



DECISION OF THE QUEENSTOWN-LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

Applicant:	GRANDVIEW DEVELOPMENTS LTD
RM reference:	RM140523
Location:	Cardrona Valley Road, Wanaka. The site is accessed from the Orchard Road entrance to Heritage Park.
Proposal:	<p>Consent is sought pursuant to section 221 of the RMA to change Condition (d) of Consent notice 5663691.6 to remove a restriction on further subdivision of the site.</p> <p>Consent is also sought to subdivide the site into 15 residential lots, each with a residential building platform, and three access lots.</p> <p>Land use consent is also sought to breach internal boundary setbacks.</p>
Legal Description:	Lot 21 Deposited Plan 30997 held in Computer Freehold Register 39300
Zoning:	Rural General
Activity Status:	Discretionary Activity.
Notification:	2 October 2014
Closing Date of Submissions	31 October 2014
Commissioners:	Commissioners A. Henderson and L. Overton
Date:	29 January 2015 RE-ISSUED 2 March 2015
Decision:	Consent is granted subject to conditions

Pursuant to 133A of the RMA, this consent is re-issued on 2 March 2015 due to minor typographical errors, primarily associated with references to condition numbering. Amended condition wording has also been included to reflect the consideration at the hearing to provide for an either/or scenario associated with road vesting.

The decision was made and the re-issue authorised by Andrew Henderson, as delegate for Council, on 2 March 2015. This re-issue is made within the statutory timeframe of 20 working days for re-issues.

UNDER THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER OF an application by Grandview Developments Ltd to the Queenstown Lakes District Council to change Condition (d) of Consent Notice 5663691.6 to remove a restriction on further subdivision of a site, subdivide the site into 15 residential lots, each with a residential building platform, and three access lots, and for land use consent to breach internal boundary setbacks.

Council File: RM140523

DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL HEARINGS

PANEL COMPRISED OF A HENDERSON AND L OVERTON,

HEARINGS COMMISSIONERS APPOINTED PURSUANT TO

SECTION 34A OF THE ACT

The Proposal

- 1 We have been given delegated authority to hear and determine this application by the Queenstown Lakes District Council ("Council" under section 34 of the Resource Management Act 1991 ("the Act") and, if granted, to impose conditions of consent.
- 2 The application (RM140523) has been made by Grandview Developments Ltd (the Applicant).
- 3 Consent is sought to subdivide the existing 4.6ha site into 15 residential allotments (Lots 1-15), each of which will contain a residential building platform. The site is presently subject to a Consent Notice that prevents the further subdivision of the site, and consent is also sought to cancel this notice in order to facilitate the proposed subdivision. The proposal also includes the creation of three access lots (Lots 16 – 18) which will contain the existing and proposed roading within the subdivision. Consent is also sought to breach the setback requirements on proposed platforms on Lots 9 – 14.

Site Description

- 4 A full description of the environment within which the application sits can be found in section 3 of the Assessment of Environmental Effects (AEE) prepared for the Applicant by Southern Land Ltd. None of the descriptions of the site were disputed by any party and we are therefore content to rely upon them, noting that the descriptions accord with our impressions from our site visit.
- 5 The property is legally described as Lot 21 Deposited Plan 309977 held in Computer Freehold Register 39300.

Notification and Submissions

- 6 Public notification of the application on 2 October 2014 drew six submissions. Three opposed the application, one sought the imposition of various restrictions and conditions, and one did not state whether it supported or opposed the application. A neutral submission from the Venue Ltd was subsequently withdrawn, with written approval being provided instead. The submissions were summarised in the section 42A report as follows.

Name	Location of Submitters' Property	Summary of Submission	Relief Sought
G J Knowles	Heritage Village, Unit 13	<p>The intensification of development will degrade the local area.</p> <p>The consent notice has been relied upon and should not change.</p> <p>There will be effects associated with increased traffic generation and associated hazards.</p>	Decline application
M & P Duke	Heritage Village, Unit 1	<p>The density of development is excessive.</p> <p>The application does not include a landscape assessment to support the level of development.</p> <p>The nature and scale of development is out of context with Rural General zone provisions and expectations.</p> <p>There will be effects associated with increased traffic generation.</p> <p>There will be effects associated with the access, increased standards and potential formation.</p> <p>No information is provided to demonstrate maintenance costs associated with the access.</p> <p>The development will exacerbate existing parking concerns.</p> <p>The proposal is contrary to the wording of the Consent Notice.</p>	Decline application unless matters raised in submission are addressed

M Venter	Heritage Village, Unit 9	<p>There will be effects associated with the density of the area and cumulative effects on existing residences.</p> <p>The consent notice condition precluding further subdivision should be upheld as there will be effects associated with increased traffic generation.</p> <p>Consideration should be given to an alternative access off Cardrona Valley Road.</p> <p>Concerns associated with parking and existing commercial activities.</p> <p>There will be effects associated with infrastructure and maintenance costs.</p> <p>The development will enclose Heritage Village and result in a loss of amenity, character and rural outlook.</p> <p>The access standard is not appropriate and repairs have been to an inconsistent standard. Associated concerns will be exacerbated by further development.</p> <p>The entrance does not support a development of this scale and traffic volumes.</p> <p>Existing signage is undesirable and there may be issues with letterbox arrangements.</p> <p>There may be effects associated with construction and hours of works.</p> <p>A boundary adjustment and changes in tenure may assist to alleviate existing parking concerns.</p>	<p>Developers to provide access off Cardrona Valley Road.</p> <p>A separate access is provided for existing commercial operations.</p> <p>QLDC take on costs associated with sewerage infrastructure upgrade and maintenance.</p> <p>Lot 17 should be landscaped and not used for residential and parking purposes.</p> <p>Restrictions on construction activities and hours of operation.</p>
J Stevens	Heritage Village, Unit 21	<p>The access off Orchard Road is of a poor standard.</p> <p>Costs of repairs may be unfairly apportioned.</p> <p>There are safety concerns associated with patrons of The Venue.</p> <p>The Consent Notice condition for no further subdivision should be upheld.</p>	Not stated
Heritage Village Owners	Units 1, 3, 8, 9, 11, 13, 15, 16, 18, 19 & 20	<p>The density of the development is excessive and inappropriate.</p> <p>The proposal is not supported by a landscape assessment.</p>	Decline application unless matters raised in submission are addressed to the satisfaction of the

		<p>The development is more reflective of higher intensity zonings.</p> <p>There will be adverse effects associated with traffic generation, the formation of access and rural character and amenity. Traffic generation associated with construction is also a concern.</p> <p>The proposal does not consider the potential of alternative access options.</p> <p>Concerns about access design facilitating future development.</p> <p>No information is provided on access maintenance costs.</p> <p>The proposal will exacerbate existing parking concerns.</p> <p>The consent notice and encumbrances should be upheld.</p> <p>There will be effects associated with the maintenance and upgrade of infrastructure.</p> <p>There may be effects with telecommunication and interned facilities.</p> <p>The development may encourage undesirable signage.</p> <p>The proposal is inconsistent with assessment matters, objectives and policies, and Part 2 of the RMA.</p>	joint submitters
The Venue Lake Wanaka Limited	3 Orchard Road	Neither supports nor opposes the application, but seeks a reverse sensitivity covenant to be required upon any grant of consent.	Reverse sensitivity covenant, or decline application

7 The matters raised in the submissions are addressed where relevant later in this decision.

The Hearing

8 A hearing to consider the application was convened on 8 December 2014. In attendance were:

- (a) The Applicant, Grandview Developments Ltd, represented by Ms Jan Caunter, Galloway Cook Allan;
- (b) Council Officers, being Mr Aaron Burt (Reporting Planner), Ms Lyn Overton (Council Engineer), and Mr Richard Denney (Consultant Landscape Architect);
- (c) Mr M Venter (submitter);

- (d) Mr J Stevens (submitter); and
- (e) Mrs C Lowe-Stevens (submitter).

9 Ms Caunter called evidence from the following parties and expert witnesses in support of the Applicant's case:

- (a) Mr Barry Condon (the Applicant)
- (b) Mr Ben Espie (Landscape Architect); and
- (c) Mr Scott Edgar (Planner).

Summary of Evidence Heard

10 The following is a brief outline of the submissions and evidence presented on behalf of the Applicant and submitters. This summary does not detail all of the material that was advanced at the hearing, but captures the key elements of what we were told. Where relevant, we address specific issues in our assessment.

11 **Ms Caunter** introduced the application. She noted that there was little in dispute between the Applicant and the Council, and indicated that the Applicant would advance minor amendments to the application through the evidence to address the following:

- Presentation of a detailed landscaping plan, which would be addressed by Mr Espie;
- Minor amendments to the proposed conditions to enable eaves and similar protrusions outside the approved building platforms by up to 600mm; and
- The matter of vesting the new roads (Lots 16 – 18) in the Council or whether the roads should remain in the ownership of the management company.

12 Ms Caunter also advised that the Applicant accepted the changes recommended in the engineering assessment of Ms Overton. The submission of The Venue Ltd was also discussed, with Ms Caunter confirming its withdrawal. Written approval from the Venue Ltd was provided by Ms Caunter.

13 One of the principal issues in this proposal is the application of section 221(3) of the Act, which enables the cancellation of a consent notice. Ms Caunter advised that there is nothing in the Act that would prevent an applicant seeking such a cancellation, and by inference nothing that would prevent us from agreeing to such a change subject to an appropriate assessment under the relevant provisions of the Act. We agree with this position.

14 Ms Caunter concluded by noting that the significant number of written approvals provided by the Applicant limits our consideration to the effects of the proposal on the remaining submitters in opposition, and stated that the matters of concern are addressed through the proposed conditions of consent.

15 **Mr Condon** is a co-owner of Grandview Developments. He spoke to the background of the application, and noted particularly that the Applicant's vision was to provide a development that was consistent with Heritage park development, and ensure that the lots were set in a park like setting that maintained an element of rural aspect close to Wanaka. He considered that the Applicant has given careful consideration of the density, orientation and configuration of each section, with the intention that the existing rural aspect of Heritage Park and Heritage Village will be preserved. Overall, the Applicant's intention is to deliver a high quality residential

development in close proximity to the town centre that efficiently uses the land resource but at a level that preserves the special characteristics of the existing environment.

- 16 **Mr Ben Espie** spoke to the proposed landscape plan, which was prepared to address proposed condition 8(o) as it appeared in the section 42A report.
- 17 **Mr Edgar's** evidence covered the relevant planning matters. He noted that he and the Council planner, Mr Burt, were in agreement, and summarised the actual and potential of effects of the proposal, and spoke to the proposed conditions of consent. Overall Mr Edgar concluded that the actual and potential effects of the proposed were no more than minor, and that it was consistent with the provisions of the Operative Plan, and that it satisfied the purpose of the Act.
- 18 **Mr Venter** raised a number of concerns with the proposed development. His principal concern was the cumulative effects of the application. He noted that as the character of the area changes from rural to urban there will be a need for adequate infrastructure to support the increased density and the demands it creates. Mr Venter provided detailed evidence and photographs on the current parking situation in the Heritage Village/Heritage Park area, noting that there is significant parking demand from The Venue. With respect to parking, he noted there is currently insufficient physical separation between the residential area and the commercial operations of Florence's Café and The Venue, and insufficient parking to service these. The Venue is licensed for 200 patrons, and on many occasions patrons park throughout the area, including on grass berms that form part of the residential amenity areas.
- 19 Mr Venter considered that the existing access off Orchard Road was insufficient to service the existing developments in Heritage Park and Heritage Village, let alone the proposed subdivision, and considered that new access should be created off Cardrona Valley Road. He also considered that Lot 15 should be removed in order to maintain visual amenity.
- 20 **Mrs Lowe-Stevens** considered that the Heritage Village access is already congested with the commercial traffic of Florence's Café and the Venue. Current parking for these activities is already insufficient, and the introduction of additional traffic as a result of the proposed subdivision will increase the pressure. Mrs Lowe-Stevens proposed that additional access be created off Cardona Valley Road, either through the existing access services Heritage park or at a new point between the Venue and Cardrona Valley Road.
- 21 **Mr Stevens** submitted that the existing access road cannot cope with the current traffic loading, let alone any additional traffic movements. He considered that the road should be vested in the Council to mitigate possible ongoing costs to landowners. Mr Stevens also considered that a new access should be created off Cardrona Valley Road, and that it should incorporate additional parking.
- 22 Mr Stevens also addressed the Consent Notice currently preventing further subdivision of the subject site. He considered that the vistas and park-like atmosphere are some of the reasons that people purchased properties at Heritage Village. These values should be maintained, and the Consent Notice accordingly retained. Mr Stevens concluded by requesting that a number of issues be addressed, including:
- the creation of alternative access;
 - creation of a safe and appropriate parking area for The Venue;
 - the retention of the existing Consent Notices; and
 - requiring that the Council either take control of the existing effluent pumping station, or requiring connection to a reticulated sewage system.

Officers

- 23 Following the Applicant's case and the submitters' evidence, we received comments from the Council officers. Firstly, **Ms Overton** confirmed that she was content to rely on her original assessment. She noted that if the Council required strict adherence to the roading standards the developers would be required to install kerb and channel and street lighting, which would be inconsistent with the amenity and park like setting the developers were trying to achieve.
- 24 With respect to the traffic issue, Ms Overton suggested that a traffic safety audit could be required and that any subsequent recommendations be taken up prior to the commencement of works on the proposal.
- 25 **Mr Denney** spoke to the landscape plan that was presented by Mr Espie. Overall he was satisfied with the plan, and considered that some minor refinements could be made to remove unnecessary planting.
- 26 **Mr Burt** confirmed his recommendation that consent be granted, and noted that he and the Applicant's planner were in agreement on the degree of the actual and potential effects of the proposal, and that they could be appropriately managed through the proposed conditions.

Applicant's Right of Reply

- 27 **Ms Caunter's** closing comments were brief, reflecting the fact that most of the outstanding concerns raised in the planner's report had been addressed throughout the hearing. Matters raised by Ms Caunter are as follows:
- 'The Venue' has its own resource consent. The Applicant has no control over the exercise of that consent. That said, Mr Ledgerwood, the landowner, has had discussions with the Venue in his capacity as landlord, and submitters are welcome to enter into those discussions.
 - Discussions around different access options are outside the scope of the application.
 - The Applicant is willing to investigate the current accessway in terms of identifying an appropriate place to locate letterboxes and the creation of an appropriate pull over area, and tidying up signage.
 - The Applicant offered to include a traffic safety audit in the conditions of consent, and that the report be provided to the Council prior to the commencement of work on the proposal. Mr Edgar suggested that the traffic audit could be included in a new condition 6(e).
 - The Applicant does not agree to relinquish proposed lot 15. It was noted that Mr Espie has not raised any issues with this lot, and there was no evidence from any other party that would support its removal
 - The landscape plan is to be re-submitted to address the minor points raised in the hearing.

District Plan Provisions

- 28 The site is located within the Rural General Zone in the Operative District Plan, the purpose of which is stated as being to
- manage activities so they can be carried out in a way that:*

- *protects and enhances natural conservation and landscape values;*
- *sustains the life supporting capacity of the soil and vegetation;*
- *maintains acceptable living and working conditions and amenity for residents of and visitors to the Zone; and*
- *ensures a wide range of outdoor recreational opportunities remain viable within the Zone.*

29 The section 42A report identified that the relevant Objectives and Policies are located in Parts 4 (District Wide Issues), 5 (Rural Areas), 14 (Transportation) and 15 (Subdivision and Development).

30 The resource consents required for the proposal are addressed in evidence of both planning experts. We note that they were agreed on all of the consent requirements, and confirm that it is our view that the proposal requires the following consents:

Subdivision

- A **discretionary** activity pursuant to Rule 15.2.3.3(vi) for subdivision and location of residential building platforms in the Rural General Zone.

Land Use

- A **Restricted Discretionary** activity resource consent pursuant to Rule 5.3.3.3(xi) as the proposed building platforms provide for the construction of dwellings that may breach the 15 metre internal boundary setback set out in Site Standard 5.3.5.1(vi)(a).
- A **Restricted Discretionary** activity resource consent pursuant to Rule 14.2.2.3(ii) as the proposed Rights of Way will serve more than 12 units and therefore do not comply with Site Standard 14.2.4.1(iv) – Parking Area and Access Design.

Consent Notice

- A **discretionary activity** to change Consent Notice 5663691.6 pursuant to Section 221(3)(a) of the Resource Management Act 1991. Section 221(3A) specifies that an application to vary a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132. It is proposed to change Consent Notice Condition (d), to remove reference of Lot 21 from the statement that it shall not be further subdivided.

Overall, we agree that the application requires consideration as a **discretionary** activity.

Relevant Statutory Provisions

31 The provisions of the Act that are relevant to the consideration of this application as a discretionary activity are sections 104, 104B, 108 and Part 2.

32 Subject to Part 2 of the Act, section 104(1) sets out those matters to be considered when considering a resource consent application. Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

(a) *any actual and potential effects on the environment of allowing the activity; and*

(b) *any relevant provisions of:*

(i) *A national environmental standards;*

- (ii) *Other regulations;*
- (iii) *a national policy statement*
- (iv) *a New Zealand coastal policy statement*
- (v) *a regional policy statement or proposed regional policy statement*
- (vi) *a plan or proposed plan; and*

(c) *any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

33 Following assessment under Section 104, the application must be considered under Section 104B of the RMA. Section 104B states:

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

- a) *may grant or refuse the application; and*
- b) *if it grants the application, may impose conditions under section 108.*

34 Section 106 of the Act is also relevant to the subdivision proposal and states:

(1) *A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that -*

- (a) *the land in respect of which a consent is sought, or any structure on the land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- (b) *any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- (c) *sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.*

(2) *Condition under subsection (1) must be –*

- (a) *for the purposes of avoiding, remedying, or mitigating the effects referred to in subsection (1); and*
- (b) *of a type that could be imposed under section 108.*

35 The application must overall be assessed with respect to the purpose of the RMA which is to promote the sustainable management of natural and physical resources. Section 220 empowers the Commission to impose conditions on a resource consent.

36 The purpose of the Act is to promote the sustainable management of the natural and physical resources. The definition of sustainable management, as expressed in section 5, is:

“managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:

(a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*

(b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*

(c) *Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

37 Section 6(b) of the Act considers the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development to be a Matter of National Importance. We note that all parties are agreed that the site is located within a visual amenity landscape and accordingly agree that section 6(b) is not relevant to this application.

38 Section 7 is also relevant, requiring us to have particular regard to the following:

(b) *The efficient use and development of natural and physical resources*

(ba) *the efficiency of end use of energy*

(c) *the maintenance and enhancement of amenity values*

(f) *the maintenance and enhancement of the quality of the environment*

(g) *any finite characteristics of natural or physical resources.*

39 Section 104(3)(b) requires that we have no regard to effects on people who have given written approvals of the application. This is particularly relevant in this application as written approval has been obtained from the following parties, many of whom adjoin the subject site:

Heritage Park (DP 301095)	
Owner	Property
J Ledgerwood	Lot 3
F & J Muir	Lot 4
N Fagerlund, J & B Borowczyk and R McElrea	Lot 5
W & H Fraser	Lot 6
Heritage Village (DP 309977)	
Owner	Property
P Lyall	Unit 2, Lot 20
D Strong	Unit 2, Lot 20
M Burney	Unit 4, Lot 20
B & M Makeham	Unit 6, Lot 20
B & R Burrige	Unit 7, Lot 20
G & B Mitchell	Unit 14, Lot 20

P Lyall	Lot 10
D Strong	Lot 10
D & E Moore	Lot 11
R & J MacDonald	Lot 12
F Farquharson, K MacDonald & J Ledgerwood	Lots 14 and 21
S Mathias (Occupier of Florence's Food Store & Café)	Lot 14
S & R Le Brun	Lot 15
OMST Ltd	Lot 16
L & N Lindsay	Lot 17
B & M Cleugh and C Steven	Lot 18
S & C Hannon	Lot 19
Other	
Owner	Property
F Farquharson & K MacDonald	Lot 2 DP 302568
A Dippie of Orchard Road Holdings Ltd	Lot 3 DP 374697
S Pinfold	Lot 1 DP 30109
The Venue Ltd	

40 Pursuant to section 104(3)(b) of the Act, any effects on these properties have not been considered.

41 In reaching our decision we note that we have taken into account all of the information provided with the application, the section 42A report and appended assessments, and the evidence presented at the hearing. We have also considered the provisions of the relevant plans, and Part 2 of the Act.

Permitted baseline, existing environment and receiving environment

42 Both Mr Edgar, planner for the Applicant, and Mr Burt, the reporting planner, agreed that the permitted baseline included a range of activities that could be undertaken as of right in the Rural zone. We accept that this includes farming activities, landscaping, horticultural plantings (such as orchards), and productive uses.

43 We consider it appropriate in this case to exercise our ability to apply the permitted baseline and disregard the actual and potential effects of activities where the Plan permits activities with that effect.

44 Our assessment of this application, therefore, has been undertaken within the context of the receiving environment, as discussed by Mr Burt and Mr Edgar, cognisant of the fact that we are

unable to consider any effects on parties that have provided written approval. As identified in the section 42A report, most of these parties are either adjacent to or within close proximity of the site.

Assessment

45 We have noted that the two planning experts are in agreement over most, if not all, of the actual and potential effects, and we accept their evidence. We also note that the landscape experts are in general agreement, and we also accept their evidence. No planning or landscape evidence was provided by any other party, and accordingly we rely upon the evidence of these experts. Any area where there is disagreement is addressed in the following considerations.

46 We agree with the planning experts that the following matters require assessment, including the visual amenity landscape Assessment Matters, and address them in turn in the following sections:

- Effects on Natural and Pastoral Character
- Visibility of Development
- Form and Density of Development
- Cumulative Effects of Development on the Landscape
- Rural Amenity
- Infrastructure
- Natural Hazards
- Earthworks
- Access
- Traffic Generation and Vehicle Movements
- Reverse Sensitivity

Effects on natural and pastoral character

47 We agree with the view in the section 42A report that the area does not exhibit a purely pastoral character and that the nature and scale of surrounding development to the west and south (also within the Rural General zone) is more typical of much higher density rural living. Having undertaken our own site visit, we concur that the nature and scale of the proposed development would fit into this setting with only a small compromise to the surrounding more open visual amenity landscape beyond to the north and east.

48 We accept Mr Denney's view that while the development will increase the domestication in the Heritage Village/Heritage Park area, the effects are diminished as a consequence of subdivision design and landscaping. Of particular note is that the development is similar in character and scale as the existing development. We agree that the level of degradation to the pastoral character of the surrounding landscape is low, as the site is somewhat visually contained and separated from the broader open pastoral landscape to the east and north.

49 We note that view in the section 42A report that the potential adverse effects on the pastoral landscape would be contained to the site and immediate neighbouring properties. In this regard

we note that most surrounding properties having provided their written approval. Unit 1 (Heritage Village) has not provided written approval, and we agree with Mr Denney that while the general outlook from that site is orientated toward the development, this outlook already contains views of existing development. The potential increase in domestication would not be out of context with this setting.

- 50 Overall we agree that the amended landscaping plan provided is sufficient to mitigate any effects of the development on natural and pastoral character.

Visibility of Development

- 51 Mr Denney's view is that the proposed development would not be visually prominent such that it would detract from public or private views otherwise characterised by pastoral landscapes. We note that there was no landscape evidence to the contrary provided by any party, and we concur with Mr Denney having undertaken our own site visit. We also consider there is no merit in removing Lot 15 as its removal would not, in our view, serve to alleviate any real or perceived adverse visual effect.

- 52 We also agree that the building platforms will be located away from public roads, and the subsequent limited views of the development from along Cardrona Valley and Orchard Roads ensure that visibility is marginal and associated effects will be less than minor. The topography of the area is flat and built form will not break the skyline. We also consider that, with respect to the existing character of the area, the landscaping will not introduce arbitrary lines and patterns but rather will continue the existing establish park like setting.

Form and Density of Development

- 53 The site is flat and the locality has been developed in a manner more consistent with higher density rural living type character and we consider that views of the site from Orchard and Cardrona Valley roads are restricted. We agree with Mr Denney that this assists in absorbing the development into the landscape as it is not prominent in any views from public places, and we find overall that the development is located within an area of the Visual Amenity Landscape that is not prominent in views and has the potential to absorb the development.

- 54 We acknowledge that the development would in essence reflect the existing patterns of development to the west and south, and would constitute a continuation of higher residential densities reflective of more urbanised areas. We note in this regard that the increased density was of concern to submitters. However, we rely upon Mr Denney's view that the higher density is not dissimilar to the existing dense development to the west of the site and proposed Plan Change 46 to the east of the site. We further agree that the visually contained nature and context of the site limits adverse effects beyond the site such that the potential for adverse cumulative effects are of a scale that does not otherwise preclude the development. In reaching this view we are also cognisant of the written approvals received from many of the adjoining and surrounding property owners.

- 55 We note that the Applicant requested an allowance for future dwellings to have the ability to consent to allow eaves and similar protrusions beyond the boundary of the building platforms. We enquired as to whether this was appropriate given the areas of the building platforms proposed. We consider that in the case of Lots 1 – 8 and Lot 15, the proposed platforms are of a sufficient area (i.e. at or close to 1,000m²) and uniform shape and that this is therefore unnecessary. However, we accept that such an approach is appropriate for Lots 9 – 14 given their irregular shape and smaller area of these lots and building platforms. We note that this will be provided for in the consent notices to be attached to the new Titles for Lots 9 -14. Future dwellings on the building platforms will require a controlled activity consent, and should the

eaves protrude then this will introduce a discretionary element to the applications. However, we are satisfied that the consent notice will signal in those cases that the protrusion of the eaves has been considered appropriate for the reasons explained in this paragraph.

Cumulative Effects

- 56 The cumulative effects of the proposal were a matter raised by the submitters. The section 42A report defers to Mr Denney's view that while the development will likely lead to further domestication of the landscape, the existing development does not represent a threshold with respect to the vicinities ability to absorb further change. We accept this view. We acknowledge that this is reliant upon the site being visually contained because existing built form and associated landscaping effectively screens the site. We concur that structural landscaping within the application site ensures an appropriate degree of screening in its own right, and that this onsite landscape mitigation should prevail over any reliance on landscaping located on adjoining or surrounding properties. In this regard we accept that the landscaping plan submitted is appropriate and provides an appropriate degree of structural landscaping.
- 57 We acknowledge that the proposed development will increase population and traffic within the immediate area. We address traffic effects later in this decision, but record at this point that our view is that subject to appropriate conditions, the traffic effects can be appropriately managed. Overall, we accept the evidence of Mr Denney that any cumulative effects of the proposed development on the landscape are not likely to be more than minor.

Rural Amenity

- 58 The Section 42A report and Mr Denney's landscape assessment have addressed the issue of rural amenity. We accept their views that overall the proposed development will not result in significant adverse effects in terms of rural amenity. In reaching this view we have been mindful of the existing character and amenity of the adjoin Heritage Village and Heritage park, which are developed in a park-like setting with elements of rural amenity. The proposed development will continue this character, and we do not consider that rural amenity will be adversely affected to any significant degree.

Summary of effects on landscape

- 59 Having considered the evidence and the visual amenity landscape assessment matters, and undertaken our own site visit, we are satisfied that the proposal will not detract from the visual amenity landscape within which the site is located. We accept the evidence of Mr Denney, and note that Mr Espie did not disagree with his assessment. No other parties provided expert landscape evidence, and accordingly we rely upon their views.

Servicing

- 60 The section 42A report provided an assessment of the services proposed for the subdivision, drawing upon the engineering assessment of Ms Overton. We note that apart from the issue of the effluent system, no submitters raised any significant issues with the proposed services. We accept the advice in the section 42A report that there is sufficient potable water and fire fighting water available, and that stormwater, power and telecommunications can all be appropriately provided.
- 61 We note that the issue of effluent disposal was raised by Mr Stevens, who noted that the area should be connected to the Council's reticulated system. We defer to Ms Overton's acceptance of the Applicant's position, as recorded in the section 42A report, that

“Wastewater disposal is currently provided to Heritage Village by way of a private gravity system which drains to a wastewater pump station located on Lot 20 DP 309977. The pump station then pumps wastewater to Council's reticulated wastewater system in Cardrona Valley Road by way of a 50mm rising main.

Council's engineers have advised that the preferred option for the disposal of wastewater from the proposed subdivision would be by way of a gravity connection to the wastewater pump station in Gordon Road to the north east of the site. While modelling has confirmed that such a connection is feasible it is reliant on the development of the intervening land between the site and Gordon Road and it therefore represents a long term solution. Council have advised that an appropriate interim solution would be the provision of a gravity system to serve the proposed lots which drains to a pump station located at the north eastern end of proposed Lot 17, being the access lot serving proposed Lots 1 to 8. This interim arrangement would provide for a future gravity connection through to Gordon Road if and when the land to the north and east is developed.

In order that the proposed water supply and wastewater system can be vested in Council easements in gross in favour of Queenstown Lakes District Council will be granted.”

62 We accept Ms Overton's view that this is an acceptable solution, and agree with the conditions of consent proposed to address this issue.

63 Overall, we find that the necessary services can be appropriately provided to the subdivision, and that any effects can be appropriately mitigated by requiring that they be provided in accordance with the appropriate standards.

Natural Hazards

64 QLDC's hazard register indicates that the site falls within a zone of “Nil to Low Risk” for liquefaction hazard in a seismic event (Liquefaction Category LIC 1(P)). The section 42A report identifies that no conditions are necessary in relation to natural hazards, and that any potential effects associated with liquefaction will be less than minor, and we so find.

Earthworks

65 Ms Overton is satisfied that the proposed earthworks will not result in instability beyond the boundary of the site and any typical effects can be mitigated through specific consent conditions. We agree.

Transport, access and parking

66 The issue of access and parking attracted the most attention from submitters, with the principal concerns relating to the adequacy of the existing access into the site, and the demands for car parking by the existing commercial ventures and the effect that has on residential amenity.

67 The Venue operates under its own resource consent (RM081523). During the evidence of the submitters it became clear that many of the concerns related to the exercise of this consent, and particularly the car parking generated by the commercial activities. We have no jurisdiction over this consent, but we note that the evidence provided by the submitters would suggest that there may be grounds for the Council to review the conditions of that consent. However, that is a matter for the Council to pursue independently.

68 The only expert evidence we were presented with in relation to traffic effects was from Ms Overton. In summary, Ms Overton advised that:

- Orchard Road has been widened at the entrance to the site and this is in accordance with District Plan Appendix 7 Diagram 3 - Private Access. While this does not comply with the Council's current standards, she accepted that the proposed roading is the same as the existing formation and therefore considered it appropriate for this development.
- The accesses within Lots 16 serving 6 lots can be formed to 'Private Right of Way' standards, which require a road reserve width of 10m with a sealed dual carriageway 5.5m wide (including grass shoulders 0.5m in width). The applicant has confirmed that the carriageway will also be formed to 6m in width. On this basis Ms Overton was satisfied that the access road will comply with Council's standards.
- No street lighting or footpaths are proposed. There is ample room within the proposed and existing open space areas for pedestrians. She also advises that there is ample room to create pedestrian links in the future if and when they will be required.

69 We accept Ms Overton's advice and consider that the access is appropriate.

70 Ms Overton's engineering assessment also considered the issue of whether the proposed access should remain as a private road. Her report indicates that the road could remain private, but it was recommended that a management company be set up to ensure that the road is maintained so that when and if the developer chooses to vest the road it is in a condition that is acceptable to Council. Appropriate conditions are recommended to ensure that a management company is set up to manage the private road and infrastructure and to ensure that each of the lot owners is allocated a stake in the company in the event that the roads are not vested.

71 We consider that this approach is appropriate, and agree with the section 42A report and Ms Overton's advice that conditions of consent can ensure that any adverse effects associated with access can be appropriately mitigated.

72 The section 42A report addressed the issue of the increased traffic associated with the proposal, noting that while increased vehicle movements may result in a loss of existing amenity experienced by persons in Heritage Village, the amenity currently experienced is not altogether consistent with a traditional rural character as may be anticipated in a Rural General zone. We also note the evidence of Mr Stevens that the majority of dwellings in Heritage Park and Heritage Village are not occupied on a full time basis. We noted that there is an internal speed limit imposed over Heritage Park/Heritage Village, and that there is adequate visibility within the development. We consider that these two factors combined will ensure that the safety of the road users will be maintained. Both the Applicant and the section 42A report concluded that the potential effects of the extent of traffic likely to be generated by the fifteen lots will be minor. We agree with this view.

73 We also note that the Applicant has volunteered a traffic safety audit to be undertaken prior to any development. We consider this to be an appropriate suggestion as a means to address some of the submitters concerns including the operation of the access and the location of letterboxes, and have included it in the conditions.

Summary of Effects

74 Overall we are satisfied that the adverse effects of the proposed activity will not be significant, and that conditions of consent can ensure that any effects are appropriately managed. Having also considered the proposal in light of the Assessment Matters relating to developments in visual amenity landscapes, we accept the evidence of the landscape architects that the

landscape can absorb the development proposed. The conditions proposed are sufficient in our opinion to avoid, remedy or mitigate any adverse effects of the proposal.

Objectives and Policies of the District Plan

- 75 We have considered the detailed assessments of the objectives and policies of the Plan as set out in the Application, the section 42A report and the evidence of the planning experts.
- 76 The plan provisions in Parts 4 (District Wide) and Rural (Part 5) are primarily concerned with the protection of amenity and landscape values of the rural area and the visual amenity landscape within which the site is located. Part 14 (Transportation) are concerned that appropriate access and parking is provided. Section 15 is concerned generally with the design and layout of the subdivision and associated matters.
- 77 We have earlier found that the adverse effects of the proposal are not significant and can appropriately be managed through conditions of consent. All necessary services can be provided.
- 78 Having considered the assessments of Mr Edgar and Mr Burt, we are satisfied that the proposal is consistent with the objectives and policies of the Plan.

Part 2 Matters

- 79 Section 5 states that the purpose of the Resource Management Act is “to promote the sustainable management of natural and physical resources”. “Sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while —
- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
- 80 Section 7 requires that we have particular regard to a range of matters. We are satisfied that the evidence presented on behalf of the Applicant, and that of the Council reporting officers, has demonstrated that these matters are appropriately addressed.
- 81 There are no particular Treaty of Waitangi issues (Section 8) that need to be taken into account in relation to this application.
- 82 For the reasons set out in this decision, we consider the application to be consistent with relevant matters in Part 2 of the Act.

Determination

- 83 Consent is sought to subdivide the existing 4.6ha site into 15 residential allotments (Lots 1-15), each of which will contain a residential building platform. The site is presently subject to a Consent Notice that prevents the further subdivision of the site, and consent is also sought to cancel this notice in order to facilitate the proposed subdivision. The proposal also includes the creation of three access lots (Lots 16 – 18) which will contain the existing and proposed roading within the subdivision. Consent is also sought to breach the setback requirements on proposed platforms on Lots 9 – 14.

- 84 Overall, the activity was assessed as a discretionary activity under sections 104 and 104B of the Act.
- 85 The Act seeks to avoid, remedy and mitigate adverse effects associated with developments. We consider that the adverse effects of this application can be appropriately avoided, remedied or mitigated.
- 86 We further find that the proposal is consistent with the relevant objectives and policies of the District Plan.
- 87 Accordingly, we determine that:
- (i) Condition (d) of Consent Notice 5663691.6 be varied pursuant to section 221 of the Act by removing the reference to Lot 21; and
 - (ii) Consent be **GRANTED** pursuant to section 104B of the Act subject to the attached conditions which are imposed under sections 108 and 220 of the Act.

Dated at Queenstown this 29th day of January 2015 (re-issued 2 March 2015)



Andrew Henderson

Hearings Commissioner (on behalf of the Commission)

Conditions

General

- 1 The development must be undertaken/carried out in accordance with the following plans, stamped as approved on 30 January 2015, and the application as submitted, with the exception of the amendments required by the following conditions of consent.
 - Lots 1-18 Being a Proposed Subdivision of Lot 21 DP 309977: Q4195_S4, Sheet 1 of 2, Revision A, dated 09/07/14
 - Lots 1-18 Being a Proposed Subdivision of Lot 21 DP 309977: Q4195_S4, Sheet 2 of 2, Revision A, dated 09/07/14
 - Structural Landscape Plan: 0950-SLP2, Dated 10.12.2014
2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 3 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.
4. If the subdivision is staged in accordance with Condition 3 and the consent holder submits a survey plan showing lots that are proposed to be amalgamated and no further survey plan or section 224(c) certification would be required to obtain title for those lots, then, prior to certification of that stage (pursuant to Section 224c of the Act), a consent notice shall be registered on the computer freehold register to which the allotments shall be contained within. The consent notice shall require that prior to the release of any of the allotments, all conditions relating to the lots to be amalgamated have been satisfied and development contributions have been paid.
 - (a) To give effect to this condition, all consent conditions related to those lots shall be completed and the conditions in the following form shall be registered on the Computer Freehold Register for the lots to be amalgamated with the balance lot in accordance with Section 221 of the Act:
 - (i) Prior to cancellation of the amalgamation condition in relation to Lot X pursuant to Section 226/241 of the Act, all land use and subdivision conditions of RM140523 that apply to the lot have been satisfied. This will require the re-inspection of services and any necessary infrastructure.
 - (ii) Prior to cancellation of the amalgamation condition in relation to Lot X pursuant to Section 226/241 of the Act, Development Contributions shall be paid for Lot X. Development contributions shall be paid at the rate calculated for the relevant stage under RM140523. As per the 2012 Development contribution policy, All DCN's issued after 1 July 2012 will be valid for 24 months from the date of issue and then recalculated for payment under the policy relevant at that time in order to establish the relevant development contribution payable for the release of that lot.
 - (b) If the Territorial Authority has confirmed in writing that it is satisfied that the conditions of (a) (i) and (ii) above have been complied with then those consent notice conditions, along with this condition, may be deemed to be expired for the purpose of Section 221(5) of the Act.
5. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being New Zealand Standard 4404:2004 with the amendments to that standard adopted on 5 October 2005, except where specified otherwise.

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

6. Prior to the commencement of any works on site, the consent holder shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the infrastructure engineering works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under NZS4404:2004 "Land Development and Subdivision Engineering".
7. Prior to commencing works on site, the consent holder shall:
 - (a) Prepare a traffic management plan to be approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve. The traffic management plan shall be implemented prior to any works commencing.
8. Prior to the commencement of any works on the site the consent holder shall provide to the Principal Resource Management Engineer at Council for review and certification, copies of specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition 5, to detail the following engineering works required:
 - a) Provide a traffic safety audit to the Council for the proposed development, including the appropriate location of the letter boxes and creation of an appropriate lay by. This shall include the design details of how the recommendations of the report will be satisfied (if any).
 - b) The provision of a water supply to Lots 1 - 15 in terms of Council's standards and connection policy. This shall include an Acuflo GM900 (or CM2000 with removable filter) as the toby valve. The costs of the connections shall be borne by the consent holder.
 - c) The provision of a foul sewer connection from Lots 1 - 15 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. The costs of the connections shall be borne by the consent holder.
 - d) The provision of fire hydrants with adequate pressure and flow to service the development with a minimum Class FW2 firefighting 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.
 - e) The formation of all roads within Access Lots 16 and 17, in accordance with Council's standards or otherwise agreed. This shall include the provision of a turning area within Lot 17 and the provision for stormwater disposal from the carriageways.
 - f) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all Roads, Water and Wastewater reticulation). The certificates shall be in the format of the NZS4404 Schedule 1A Certificate.
 - g) The provision of a Design Certificate submitted by a suitably qualified design professional for the Wastewater Pump Station required for the wastewater reticulation. The certificates shall be in the format of IPENZ Producer Statement PS1.

To be completed before Council approval of the Survey Plan

9. 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. This shall include:
 - i) The easements indicated on the Southern Land 'Grandview Developments Limited – Lots 1 -18 Being a Proposed Subdivision of Lot 21 DP 309977' (dated 9/07/2014, Drawing reference Q4195_S4, Sheets 1 and 2, rev A).

- ii) The location of the building platforms as indicated on the approved scheme plan.
- iii) An easement in favour of Council for the right to convey water and drain sewage.
- 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 the Technical Officer: Infrastructure and Assets and should be lodged prior to the application for the section 223 certificate]

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

10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) The consent holder shall provide "as-built" plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development to the Principal Resource Management Engineer at Council. 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) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Principal Resource Management Engineer at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.
 - c) The completion and implementation of all certified works detailed in Condition 8 above.
 - d) The consent holder shall ensure that the existing vehicle crossing from Orchard Road is repaired to Council's satisfaction including continuing the existing roadside drainage and any necessary repairs to the existing culvert.
 - e) In the event that the consent holder elects not to vest Lots 16, 17 or 18 in Council the consent holder shall establish a suitable management organisation(s) (if none exist) which shall be responsible for implementing and maintaining the on-going maintenance of all private internal roading, service infrastructure and facilities associated within the subdivision within each access lot that is retained in private ownership.

The legal documents that are used to set up or that are used to engage the management company are to be checked and approved by the Council's solicitors at the consent holder's expense to ensure that all of the Council's interests and liabilities are adequately protected.
 - f) 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 net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
 - g) 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 net area of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
 - h) All newly constructed foul sewer 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) The submission of Completion Certificates from the Contractor and the Engineer advised in Condition 6 for all engineering works completed in relation to or in association with this subdivision/development (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 NZS4404 Schedule 1B and 1C Certificate.

- j) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater Pump Station located within Lot 17. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.
- k) The submission of Practical Completion Certificates from the Contractor for all assets to be vested in the Council.
- l) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
- m) All earthworked/exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.
- n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- o) All landscape planting as per the Structural Landscaping Plan prepared by Vivian + Espie Ltd (Ref 0950-SLP2 dated 10.12.2014).

Ongoing Conditions/Consent Notices

11. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.

- a) All future buildings shall be contained within the Building Platforms as shown as Covenant Areas X - X as shown on Survey Plan XXXXX, provided that eaves and other similar protrusions may extend no more than 600mm outside the building platforms on Lots 9 -14.
- b) The owners of all lots that are served by an access lot(s) retained in private ownership are required to be part of the relevant management entity established pursuant to Condition 10(e) of RM140523. Such management entities shall be established and maintained at all times and ensure implementation and maintenance of all internal roading, service infrastructure and facilities associated with the development.

The purpose of this condition is to ensure that, if they are not vested in Council, Lots 16 - 18 shall be owned and managed in conjunction with Lots 1 - 15 and shall be for providing access and recreational amenities and facilities for the benefit of the residential lots within the Heritage Village and/or Grandview subdivision.
- c) In the absence of a management company required pursuant to condition 10(e) of RM140523, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated above, then the member lot owners shall be responsible for establishing a replacement management entity and, in the interim, the lot owners shall be responsible for undertaking all necessary functions."
- d) All landscape planting and existing trees as identified on the Structural Landscaping Plan prepared by Vivian + Espie Ltd (Ref 0950-SLP2 dated 10.12.2014) for each lot shall be maintained as per the landscape plan. If any tree or plant shall die, become diseased or is modified such that natural form of the tree or shrub is no longer evident then it shall be replaced within 8 months.
- e) Any additional tree planting within lots shall avoid problematic or wilding species such as silver birch, Douglas fir, or Hawthorn.
- f) All post boxes shall be located within the main entry gates on the access lot and not within the road reserve to reduce clutter on the road frontage.

- g) All external lighting shall be down lighting only and shall not create light spill beyond the boundary of the lot.
- h) All buildings must be constructed on-site from new or high quality recycled materials.
- i) Roof claddings shall be in steel (corrugated or tray), cedar shingles, slate or similar. Roof colours shall be of dark, natural tones of grey, brown or green with a light reflectivity value (LRV) of between 6 and 12%. 'Zincalume', plain galvanised or other similar steel finishes shall not be permitted.
- j) Wall claddings to be in timber, smooth plaster, corrugated iron or stone (local schist only) or similar high quality materials approved by the developer or the design review board. All claddings shall be recessive in colour, or in the range of browns, tussock, greys or natural greens.
- k) Joinery to be in timber, steel or aluminium. Joinery colours (excepting timber) shall match roofing, guttering and spouting colours.
- l) The maximum height of any building on Lots 1 to 11 and 15 shall not exceed 5.5 metres in height above ground level. The maximum height of any buildings on Lots 12 to 14 shall not exceed 7.0m in height above ground level.
- m) On Lots 1 to 8 boundary fencing shall be in standard post and rail or similar fencing materials approved by the developer or design review board. Fencing shall not exceed 1.2m in height unless approved by the developer or design review board. On Lots 9 to 14 to preserve open space amenity of the landscaped area no fencing is permitted other than that in nominated curtilage areas immediately adjacent to the house.
- n) Lots 1 to 15 shall not be further subdivided.
- o) No buildings shall be constructed on Lot 16.

Recommended Advice Notes

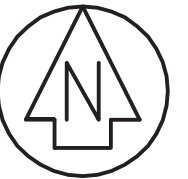
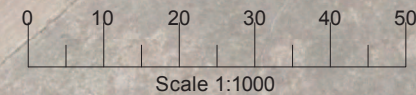
1. This consent triggers a requirement for Development Contributions. Please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
2. The water connections to Lots 4 - 6 DP 301095 require approval by Council under a 'Connection to Council Service Application'. The approval should be obtained prior to any connections being made. Development Contributions for the water connections will also be required prior to approval for the connections being granted.

APPROVED PLAN:
RM140523

Friday, 30 January 2015

NOTES:

- 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
- Areas are shown to the nearest 5m² & dimensions to the nearest 0.1m
- Aerial imagery is indicative only and has not been ortho-rectified.
- Boundary data sourced from LINZ XML



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- ensuring the information is the most recent issue.

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24 Dunganvon St., Wanaka. Ph: (03) 443 5577.
Email: contact@southernland.co.nz, www.southernland.co.nz



APPLICANT

GRANDVIEW DEVELOPMENTS LTD

COMPILED IN

CFR 39300

TERRITORIAL AUTHORITY

QUEENSTOWN LAKES DISTRICT COUNCIL

LAND DISTRICT

OTAGO

TOTAL AREA

4.5830 ha

DATE

09/07/14

Drawing Title

LOTS 1 - 18 BEING A
PROPOSED SUBDIVISION OF
LOT 21 DP 309977

Prepared for

GRANDVIEW
DEVELOPMENTS LIMITED

Plan Revisions

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	09/07/14

SCALE

1:1,000 @ A3

DATUM & LEVEL

LINDIS PEAK 2000

REVISION	DRAWING REFERENCE	Sheet
A	Q4195_S4	1 OF 2
SURVEYED	DATE	CHECKED
X.X.	XX/XX/XX	S.E.
DRAWN	DATE	APPROVED

09/07/14



Schedule of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Water	V	Lot 1	Lot 6 DP 301095
	W	Lot 3	Lots 4 & 5 DP 301095
Right of Way, Right to Drain Water, Right to Convey Water, Electricity & Telecommunications and Computer Media	P	Lot 18	Lots 1 - 15, 17
	R	Lot 17	Lots 1 - 15, 18

Schedule of Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity	P, B, AB, E	Lot 18	Dunedin Electricity Ltd
	R	Lot 17	
Right to operate & maintain a transformer	O	Lot 17	

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Document
Right of Way	P	lot 18	T. 5143982.13
	R	Lot 17	
Right of Way, Right to Drain Water, Right to Convey Water, Electricity & Telecommunications and Computer Media	P, H, B, E, D,	Lot 18	EI 5663691.8
	F, N	Lot 15	
	R	Lot 17	
Right to Convey Water & Telecommunications and Computer Media	AC	Lot 4	
	M, N	Lot 15	
Right to Convey Water	J	Lot 18	



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SURVEYING | PLANNING | LAND DEVELOPMENT

24 Dunganvon St., Wanaka, Ph: (03) 443 5577,
Email: contact@southernland.co.nz, www.southernland.co.nz

APPLICANT

GRANDVIEW DEVELOPMENTS LTD

COMPRISED IN

CFR 39300

TERRITORIAL AUTHORITY

QUEENSTOWN LAKES DISTRICT COUNCIL

LAND DISTRICT

OTAGO

TOTAL AREA	DATE
4.5830 ha	09/07/14

Drawing Title

LOTS 1 - 18 BEING A PROPOSED SUBDIVISION OF LOT 21 DP 309977

Prepared for

GRANDVIEW DEVELOPMENTS LIMITED

Plan Revisions

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	13/05/1

SCALE

1:1,000 @ A3

DATUM & LEVEL

LINDIS PEAK 2000

REVISION	DRAWING REFERENCE	Sheet	
A	Q4195_S4	2 OF 2	
SURVEYED	DATE	CHECKED	DATE
X.X.	XX/XX/XX	S.E.	09/07/14
DRAWN	DATE	APPROVED	DATE

**APPROVED PLAN:
RM140523**

Friday, 30 January 2015

LEGEND



Existing trees to be retained that are protected by conditions of RM010502 as modified by RM020560.



Existing trees within the subject site that are proposed to be retained and protected by conditions of consent that is sought (RM140523).



Proposed amenity tree planting. Species to consist of a mix of:

- *Quercus coccinea* - (Scarlet Oak).
- *Quercus robur* - (Common Oak).
- *Alnus Glutinosa* - (Common Alder).
- *Platanus acerifolia* - (Plane tree).
- *Ulmus g. 'Lutescens'* - (Elm).
- *Fraxinus ornus* - (Ash).
- *Fagus sylvatica* - (English Beech).
- *Prunus 'accolade'* - (Flowering Cherry).
- *Thuja plicata* - (Conifer).
- *Picea sitchensis* - (Sitka Spruce).



Proposed *Prunus awanui* avenue trees to continue existing road treatment.



Proposed amenity tree planting. Species to consist of *Populus 'crows nest'* - (Crows Nest Poplar).



Proposed *Cedrus deodara* shelterbelt. Trees to be planted at 2.5m centres.



REF: 0950 - SLP2
DATE: 10.12.2014
SCALE: 1:1000 @ A3

Structural Landscape Plan Grandview Developments Ltd, Wanaka

vivian+espie

resource management and landscape planning
vivian+espie Limited Resource Management and Landscape Planning
PO Box 2514, Queenstown
Physical Address: Unit 15, 70 Gendron Drive, Frankton, Queenstown
Tel: +64 3 441 4139 Fax: +64 3 441 4190 Web: www.vivian+espie.co.nz