTON ROAD
 QUEENSTOWN

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1 CONTEXT SITE PLAN
 A300 1:200

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015

JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1:200

CONTEXT SITE PLAN

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM140798**

23 November 2015



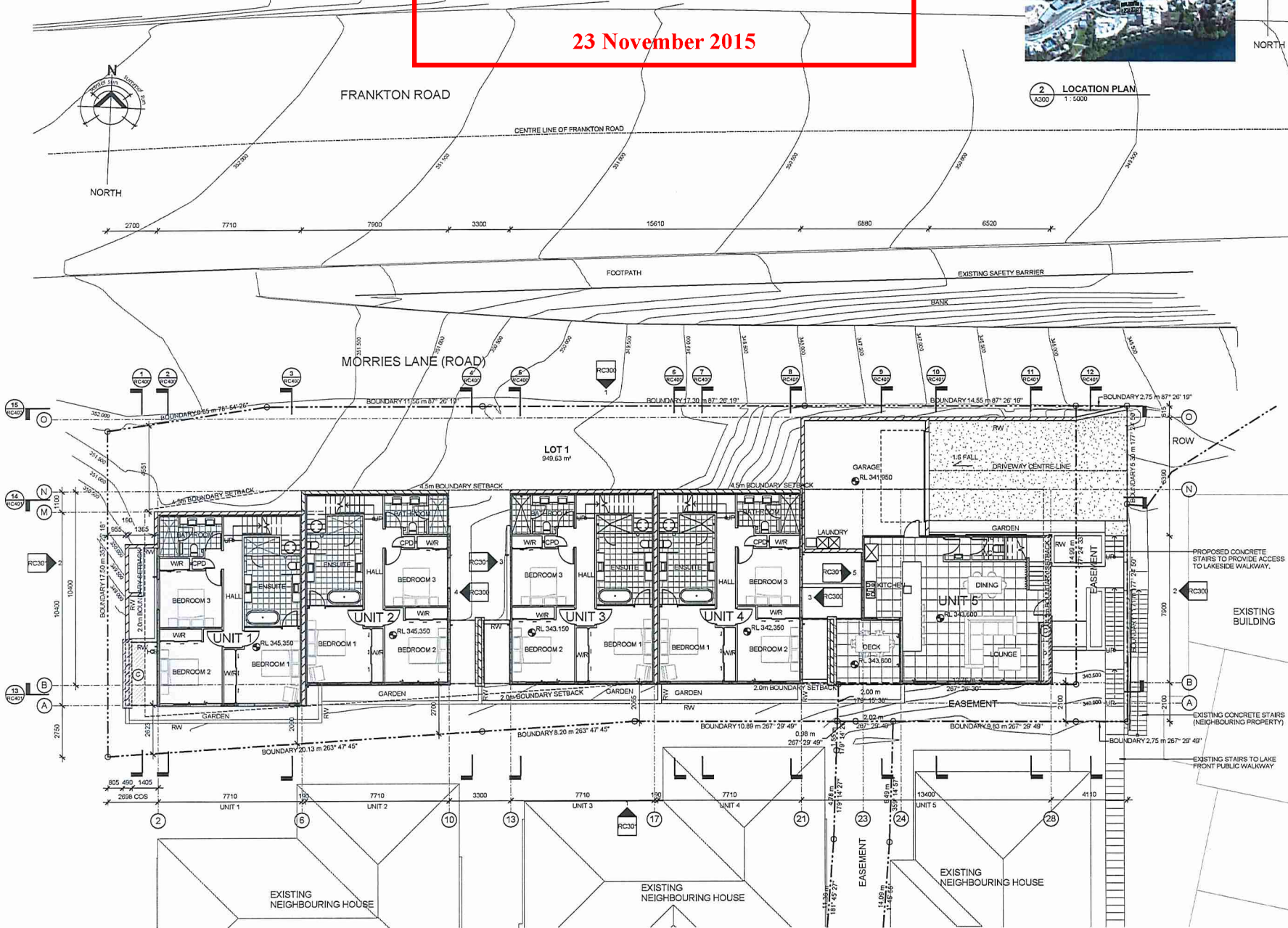
rohan collett architects

P 03 943 2911
INFO@COLLETTARCHITECT.CO.NZ
13 49 CAMBRIDGE ICE CHRISTCHURCH
PO BOX 146 CHRISTCHURCH 8140

**JAMES LLOYD
APARTMENTS**

163-169 FRANKTON ROAD
QUEENSTOWN

2 LOCATION PLAN
1: 5000



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RESOURCE CONSENT NOTES

1. QUEENSTOWN LAKES DISTRICT COUNCIL (QLDC) HIGH DENSITY RESIDENTIAL SUB-ZONE A.
2. QLDC DISTRICT PLAN RULES WHICH THE PROPOSED DEVELOPMENT ENCLOSES / DOES NOT COMPLY WITH:
 - (A) 7.5.3.3.v. HEIGHT AND ELEVATION RESTRICTIONS ALONG FRANKTON ROAD. DEVELOPMENT EXCEEDS THE ALLOWABLE 10% (2.40m) OF ROAD FRONTAGE LENGTH (64.8m).
 - (C) 7.5.5.2.v. SETBACK FROM INTERNAL BOUNDARIES / NEIGHBOURS: 1 x 4.5m, ALL OTHERS 2.0m
 - 7.5.5.2.vii. CONTINUOUS BUILDING LENGTH:
 - a) BREAKS IN BUILDING LENGTH SHALL BE MIN. 2m DEEP AND 4m WIDE.
 - b) AGGREGATE LENGTH SHALL NOT EXCEED 30m.
 - 7.5.5.2.viii. OUTDOOR LIVING SPACE:
 - a) MIN. OUTDOOR LIVING SPACE AREA OF 20m² WITH MIN. DIMENSIONS OF 3m, AT GROUND LEVEL AND 8m² WITH A 2m MIN. DIMENSION AT LEVELS ABOVE.
 - (D) 7.5.5.3.v. MAX HEIGHT: 7m ABOVE GROUND LINE.

LEGEND

RW BLOCK RETAINING WALL

CUT & FILL SECTIONS ADDED 11/11/14 A

JOB NUMBER 1314
SHEET ISSUE DATE 5/11/15
SCALE AT A1 As indicated

LOCATION PLAN & SITE PLAN - LEVEL 0

1 PROPOSED SITE PLAN - LEVEL 0
1: 100

RESOURCE CONSENT

RC101 A

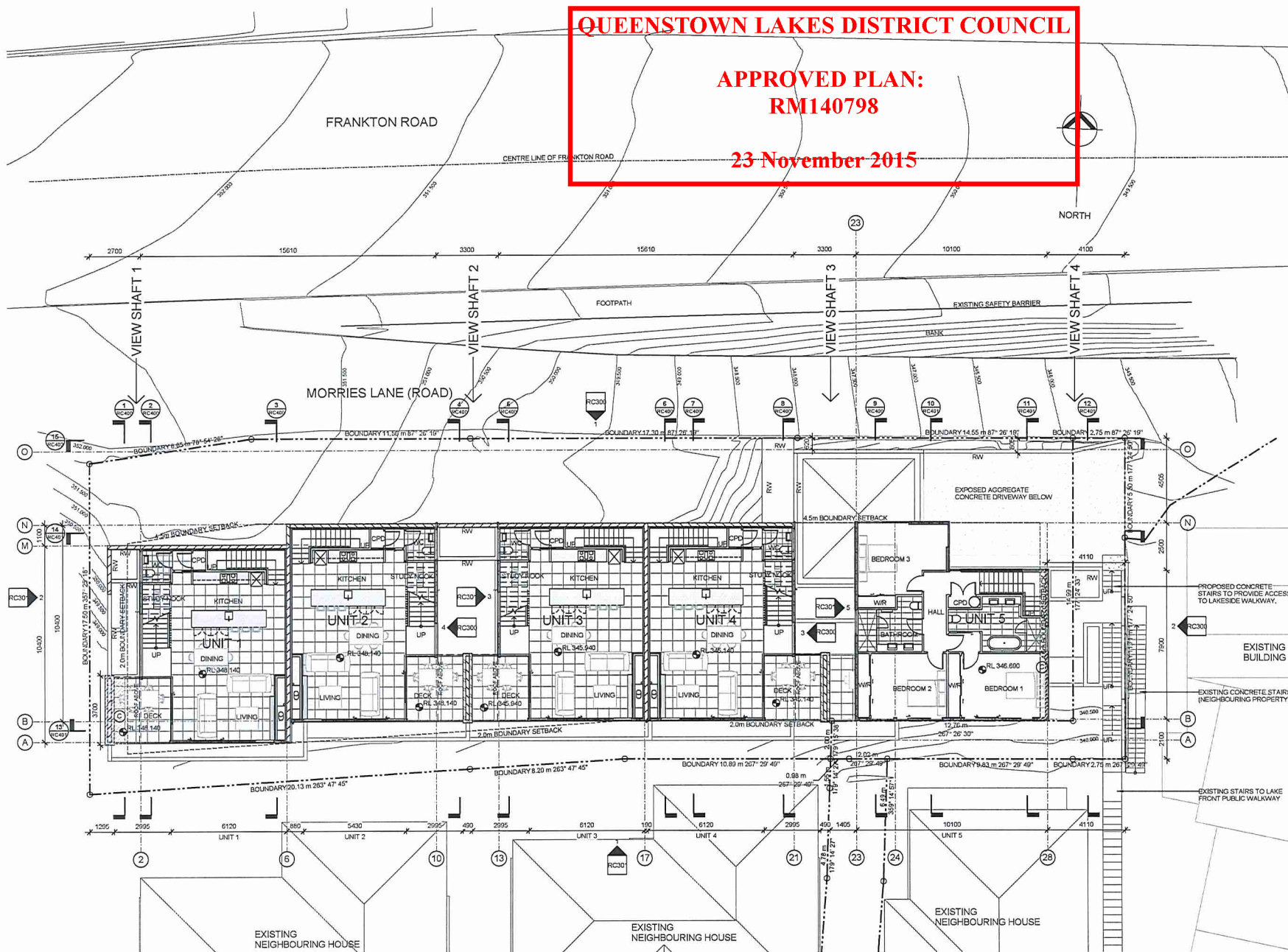
JAMES LLOYD
 APARTMENTS

163-169 FRANKTON ROAD
 QUEENSTOWN

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015



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RESOURCE CONSENT NOTES

1. QUEENSTOWN LAKES DISTRICT COUNCIL (QLDC) HIGH DENSITY RESIDENTIAL SUB-ZONE A.
2. QLDC DISTRICT PLAN RULES WHICH THE PROPOSED DEVELOPMENT ENCOMRACHES / DOES NOT COMPLY WITH:

- A) 7.5.3.3.v. HEIGHT AND ELEVATION RESTRICTIONS ALONG FRANKTON ROAD DEVELOPMENT EXCEEDS THE ALLOWABLE 10% (6.48m) OF ROAD FRONTAGE LENGTH (54.81m).
- C) 7.5.5.2.v. SETBACK FROM INTERNAL BOUNDARIES / NEIGHBOURS: 1 x 4.5m, ALL OTHERS 2.0m

- 7.5.5.2.vii. CONTINUOUS BUILDING LENGTH:
 - a) BREAKS IN BUILDING LENGTH SHALL BE MIN. 3m DEEP AND 4m WIDE.
 - b) AGGREGATE LENGTH SHALL NOT EXCEED 30m.
- 7.5.5.2.viii. OUTDOOR LIVING SPACE:
 - a) MIN. OUTDOOR LIVING SPACE AREA OF 20m² WITH MIN. DIMENSIONS OF 3m, AT GROUND LEVEL AND 8m² WITH A 2m MIN. DIMENSION AT LEVELS ABOVE.
- B) 7.5.5.3.v.
 - a) MAX HEIGHT: 7m ABOVE GROUND LINE.

LEGEND

RW BLOCK RETAINING WALL

EXISTING BUILDING

EXISTING CONCRETE STAIRS (NEIGHBOURING PROPERTY)

EXISTING STAIRS TO LAKE FRONT PUBLIC WALKWAY

CUT & FILL SECTIONS ADDED 11/11/14 A

JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1: 100

SITE PLAN - LEVEL 1

1 RC102 PROPOSED SITE PLAN LEVEL 1
 A300 1: 100

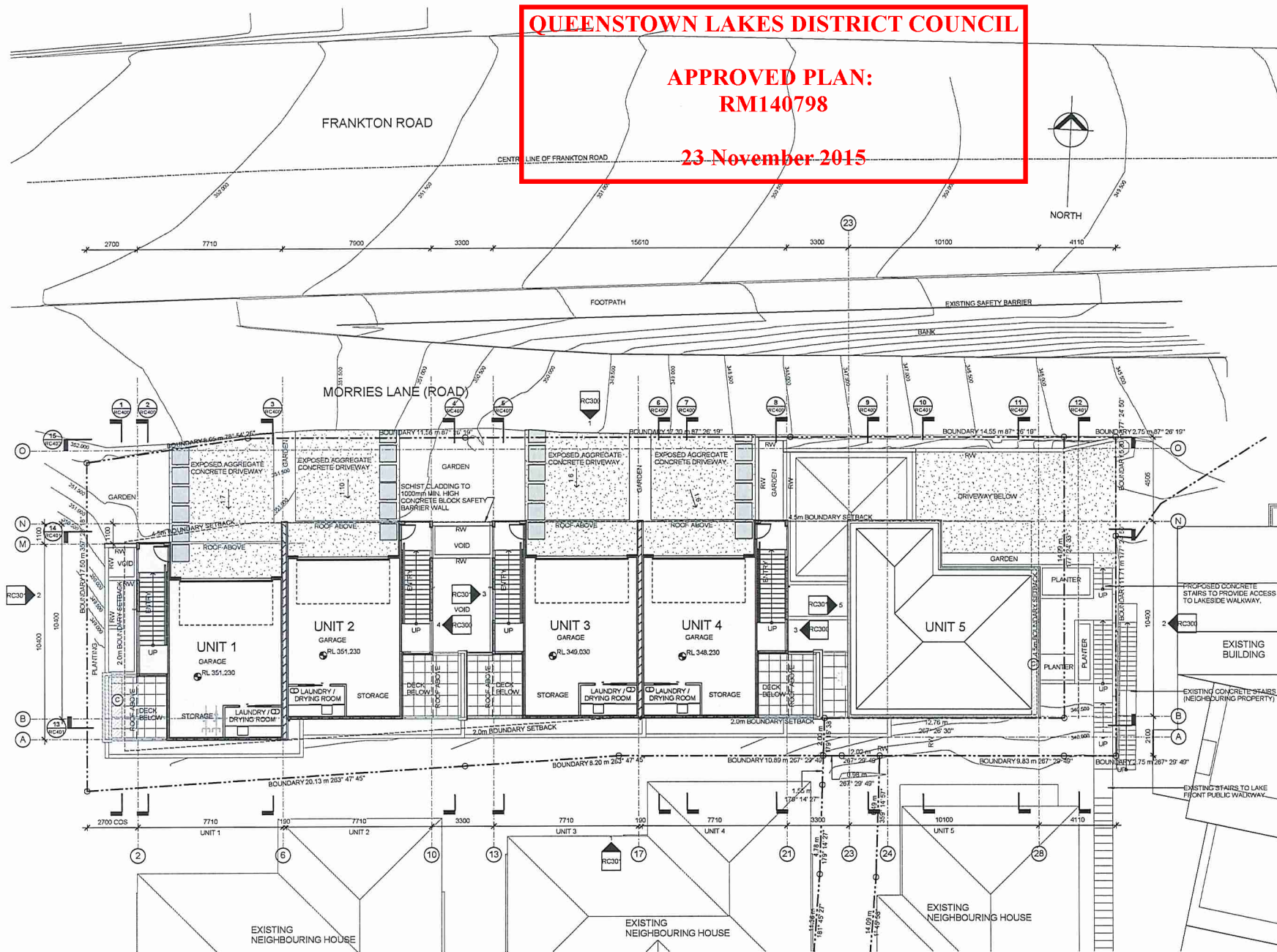
RESOURCE CONSENT

RC102 A

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015



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RESOURCE CONSENT NOTES

1. QUEENSTOWN LAKES DISTRICT COUNCIL (QLDC) HIGH DENSITY RESIDENTIAL SUB-ZONE A.
2. QLDC DISTRICT PLAN RULES WHICH THE PROPOSED DEVELOPMENT ENCROACHES / DOES NOT COMPLY WITH.

- (A) 7.5.5.3.vi. HEIGHT AND ELEVATION RESTRICTIONS ALONG FRANKTON ROAD. DEVELOPMENT EXCEEDS THE ALLOWABLE 10% (5.48m) OF ROAD FRONTAGE LENGTH (54.81m).
- (C) 7.5.6.2.iv. SETBACK FROM INTERNAL BOUNDARIES / NEIGHBOURS: 1 x 4.0m, ALL OTHERS 2.0m
 - 7.5.5.2.vii. CONTINUOUS BUILDING LENGTH:
 - a) BREAKS IN BUILDING LENGTH SHALL BE MIN. 3m DEEP AND 4m WIDE
 - b) AGGREGATE LENGTH SHALL NOT EXCEED 30m.
 - 7.5.6.2.viii. OUTDOOR LIVING SPACE:
 - a) MIN. OUTDOOR LIVING SPACE AREA OF 20m² WITH MIN. DIMENSIONS OF 3m, AT GROUND LEVEL AND 8m² WITH A 2m MIN. DIMENSION AT LEVELS ABOVE.
- (B) 7.5.5.3.v. MAX HEIGHT: 7m ABOVE GROUND LINE.

LEGEND

RW BLOCK RETAINING WALL

EXISTING CONCRETE STAIRS (NEIGHBOURING PROPERTY)

EXISTING STAIRS TO LAKE FRONT PUBLIC WADWAY

CUT & FILL SECTIONS ADDED 11/11/14 A

JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1:100

SITE PLAN - LEVEL 2

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015

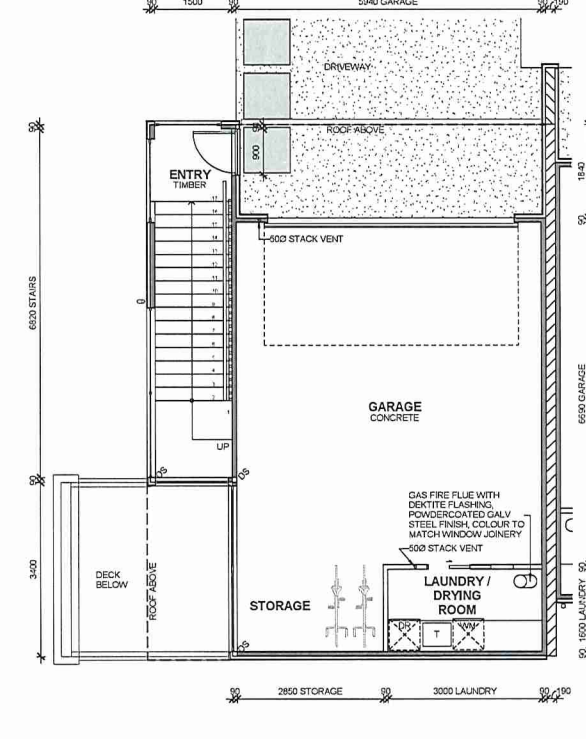
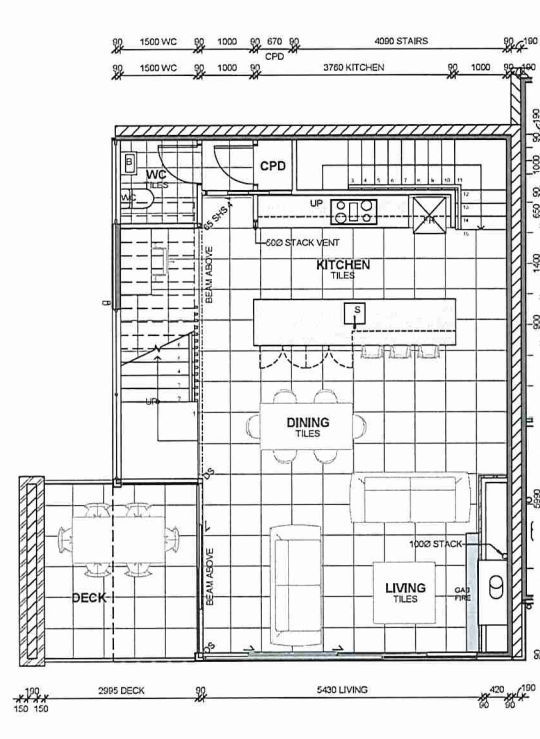
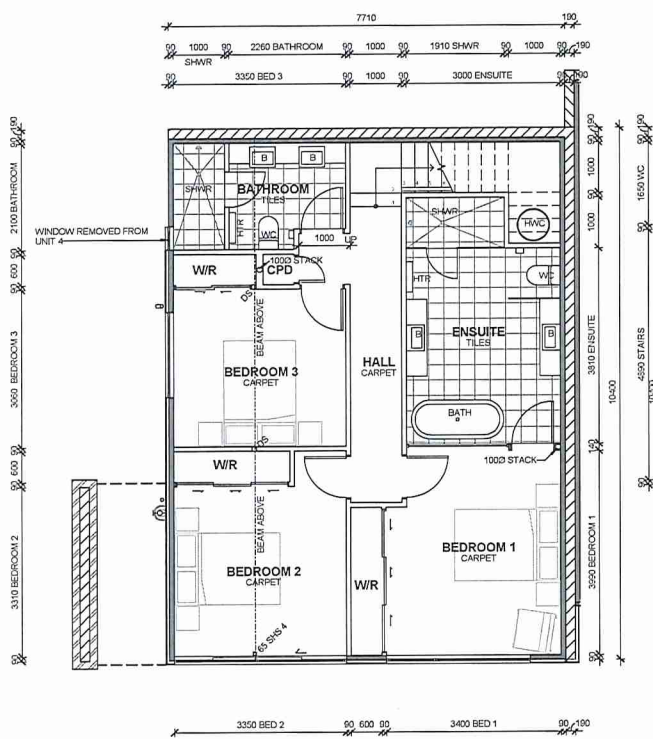
JAMES LLOYD
 APARTMENTS

103-169 FRANKTON ROAD
 QUEENSTOWN

UNIT 1-4 FLOOR AREA
 LEVEL 0: 81m²
 LEVEL 1: 75m²
 LEVEL 2: 57m²
 TOTAL: 214m²

GENERAL NOTES

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1 LEVEL 0 PROPOSED FLOOR PLAN: UNITS 1 - 4
 1:50 (UNITS 2 + 4 HANDED)

2 LEVEL 1 PROPOSED FLOOR PLAN: UNITS 1 - 4
 1:50 (UNITS 2 + 4 HANDED)

3 LEVEL 2 PROPOSED FLOOR PLAN: UNITS 1 - 4
 1:50 (UNITS 2 + 4 HANDED)

JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1:50

PROPOSED FLOOR PLANS
 UNITS 1-4

**APPROVED PLAN:
RM140798**

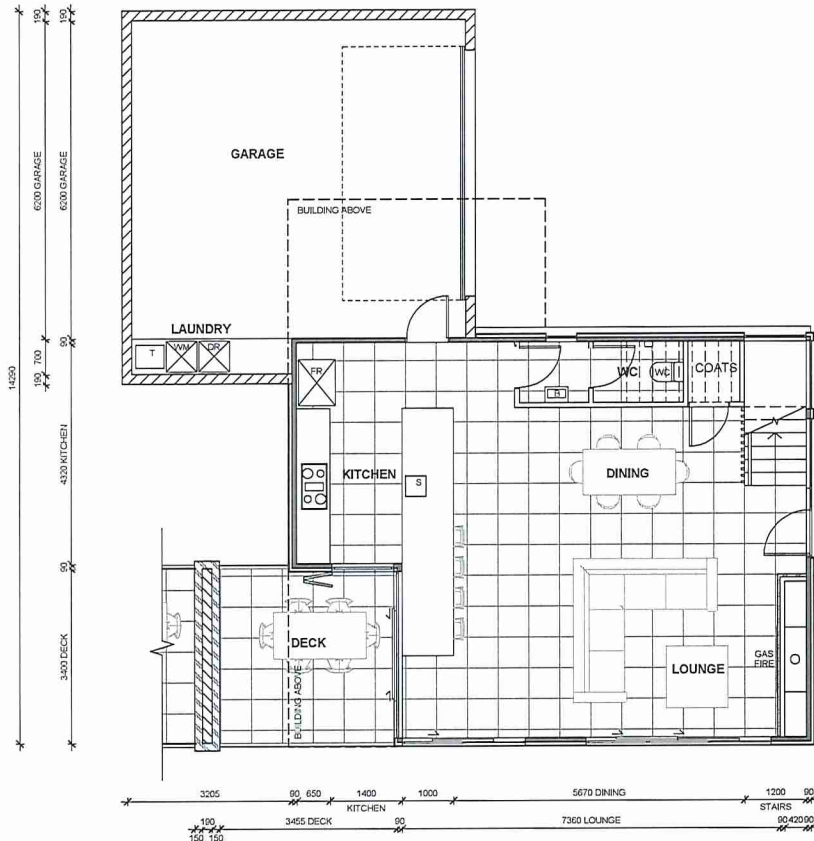
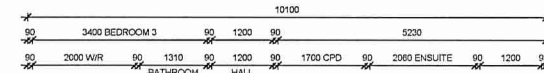
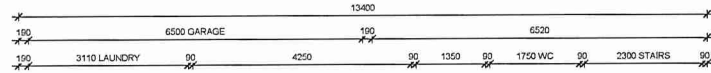
23 November 2015

P: 03 943 3911
 INFO@COLLETTARCHITECTS.CO.NZ
 151-155 CAMBRIDGE TICE CHRISTCHURCH
 PO BOX 1406 CHRISTCHURCH 8140

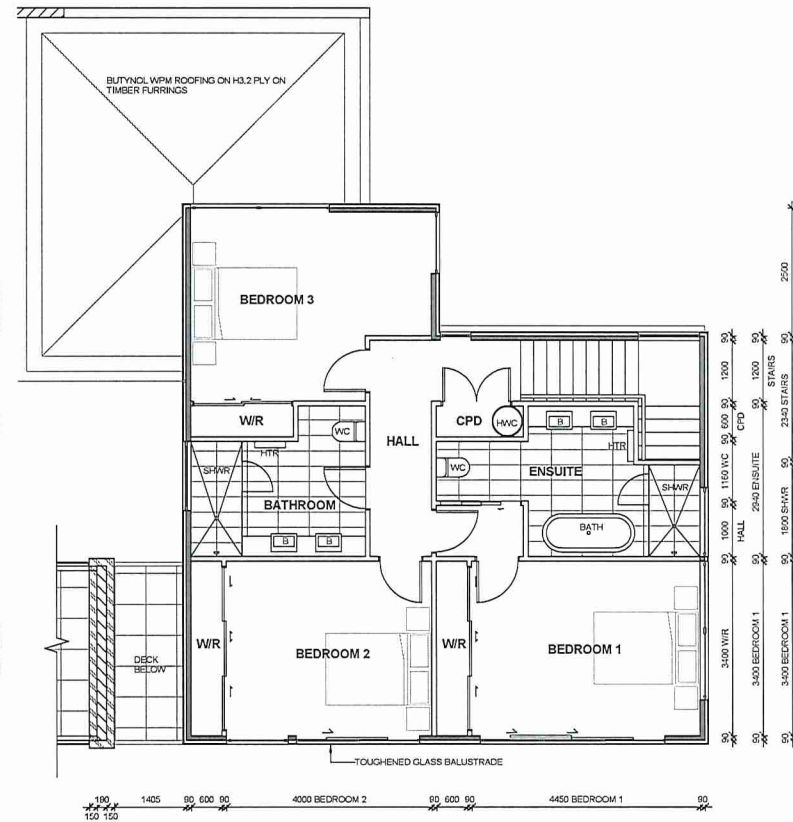
**JAMES LLOYD
 APARTMENTS**

163-169 FRANKTON ROAD
 QUEENSTOWN

UNIT 5 FLOOR AREA
 LEVEL 0: 120m²
 LEVEL 1: 92m²
 TOTAL: 212m²



1 PROPOSED LEVEL 0 PLAN: UNIT 5
 1:50



2 PROPOSED LEVEL 1 PLAN: UNIT 5
 1:50

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JOB NUMBER: 1314
 SHEET ISSUE DATE: 5/11/15
 SCALE AT A1: 1:50

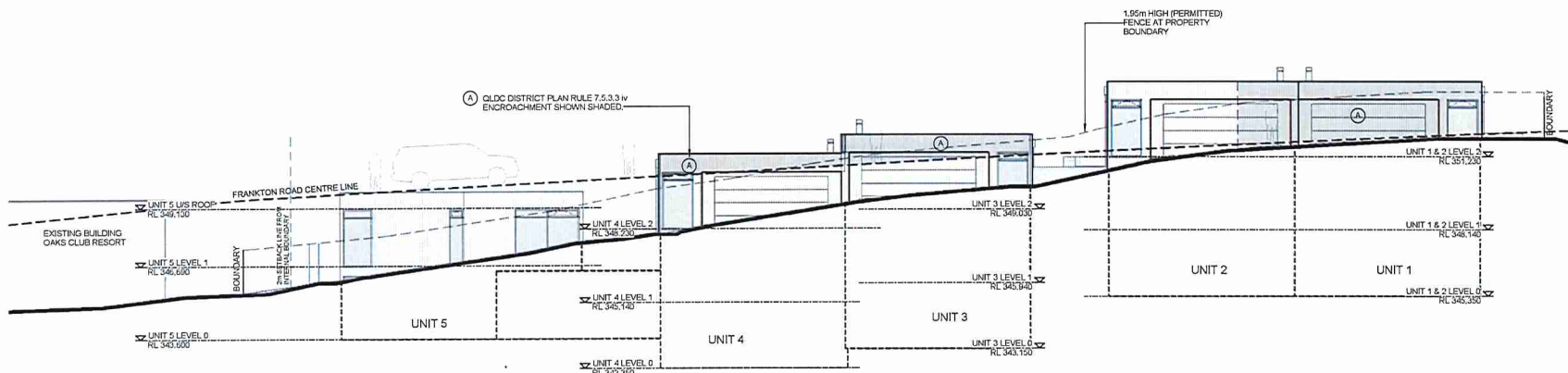
PROPOSED UNIT 5 FLOOR PLANS

JAMES LLOYD APARTMENTS

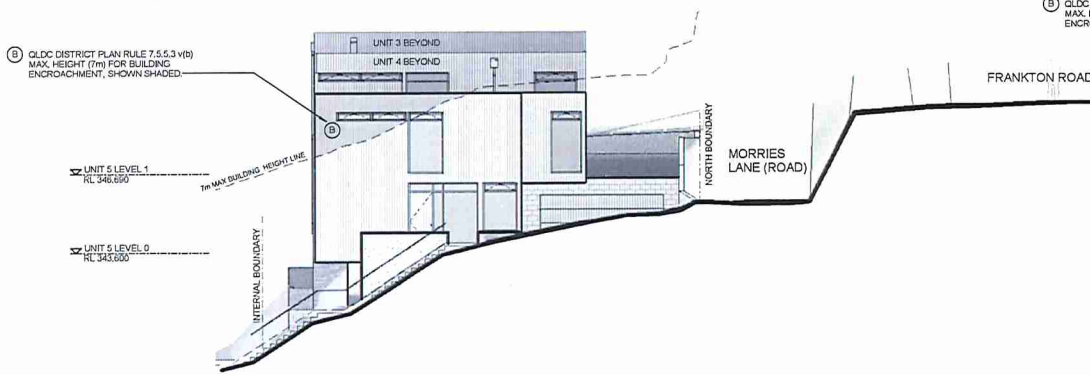
163-169 FRANKTON ROAD
 QUEENSTOWN

GENERAL NOTES

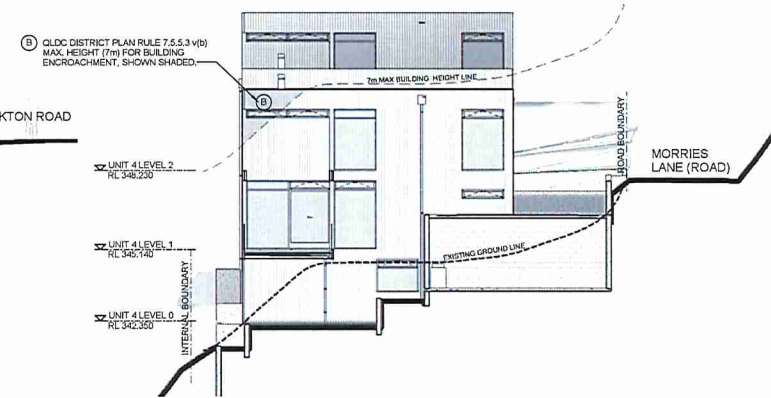
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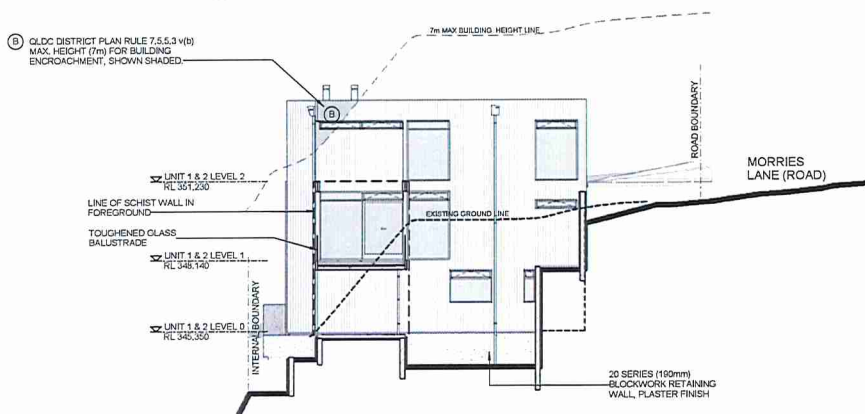
1 NORTH ELEVATION
 RC101 1:100



2 EAST ELEVATION - UNIT 5
 RC101 1:100



3 EAST ELEVATION - UNIT 4
 RC101 1:100



4 EAST ELEVATION - UNIT 2
 RC101 1:100

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015

ELEVATIONS UPDATED INCLUDING 16/06/15 B
 OAKS CLUB BUILDING
 LANDSCAPING STEPS TO UNIT 4 02/03/15 A
 SHOWN AS REQUESTED

JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1:100

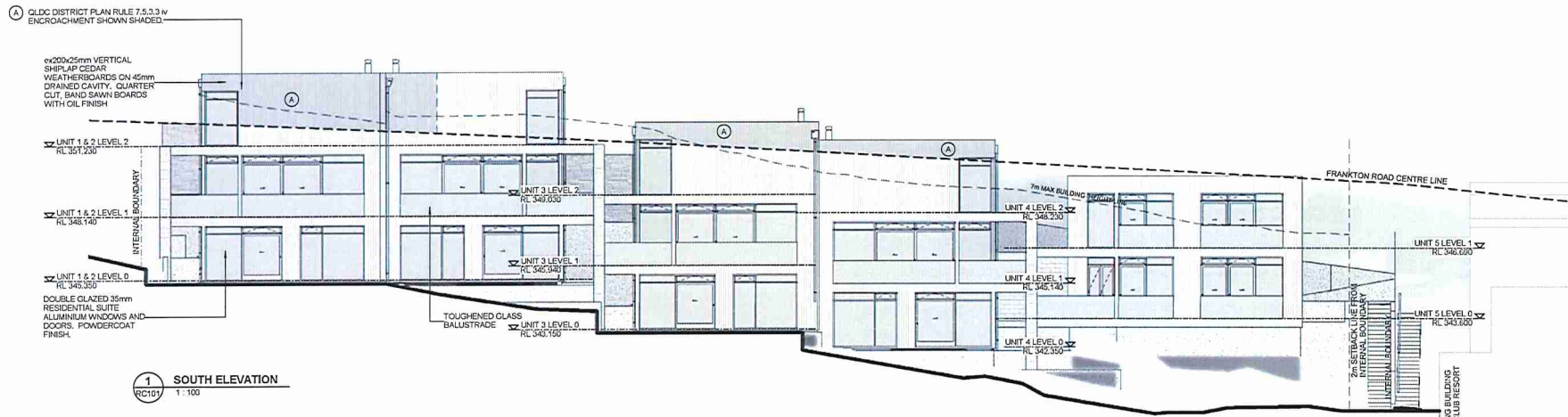
PROPOSED ELEVATIONS

JAMES LLOYD APARTMENTS

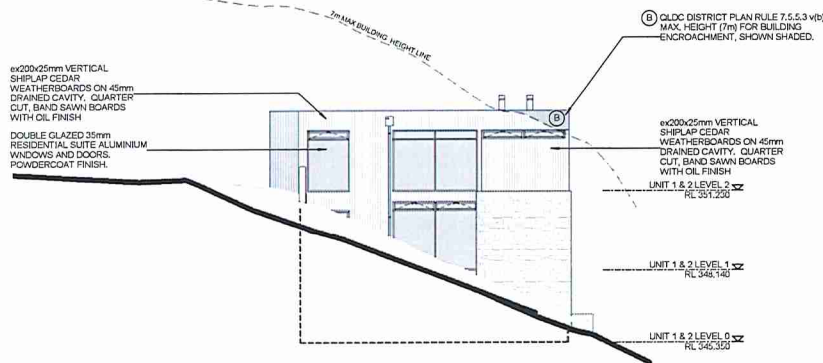
163-169 FRANKTON ROAD
 QUEENSTOWN

GENERAL NOTES

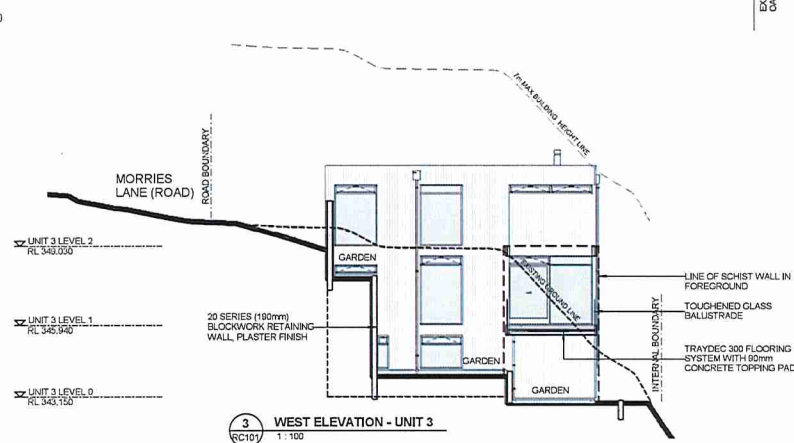
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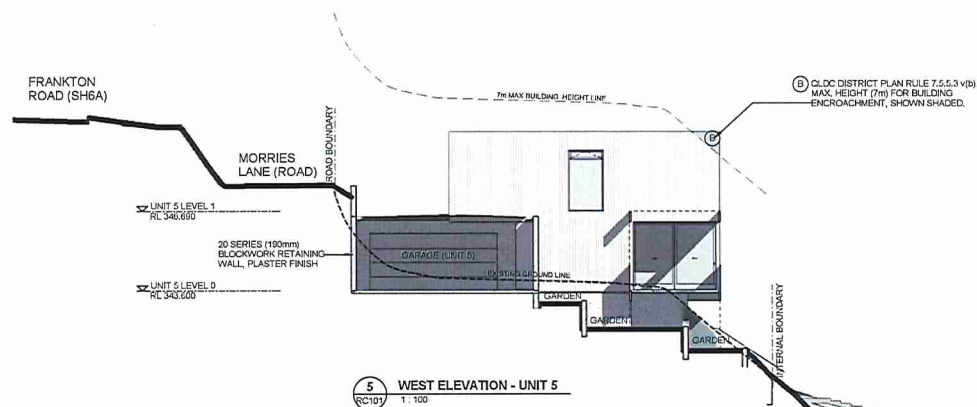
1 SOUTH ELEVATION
 1:100



2 WEST ELEVATION - UNIT 1
 1:100



3 WEST ELEVATION - UNIT 3
 1:100



5 WEST ELEVATION - UNIT 5
 1:100

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
 RM140798**

23 November 2015

ELEVATIONS UPDATED INCLUDING 16/06/15 A
 OAKS CLUB BUILDING

JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1:100

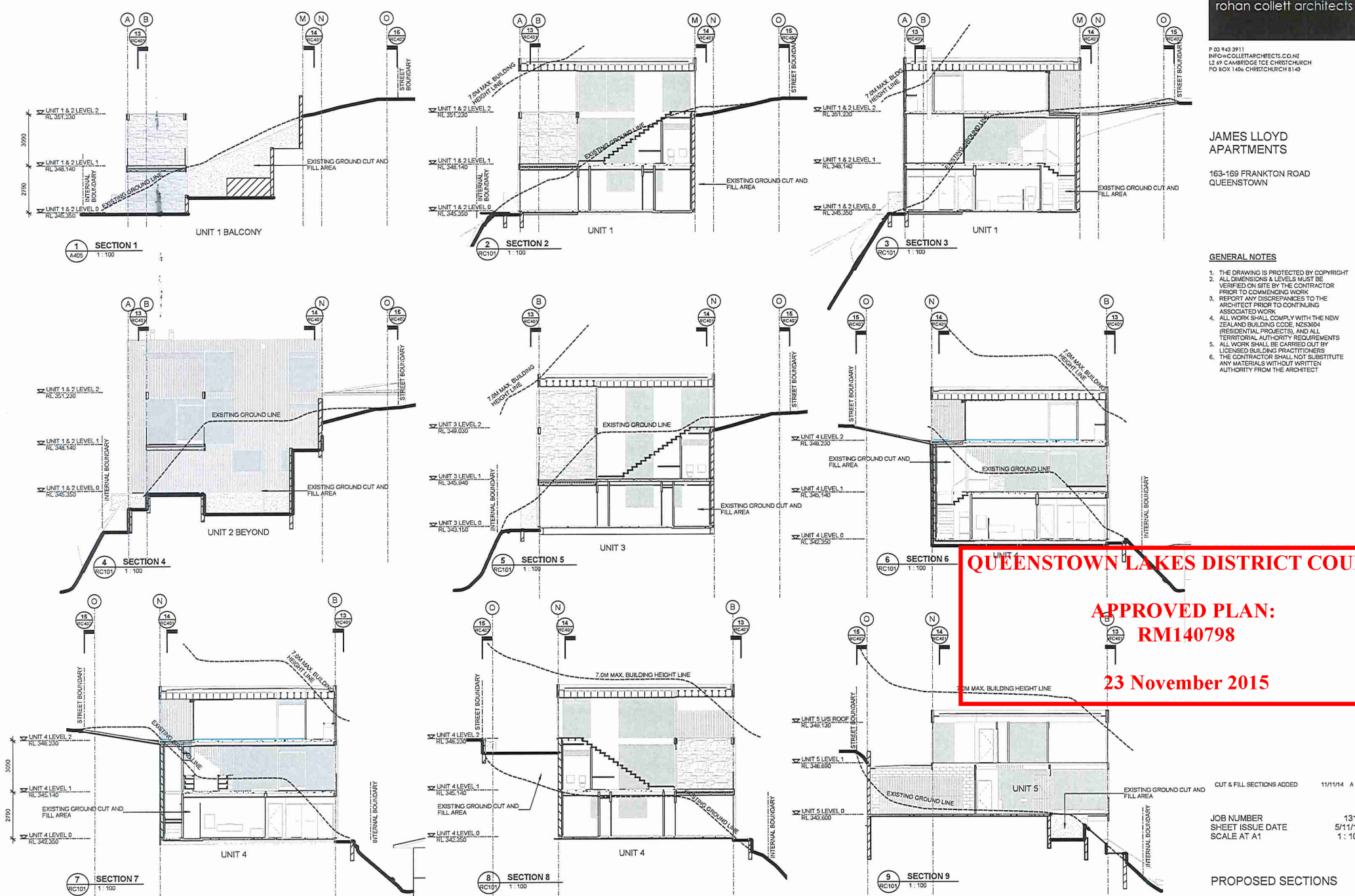
PROPOSED ELEVATIONS

JAMES LLOYD APARTMENTS

163-169 FRANKTON ROAD
 QUEENSTOWN

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QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM140798
23 November 2015

CUT & FILL SECTIONS ADDED 11/11/14 A
 JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1:100

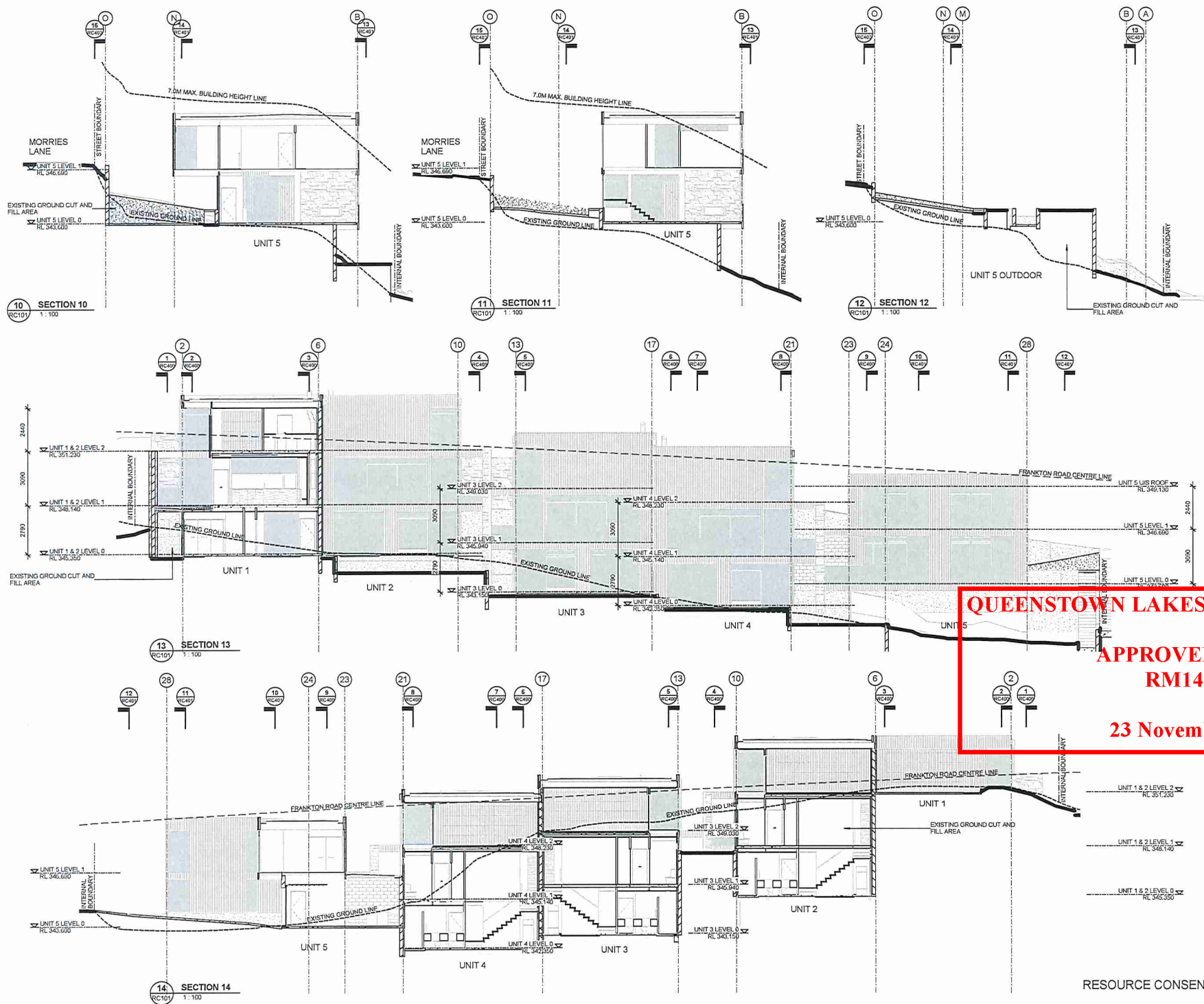
PROPOSED SECTIONS

JAMES LLOYD APARTMENTS

163-169 FRANKTON ROAD
 QUEENSTOWN

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QUEENSTOWN LAKES DISTRICT COUNCIL
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23 November 2015

CUT & FILL SECTIONS ADDED 11/11/14 A
 JOB NUMBER 1314
 SHEET ISSUE DATE 5/11/15
 SCALE AT A1 1: 100

PROPOSED SECTIONS

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM140798**








23 November 2015

FRANKTON ROAD

FOOTPATH

MORRIES LANE

LEGEND

-  **Specimen trees**
- *Leptospermum scoparium* as shown
-  *Cordyline australis* as shown
-  *Pseudopanax crassifolius* as shown
-  **Groundcover Planting**
- *Muehlenbeckia axillaris* 600mm spacings
-  **Mixed Shrub and Tussock Planting**
- *Parahebe 'Snow Cap'* 300mm spacings
- *Phormium cookianum* 1000mm spacings
- *Poa Cita* 700mm spacings
-  **Mixed Shrub and Groundcover Planting**
- *Blechnum penna-marina* 300mm spacings
- *Chionochloa conspicua* 800mm spacings
- *Coprosma acerosa* 600mm spacings
- *Discaria toumatou* 1200mm spacings
- *Olearia paniculata* 1200mm spacings
- *Sophora prostrata* 1300mm spacings
-  **Existing Planting to Remain**

SPACINGS

as shown
as shown
as shown

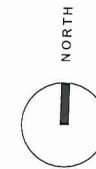
600mm spacings
300mm spacings
1000mm spacings
700mm spacings
300mm spacings
800mm spacings
600mm spacings
1200mm spacings
1200mm spacings
1300mm spacings

ROUGH & MILNE LANDSCAPE ARCHITECTS LIMITED

DO NOT SCALE, ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK

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ISSUE	DATE	STATUS
0	17/10/14	RESOURCE CONSENT
A	06/11/15	RESOURCE CONSENT



rough & milne landscape architects
 Level 2, 63 Cambridge Terrace
 PO Box 3764, Christchurch 8140
 New Zealand
 Tel +64 3 366 3268
 Fax +64 3 377 8287
 Info@roughandmilne.co.nz

**LANDSCAPE CONCEPT PLAN
 JAMES LLOYD APARTMENTS
 163 - 169 FRANKTON ROAD
 QUEENSTOWN**

JOB No.	13118
SCALE	1:200 @ A3
DATE	17/10/14
DESIGNED	RMLA
DRAWN	FELICITY VAN ZIJLL DE JONG
CHECKED	TONY MILNE
STATUS	RESOURCE CONSENT
DRAWING No.	REVISION
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SERIES	
1 of 1	