

DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	P Gordon & HGW Trustees Ltd
RM Reference:	RM 170094
Location:	70 Golf Course Road, Wanaka
Proposal:	Subdivide rural land into 23 residential lots, 3 balance lots and 3 lots to vest as Road and to undertake associated earthworks; land use consent to construct a residential unit on each residential lot.
Type of Consent:	Subdivision and land use consent.
Legal Description:	Lot 1 DP 477622 held in CFR 664870
Valuation Number:	2906103247
Zoning:	Rural General
Activity Status:	Non-Complying Activity
Public Notification:	2 March 2017
Commissioners:	W D Whitney & L Beattie
Date of Decision:	5 July 2017
Decision:	GRANTED SUBJECT TO CONDITIONS

A. INTRODUCTION

A.1 Background

1. P Gordon & HGW Trustees Limited have applied to the Queenstown Lakes District Council for subdivision consent to subdivide a site into 23 residential lots, 3 balance lots and 3 lots to vest as Road and to undertake associated earthworks; and for land use consent to construct a residential unit on each of the residential lots. The subject site is located at 70 Golf Course Road, Wanaka and has frontage to Cardrona Valley Road, Gordon Road and Frederick Street. The subject site has an area of 22.3283 hectares more or less and is described as Lot 1 DP 477622 as contained in Computer Freehold Register Identifier 664870 in the Otago Land Registration District.
2. The site is irregular in shape and is located predominantly in the Rural General Zone. The site contains an existing residential building platform that was consented under subdivision consent RM 010011 which was granted on 29 May 2001.
3. The western portion of the site, which has frontage to Cardrona Valley Road, is generally rectangular in shape. This tapers to a relatively narrow strip of land that is situated between the Aspiring Lifestyle Retirement Village (to the north-west) and land owned by Alpine Estate Limited being Lot 2 DP 302568 (to the south-east). Beyond the narrow strip the site opens out to the north and east. Short frontages exist to Golf Course Road and Gordon Road (generally to the north) and to Frederick Street (generally to the west). A shallow channel runs south-west to north-east through the narrow strip with the land rising gently to the north-west and south-east. The site is vegetated in pasture grasses and the applicant advises that the site is grazed. A row of willows passes through the central portion of the site.
4. As noted above land to the north-west of the site contains the Aspiring Lifestyle Retirement Village which has been developed in recent years. Also to the north-west is the Wanaka Lakes Health Centre which has frontage to Cardrona Valley Road.
5. Land generally to the east of Cardrona Valley Road and to the south of the site has been subdivided into smaller lots for residential purposes including the Grandview, Heritage Park and Heritage Village subdivisions. A subdivision consent RM 160453 has authorised the creation of 14 residential allotments on the Alpine Estate property; such consent being dated 24 January 2017 (and reissued on 15 February 2017). It is

also noted that two further applications have been made to subdivide the Alpine Estate Limited property adjacent to the subject site. These applications being RM 170065 (for 94 residential allotments) and RM 170329 (for 6 residential allotments) have been rejected as incomplete and put on hold at the applicants request, respectively. These two applications simply indicate interest in further subdivision for residential purposes in this locality.

6. Land to the north of the site (which is accessed from Golf Course Road) includes Rural Residential subdivision and development. Land generally to the west forms part of the Ballantyne Road industrial area with industrial subdivisions being served by both Gordon Road and Frederick Street. Land to the south-east of the site has been zoned for residential and industrial purposes via Plan Change 46 (operative 25 August 2016).
7. The site can be aptly described as a remnant of pastoral land with urban style development at various densities either established, consented or anticipated by zoning within the surrounding area.

A.2 The Proposal

8. Subdivision consent is sought to subdivide the site to create 23 residential allotments which are generally located within the narrow strip between the Aspiring Lifestyle Retirement Village and the land owned by Alpine Estate Limited. These residential allotments being Lots 1 to 23 range in area from 665m² to 1351m² and are located on either side of Road 1 which comprises Lot 300 and Lot 301. Lots 300 and 301 have areas of 5033m² and 8349m², respectively, and are to vest in the Council as Road.
9. Access to the subdivision is to be achieved via Road 1 from Cardrona Valley Road. The intersection with Cardrona Valley Road is to be an offset T intersection (the offset being 20 metres from the Stone Street T intersection). The first portion of Road 1 (being Lot 300) has a width of 23 metres, and Lot 301, which also forms part of Road 1, has a width of 20 metres.
10. Connectivity to the consented and potential future subdivision of the Alpine Estate Limited land to the south is to be achieved by vesting Lot 302, which has an area of 513m², as Road. Lot 302 is described in the application as being Road 2.

11. Three balance lots are proposed being Lot 100 (2.4007 ha), Lot 101 (5.2215 ha) and Lot 102 (11.334 ha). Lot 100 has frontage to Cardrona Valley Road and comprises the balance of the triangular area immediately to the south of Road 1. Lot 100 is proposed to be rezoned Local Shopping Centre Zone in the Proposed Queenstown Lakes District Plan (Proposed District Plan).
12. Lot 101 consists of land comprising the northern portion of the site and has legal frontage to Gordon Road and Golf Course Road. Lot 102 comprises much of the eastern portion of the site and includes the residential building platform consented under RM 010011. Lot 102 has legal frontage to Frederick Street. The applicant anticipates that the future subdivision and development of Lot 100, Lot 101 and Lot 102 will be determined by the outcome of the Proposed District Plan process.
13. A 5 metre wide landscaped buffer strip is proposed along the boundary that Lots 1-5 and Lots 19-23 share with the Aspiring Lifestyle Retirement Village. This landscape buffer strip is to provide screening and separation between the villas in the retirement village and built development on the proposed residential allotments. Landscaping with native plantings within the buffer strip is to be maintained such that a minimum height of 2 metres is achieved in perpetuity.
14. Land use consent is sought for residential units on Lots 1-23. The definition of "Residential Unit" in the Operative Queenstown Lakes District Plan (Operative District Plan) includes accessory buildings (such as garages and carports) and the applicant seeks consent for such land use activity. Rather than identifying residential building platforms on Lots 1-23 a range of development controls are proposed which generally replicate the bulk and location provisions of the Low Density Residential Zone in the Proposed District Plan.
15. In the application documentation and prior to and at the hearing the applicant has volunteered a range of conditions to mitigate effects. These conditions are consistent with those presented in Appendix 4 to the section 42A report prepared by Ms Picard with additional amendments to the effect that an Advice Note be included with respect to cost sharing (in the context of water and wastewater services for the subdivision);

and with explicit reference to be made to residential units and to recession plane controls in the conditions of land use consent.

16. The applicant also offers a condition with respect to the design of the internal roads to ensure that such design provides for anticipated changes (including kerb side parking) which may be necessary to accommodate ultimate traffic volumes on Road 1. Such changes are discussed further in Section B.5.3 of this decision.
17. The Commission confirms that it has assessed the proposal on the basis of the application as lodged and as amended in terms of the conditions offered by the applicant prior to and at the hearing.

A.3 Zoning

18. The site is predominantly zoned Rural General with small portions of the site zoned Rural Residential and Industrial B as shown on Maps 21 and 23 of the Operative District Plan.
19. The Proposed District Plan was publicly notified on 26 August 2015. Much of the site is proposed to be zoned Low Density Residential Zone with parts to be zoned Local Shopping Centre, Industrial B Zone (Operative), Rural General (Operative) and Rural Residential (Operative) in the Proposed District Plan.
20. Section 86B(1) of the Resource Management Act 1991 (the Act) confirms that a rule in a Proposed District Plan has legal effect only once a decision on submissions relating to the rule is made and publicly notified. As no decision has been made and publicly notified with respect to the relevant rules of the Proposed District Plan those rules do not have legal effect albeit that the objectives and policies of the Proposed District Plan are relevant to the consideration of this application. The status of the current proposal must therefore be determined by reference to the rules of the Operative District Plan.
21. Zone Subdivision Standard 15.2.6.3iii(b) stipulates that every allotment created in the Rural General Zone shall have one residential building platform approved at the time of subdivision of not less than 70m² in area and not greater than 1000m² in area. A

breach of the Zone Subdivision Standard is a non-complying activity in terms of Rule 15.2.3.4(i).

22. It is noted that the subdivision would otherwise have status as a discretionary activity in the Rural General Zone pursuant to Rule 15.2.3.3(vi).

23. As previously noted small portions of the site are zoned Rural Residential and Industrial B. The definition of 'Site' in the Operative District Plan confirms that if any site is crossed by a zone boundary then the site is deemed to be divided into two or more sites by that zone boundary. As the 'sites' in the Rural Residential Zone and the Industrial B Zone are not bisected by proposed allotment boundaries the subdivisional rules which apply in the Rural Residential Zone and the Industrial B Zone are not triggered in this instance.

24. The construction of any building outside of an approved residential building platform in the Rural General Zone is a discretionary activity pursuant to Rule 5.3.3.3i(a).

25. Site Standard 5.3.5.1vi(a) requires a minimum setback from internal boundaries for buildings of 15 metres. A breach of Site Standard 5.3.5.1vi(a) is a restricted discretionary activity in terms of Rule 5.3.3.3xi.

26. Zone Standard 5.3.5.2ii requires a minimum setback from road boundaries for buildings of 20 metres. A breach of Zone Standard 5.3.5.2ii is a non-complying activity in terms of Rule 5.3.3.4vi.

27. Having regard to the above the Commission has considered the proposal as an application for subdivision consent and land use consent to a non-complying activity.

A.4 Submissions

28. The application was publicly notified and a total of 8 submissions were received within the statutory submission period which closed on 30 March 2017.

29. In an email dated 2 June 2017 Mr Mike O'Neill of O'Neill Devereux confirmed that four submitters being Roy James Macdonald, Keith Malcolm Macdonald, James Albert Ledgerwood and the DJ Moore Trust (that had lodged opposing submissions) now

wish to record their support for the creation of the road as part of the application; and that except for recording this consent, those four objections are withdrawn. It is also noted that Chris Leith (also an opposing submitter) provided a letter dated 31 May 2017 which was attached to an email from Thomas Hutchison of Van Aart Sycamore Lawyers Limited dated 1 June 2017; and that Mr Leith expressed support for the application and the proposed road and has otherwise withdrawn his opposing submission.

30. The remaining opposing submission is from Orchard Road Holdings Limited; and the submissions by Aspiring Lifestyle Retirement Village and Tony Sycamore support the application.

31. The Commission has given consideration to the contents of all of the submissions received in response to the application except for those portions of submissions which have now been withdrawn.

A.5 Reports and Hearing

32. The Commission has had the benefit of a planning report dated 26 May 2017 prepared by Ms Sarah Picard, a Senior Planner with the Queenstown Lakes District Council; a landscape report dated 15 May 2017 prepared by Mr Richard Denney a Landscape Architect of Denney Landscape Architecture; an engineering report dated 25 May 2017 prepared by Ms Lyn Overton a Resource Management Engineer with the Queenstown Lakes District Council; and an internal report being an email dated 24 May 2017 from Mr Tim Errington, Arboricultural Officer at the Queenstown Lakes District Council. At the hearing on Tuesday 20 June 2017 the Commission was assisted by Ms Picard, Mr Denney and Ms Overton. Ms Charlotte Evans, a Committee Secretary with the Queenstown Lakes District Council, provided administrative support at the hearing.

33. Prior to the hearing the Commission had the opportunity to consider the application and supporting material; the submissions; the section 42A planning report and appendices thereto; and the pre-circulated evidence prepared by Mr Edgar, Ms Gilchrist and Mr Bartlett for the applicant. The Commission made a site inspection with Ms Picard prior to the hearing on 20 June 2017.

34. At the hearing the applicant was represented by Mr Tony Sycamore, Solicitor, of Van Aart Sycamore Lawyers Limited; Mr Jason Bartlett, Traffic Engineer, of Bartlett Consulting; Ms Erica Gilchrist, Landscape Architect and Director of Gilchrist Design Limited; and Mr Scott Edgar, a Resource Management Planner of Southern Land Limited. It is noted that Ms Gilchrist and Mr Edgar presented short statements which summarised their evidence, such summaries being dated 19 June 2017 and 20 June 2017, respectively.

35. Mr Allan Dippie, a Director of Orchard Road Holdings Limited, represented that submitter at the hearing.

36. The planning, landscape, engineering and arboricultural reports were taken as read and Ms Overton, Mr Denney and Ms Picard were invited to comment following the presentation of the evidence. Following Mr Sycamore's reply the hearing was adjourned.

A.6 Principal Issues in Contention

37. The principal issues in contention are the effects on the environment of allowing the proposed subdivision and residential activity to proceed on the subject site.

B. EFFECTS ON ENVIRONMENT

B.1 Permitted & Consented Baseline

38. Section 104(2) of the Resource Management Act 1991 (the Act) states that when forming an opinion for the purposes of section 104(1)(a), a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect.

39. There is no permitted baseline in terms of the Operative District Plan that is relevant to this application. Any subdivision within the Rural General Zone requires resource consent and is therefore not a permitted activity. All buildings or alterations to buildings in the Rural General Zone (as well as any physical activity associated with any buildings such as earthworks) also requires resource consent and is therefore not a permitted activity.

40. The permitted baseline is not relevant in the context of the Proposed District Plan as the rules of the Proposed District Plan have no legal effect at this time.

41. The consented baseline includes the existing residential building platform shown as X on DP 477622. As previously noted this residential building platform, which was consented by RM 010011, is located on Lot 102 of the proposed subdivision.

B.2 Receiving Environment

42. The receiving environment is described in Section A.1 of this decision. Of particular note is the Aspiring Lifestyle Retirement Village which is located immediately to the north-west of the site. This village is in part located in the Rural General Zone and includes a substantial number of villas, including several that are located immediately adjacent to the boundary with the subject site.

43. Subdivisions for residential purposes have been consented in the Rural General Zone generally to the south of the subject site (including the Alpine Estate subdivision RM 160453 and the Grandview, Heritage Park and Heritage Village subdivisions). The Commission accepts that the consented Alpine Estate subdivision RM 160453 forms part of the receiving environment notwithstanding that access issues may arise in the event that consent is not granted to the current subdivision as the Alpine Estate consent anticipates that access will be provided to the Alpine Estate subdivision via Road 1 and Road 2 in the proposed subdivision.

B.3 Affected Persons Approvals

44. No affected persons approvals have been provided.

B.4 Assessment Matters

45. The Operative District Plan became fully operative on 10 December 2009. The Operative District Plan contains assessment matters in Parts 5, 14 and 15 that are relevant to subdivision and development in the Rural General Zone.

46. The Officer's reports and the evidence presented to us have assessed the effects of the activity in terms of the relevant assessment matters. In our view this approach is appropriate and we have assessed the actual and potential effects of the proposed

activity having regard to the relevant assessment matters presented, particularly those presented in Part 5 of the Operative District Plan.

B.5 Part 5

47. Clause 5.4.2.1 advises that there are three steps in applying the assessment criteria. These include Step 1 – Analysis of the Site and Surrounding Landscape, Step 2 – Determination of Landscape Category and Step 3 – Application of the Assessment Matters.

48. Ms Gilchrist and Mr Denney have conducted an analysis of the site and surrounding landscape. Initially Ms Gilchrist considered the site to be appropriately classified as a Visual Amenity Landscape (VAL). Mr Denney considered that the pastoral land remnant to the north of the Alpine Estate's consented subdivision RM 160453 is too small and compromised by surrounding urban development to be considered as a landscape unit on its own and that the site therefore defaults to be in an Other Rural Landscape (ORL). Ms Gilchrist, having considered proposed built development as part of visual characterisation, is able to accept Mr Denney's opinion that the site is located in an ORL.

49. The Commission finds that the site as located is in an ORL.

50. Clause 5.4.2.2(iv) of the Operative District Plan contains assessment matters that apply to development in the Rural General Zone on land characterised as ORL. Mr Denney was of the opinion that the rural assessment matters do not adequately address the urban nature of the proposed development or its context. The Commission therefore does not propose to recite each of the relevant assessment matters but simply records that it has had regard to them and notes that they are presented or specifically referred to in the reports and evidence before us.

51. Ms Picard's section 42A report addressed the actual and potential effects on the environment under various headings; and Mr Edgar's evidence discussed the actual and potential effects utilising the same headings. The Commission has adopted these headings for the purposes of assessing the various actual and potential effects on the environment of the proposal.

B.5.1 Character and Landscape

52. The site is a remnant of pastoral land with urban style development of various densities either established or anticipated within the surrounding area. This includes the medium density housing provided in the Aspiring Lifestyle Retirement Village to the north-west of the proposed residential allotments and the various subdivisions which have occurred generally to the south of the site. The Commission acknowledges Mr Denney's observation that the pastoral landscape of this vicinity is shrinking from all sides and this will continue to occur as facilitated by Plan Change 46 and the zoning provided for in the Proposed District Plan.

53. The Commission concurs with Ms Picard that the subject sites location adjacent to urban style development will reduce the extent of any adverse effects upon the naturalness and rural quality of the landscape. The Commission also acknowledges that the balance lots have substantial areas and will provide for some ongoing rural amenity until such time as that land is developed as provided for in terms of the Proposed District Plan.

54. The proposal will create an urban style development that will further extend urban character given that Lots 1-23 are generally located within the narrow strip of land directly adjacent to the Aspiring Lifestyle Retirement Village.

55. While the development will be highly visible from the retirement village mitigation is proposed in terms of the 5 metre wide landscape buffer strip. The Commission also notes in this context that the owner of the Aspiring Lifestyle Retirement Village has submitted in support of the application albeit that no submissions (or affected persons approvals) were received directly from any residents of the village.

56. Having regard to the receiving environment the Commission is satisfied that any adverse effects, in terms of character and landscape, will be no more than minor.

B.5.2 Built Form

57. Residential units are proposed on Lots 1-23. While no building plans have been submitted with the application a suite of design controls are proposed in relation to building height, coverage, setbacks and recession planes; and the applicant has

agreed to additional controls with respect to the provision of outdoor living areas and continuous building length.

58. The Commission also notes that the applicant has agreed to Mr Denney's suggestion that a condition be applied with respect to the colours and reflectivity (less than 36%) of exterior materials. Ms Picard advises that such control is consistent with that applied to other developments in this vicinity in the Rural General Zone (including the Aspiring Lifestyle Retirement Village).

59. The Commission is satisfied that any adverse effects associated with the proposed built form on Lots 1-23, subject to the imposition of appropriate conditions of land use consent, will be less than minor. The Commission considers that the built form proposed is appropriate having regard to the receiving environment.

B.5.3 Rooding and Access

60. The proposal will result in the establishment of an urban residential style road within the subdivision (being Road 1) and a road which will connect to the Alpine Estate land to the south (being Road 2).

61. While it is clear that Road 1 is to be constructed to a sufficient standard to serve the proposed subdivision issues were raised during the course of the hearing with respect to the role that this road will have in the future rooding network of Wanaka. Mr Dippie considered that if the proposal is to be considered in advance of the Proposed District Plan it should be part of a comprehensive master plan for the area to ensure that the proposal does not result in adverse urban design, amenity and road safety effects.

62. Mr Dippie emphasised the importance of an east-west road connection between Ballantyne Road and Cardrona Valley Road. He tabled plans which illustrated a potential road network which included roads serving Three Parks (to the east of Ballantyne Road) and rooding to the west of Cardrona Valley Road. This plan showed a road link that would connect through the site to Cardrona Valley Road opposite the West Meadow Drive intersection. Mr Dippie also provided a plan which related to land subject to Plan Change 46 and which showed the initial section of road ("Road 4") off Ballantyne Road to the south-east of the subject site.

63. The submission by Orchard Road Holdings Limited raises wider issues which cannot readily be addressed in the context of a specific application for resource consent. Mr Dippie advised that he has raised issues with respect to the roading network in the context of the Proposed District Plan hearings process; and the Commission considers that to be the better forum for such issues to be addressed.
64. The Commission is satisfied, however, that the proposed subdivision does not preclude the creation of an east-west road link. The plan of subdivision anticipates that a road connection will be provided generally to the east which could ultimately link to Mr Dippie's Road 4 off Ballantyne Road. The potential also exists for a road link to be established through Lot 101 to Gordon Road in future.
65. Mr Bartlett advised that the 8.4 metre wide carriageway currently proposed for Road 1 is over designed for the purposes of the subdivision, as it is designed to serve land in the vicinity including the balance lots. Mr Bartlett considered that the road design is "future proof"; and he confirmed that the 8.4 metre wide carriageway would be sufficient to provide for the east-west link which will ultimately be needed to serve the full urban development of this locality. Mr Bartlett advised that while an 8.4 metre wide carriageway would be sufficient to carry this traffic additional provision may be needed for recessed or indented kerbside parking in future (discussed further below).
66. While the T intersection proposed off Cardrona Valley Road is not in the position suggested by Mr Dippie; it is consistent with the position nominated in previous planning exercises including the Wanaka Structure Plan (2007) which was derived from the Wanaka 2020 Community Planning exercise. It is also noted that a road link in about the position proposed by the applicant was shown on plans in the Commissioners' decision on Plan Change 46.
67. Mr Bartlett confirmed that sufficient land is available at the intersection of Road 1 and the Cardrona Valley Road to upgrade the proposed T intersection to a roundabout in future.
68. Indicative road reserve cross sections for Road 1 were shown on Figure Four as prepared by Ms Gilchrist. That design shows a shared asphalt path for pedestrians

and cyclists within a minimum 5 metre wide greenway to the north of the road carriageway and a grassed berm with no footpath on the south side.

69. Ms Overton noted that footpaths will be required on both sides of Road 1 consistent with the Council's Land Development and Subdivision Code of Practice Table 3.2 Figure E13 and Figure E18. As noted above such footpath on the south side of the road is not currently shown on the indicative road reserve cross sections.

70. The position of the road carriageway and landscape treatment may also be affected by the need to provide for future increased traffic movements; noting Mr Bartlett's observation that recessed or indented parking may be required at the kerb side. This may affect the position of the asphalt path for pedestrians and cyclists.

71. The Commission also considers it appropriate that verge planting be limited to trees and grass rather than a combination of trees and shrubs as shown on the indicative road cross sections. Removal of the shrubs would have benefits in terms of the visibility of pedestrians and cyclists to those utilising entrances into the residential allotments; and dispensing with such shrubbery is also consistent with Crime Prevention Through Environmental Design (CPTED) principles. It is also noted that Mr Errington has made specific recommendations with respect to the choice of streetscape trees and with respect to tree planting specifications.

72. In all the circumstances it is anticipated that the final road reserve cross section design including the streetscape landscaping will be significantly different to that shown on the indicative road reserve cross sections prepared by Ms Gilchrist.

73. The Commission has concluded that, subject to adherence to appropriate conditions, that any adverse effects associated with roading and access will be less than minor.

B.5.4 Cumulative Effects

74. The proposal will introduce additional urban style development within the rural area. As noted above this is to occur along the edge of existing urban style development at the Aspiring Lifestyle Retirement Village. Given that the subject site and surrounds already appears to be an area that could be reasonably anticipated to contain further urban style development the Commission concurs with Ms Picard that any cumulative

effects of the additional residential subdivision and development, at the scale and density proposed, will be no more than minor.

B.5.5 Reverse Sensitivity

75. The introduction of residential development into rural areas has the potential to create reverse sensitivity effects. In this instance the surrounding area has limited opportunity for rural activities given the proximity of land which is zoned or developed for urban style purposes. Given the limited extent of existing rural activities in this locality it is considered that the proposal will have less than minor adverse effects associated with reverse sensitivity.

B.5.6 Subdivision Design

76. While the subdivision is to occur in the Rural General Zone it is located directly adjacent to existing urban style development which is also, in part, located in the Rural General Zone. Given that the subdivision design would appear consistent with this existing development any adverse effects of the subdivision occurring in a rural context will be less than minor.

77. The creation of Lots 1-23 and the granting of land use consent will enable residential units to establish at a scale typical of low density residential development albeit that the lot sizes of Lots 12-14 are slightly below the 700m² minimum lot area required in terms of the Wanaka Low Density Residential Zone in terms of the Operative District Plan. It is noted in this context that the Proposed District Plan anticipates a minimum lot area of 450m² and a density of one residential unit per 300m² in the Low Density Residential Zone. The layout of Lots 1-23 is appropriate for the intended residential use. All lots will have adequate access and the size and shape of allotments will provide for development which will have a northerly aspect and adequate sunlight and open space.

78. Lots 100-102 will retain some limited rural character until such time as that land is put to its ultimate use as provided for in the Proposed District Plan.

B.5.7 Earthworks

79. Earthworks are proposed as part of the application for the construction of roads, services, stormwater disposal and to regrade the site to provide gently sloping building

sites facing north and to allow for a secondary flow paths. The applicant has advised that the earthworks will have a volume of 24,700m³ and will be undertaken over an area of 52,200m². The Commission considers that the proposed earthworks are appropriate for the intended land use and will not have an adverse effect which is greater than minor having regard to the receiving environment.

80. Ms Picard has suggested that a condition of land use consent provide for earthworks on Lots 1-23 which are at a scale consistent with Low Density Residential Zone earthworks. The applicant has accepted such a condition which is presented in Appendix 4 to Ms Picard's section 42A report.

81. Ms Overton has also recommended conditions with respect to site management and revegetation. These conditions will ensure that any adverse effects associated with earthworks undertaken as part of the subdivision will be no more than minor.

B.5.8 Services

82. An Infrastructure Report prepared by Mr Luc Waite of Southern Land Limited was attached at Appendix F to the application. It is anticipated that water supply will be achieved by providing a new 150mm waterline from existing reticulation in Cardrona Valley Road and that wastewater connections will be provided to an existing wastewater line which runs through the site to a pump station at Gordon Road. Ms Overton has recommended conditions which provide for further modelling and/or consultation with the Council with respect to the provision of these services to identify any upgrading which may be required. The possibility of cost sharing with the Council can be acknowledged via an Advice Note as promoted by the applicant.

83. Low Impact Design (LID) for stormwater (as proposed) is considered to be feasible with stormwater to be disposed of on site. Correspondence from Aurora (dated 25 November 2016) and Chorus (dated 14 December 2016) is attached to Mr Waite's Infrastructure Report, and this confirms that such services can be provided to the subdivision.

84. In all the circumstances the Commission is satisfied that any adverse effects in terms of the provision of services can be avoided or mitigated by adherence to appropriate conditions of consent.

B.5.9 Natural Hazards

85.A Geotechnical Assessment Report dated 10 May 2017 prepared by Mt Iron Geodrill has been provided by the applicant. Ms Overton has accepted the contents of this report and has noted that the site has a LIC 1 Liquefaction Hazard category. Ms Overton is satisfied that no conditions are necessary in relation to hazard mitigation.

86.The Commission is therefore satisfied that any potential adverse effects in terms of natural hazards are less than minor.

B.5.10 Positive Effects

87.The proposal will have a positive effect by providing for future housing to be developed at Wanaka in a locality where urban style development already exists. The proposal will therefore have a positive effect by contributing to the availability of housing stock within the District, albeit to a limited degree.

B.6 Summary : Effects and Assessment Matters

88.The Commission finds that the proposal will not have adverse effects which are greater than minor in this instance. The Commission also acknowledges that the proposal will have positive effects in terms of contributing to the availability of housing stock within the District.

C. OBJECTIVES & POLICIES

89.Section 104(1)(b)(vi) of the Act requires that the consent authority have regard to any relevant provisions of a plan or proposed plan. The application and Ms Picard's section 42A report assesses the proposal in terms of the objectives and policies of the Operative District Plan and the Proposed District Plan. To a large degree the objectives and policies of the Operative District Plan and the Proposed District Plan relate to matters discussed in Section B of this decision. 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 Operative District Plan

90. Parts 4, 5, 14, 15 and 22 of the Operative District Plan contain objectives and policies for the whole District, for the Rural General Zone, for Transport, for Subdivision, Development and Financial Contributions and for Earthworks.

Part 4

91. Clause 4.2.4(4) confirms that the Other Rural Landscapes (ORL) are those landscapes with lesser landscape values (but not necessarily insignificant ones) which do not qualify as Outstanding Natural Landscapes or Visual Amenity Landscapes.

92. Section 4.2 relates to Landscape and Visual Amenity. Objective 4.2.5 is:

“Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.”

93. Objective 4.2.5 is supported by a number of policies. Policies of relevance include Policy 1 Future Development which relates to the effects of development; Policy 6 Urban Development; Policy 7 Urban Edges; Policy 8 that relates to Avoiding Cumulative Degradation; Policy 9 that relates to Structures; and Policy 17 that relates to Land Use.

94. Policy 1 – Future Development – is to avoid, remedy or mitigate the effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation; to encourage development and/or subdivision to occur in areas of the District that have a greater potential to absorb change without detracting from landscape and visual amenity values; and to ensure that subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible.

95. The Commission is satisfied that this policy is satisfied in this instance. The development is to occur in an area that has potential to absorb change without detracting from landscape and amenity values.

96. Policy 6 – Urban Development – seeks to discourage and avoid urban development in Outstanding Natural Landscapes (and Features) or Visual Amenity Landscapes. The Commission concurs with Ms Picard that as the proposal is within an ORL it does not result in urban style development in the more sensitive landscape areas and is therefore consistent with the intent of this policy.
97. In terms of Policy 7 – Urban Edges the Commission notes that in this instance urban style development has occurred already in the Rural General Zone in this locality being the Aspiring Lifestyle Retirement Village. A clearly defined urban edge is therefore not apparent in this instance and the Commission finds that the proposal is not contrary to Policy 7.
98. In terms of Policy 8 – Avoiding Cumulative Degradation – the Commission concurs with Ms Picard that the proposal would result in limited cumulative degradation in this landscape. The proposal does not provide a comprehensive style development and would not have a rural character; but again the Commission finds that the proposal is consistent with the character of the receiving environment.
99. Policy 9 – Structures refers specifically to all rural landscapes. In this instance the structures will be located generally on a narrow strip of land adjacent to existing urban style development. Having regard to the receiving environment the Commission is satisfied that the proposal, including the setbacks proposed, is consistent with Policy 9.
100. Policy 17 – Land Use – encourages land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape. It is again acknowledged in this context that the development is to occur on a remnant of pastoral land adjacent to existing urban style development. The proposal is therefore consistent with Policy 17.
101. The Commission has concluded that the proposal will not be contrary to Objective 4.2.5 and its supporting policies.
102. Ms Picard's report also assessed the proposal in terms of the objectives and policies in Section 4.5 – Energy. She observed that Section 4.9 – Urban Growth is applicable to those areas which have residential zoning and for this reason she has not

considered Section 4.9 in the context of the current proposal. Notwithstanding this the Commission finds that the proposal is generally consistent with the objectives and policies in Section 4.9 – Urban Growth; and the Commission concurs with Ms Picard that the proposal is not contrary to the relevant objective and policies under Section 4.5 – Energy.

Part 5

103. Part 5 of the Operative District Plan contains objectives and policies that specifically relate to rural areas. These objectives and policies seek to allow the establishment of a range of activities that are managed in such a way as to protect the character and landscape values of the rural area. Objective 1 is to protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.
104. Policy 1.1 requires us to consider fully the district wide landscape objectives and policies when considering use and development in the Rural General Zone. The Commission's conclusion is that the proposal will not offend the District Wide Landscape and Visual Amenity objectives and policies that are addressed above.
105. Policy 1.6 is to avoid, remedy or mitigate adverse effects of development on the landscape values of the District. Again it is appropriate to acknowledge in this context the receiving environment which features urban style development adjacent to the site and that the site itself is a remnant pastoral area. In essence the landscape values in this instance are limited and accordingly the Commission does not consider that the proposal is contrary to this policy.
106. Policy 1.7 is to preserve the visual coherence of the landscape by ensuring that all structures are to be located in areas with the potential to absorb change. The Commission is satisfied that the residential units on Lots 1-23 will be in an area which has the potential to absorb the change proposed.
107. Objective 3 and its associated policies relate to avoiding, remedying or mitigating adverse effects on rural amenity. In this instance the site is a remnant of pastoral land and the residential allotments are immediately adjacent to existing urban style

development. In all of the circumstances the Commission finds that Objective 3 has limited relevance in this instance.

108. The Commission concurs with Ms Picard that given the urban character of the proposal it is inconsistent with, but not contrary to, the relevant objectives and policies set out in Part 5 of the Operative District Plan.

Part 14

109. The relevant objectives and policies in Part 14 are concerned with the maintenance and improvement of access, and the ease and safety of pedestrian and vehicle movement. In this instance the roading has been overdesigned for this subdivision but provides for future growth in the immediate locality and does not preclude the establishment of an east-west roading link. The width of Road 1 is sufficient to accommodate pedestrians and cyclists albeit that the design requires further refinement as noted in Section B.5.3 of this decision. The Commission's conclusion is that the proposal is consistent with the objectives and policies stated in Part 14.

Part 15

110. The relevant objectives and policies in Part 15 relate to the provision of services and to the demand and cost of infrastructure, ensuring each proposed allotment is suitable for its intended use, and maintaining or enhancing the amenity and character of the surrounds. Objective 1 requires the provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots and within the developments. In this instance the applicant has provided sufficient evidence to demonstrate that the proposed allotments can be adequately serviced.
111. Objective 5 provides for the maintenance and enhancement of the amenities of the built environment through the subdivision and development process; and the associated policies seek to maintain and enhance the amenities of the built environment through the subdivision and development process. Policies relate specifically to ensuring lot sizes and dimensions provide for the efficient and pleasant functioning of anticipated land uses, and reflect the levels of open space and density of built development anticipated in each area; ensuring that subdivision patterns and location, size and dimensions of lots in rural areas will not lead to a pattern of land uses which will adversely affect landscape, visual, cultural and other amenity values;

encouraging innovative subdivision design, consistent with the maintenance of amenity values, safe, efficient operation of the subdivision and its services; and encouraging the protection of significant trees or areas of vegetation, upon the subdivision of land.

112. In this instance the subdivision will not adversely affect landscape, visual, cultural and other amenity values; and the design of the subdivision is consistent with existing subdivision and development in this locality, including the retirement village on the land immediately to the north-west of the subject site. The Commission finds that the proposal is not contrary to the objectives and policies in Part 15.

Part 22

113. Objective 1 seeks to enable earthworks as part of a subdivision in a way that avoids, remedies or mitigates adverse effects on communities and the natural environment; and Objective 2 is to avoid, remedy or mitigate the adverse effects of earthworks on rural landscapes and visual amenity areas. In this instance earthworks are proposed as part of the subdivision to provide for residential sites. While such earthworks may not be sympathetic to existing topography they are appropriate given the nature of the subdivision and the receiving environment. The Commission concurs with Ms Picard that, subject to the imposition of conditions relating to site management and revegetation, that any potential adverse effects associated with earthworks will be consistent with the relevant objectives and policies contained in Part 22.

C.2 Proposed District Plan

114. The objectives and policies from the Proposed District Plan are presented in the application; and objectives from the Proposed District Plan are listed at Appendix 5 to Ms Picard's section 42A report.

115. Ms Picard and Mr Edgar have confirmed that no submissions have been lodged which seek to challenge the application of the Low Density Residential Zone to much of the subject site as provided for in the Proposed District Plan. While several submissions have been received in relation to proposed site and zone standards; the proposed subdivision falls within the range of outcomes sought by submitters with respect to minimum lot size in the proposed Low Density Residential Zone. The Commission accepts a Low Density Residential Zone for the subject site is a *fait accompli*; and that

as a consequence significant weighting should be applied to the objectives and policies relevant to the proposed Low Density Residential Zone of the Proposed District Plan in the consideration of this application

116. The Commission has given consideration to the objectives and policies presented in Part 3 – Strategic Direction, Part 4.2 – Urban Development, Part 7 – Low Density Residential Zone and Part 27 – Subdivision as presented in the Proposed District Plan. The subdivision and development proposed is consistent with that which can be expected in the proposed Low Density Residential Zone and as a consequence the Commission is satisfied that the proposal is entirely consistent with the objectives and policies of the Proposed District Plan. The Commission’s overall conclusion is that the proposal is not contrary to the objectives and policies of the Proposed District Plan which can be given significant weight in this instance.

C.3 Summary : Objectives and Policies

117. Following the above analysis, the Commission finds that the proposal is generally consistent with those objectives and policies of the Operative District Plan that are relevant to the application; and that the proposal is entirely consistent with the objectives and policies stated in the Proposed District Plan that are relevant to the proposed Low Density Residential Zone which is to include that part of the site where Lots 1-23 are proposed.

D. REGIONAL POLICY STATEMENT

118. Ms Picard’s report assessed the proposal in terms of the objectives and policies contained in the Regional Policy Statement for Otago which became operative on 1 October 1998; and in terms of the Proposed Regional Policy Statement for Otago, decisions with respect to which were released on 1 October 2016.

119. The Commission concurs with Ms Picard that the proposal is generally consistent with, and not contrary to, the objectives and policies of the Operative and Proposed Regional Policy Statements.

E. OTHER MATTERS

120. Section 104(1)(c) of the Act requires the consent authority to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

E.1 Precedent

121. Precedent is a relevant consideration as consent is sought for a non-complying activity. The receiving environment is relevant in the context of precedent. The site is a remnant of pastoral land with urban style development established on land adjacent to the proposed residential lots. The Commission is satisfied that the site can be distinguished from others elsewhere in the Rural General Zone on the basis of the existing and consented subdivision and development and the zoning which now exists in the immediate vicinity of the site.

122. It is also appropriate to acknowledge the Proposed District Plan in the context of precedent. The Commission has been advised that there are no submissions opposing the rezoning of much of the subject site to Low Density Residential; and accepts that such zoning for land comprising Lots 1-23 is a *fait accompli*.

123. In all the circumstances the Commission is satisfied that the proposal will not establish a significant precedent for residential subdivision and development in the Rural General Zone.

E.2 Matters Raised by Submitters

124. The Commission confirms again that it has given consideration to the matters raised in all submissions. As noted above the Commission is satisfied that significant weight should be given to the objectives and policies of the Proposed District Plan as they relate to the site. This is particularly relevant to the concerns expressed by Orchard Road Holdings Limited which has opposed the application being considered in advance of decisions on the Proposed District Plan.

125. The creation of Lot 100 which includes land in the proposed Local Shopping Centre Zone, is appropriate. If this zone were to be reduced in area as a consequence of Proposed District Plan decision making this simply may alter the extent to which Lot 100 can be used for this purpose. The Commission again acknowledges in this

context the applicant's intention that the use of the balance lots (including Lot 100) will be guided by the outcome of the Proposed District Plan process.

126. The roading proposed as part of this subdivision will not preclude the creation of an east-west road link which is a key concern of Orchard Road Holdings Limited as articulated by Mr Dippie at the hearing. For the avoidance of doubt the Commission considers that it would be unreasonable for decision making on this application to be deferred pending the development of a comprehensive master plan as proposed by the submitter.

127. The Commission acknowledges that all other submitters now support the proposal in whole or in part.

E.3 Wanaka Structure Plan 2007

128. Ms Picard noted that the site is within the inner growth boundary identified as part of the Wanaka Structure Plan 2007. The Commission acknowledges that the Wanaka Structure Plan 2007 is a non-statutory document albeit that it appears to have informed the preparation of the Proposed District Plan.

E.4 Otago Southland Regional Land Transport Plan 2015 - 2021

129. Ms Picard drew our attention to this document. The Transport Plan seeks to encourage multiple modes of transport. In this instance the proposal includes opportunities for pedestrian and cycle traffic, in addition to private car use. Again the Commission notes in this context that the proposal does not preclude the opportunity to ultimately establish an east-west traffic link. The Commission accepts Ms Picard's opinion that the proposal is consistent with the Transport Plan.

E.5 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

130. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) came into effect on 1 January 2012. As the proposal involves the subdivision of land and associated earthworks the applicant has complied with the provisions of the NES by undertaking an assessment of the most up to date information about the site and surrounding area that the Queenstown Lakes District Council and the Otago Regional Council hold.

131. A statement from the Otago Regional Council dated 26 January 2017 (Appendix J to the application) confirms that the site does not appear on that Council's database of properties where information is held regarding current or past land uses that have the potential to contaminate land. The applicant has also confirmed that the Queenstown Lakes District Council's property file does not include any information that suggests that an activity on the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been, undertaken on the subject site.

132. Based on the review conducted in terms of Regulation 6(2) of the NES the Commission is satisfied that the proposal is a permitted activity under the NES.

E.6 Section 106 of the Act

133. Ms Picard noted that a consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from, natural hazards; or where sufficient provision for legal and physical access to each allotment has not been made. The Commission concurs with Ms Picard that there is no reason under section 106 to refuse consent.

E.7 Other Matters

134. No other matters appear to have any particular relevance in this instance in terms of section 104(1)(c).

F. SECTION 104D

135. Section 104D(1) 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-

- The adverse effects of the activity on the environment will be minor; or
- The application is for an activity that will not be contrary to the objectives and policies of the relevant plan and the relevant proposed plan.

136. In this instance the Commission has concluded that any adverse effects of the activity on the environment will be no greater than minor; and that the proposal will not be contrary to the objectives and policies of the Operative District Plan and the Proposed

District Plan. Accordingly the Commission is satisfied that the application passes through both gateways provided for in terms of section 104D of the Act.

G. PART 2 OF THE ACT

137. Part 2 of the Resource Management Act contains sections 5 to 8. These are referred to in reverse order.
138. 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.
139. Section 7 directs that in achieving the purpose of the Act particular regard is to be had 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; and the maintenance and enhancement of the quality of the environment. The proposal will serve to achieve efficient use and development of natural and physical resources; and will maintain and enhance amenity values and the quality of the environment. There are no other matters stated in section 7 which are of any particular relevance to the current application.
140. There are no matters of national importance stated in section 6 which are of any particular relevance to the application.
141. 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 is satisfied that the application will achieve the purpose of the Act.
142. 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 economic wellbeing of the applicant and the wider community (in terms of increasing housing stock) is provided for, while the potential of natural and physical resources will be sustained to meet the reasonably foreseeable needs of future generations. The life-supporting

capacity of ecosystems will not be compromised and any adverse effects of the activity can be avoided, remedied or mitigated by adherence to appropriate conditions of consent.

H. OUTCOME

143. 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 of the Proposed District Plan. In the course of considering the application and the submissions and in reaching this decision the Commission has followed this process. 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 subdivision and land use consent as attached in a Schedule to this decision.

This decision on RM 170094 is dated 5 July 2017.

A handwritten signature in black ink, appearing to read 'W D Whitney', followed by a period.

W D Whitney
COMMISSIONER

For the Commission being WD Whitney and L Beattie

APPENDIX 1 – Consent Conditions

APPENDIX 1 – CONSENT CONDITIONS

PART A : SUBDIVISION CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the following plans:

Scheme Plan

- Lots 1-23, 100-102 and 300-302 Being a Proposed Subdivision of Lot 1 DP 477622-T4102_S1 Sheet 1 Rev F dated 22-02-2017 prepared by Southern Land

General

- Lots 1-23, 100-102 and 300-302 Being a Proposed Subdivision of Lot 1 DP 477622-T4102_S1 Sheet 2 Rev F dated 22-02-2017 prepared by Southern Land
- Lots 1-23, 100-102 and 300-302 Being a Proposed Subdivision of Lot 1 DP 477622-T4102_S1 Sheet 3 Rev F dated 22-02-2017 prepared by Southern Land
- Lots 1-23, 100-102 and 300-302 Being a Proposed Subdivision of Lot 1 DP 477622 – T4102_S1 Sheet 4 Rev F dated 22-02-2017 prepared by Southern Land

Earthworks

- 'Proposed Subdivision Earthworks' T4102_E1 Rev A dated 26-01-2017 prepared by Southern Land
- 'Earthworks Cross Sections' T4102_E1 Rev A dated 26-01-2017 prepared by Southern Land

stamped as approved on 5 July 2017

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.

Staging

3. In order to allow for the development and release of allotments in a controlled and logical manner the subdivision may be staged in any order that the consent holder sees fit provided that all residential allotments within each stage are adequately serviced and accessed in accordance with the conditions of this consent.

General

4. 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

5. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering 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.
6. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the Mt Iron Geodril report (dated 10 May 2017, Job ref: G17149) and who shall supervise the excavation and fill procedure and ensure compliance with the recommendations of this report. This engineer shall continually assess the condition of the excavation and shall be responsible for ensuring that temporary retaining is installed wherever necessary to avoid any potential erosion or instability.
7. At least 5 working days prior to commencing work on site the consent holder shall advise the Manager of Resource Management Engineering at Council of the scheduled start date of physical works. Compliance with the prior to commencement of works conditions detailed in Conditions 11 and 12 below shall be demonstrated.
8. A minimum of 2 working days prior to commencing work on site the consent holder shall arrange an onsite meeting with a Resource Management Engineer at Council and the contractors responsible for the works to ensure that all parties involved are aware of what is required of them during the construction process. All prior to commencement of works conditions detailed in Conditions 11 and 12 below shall be demonstrated to be met.
9. Prior to commencing works within Council's road reserve, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor (STMS). All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
10. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and '*A Guide to Earthworks in the Queenstown Lakes District*' brochure, prepared by the Queenstown Lakes District Council. 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.
11. Prior to commencing any works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for all development works and information requirements specified below. An 'Engineering Review and Acceptance' application shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition 4, to detail the following requirements:
 - a) The provision of a water supply to Lots 1 to 23 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated August 2015; and shall include:

- a. The final sizing of the water main shall be subject to discussion with Council's Chief Engineer.
 - b. The costs of the connections shall be borne by the consent holder.
- b) The provision of a foul sewer connection from Lots 1 to 23 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, which shall be able to drain the buildable area within each lot. This shall include:
- a. The provision of a sewer modelling report to confirm capacity within Council's wastewater reticulation in this area. In the event that the report confirms the main and pump station is at capacity the applicant shall either;
 - Upgrade the existing wastewater reticulation and wastewater pump station in Gordon Road; or
 - Divert wastewater from the proposed subdivision via Frederick Street.
 - b. The costs of the connections shall be borne by the consent holder.
- c) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of any buildable areas on Lots 1 to 23, and no increase in run-off onto land beyond the site from the pre-development situation.
- d) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 fire fighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 (or superseding standard). Any alternative solution must be approved in writing by the Area Manager for the Central North Otago branch of the New Zealand Fire Service (now Fire and Emergency New Zealand).
- e) The provision of a sealed vehicle crossing that shall be constructed to Council standards, to all residential lots where such crossings are required to traverse a stormwater swale or where sight lines are restricted or the available road frontage is less than 11m, subject to the following:
- a. All vehicle crossings shall be constructed in accordance with Council's R02 design.
 - b. In the event that a vehicle crossing is not necessary at this stage a consent notice shall be registered on the property Computer Freehold Register requiring the lot owner to install an approved crossing at the time a dwelling is constructed.
 - c. Provision shall be made for refuse/recycle collection at each vehicle crossing where that vehicle crossing traverses a stormwater swale.
- f) The provision of road lighting in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy. Any road lighting installed on private roads/rights of way/access lots shall be privately maintained and all operating costs shall be the responsibility of the lots serviced by such access roads. Any lights installed on private roads/rights of way/access lots shall be isolated from the Council's lighting network circuits.
- g) The formation of roads within Lots 300, 301 and 302, in accordance with Council's standards. This shall include:
- a. 'Road 1' located within Lot 300 to be in general accordance with QLDC land Development and Subdivision Code of practice Table 3.2 Figure E18.
 - b. 'Road 1' located within Lot 301 to be general accordance with QLDC land Development and Subdivision Code of practice Table 3.2 Figure E13.
 - c. The secondary road located within Lot 302 to be general accordance with QLDC land Development and Subdivision Code of practice Table 3.2 Figure E12.
 - d. Any landscape trees planted at intersections shall be placed so as not to obstruct sight lines.
 - e. The provision of stormwater reticulation disposal.

- f. An Operation and Maintenance (O&M) manual for any stormwater soakage/attenuation devices within public road areas and which outlines adequate maintenance instructions and frequencies.
- h) The formation of the intersection with Cardrona Valley Road, in accordance with the latest Austroads intersection design guides. The access intersection shall include a right turn bay and priority intersection controls, and the design of these shall be compliant with the NZTA Manual of Traffic Signs and Marking (MOTSAM) and the Traffic Control Devices (TCD) Manual. This design shall be in general accordance with the recommendations made in the Bartlett Consulting report (dated 1 February 2017) and shall be subject to review and acceptance by Council with any associated costs met by the consent holder.
- i) The formation of the internal intersection shall be in accordance with the latest Austroads intersection design guides. This shall include the provision of minimum sight distance requirements based on assessed operating speeds and priority intersection controls.
- j) The provision of Design Certificates for all engineering works associated with this subdivision submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of the QLDC's Land Development and Subdivision Code of Practice Schedule 1A Certificate.

Advice Note: Should discussion with the Council's Chief Engineer (in terms of Condition 11a.) a.) or modelling and/or upgrading (in terms of Condition 11 b)a.) result in oversizing of services to ultimately serve other land then a cost sharing arrangement with the Council may be entered into.

Streetscape Landscaping

12. Prior to the commencement of any works on the site, the consent holder shall first provide detailed landscape plans and design specifications by a suitably qualified Landscape Architect to be certified (if appropriate), by the Queenstown Lakes District Council's Parks Planning Manager, to demonstrate the following:
 - a) Detail of the landscape trees and plants that includes the species, size and location.
 - b) Ensure that any land to be vested in Council is at a gradient not exceeding 1:5 when measured across any points. This will require that plans clearly demonstrate that this gradient will not be exceeded.
 - c) Detail of any street tree location in relation to infrastructure
 - d) Irrigation plan showing how trees are to be irrigated
 - e) Tree pit details showing root ball treatment and staking
 - f) Path width, material and construction details.
 - g) Details and locations for any other proposed assets, such as park seats, irrigation and fencing.
 - h) Maintenance requirements.

- i) For the avoidance of doubt the detailed landscape plans and design specifications required in terms of this condition will depart from the proposals shown on the 'Subdivision Landscape Masterplan' Figure Three and the 'Indicative Road Reserve Cross Sections' Figure Four, both plans being dated 02.06.17 and prepared by Gilchrist Design Company (being the plans as tabled by Ms Gilchrist at the hearing of RM 170094). In particular provision is to be made for footpaths on both sides of the road carriageway, for the footpath on the north side (which is to be shared by pedestrians and cyclists) to be located such that provision is made for future recessed or indented parking to accommodate increased traffic on Road 1 and for vegetation in the verge to comprise trees and grass only, with no shrubs.

No works may be undertaken upon the site until the plan has been certified.

Advice Note: The Consent Holder is welcome to seek guidance from the Parks Planning Manager when preparing the detailed landscape plans and design specifications. This may facilitate certification if any matters of concern are addressed. Street Tree Planting Guidelines are available on request from the QLDC Arborist.

To be monitored throughout earthworks

13. The earthworks, batter slopes and site management shall be undertaken in accordance with the recommendations of the report by Mt Iron Geodrill (dated 10 May 2017, Job ref: G17149).
14. 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.

Earthworks

15. a) No earthworks, temporary or permanent, are to breach the boundaries of the site, except for the works required for the formation of the intersection within Cardrona Valley Road.
- b) Hours of operation for earthworks, shall be:
 - Monday to Saturday (inclusive): 8.00am to 6.00pm.
 - Sundays and Public Holidays: No Activity

In addition for Monday to Saturday inclusive, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate, earlier than 8.00am; and 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, 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, 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.

To be completed before Council approval of the Survey Plan

- 17. Prior to the Council signing the Survey Plan pursuant to section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.

[Note: the road naming application should be submitted to Council prior to the application for the section 223 certificate]

To be completed before issue of the s224(c) certificate

- 18. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision at the consent holder's cost. This information shall be formatted in accordance with Council's 'as-built' standards and shall include all Roads (including right of ways and access lots), Water, Wastewater and Stormwater reticulation (including private laterals and toby positions).
 - b) The completion and implementation of all works detailed in Condition 11 above.

- c) All earthworks and fill certification shall be carried out under the guidance of suitably qualified and experienced geotechnical professional as described in Section 2 of the Queenstown Lakes District Council's Land Development and Subdivision Code of Practice. This shall include the issue of a Completion Report and Schedule 2A certificate, with the Schedule 2A certification including a statement under Clause 3(e) covering section 106 of the Resource Management Act 1991. Any remedial works outlined on the Schedule 2A that requires works across lot boundaries shall be undertaken by the consent holder prior to section 224(c) certification being issued.
- d) In the event that the Schedule 2A certificate issued under Condition 18c) contains limitations or remedial works required, then a consent notice shall be registered on the relevant Computer Freehold Registers. The consent notice condition shall read; *"Prior to any construction work (other than work associated with geotechnical investigation), the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building. Any Schedule 2A certificate recommendations for ongoing works, monitoring or maintenance requirements to be completed by the landowner on an ongoing basis shall be adhered to at all times."*
- e) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of Lots 1-23 and that all the network supplier's requirements for making such means of supply available have been met.
- f) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of Lots 1-23 and that all the network supplier's requirements for making such means of supply available have been met.
- g) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 5 for all engineering works completed in relation to or in association with this subdivision (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- h) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- i) All signage shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- j) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- k) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- l) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Streetscape Landscaping

- m) The completion and implementation of the streetscape landscaping and requirements detailed in Condition 12 above.
- n) The Consent Holder shall enter into a maintenance agreement with the QLDC (Parks and Reserves), with the obligation being upon the Consent Holder to fulfil the requirements detailed in (i) to (iv) below. The maintenance period shall be 3 years from the issue of section 224(c) certification:
 - (i) All new assets, including irrigation and fencing, shall be kept in good working order and be free of defects or disrepair.
 - (ii) Trees and vegetation shall be irrigated and maintained to an acceptable standard as specified by QLDC Parks and Reserves Planning team. It shall be the responsibility of the consent holder to ensure that any new plantings, as shown on the approved landscape plans, that die or decline at any time over the 3 year maintenance period following the initial planting shall be replaced. The replacement plants shall be of the same species, grade and size as the original specimens and planted no later than the following planting season or as instructed by QLDC.
 - (iii) The road reserves shall be kept in a tidy condition and shall be free of litter and refuse.
 - (iv) Health and safety plans shall be provided for all non-QLDC approved contractors undertaking maintenance in the reserves or road reserves.
- o) If the Consent Holder does not elect to undertake the maintenance and agreement specified in Condition 18n), then a fee for undertaking the maintenance will be required prior to section 224(c) certification. The fee will be determined and based on market rates for maintaining the areas for the three year duration, and to a standard as determined by QLDC Parks and Reserves Planning Manager.
- p) At practical completion and prior to section 224(c) certification, all new assets in the road reserves shall be provided on an asset register and as-built plans as per the approved Council templates. All information shall be accurately recorded by GPS. Information on assets shall include, but not necessarily be limited to, the following:
 - Turf, revegetation and garden areas
 - Specimen trees, including species and size at time of planting
 - Trail, tracks and paths/walkways including alignment, width and construction type
 - Irrigation including pipes, connections, valves, controller boxes, and sprinklers
 - Built assets including, toilets, seats, picnic tables, barbeques, bollards, fences, barriers, gates, signs, bins, playground equipment and surfacing, car park surfacing, kerbing, drainage etc. The type, make and supplier (where relevant) of each asset shall be identified.

Landscape Buffer Zone

- q) The consent holder shall plant the 5 metre wide Landscape Buffer strip located within Lots 1 to 5 and 19 to 23 in native species.

Ongoing Conditions/Consent Notices

19. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Computer Freehold Register Identifiers by way of Consent Notice pursuant to section 221 of the Act.
 - a) Lots 100 to 102 are balance allotments intended for further development and have not been serviced in accordance with Council's standards and no development contributions have been paid. At the time of any future development of Lots 100 to 102, all necessary access and services shall be provided to the lots (and any additional lots) in accordance with Council's standards and connection policy as they apply at the time of the future development. For the purposes of this condition the term "necessary services" includes wastewater disposal, water supply, stormwater disposal, telecommunications and electricity supply. The costs of providing services and making any connections shall be borne by the owner of the lot for the time being and they shall also pay to the Queenstown Lakes District Council any applicable development contributions at that time.
 - b) In the event that all necessary services are provided to Lots 100 to 102 and development contributions are paid as per Condition 19a) above, this consent notice condition shall be deemed to have expired and may be removed from the Computer Freehold Register for Lots 100 to 102.
 - c) All plantings of native species within the 5 metre wide Landscape Buffer strip on Lots 1 to 5 and Lots 19 to 23 shall be maintained in perpetuity such that the hedge of native species shall have a minimum height of 2m. If any plant becomes diseased or dies it shall be replaced in the first available planting season by the consent holder or successor.
 - d) No building shall be constructed within the Landscape Buffer strip on Lots 1 to 5 and Lots 19 to 23.

Advice Note:

1. *This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at QLDC.*

PART B : LAND USE CONSENT CONDITIONS

1.
 - a) Prior to commencing works on any residential unit the subdivision authorised by Subdivision Consent RM 170094 shall be completed.
 - b) For the avoidance of doubt the conditions specified in Part B Land Use Consent Conditions are deemed to constitute a separate set of land use consent conditions for each of Lots 1-23 RM 170094.
2. Development on Lots 1 to 23 shall be in accordance with the following controls:

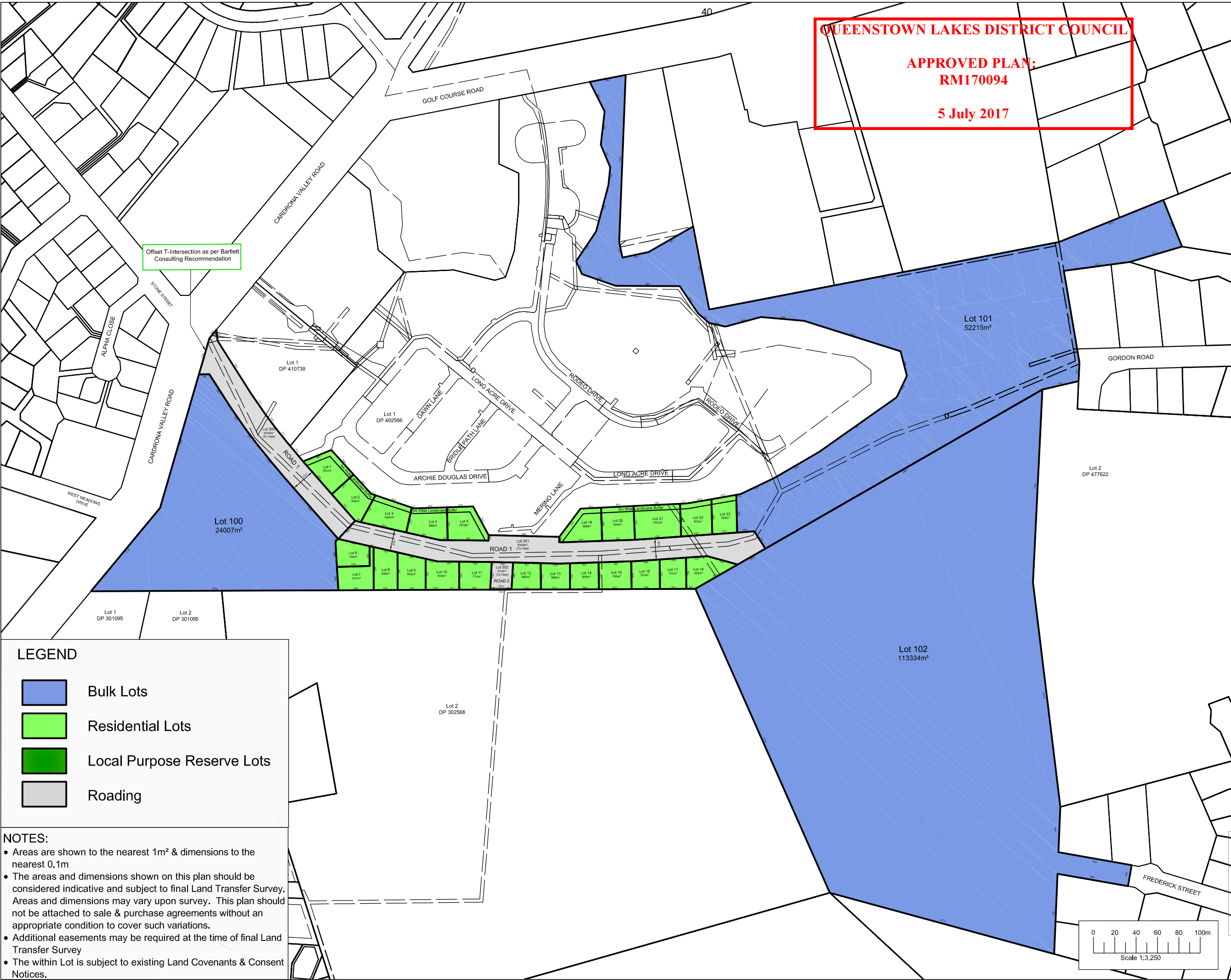
Maximum building height	7 metres above existing ground level
Site density	1 residential unit per lot
Maximum building coverage	40%
Minimum boundary setbacks	From roads: 4.5m
	From internal boundaries: 2m
Recession Planes	<p>North Boundaries – 2.5m and 55°</p> <p>East & West Boundaries – 2.5m and 45°</p> <p>South Boundary – 2.5m and 35°</p> <p>Road Boundary – no recession plane.</p>
Minimum outdoor living space	Accessible from a living area, contained in one area with a minimum dimension of 4.5m at ground level
Exterior building colours	All exterior materials shall be in the range of browns, greens or greys with a colour light reflectivity value (LRV) of less than 36%.
Continuous building length	<p>Where the aggregate length along one elevation of buildings measured parallel to any internal boundary or internal boundaries exceeds 16m; either:</p> <p style="padding-left: 40px;">(a) The entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façades) at the same distances from the boundary;</p> <p style="text-align: center;">or</p> <p style="padding-left: 40px;">(b) That part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback</p>

	(varied façade(s) with stepped setbacks from the boundary).
Earthworks	<p>The volume of earthworks shall be less than 300m³</p> <p>In relation to height of cut and fill and slope:</p> <ul style="list-style-type: none"> (i) The maximum height of any cut shall not exceed 2.4 metres. (ii) The maximum height of any fill shall not exceed 2 metres. (iii) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see Interpretative Diagram 6), except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5 metre in height.

3. At the time a residential unit is erected on Lots 1 to 23, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The design shall cater for a 5% AEP event. The proposed stormwater system shall be subject to the review of the Manager of Resource Management Engineering at Council prior to implementation and shall be installed prior to occupation of the dwelling.
4. At the time a residential unit is constructed on Lots 1 to 23 the owner for the time being shall construct a sealed vehicle crossing to the site in accordance with R02 design of Council's standards. The design of the vehicle crossing shall be subject to approval by Council under a 'Connection to Council Service Application'. The approval should be obtained and construction of the crossing approved by a Council Inspector prior to occupation of the dwelling.
5. Prior to any construction work (other than work associated with geotechnical investigation) on Lots 1 to 23, the owner for the time being shall submit to Council for certification, plans prepared by a suitably qualified engineer detailing the proposed foundation design, earthworks and/or other required works in accordance with the Schedule 2A certificate attached. All such measures shall be implemented prior to occupation of any building. Any Schedule 2A certificate recommendations for ongoing works, monitoring or maintenance requirements to be completed by the landowner on an ongoing basis shall be adhered to at all times.
6. This consent shall lapse 5 years from the date of commencement of this consent.

Advice Notes

1. *As each of Lots 1 to 23 has its own land use consent, if the consent for a particular lot is not given effect to within 5 years, the consent for that lot will lapse.*
2. *A residential unit means a residential activity which consists of a single self-contained household unit, whether of one or more persons, and includes accessory buildings (which includes a garage or carport). The term 'residential unit' as used in these conditions of land use consent is consistent with the definition of that term in the Operative Queenstown Lakes District Plan.*



COPYRIGHT©

This drawing and parts thereof are copyright to Southern Land Ltd. and shall not be reused, copied or reproduced without the written permission of Southern Land Ltd.

Notes

Warning

This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

Any person using Southern Land drawings and other data accepts the risk of:

- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly;
- ensuring the Information is the most recent Issue.

CAD and Production by



Level 2 Brownston House, 21 Brownston St., Wanaka
Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz



APPLICANT
P D Gordon Family Trust

COMPRISED IN
CFR 664870

TERRITORIAL AUTHORITY
Queenstown Lakes District Council

LAND DISTRICT
Otago

TOTAL AREA
22.3283 ha

DATE
01/02/17

Drawing Title
Lots 1 - 23, 100 - 102 and 300 - 302 Being a Proposed Subdivision of Lot 1 DP 477622.

Prepared for
Concept.

Plan Revisions

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	01/09/16
B	BALANCE LOT ADDED	09/12/16
C	BALANCE LOTS AMENDED	14/12/16
D	ROAD 3 POSITION AMENDED	15/12/16
E	LOTS 5, 19, 11 - 15 AND 301 - 302 AMENDED	01/02/17
F	DIMENSIONS ADDED	22/02/17

RM170094

SCALE
1:3,250 @ A3

DATUM
Lindis Peak 2000

REVISION
F

DRAWING REFERENCE
T4102_S1

Sheet
01 OF 03

SURVEYED X.X.	DATE XX/XX/XX	CHECKED S.E.	DATE 01/02/17
DRAWN A.F.	DATE 01/02/17	APPROVED S.E.	DATE 01/02/17

LEGEND

Bulk Lots

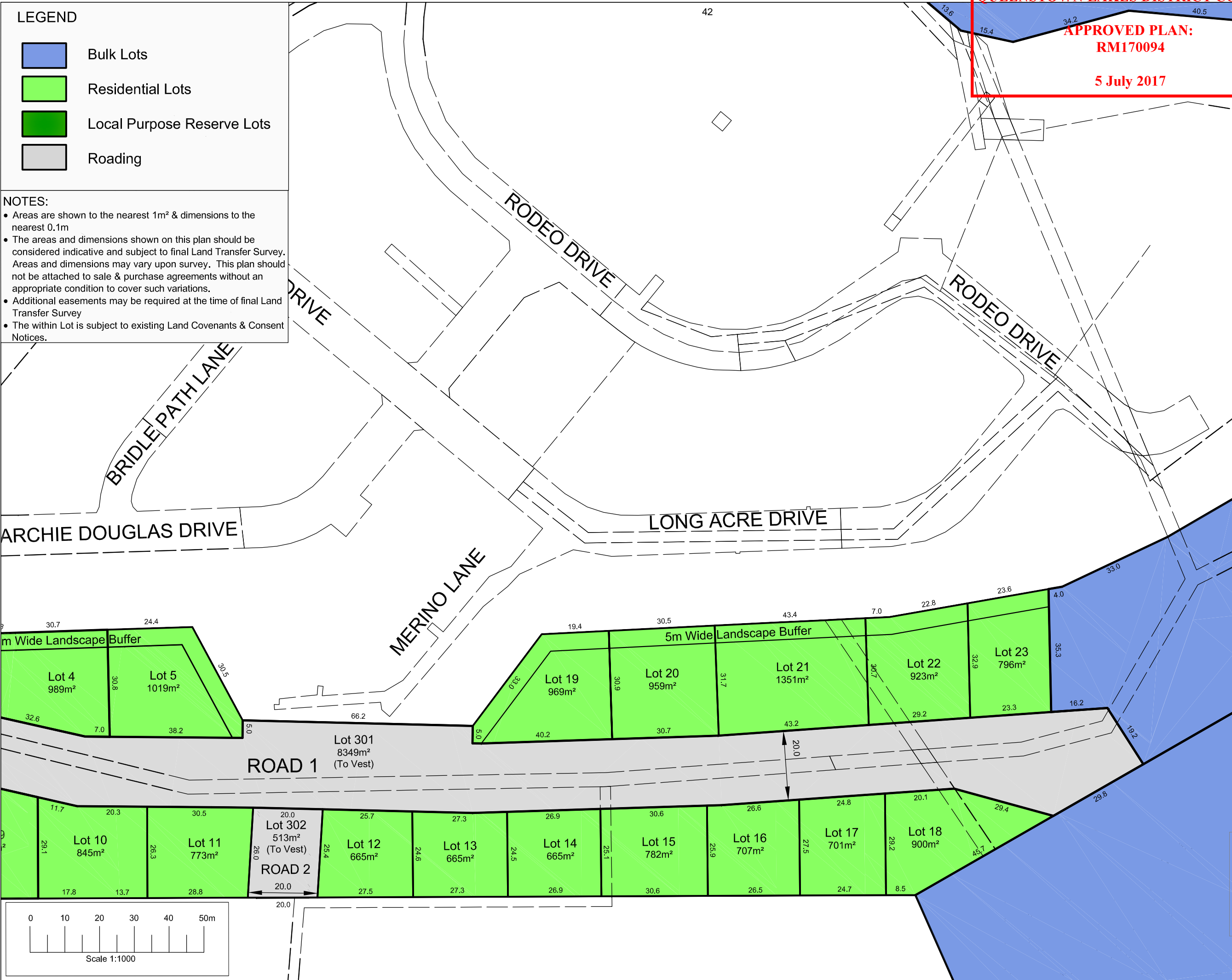
Residential Lots

Local Purpose Reserve Lots

Roading

NOTES:

- Areas are shown to the nearest 1m² & dimensions to the nearest 0.1m
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey
- The within Lot is subject to existing Land Covenants & Consent Notices.



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170094

5 July 2017



COPYRIGHT©

All drawings and hereof are copyright to Southern Land Ltd. and shall not be reused, copied or reproduced without the written permission of Southern Land Ltd.

Notes

Warning

This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

Any person using Southern Land drawings and other data accepts the risk of:

- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly;
- ensuring the information is the most recent issue.

CAD and Production by



SOUTHERN LAND
SURVEYING | PLANNING | LAND DEVELOPMENT

Level 2 Brownston House, 21 Brownston St., Wanaka
Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz



THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

APPLICANT	P D Gordon Family Trust	
COMPRISED IN	CFR 664870	
TERRITORIAL AUTHORITY	Queenstown Lakes District Council	
LAND DISTRICT	Otago	
TOTAL AREA	22.3283 ha	DATE 01/02/17

Drawing Title

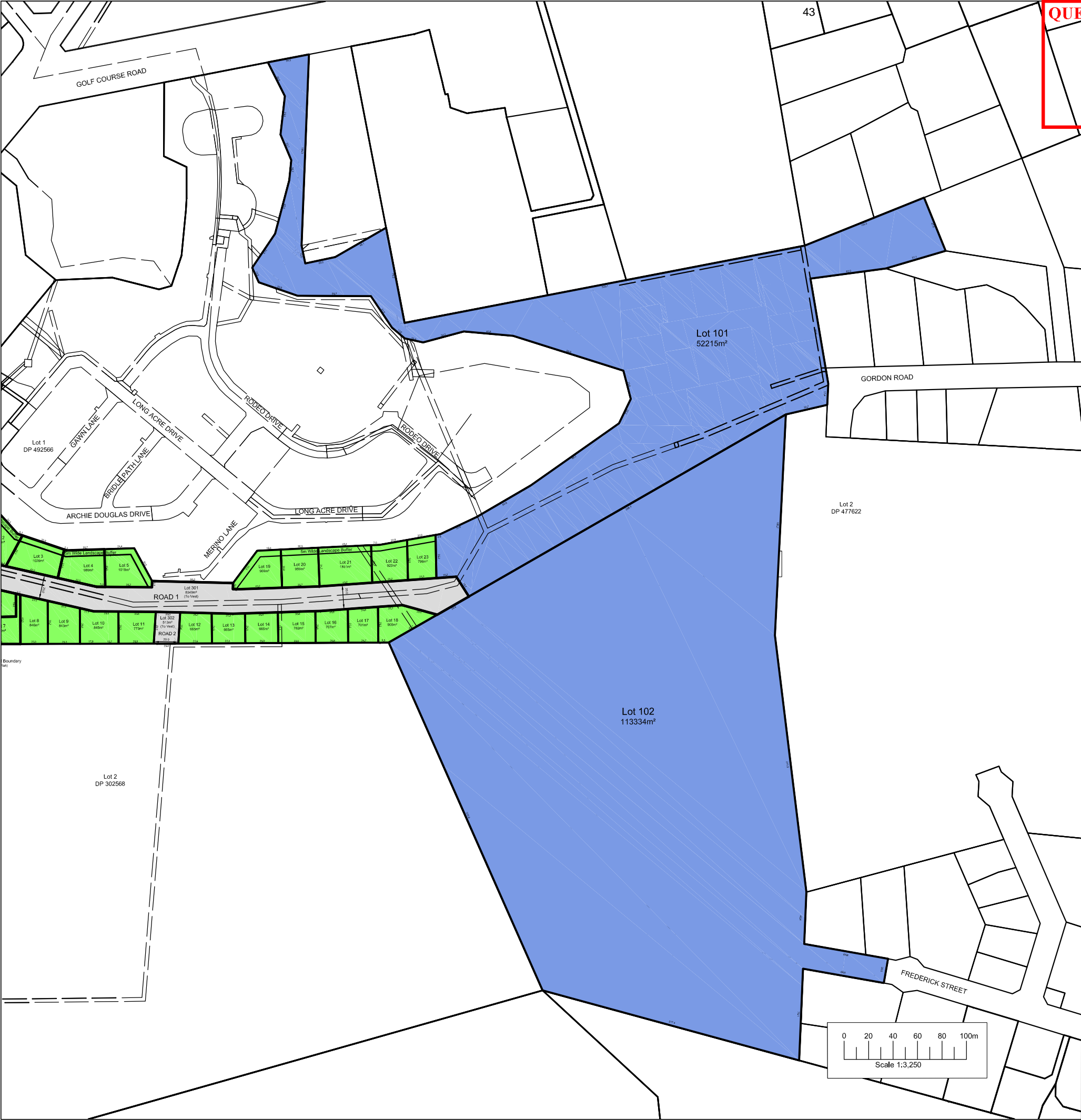
Lots 1 - 23, 100 - 102 and 300 - 302 Being a Proposed Subdivision of Lot 1 DP 477622.

Prepared for

Concept.

Plan Revisions		
REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	01/09/16
B	BALANCE LOT ADDED	09/12/16
C	BALANCE LOTS AMENDED	14/12/16
D	ROAD 3 POSITION AMENDED	15/12/16
E	LOTS 5, 19, 11 - 15 AND 301 - 302 AMENDED	01/02/17
F	DIMENSIONS ADDED	22/02/17

RM170094			
SCALE			
1:1,000 @ A3			
DATUM			
Lindis Peak 2000			
REVISION	DRAWING REFERENCE	Sheet	
F	T4102_S1	03 OF 03	
SURVEYED	DATE	CHECKED	DATE
X.X.	XX/XX/XX	L.W.	01/02/17
DRAWN	DATE	APPROVED	DATE
A.F.	01/02/17	L.W.	01/02/17



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170094

5 July 2017



COPYRIGHT©

This drawing and parts thereof are copyright to Southern Land Ltd. and shall not be reused, copied or reproduced without the written permission of Southern Land Ltd.

Notes

Warning

This Plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.

Any person using Southern Land drawings and other data accepts the risk of:

- using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly;
- ensuring the information is the most recent issue.

CAD and Production by



Level 2 Brownston House, 21 Brownston St., Wanaka
Ph: (03) 443 5577, Email: contact@southernland.co.nz
www.southernland.co.nz



APPLICANT
P D Gordon Family Trust

COMPRISED IN
CFR 664870

TERRITORIAL AUTHORITY
Queenstown Lakes District Council

LAND DISTRICT
Otago

TOTAL AREA
22.3283 ha

DATE
01/02/17

Drawing Title

Lots 1 - 23, 100 - 102 and 300 - 302 Being a Proposed Subdivision of Lot 1 DP 477622.

Prepared for

Concept.

Plan Revisions

REV	DESCRIPTION	DATE
A	ORIGINAL ISSUE	01/09/16
B	BALANCE LOT ADDED	09/12/16
C	BALANCE LOTS AMENDED	14/12/16
D	ROAD 3 POSITION AMENDED	15/12/16
E	LOTS 5, 19, 11 - 15 AND 301 - 302 AMENDED	01/02/17
F	DIMENSIONS ADDED	22/02/17

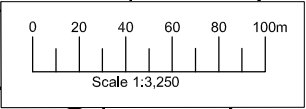
RM170094			
SCALE 1:1,000 @ A3			
DATUM Lindis Peak 2000			
REVISION F	DRAWING REFERENCE T4102_S1	Sheet 04 OF 04	
SURVEYED X.X.	DATE XX/XX/XX	CHECKED L.W.	DATE 01/02/17
DRAWN A.F.	DATE 01/02/17	APPROVED L.W.	DATE 01/02/17

NOTES:

- Areas are shown to the nearest 1m² & dimensions to the nearest 0.1m
- The areas and dimensions shown on this plan should be considered indicative and subject to final Land Transfer Survey. Areas and dimensions may vary upon survey. This plan should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.
- Additional easements may be required at the time of final Land Transfer Survey
- The within Lot is subject to existing Land Covenants & Consent Notices.

LEGEND

- Bulk Lots
- Residential Lots
- Local Purpose Reserve Lots
- Roothing



DRAFT

Earthworks Summary

Note: Volumes in Red & Green areas are calculated between the existing and finished surface.

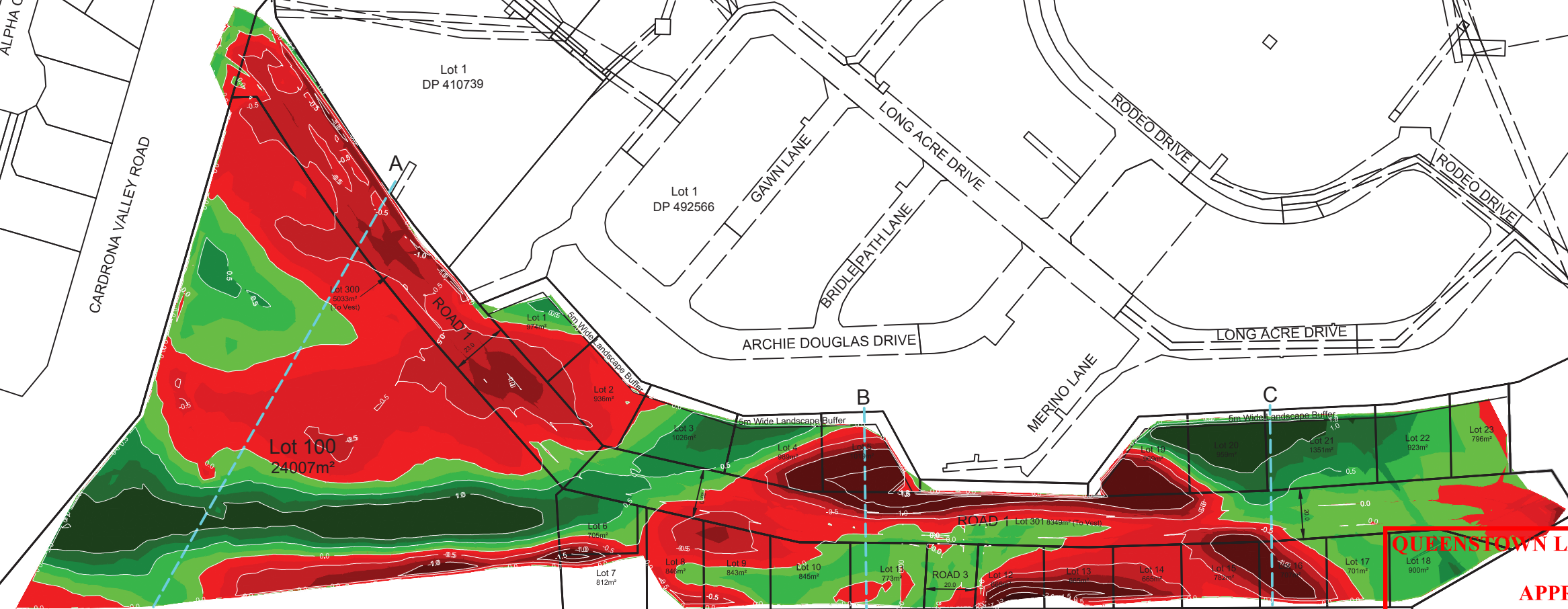
Location	Area (m²)	Volume Cut (m³)	Volume Fill (m³)	Balance (m³)	Max Cut (m)	Max Fill (m)
Site	52200	13100	11600	1500	1.5	1.0

T4102_E1
SHEET 200



LEGEND

	> 2.0m cut
	1.0m - 2.0m cut
	0.75m - 1.0m cut
	0.5m - 0.75m cut
	0.25m - 0.5m cut
	0.0m - 0.25m cut
	0.0m - 0.25m fill
	0.25m - 0.5m fill
	0.5m - 0.75m fill
	0.75m - 1.0 fill
	> 1.0m fill



APPROVED PLAN:
RM170094

5 July 2017

0 20 40 60 80 100m

Scale 1:2,000

NOT FOR
CONSTRUCTION



SURVEYING | PLANNING | LAND DEVELOPMENT

Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz

Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



PROPOSED SUBDIVISION EARTHWORKS

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR

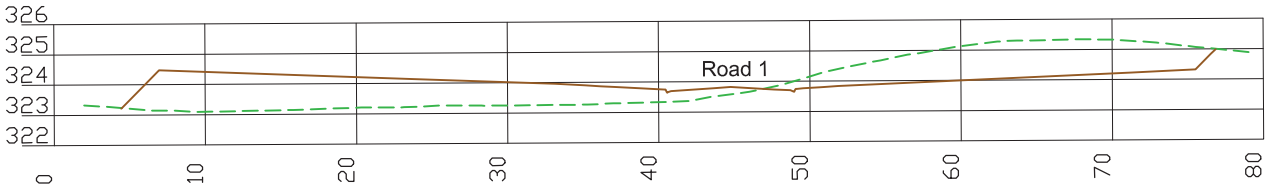
P D Gordon
Family Trust

SCALE
1:2000 @ A3

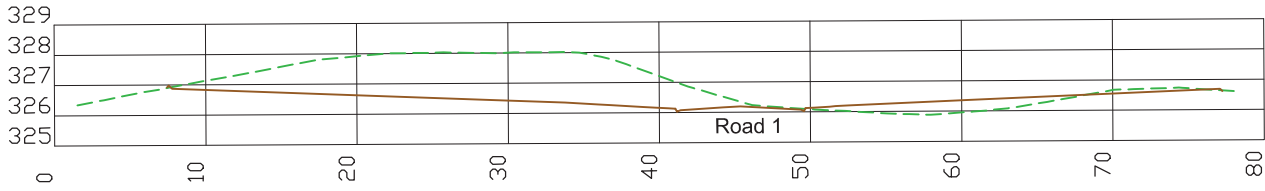
DATUM & LEVEL
Lindis Peak 2000
LEVEL IN TERMS OF MSL (Dunedin Vert Datum 1958)
ORIGIN ASPF (11584) RL = 314.078

SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	REVISION
XX	XX/XX/XX	LW	26/01/17	T4102_E1	A
DRAWN	DATE	APPROVED	DATE		
AF	26/01/17	LW	26/01/17		

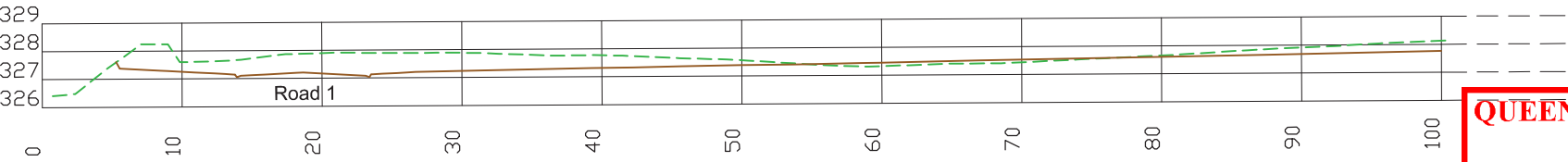
DRAFT



Cross-section - C - C'
Horizontal Scale 1 : 500
Vertical Scale 1 : 250



Cross-section - B - B'
Horizontal Scale 1 : 400
Vertical Scale 1 : 200



Cross-section - A - A'
Horizontal Scale 1 : 400
Vertical Scale 1 : 200

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM170094

5 July 2017

RM170094

NOT FOR
CONSTRUCTION



REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	26/01/17

Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, Email: contact@southernland.co.nz, www.southernland.co.nz
Any person using Southern Land drawings and other data accepts the risk of using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions or with Southern Land directly and ensuring the information is the most recent issue. If this plan is being used for resource consent purposes then areas and dimensions should be considered indicative and subject to final Land Transfer Survey. As areas and dimensions may vary upon survey it should not be attached to sale & purchase agreements without an appropriate condition to cover such variations.



EARTHWORKS CROSS-SECTIONS

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS FOR THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF SOUTHERN LAND LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF SOUTHERN LAND LTD.

PREPARED FOR
**P D Gordon
Family Trust**

SURVEYED XX	DATE XX/XX/XX	CHECKED LW	DATE 26/01/17
DRAWN AF	DATE 26/01/17	APPROVED LW	DATE 26/01/17

SCALE As Shown @ A3	REVISION A
DATUM & LEVEL Lindis Peak 2000 LEVEL IN TERMS OF MSL (Dunedin Vert Datum 1958) ORIGIN ASPF (11584) RL = 314.078	DRAWING REFERENCE T4102_E1