



## **DECISION OF QUEENSTOWN LAKES DISTRICT COUNCIL**

### **RESOURCE MANAGEMENT ACT 1991**

<b>Applicant:</b>	<b>UNIVERSAL DEVELOPMENTS LTD</b>
<b>RM Reference:</b>	RM 161226
<b>Location:</b>	Aubrey Road, Farrant Drive and McLeod Avenue, Wanaka
<b>Proposal:</b>	Subdivide land into 133 residential lots, 3 balance lots, 3 lots to vest as Road and a lot to provide access to Aubrey Road and to undertake associated earthworks; land use consent to breach setback, building coverage, recession plane and transportation rules.
<b>Type of Consent:</b>	Subdivision and land use consent.
<b>Legal Description:</b>	Lot 110 DP 347413 held in CFR 194891
<b>Valuation Number:</b>	2905247912
<b>Zoning:</b>	Low Density Residential
<b>Activity Status:</b>	Non-Complying Activity
<b>Public Notification:</b>	11 May 2017
<b>Commissioners:</b>	W D Whitney & L Beattie
<b>Date of Decision:</b>	28 July 2017
<b>Decision:</b>	<b>Consent is granted subject to conditions</b>

## **A. INTRODUCTION**

### **A.1 Background**

1. Universal Developments Ltd has applied to the Queenstown Lakes District Council for subdivision consent to subdivide land into 133 residential lots, 3 balance lots, 3 lots to vest as Road and a lot to provide access to Aubrey Road and to undertake associated earthworks; and for land use consent to breach various rules including setback, building coverage, recession plane and transportation rules. The subject site has frontage to Aubrey Road, Farrant Drive and McLeod Avenue at Wanaka, has an area of 10.6975 hectares more less and is described as Lot 110 DP 347413 as contained in Computer Freehold Register Identifier 194891 in the Otago Land Registration District.
2. The site is irregular in shape and is located in the Low Density Residential Zone. It is important to note that the topography of the site has been substantially altered by consented earthworks and that the current application RM 161226 relates to part of the subject site only.
3. On 28 November 2016 land use consent RM 160882 was granted to undertake 191,600m<sup>3</sup> of earthworks with a maximum cut of 7.1 metres and a maximum depth of fill of 7 metres at the subject site. Bulk earthworks consented under RM 160882 have now largely been completed which has resulted in the site featuring gently sloping terraces which generally fall from east to west and to the north-west.
4. On 23 June 2017 subdivision and land use consent RM 161169 was granted. This consent permits the subdivision of part of the site to create 28 residential lots, 2 future development lots, 2 lots to vest as Road and a lot to provide access between the two roads. The residential allotments created by RM 161169 are located on the eastern portion of the site adjacent to a strip of land designated for the purpose of a Recreation Reserve (being D 270) on Planning Map 20 of the Operative Queenstown Lakes District Plan (Operative District Plan/District Plan).
5. It is noted that Road 1 and Road 5, Lot 405 (being the access link between these roads) and Right of Way 2, as shown on the current plan of subdivision, have all been consented under RM 161169.

6. The current proposal relates to the balance of the subject site which was formerly known as Scurr Heights at Wanaka; and it is acknowledged that residential subdivision and development either exists or has been consented on land adjacent to the subject site. In some instances such residential subdivision and development is separated from the subject site by legal roads including Aubrey Road, Farrant Drive and McLeod Avenue.

## **A.2 The Proposal**

7. The following description of the proposal is based on the plan of subdivision which was attached to Mr Edgar's evidence and which has superseded the earlier version of the plan of subdivision that was attached to the application as lodged.
8. Subdivision consent is sought to subdivide a portion of the site to create 133 residential allotments which range in area from 398m<sup>2</sup> (Lot 94) to 788m<sup>2</sup> (Lot 102).
9. The proposed balance lots being Lots 302, 303 and 304 consist of the land to be subdivided into residential allotments as consented by RM 161169.
10. The subdivision is to be accessed from Aubrey Road via Road 1 and from Farrant Drive via Road 5, Roads 1 and 5 being consented under RM 161169. Access will also be achieved via Road 2 off Farrant Drive.
11. Road 2 is to have a legal width of 15 metres. Road 2 will have intersections with Road 1 at two points. Access within the subdivision will also be achieved via Road 3 (16.5 metres wide) and Road 4 (12 metres wide). Access to rear lots will be achieved via right of ways B and C (Right of Way 1), by right of ways D and E and by right of ways F and G. Access to Lots 132 and 133 is to be via right of way A (Right of Way 2) consented under RM 161169. Lots 86 and 91 are to be rear lots; and all other residential lots will be front lots.
12. The Indicative Roding Design shown on Master Plan B (as attached to Mr Williams's evidence) shows that each of the roads in the subdivision will have indented parking bays and that specified vehicle crossings will be provided for many lots. Most of the residential lots which have frontage to Aubrey Road will share double crossings.

13. Footpaths will be provided on both sides of Roads 2 and 3 and on the western side of Road 4. Footpaths will be sealed. Street tree plantings are proposed as shown on the Master Plan B.
14. A pedestrian/cycle link is to be provided between Road 2 and Aubrey Road via Lot 404 which is to be 8 metres in width and which will vest in the name of the Council as a Local Purpose Reserve for Pedestrian and Cycle Access Purposes. As previously noted a pedestrian link is also to be provided between Road 1 and Road 5 in the context of RM 161169. This will enable public access to be achieved from the walkway in the Recreation Reserve which separates the site from Mataraki Place, through RM 161169 and the proposed subdivision to places beyond, including the Wanaka Primary School which is accessed via McLeod Avenue, Kings Drive and Ironside Drive.
15. The subdivision is to connect to the Council's water supply and wastewater reticulation. A Low Impact Design (LID) stormwater system is proposed which will include attenuation on each residential lot to be created and within the road reserves. Stormwater is generally to be conveyed by way of grassed swales.
16. Electricity and telecommunication connections are to be provided to all lots.
17. Earthworks are proposed in conjunction with the subdivision.
18. Land use consent is sought to breach setback, building coverage and recession plane rules which apply in the Low Density Residential Zone in the context of the smaller allotments to be created. Land use consent has also been sought to breach various transportation rules set out in Part 14 of the Operative District Plan.
19. The Commission acknowledges that various changes have been made to the proposal; and notes in particular that a site coverage of 45% is now proposed only on those lots which are 500m<sup>2</sup> or less in area. All lots exceeding 500m<sup>2</sup> in area and/or adjoining the western boundary of the application site will continue to be subject to the Low Density Residential Zone internal boundary setbacks and recession planes. The exception to this is Lots 96-100 which will be subject to a reduced road boundary



setback of 3 metres; and no recession plane is to apply to the road (east) boundary of Lots 96-100.

20. Other changes promoted prior to or at the hearing include:

- A 5.5 metre height limit on all lots adjoining the western boundary of the site being Lots 85, 86, 88 to 91, 95 to 102, 104, 105 and 135 (in addition to the 5.5m height limits originally proposed for Lots 13-30 and Lots 64-70).
- A requirement that all garages are set back a minimum of 7 metres from the Aubrey Road frontage of Lots 135-156, 159 and 160.
- A maximum fence height adjacent to the walkway in Lot 404 and 405 of 1.2 metres.
- Recession plane amendments including recession planes of 2.5m and 35° on southern boundaries.
- A maximum fence height of 1.2 metres for those allotments which have frontage to Aubrey Road.

21. The intent of the applicant is that land use consent be granted to breach the rules of the Operative District Plan such that residential units (dwellings) will be permitted without a further land use consent on the 133 residential lots; so that a person purchasing one of the lots will not need to obtain land use consent to build a dwelling on the lot concerned.

22. 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; including the draft agreed conditions emailed to Ms Evans on 21 July 2017.

### **A.3 Zoning**

23. The site is zoned Low Density Residential as shown on Map 20 of the Operative District Plan.

24. The Proposed District Plan was publicly notified on 26 August 2015. The site is zoned Medium Density Residential as shown on Map 20 of the Proposed District Plan.

25. 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.
26. Site Subdivision Standard 15.2.6.2ii stipulates that the dimensions of all lots created by subdivision in the Residential Zones, other than lots for access, utilities, reserves and roads, shall be such that they can accommodate a square of the dimensions of 15m x 15m. A breach of Site Subdivision Standard 15.2.6.2ii is a restricted discretionary activity in terms of Rule 15.2.3.3(i).
27. Zone Subdivision Standard 15.2.6.3i stipulates a minimum lot area of 700m<sup>2</sup> for the Low Density Residential Zone at Wanaka. A breach of the Zone Subdivision Standard 15.2.6.3i is a non-complying activity in terms of Rule 15.2.3.4(i).
28. Site Standards 7.5.5.2iii(a) and 7.5.5.2iv(a) establish a minimum setback from road boundaries of 4.5 metres, and provide for setbacks from internal boundaries for front sites (one setback of 4.5 metres and 2.0 metres for all other setbacks) and for rear sites (two setbacks of 4.5 metres and all remaining setbacks to be 2 metres), respectively. A breach of Site Standard 7.5.5.2iii(a) and Site Standard 7.5.5.2iv(a) is a restricted discretionary activity pursuant to Rule 7.5.3.4vi.
29. Zone Standard 7.5.5.3ii(a) establishes a maximum building coverage of 40% in the Low Density Residential Zone. A breach of Zone Standard 7.5.5.3ii(a) is a non-complying activity in terms of Rule 7.5.3.5.
30. Zone Standard 7.5.5.3iii confirms that the minimum net area for any site shall be 450m<sup>2</sup> for each residential unit contained within the site in the Low Density Residential Zone. A breach of Zone Standard 7.5.5.3iii is a non-complying activity in terms of Rule 7.5.3.5.

31. Zone Standard 7.5.5.3v relates to building height and provides for a recession plane of 25° commencing 2.5 metres above ground level on flat sites. A breach of Zone Standard 7.5.5.3v is a non-complying activity pursuant to Rule 7.5.3.5.
32. Site Standard 14.2.4.1iv relates to Parking Area and Access Design and requires that all vehicular access be in accordance with the standards contained in NZS 4404:2004 and that shared vehicle access in the Low Density Residential Zone also comply with the widths specified in the first table in that Site Standard. A breach of Site Standard 14.2.4.1iv is a restricted discretionary activity in terms of Rule 14.2.2.3ii.
33. Site Standard 14.2.4.2iv establishes Minimum Sight Distances from Vehicle Access. A breach of Site Standard 14.2.4.2iv is a restricted discretionary activity pursuant to Rule 14.2.2.3ii.
34. Site Standard 14.2.4.2vi stipulates Distances of Vehicle Crossings from Intersections. A breach of Site Standard 14.2.4.2vi is a restricted discretionary activity pursuant to Rule 14.2.2.3ii.
35. Having regard to the above the Commission has considered the proposal as an application for subdivision consent and land use consent for a non-complying activity.

#### **A.4 Submissions**

36. The application was publicly notified and a total of 8 submissions were received within the statutory submission period which closed on 9 June 2017.
37. In an email dated 18 July 2017 Andrea & Graeme Oxley withdrew their submission. As a consequence it is acknowledged that a total of 7 opposing submissions relate to the application.
38. The Commission has given consideration to the contents of the 7 remaining submissions received in response to the application.

#### **A.5 Reports and Hearing**

39. The Commission has had the benefit of a section 42A planning report dated 26 June 2017 prepared by Ms Jenny Carter, Consultant Planner of JCarter Planning Limited;

an urban design peer review report prepared by Mr David Compton-Moen an Urban Designer/Landscape Architect with DCM Urban Design Limited dated 21 June 2017; an engineering report dated 21 June 2017 prepared by Ms Lyn Overton a Resource Management Engineer with the Queenstown Lakes District Council; and a peer review with respect to traffic effects prepared by Ms Kylie Huard a Senior Transportation Planner with Stantec New Zealand Limited, such report being dated 16 June 2017. Ms Huard also provided comment in response to Mr Carr's pre-circulated traffic evidence, such written comment being dated 14 July 2017.

40. At the hearing on Wednesday 19 July 2017 and Thursday 20 July 2017 the Commission was assisted by Ms Carter, Mr Compton-Moen and Ms Overton. Ms Huard also participated at the hearing via cellphone. Ms Sarah Picard, a Senior Planner with the Queenstown Lakes District Council (who reviewed Ms Carter's section 42A report), was also present. Ms Charlotte Evans, a Committee Secretary with the Queenstown Lakes District Council, provided administrative support at the hearing.

41. 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, Mr Williams, Mr Carr and Mr Parnell for the applicant. The Commission undertook a site inspection during an adjournment on 19 July 2017.

42. At the hearing the applicant was represented by Mr Warwick Goldsmith, Barrister who presented written submissions; Mr Richard Parnell, a Senior Civil Engineer at AR & Associates Limited; Mr Andrew Carr, a Traffic Engineer and Director of Carriageway Consulting Limited; Mr Williams, an Urban Designer contracted to Southern Land Limited; and Mr Scott Edgar, a Resource Management Planner of Southern Land Limited. Each of the applicant's witnesses presented short statements which summarised their evidence. It is also noted that Mr Lane Hocking, a Principal of Universal Developments Ltd, was present at the hearing albeit that he did not present evidence.

43. None of the submitters appeared at the hearing.

44. The planning, urban design, engineering and traffic reports were taken as read. Ms Overton and Ms Huard, Mr Compton-Moen, and Ms Carter and Ms Picard were invited to comment following the presentation of the evidence. Following Mr Goldsmith's reply the hearing was adjourned.

#### **A.6 Draft Conditions**

45. Leave was granted prior to the adjournment to enable a set of agreed draft conditions to be prepared by the applicant in consultation with Council officers and consultants. These agreed draft conditions were forwarded by Mr Edgar to Ms Evans by email on 21 July 2017.

#### **A.7 Principal Issues in Contention**

46. The principal issues in contention are the effects on the environment of allowing the proposed subdivision and development (with associated rule breaches) to occur in the Low Density Residential Zone.

### **B. EFFECTS ON ENVIRONMENT**

#### **B.1 Permitted & Consented Baseline**

47. 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.

48. There is no permitted baseline in terms of the Operative District Plan that is relevant to this application. Any subdivision within the Low Density Residential Zone requires resource consent and is therefore not a permitted activity.

49. Future development on many of the proposed allotments will not comply with the coverage, setback and recession plane rules; and on sites over 500m<sup>2</sup> (where the relevant Low Density Residential Zone rules will apply) future built development is dependent upon the resetting of ground level via the subdivision consent process which provides for earthworks. This is fully explained in Section 5.1 of Ms Carter's section 42A report which observes that the earthworks consented by RM 160882 have not altered the existing ground level for the purposes of calculating height; but that the

definition of Ground Level in the Operative District Plan means that height is to be calculated based on the finished surface of the ground following the completion of works [including earthworks] associated with the most recently completed subdivision.

50. The consented baseline includes the earthworks consented under RM 160882; and the subdivision of the eastern portion of the subject site that has been authorised by RM 161169.

## **B.2 Receiving Environment**

51. The receiving environment is briefly described in Section A.1 of this decision. Of particular note is the existing and consented residential subdivision and development that exists adjacent to and in the immediate vicinity of the subject site.

52. It is appropriate to note that while the Low Density Residential Zone is subject to a minimum lot area of 700m<sup>2</sup> closer subdivision has actually occurred in this zone. In this context it is again noted that Zone Standard 7.5.5.3iii establishes a minimum net area of 450m<sup>2</sup> for each residential unit contained within a site in the Low Density Residential Zone.

53. Zone Subdivision Standard 15.2.6.3i provides that no minimum allotment size shall apply in the Low Density Residential Zone where each allotment to be created, and the original allotment, all contain at least one residential unit.

54. The Commission was advised that it has been a long-standing practice in Wanaka to construct two residential units on a 900m<sup>2</sup> site as a permitted activity and then to subdivide the site as a controlled activity [in terms of Rule 15.2.3.2]. Mr Edgar observed that there are examples of such subdivision in the immediate vicinity of the subject site including the subdivision which contains 8 dwellings at Aubrey Road to the east of the subject site, such development being separated from the subject site by the reserve designated D270.

55. The receiving environment therefore includes adjacent land located in the Low Density Residential Zone where subdivision has been permitted to create lots containing residential units which are less than 700m<sup>2</sup> in area.

### **B.3 Affected Persons Approvals**

56. No affected persons approvals have been provided.

### **B.4 Assessment Matters**

57. The Operative District Plan became fully operative on 10 December 2009. The Operative District Plan contains assessment matters in Parts 7, 14 and 15 that are relevant to subdivision and development in the Low Density Residential Zone. It is noted that the officer's reports and the evidence presented to us have assessed the effects of the activity; and that such assessment is informed by the relevant assessment matters. We have assessed the actual and potential effects of the proposed activity on the environment in accordance with the approach taken in the officer's reports and evidence. Accordingly we have chosen not to address the proposal in terms of each specific relevant assessment matter in this decision.

### **B.5 Actual and Potential Effects on Environment**

#### **B.5.1 Subdivision Design, Lot Size and Dimensions**

58. The proposed subdivision and roading layout has been designed with urban design input from Mr Williams. The design is intended to provide for:

- Good pedestrian and vehicle connectivity across and through the subject site;
- Low impact stormwater design including open grassed swales incorporated into the street design;
- The shape and size of the proposed lots being designed to reflect best practice principles and maximising solar gain to rear yards (generally) with distinct public fronts and private backs.

59. Smaller sites (500m<sup>2</sup> and less) are to be subject to bulk and location controls which generally align with those proposed for the Medium Density Residential Zone as set out in the publicly notified Proposed District Plan. It is noted that the controls promoted by the applicant have been amended to address issues raised in the section 42A report and by Mr Compton-Moen.

60. The Commission does not propose to discuss all elements of the proposal in detail. It is appropriate to acknowledge that controls are proposed to protect the amenity of existing residential properties generally to the west of the subject site. Where small and narrow allotments are proposed adjacent to Aubrey Road controls are proposed

with respect to setting back garages, sharing vehicle accesses and limiting the height of fencing along the Aubrey Road frontage.

61. The Commission acknowledges that issues raised by submitters at Mataraki Place relate primarily to the eastern portion of the site; such land having now been consented for subdivision in terms of RM 161169. The subdivision consented by RM 161169 falls beyond the scope of the current application RM 161226.

62. While the vast majority of the proposed lots have an area less than 700m<sup>2</sup> the Commission acknowledges that lots less than 700m<sup>2</sup> in area have been created in the Low Density Residential Zone where residential units have been built prior to subdivision. The Commission also acknowledges Mr Compton-Moen's opinion that creating allotments of 400m<sup>2</sup> or greater, as proposed here with the exception of Lot 94 (398m<sup>2</sup>), and the suite of building controls proposed on smaller allotments, is acceptable. Mr Compton-Moen also advised that the design of the subdivision as now proposed, in terms of connectivity, is acceptable.

63. Having regard to the above the Commission is satisfied that any adverse effects resulting from the subdivision design, lot size and dimensions, as now proposed, will be no greater than minor.

#### **B.5.2 Effects on Character and Amenity**

64. Amendments have been made to the proposal to mitigate effects on adjacent residential development to the west and the Commission notes in this context that the site is generally above those adjacent properties which have frontage to Hogan Lane and McLeod Avenue.

65. A variety of controls are now proposed with respect to those allotments which have frontage to Aubrey Road, including a 7 metre setback for garages, maximum 1.2 metre high fencing adjacent to Aubrey Road and shared crossings for many of the allotments. These measures address concerns raised in the section 42A report and by Mr Compton-Moen.

66. At the hearing Mr Williams used a whiteboard to illustrate the outcome of the combination of controls on built development, as now proposed. The Commission is



satisfied that the potential visual effects of bulk and massing will be mitigated by adherence to the proposed controls; and that the outcome will be buildings which have an appropriate built form in the context of the Low Density Residential Zone.

67. It is also acknowledged that the proposed subdivision is separated from residential allotments to the east by the subdivision consented by RM 161169 and by the Recreation Reserve designated D 270.

68. In all the circumstances the Commission finds that any effects on character and amenity, and particularly on adjacent residential development and at Aubrey Road, will be no greater than minor.

### **B.5.3 Traffic Effects**

69. The subdivision will be served by Road 1 and Road 5 as provided for in RM 161169 and by proposed Roads 2, 3 and 4. The legal widths of the proposed roads are satisfactory.

70. It is acknowledged that modifications have been made to the proposal to respond to issues raised by Ms Huard and Ms Overton. Further work will be required to refine carriageway design (including provision for traffic calming and tracking analysis) as part of an independent safety audit. Such safety audit will be undertaken prior to the presentation of engineering plans for approval.

71. Ms Overton advised that the carriageway of Right of Way 1 can be reduced to 3 metres subject to the provision of a passing bay; and that the cross sections for Roads 4 and 5 should be amended to provide a level area for services adjacent to the swale. Ms Overton also noted that the footpath in Aubrey Road may be limited to 1.8 metres in width given the narrow berm at the eastern portion of the Aubrey Road frontage of the site. Ms Overton also confirmed that the sealed footpath to the west of the site at Aubrey Road is 1.5 metres in width.

72. Particular attention will need to be given to the provision of rubbish collection areas adjacent to Right of Way 1 and the other right of ways. Ms Overton has suggested that yellow lines be added to facilitate access by the refuse collection vehicle.

73. Mr Goldsmith confirmed that the applicant's intention is not to use pavers for one of the footpaths on Roads 1-3 as originally proposed; and that both footpaths will be sealed on these roads. Mr Carr has found that while sight distances from vehicle crossings may not comply with the District Plan Site Standard, such vehicle crossings are, subject to recommended positioning, generally appropriate for the expected operating speeds of the proposed roads. Mr Carr also noted that a number of the vehicle crossings may not comply with the Site Standard for separation from intersections but that non-compliance can be avoided by specifying vehicle crossing locations or, where non-compliance is unavoidable, this will not result in adverse effects on the safety or efficiency of the subdivisional roading.

74. The consensus of Ms Overton, Ms Huard and Mr Carr is that public transport is unlikely to pass through the subdivision; such public transport, if provided in future, being more likely at Aubrey Road and Kings Drive.

75. The Commission considers that any effects on the safety and efficiency of the road network will be no greater than minor.

#### **B.5.4 Servicing Effects**

##### **B.5.4.1 Water Supply**

76. Connections to the Council's reticulated water supply are available at the southern and northern ends of the site, at Farrant Drive and Aubrey Road. The Commission was informed that the subdivision can be adequately serviced in terms of domestic and fire-fighting water supply.

##### **B.5.4.2 Wastewater**

77. All new residential lots will be connected to the Council's reticulated wastewater system with connections available in Aubrey Road, Farrant Drive, Hogan Lane and at Bob Lee Place. While there are some constraints in terms of the capacity of the wastewater system downstream, Ms Overton confirmed that the Council's Infrastructure Engineers are addressing a solution. The application advised that the Council's 2016-17 Annual Plan provides for addressing wastewater system capacity issues to be commenced.

#### **B.5.4.3 Stormwater**

78. The LID stormwater system will include attenuation on each lot and within the road reserve. Stormwater will generally be conveyed by way of grass swales and will comply with the Council engineering design standards. Mr Parnell confirmed that a 20 year stormwater flow is to be conveyed by a combination of swales and pipes through the subdivision to connect to the existing public stormwater reticulation located parallel to the northern boundary of the site in Aubrey Road.

79. The 100 year stormwater flow is to be conveyed to a number of outlet points located along the Aubrey Road frontage. While stormwater works at the Kellys Flat Recreation Reserve were discussed in the application as lodged; this work is no longer proposed in conjunction with the subdivision. Ms Overton confirmed that for a 1 in 100 year stormwater event an applicant simply needs to demonstrate how the stormwater is to be discharged from the site. This is consistent with Mr Parnell's advice that the subdivision does not require attenuation of the 100 year flows, provided sufficient capacity has been provided within the road corridor and associated overland flow paths to convey the 100-year runoff from the sites catchment.

#### **B.5.4.4 Energy Supply and Telecommunications**

80. The application confirms that the applicant has obtained confirmation from network utility providers that electricity and telecommunications connections are available to the subject site and can be extended to service the proposed residential lots.

#### **B.5.4.5 Conclusion – Servicing Effects**

81. The Commission is satisfied that the subdivision can be adequately serviced and that, subject to adherence to appropriate conditions of consent, the proposal will not result in adverse effects that are greater than minor in terms of demand for services.

#### **B.5.5 Earthworks**

82. Bulk earthworks have been undertaken at the site as consented by RM 160882. Further earthworks will occur as part of the subdivision and an indicative Site Management Plan has been provided with the application which outlines how dust, sediment and erosion prevention and control measures are to be put in place. The Commission concurs with Ms Carter that any effects associated with the proposed earthworks will be less than minor.

### **B.5.6 Natural Hazards**

83.A Preliminary Geotechnical Assessment prepared by Mr Graeme Halliday of GeoSolve Limited was lodged with the application. This confirmed that no geotechnical issues were identified during a site walkover inspection which would prevent the site from being developed.

84.All fill that is to support foundations is to be placed and compacted in accordance with the Code of Practice for Earth Fill for Residential Development being NZS 4431:1989. Ms Overton has recommended a condition, to be subject to a consent notice, to address this matter.

85.Ms Overton advised that the QLDC Hazard Register Maps show that the site falls within the LIC 1 Liquefaction Hazard Category, with an assessed liquefaction risk being “Nil to Low”. Based on this hazard category and the lack of any obvious site factors which suggest otherwise, Ms Overton is satisfied that future buildings are unlikely to be at risk of liquefaction in a seismic event and that standard foundations as required by NZS 3604:2011 for timber framed buildings are sufficient. Foundation requirements for buildings will be addressed under future building consents and Ms Overton is satisfied that no conditions are necessary in relation to hazards.

86.The Commission’s conclusion is that any effects in terms of natural hazards will be less than minor.

### **B.5.7 Positive Effects**

87.The proposal will have a positive effect by providing for future housing to be developed at Wanaka in a locality where residential subdivision and development already exists. The proposal will have a positive effect by contributing to the availability and range of housing stock within the District.

## **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 range and 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.

90. The application at Appendix M and Ms Carter's section 42A report comprehensively 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**

91. Parts 4, 7, 14, 15 and 22 of the Operative District Plan contain objectives and policies for the whole District, for the Residential Zones, for Transport, for Subdivision, Development and Financial Contributions, and for Earthworks.

#### **Part 4**

92. Ms Carter has presented various objectives and policies from Part 4 in her section 42A report. Having regard to the amendments now made to the proposal the Commission is satisfied that the proposal is consistent with the objectives and policies stated in Parts 4.2, 4.4, 4.8 and 4.9 in Part 4 of the Operative District Plan.

#### **Part 7**

93. Again Ms Carter has presented objectives and policies from Part 7 which relates to the residential areas of the District including the Low Density Residential Zone. The Commission has given consideration in particular to Objective 2 – Residential Form and Objective 3 – Residential Amenity and the associated policies in Part 7.1.2; and to the objectives and policies specific to Wanaka Residential Areas as presented in Part 7.3.3. Having regard to the amendments now proposed the Commission is satisfied that the proposal is generally consistent with the objectives and policies stated in Part 7 of the Operative District Plan.

**Part 14**

94. 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 roading is proposed which has a sufficient legal width; and detailed road carriageway design will be finalised following an independent safety audit. This approach has been agreed to by Ms Overton, Ms Huard and Mr Carr. The Commission also acknowledges in this context that the number of vehicle crossings to Aubrey Road has been reduced through combining vehicle entrances in most instances. Ms Carter has also observed that the proximity of the site to schools and to the Anderson Road Business Area is positive. The Commission's conclusion is that the proposal is consistent with the objectives and policies stated in Part 14.

**Part 15**

95. 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.

96. 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 that 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; 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.

97. 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 concentrated form of

residential subdivision and development which exists generally to the east of the site at Aubrey Road and in the vicinity of the Aubrey Road/Anderson Road intersection. The Commission finds that the proposal is not contrary to the objectives and policies in Part 15.

## **Part 22**

98. 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 an urban subdivision; and such earthworks are appropriate given the nature of the subdivision and the receiving environment. The Commission considers 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**

99. The objectives and policies from the Proposed District Plan are presented in Appendix M to the application; and in Ms Carter's section 42A report.

100. The Proposed District Plan applies the Medium Density Residential Zone to the subject site. Accordingly the Proposed District Plan anticipates a denser form of subdivision and development on the subject site than is provided for in the Operative District Plan.

101. While the proposal is consistent with the objectives and policies of the Proposed District Plan the Commission considers that limited weight can be placed upon these provisions.

102. Mr Goldsmith confirmed that submissions have been lodged in response to the Medium Density Residential Zone provisions of the Proposed District Plan in general; and with respect to the Medium Density Residential Zone as it applies to the subject site in particular. At least one submission opposes the application of the Medium Density Residential Zone to the subject site. While current indications (being a recommendation in a section 42A report and the right of reply presented at the

relevant Proposed District Plan hearing) recommends that the Medium Density Residential Zone will remain with respect to the subject site, there is no guarantee that this will be the outcome of the Proposed District Plan process. Accordingly the Commission considers that limited weight should be placed on the objectives and policies of the Proposed District Plan in this instance.

### **C.3 Summary : Objectives and Policies**

103. 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 consistent with the objectives and policies stated in the Proposed District Plan that are relevant to the proposed Medium Density Residential Zone which includes the subject site.

### **D. REGIONAL POLICY STATEMENT**

104. Ms Carter'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.

105. The Commission finds that the proposal is generally consistent with, and not contrary to, the objectives and policies of the Operative and Proposed Regional Policy Statements.

### **E. NATIONAL ENVIRONMENTAL STANDARD AND NATIONAL POLICY STATEMENT**

106. Section 104(1)(b)(i) and (iii) require the consent authority to have regard to the relevant provisions of a national environmental standard and a national policy statement.

#### **E.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health**

107. 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.

108. A statement from the Otago Regional Council dated 16 September 2016 (Appendix N 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.

109. 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.2 National Policy Statement for Urban Development Capacity**

110. The National Policy Statement for Urban Development Capacity (NPS) came into effect on 1 December 2016. The NPS seeks to ensure that planning decisions result in effective and efficient urban environments that enable people, communities and future generations to provide for their wellbeing, provide opportunities to meet demand for housing and business land, and provide choices in terms of dwelling type and location.

111. The Commission is satisfied that the proposal is consistent with the objectives and policies of the NPS and will assist in achieving the objectives of the NPS to a greater extent than would be the case if the subject site was developed in accordance with the current Low Density Residential Zone provisions.

## **F. OTHER MATTERS**

112. 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.

## **F.1 Precedent**

113. Precedent is a relevant consideration as consent is sought for a non-complying activity.
114. The receiving environment is relevant in the context of precedent. The site is surrounded by existing or consented residential subdivision and development. Where allotments are immediately adjacent to existing residential properties controls are proposed to mitigate any adverse effects on those neighbours. Similarly measures are proposed to mitigate any adverse effects of the subdivision and development at the Aubrey Road frontage. The Commission also acknowledges that the subject site can be distinguished from other land in the Low Density Residential Zone at Wanaka as it is proposed to be rezoned Medium Density Residential in the Proposed District Plan, albeit that this outcome is not certain.
115. In all the circumstances the Commission is satisfied that the proposal will not establish a significant precedent for residential subdivision and development in the Low Density Residential Zone.

## **F.2 Matters Raised by Submitters**

116. The Commission confirms again that it has given consideration to the matters raised in all submissions.
117. Most of the submitters have properties at Mataraki Place and have expressed concern at the effects of development immediately to the west of the Recreation Reserve subject to designation D270 on the walking track within that reserve and upon their properties. As previously noted the subdivision and land use consent RM 161169 has consented the subdivision of 28 residential allotments on the eastern portion of the subject site; and it is clear that the concerns raised by submitters relate essentially to the subdivision and development authorised by RM 161169, rather than the subdivision and development provided for in the current application RM 161226.
118. The submission by Maria Perez-y-Perez has raised concerns with respect to the potential adverse effects on bordering properties. The Perez-y-Perez property is located at 5A Hogan Lane, Wanaka. The Commission acknowledges in this context that the applicant has promoted conditions which are intended to mitigate any adverse

effects on residential properties to the west of the subdivision. The Commission also acknowledges that a 5.5 metre height restriction on the allotments which are adjacent to existing residential properties will provide benefits for those neighbours given that a 7 metre maximum height is otherwise provided for in the Low Density Residential Zone at Wanaka.

### **F.3 Section 106 of the Act**

119. 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 finds that there is no reason under section 106 to refuse consent.

### **F.4 Alternative Plan of Subdivision**

120. At the conclusion of the hearing Mr Goldsmith tabled an alternative plan of subdivision which would result in all allotments having a minimum area of 450m<sup>2</sup> and which would result in the reduction in the number of residential lots from 133 to 131. It is important to note that this alternative plan of subdivision was not offered by the applicant simply as an alternative to the plan of subdivision attached to Mr Edgar's evidence. Rather it was an alternative to be considered only in the event that the Commission found that a minimum lot area of 450m<sup>2</sup> was necessary for consent to be granted to the proposal.

121. The Commission has considered the application on the basis of the plan of subdivision as attached to Mr Edgar's evidence. No evidence was presented with respect to the alternative proposal as shown on the plan tabled by Mr Goldsmith during his reply. Given the Commission's findings with respect to the proposed subdivision as presented on the plan attached to Mr Edgar's evidence and given the absence of evidence with respect to the alternative proposal, the Commission has chosen not to consider the alternative plan of subdivision any further.

### **F.5 Other Matters**

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

**G. SECTION 104D**

123. 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.
124. 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.

**H. PART 2 OF THE ACT**

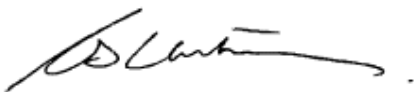
125. Part 2 of the Resource Management Act contains sections 5 to 8. These are referred to in reverse order.
126. Section 8 requires the Commission, in exercising its functions on this application, to take into account the principles of the Treaty of Waitangi. No issues were raised in reports or evidence in relation to section 8.
127. 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.
128. There are no matters of national importance stated in section 6 which are of any particular relevance to the application.

129. 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.
130. 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 and providing diversity in 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.

#### **I. OUTCOME**

131. 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 161226 is dated 28 July 2017.



**W D Whitney**  
**COMMISSIONER**

**For the Commission being WD Whitney and L Beattie**

## **SCHEDULE : CONDITIONS OF CONSENT FOR RM161226 : UNIVERSAL DEVELOPMENTS LTD**

### **Subdivision Consent**

#### ***General Conditions***

1. That the development must be undertaken/carried out in accordance with the plans:
  - Plan of Subdivision – Lots 13 – 51, 64 – 127, 132 – 160, 162, 302 – 304, 400 – 405 being a proposed subdivision to Lot 110 DP 347413 – S4240\_S6 Rev. G Sheets 1 to 4, prepared by Southern Land and dated 20/7/2017; and
  - The Heights Wanaka – Master Plan B – Rev. 13 prepared by Southern Planning Group and dated 30/06/2017; and
  - The indicative road cross sections for Roads 1, 2 and 3 and for Road 4 prepared by Southern Planning Group; and
  - Proposed Finished Ground Surface – S4240\_E11 Rev. C, prepared by Southern Land and dated 18/7/2017; and
  - Proposed Cut and Fill Areas & Depths – S4240\_E11 Rev. C, prepared by Southern Land and dated 18/7/2017

**stamped as approved on 28 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.

#### ***Code of Practice***

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 3rd 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>

***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 subdivision and shall confirm that this representative 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. Prior to commencing works within the Council road reserves, 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 Traffic Management Plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
7. 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, '*A Guide to Earthworks in the Queenstown Lakes District*' brochure, prepared by the Queenstown Lakes District Council and in accordance with the Site Management Plan submitted with the consent application. 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.
8. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who is familiar with the GeoSolve Ltd report (dated 16 September 2016, GeoSolve Ref: 160615) and who shall supervise the excavation and filling procedure. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Principal Resource Management Engineer at the Council new designs/work methodologies for the works prior to further work being undertaken. With the exception of any necessary works required to stabilise the site in the interim.
9. 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 the Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as are considered by the 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 13 to 51, 64 to 127, 132 to 160 and 162 in terms of the Council's standards and connection policy. This shall include an Acuflo GM900 as the toby valve and an approved water meter as detailed in the QLDC Water Meter Policy (Appendix A), dated August 2015. The costs of the connections shall be borne by the consent holder.
  - b) The provision of a foul sewer connection from Lots 13 to 51, 64 to 127, 132 to 160 and 162 to the Council's reticulated sewerage system in accordance with the 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.

- c) The provision of fire hydrants with adequate pressure and flow to service the subdivision 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 (now Fire and Emergency New Zealand).
- d) 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 the available nett road frontage is less than 11m in width or where indented car parking is located adjacent to the property boundary, and subject to the following:
- i. The provision of a vehicle crossing to Lots 20, 41, 46 to 51, 135, 156, 159 and 160.
  - ii. The provision of shared (dual) vehicle crossings to Lots 136 & 137, 138 & 139, 140 & 141, 142 & 143, 144 & 145, 146 & 147, 148 & 149, 150 & 151, 152 & 153 and 154 & 155.
  - iii. The vehicle crossing locations shall be in general accordance with the recommendations made in the Carriageway Consulting Ltd report (dated 18 November 2016, CCL Ref: 14277-1/81116-culey.docx).
  - iv. In the event that a vehicle crossing is not necessary at this stage a consent notice shall be registered on the computer freehold register for the allotment requiring the lot owner to install an approved crossing at the time a dwelling is constructed.
  - v. Provision shall be made for refuse/recycle collection at each vehicle crossing where that vehicle crossing traverses a stormwater swale.
- e) The provision of a basic access formation to the buildable areas within Lots 20, 41, 46 to 51 in accordance with Rule 14.2.4.2.iii of the Operative District Plan.
- f) The provision of road lighting in accordance with the 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 private roads/rights of way/access lots. 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 1, 2, 3 and 4, and rights of way 'B – C', 'D – E' and 'F – G' in general accordance with Council's standards. This shall include:
- i. Detailed road designs shall be subject to a road safety audit to be carried out by a suitably-qualified and independent Chartered Professional Engineer in accordance with the New Zealand Transport Agency 'Road Safety Audit Procedures for Projects' guide (2013). The audit shall also address:
    - How the overall design integrates pedestrian facilities, cycling facilities, parking layout and streetscapes; and
    - Whether engineering measures (including provision for traffic calming) are required on each road to achieve the target operating speeds for vehicles, and if so, make recommendations regarding those measures; and
    - The tracking curves of an 8m rigid truck at intersections and curves, and recommend whether engineering measures are required to ensure the truck is able to manoeuvre appropriately; and



- The road designs will be amended as necessary to address the matters raised in the road safety audit.
- ii. 'Roads 1 to 3' to be in general accordance with QLDC Land Development and Subdivision Code of practice Table 3.2 Figure E12, and with the stamped as approved cross section for 'Roads 1, 2 & 3'.
  - iii. 'Road 4 to be general accordance with QLDC Land Development and Subdivision Code of practice Table 3.2 Figure E11, and with the stamped as approved cross section for 'Road 4'.
  - iv. All rights of way 'B- C', 'D-E' and 'F-G' in general accordance with QLDC Land Development and Subdivision Code of practice Table 3.2 Figure E9. This shall include the provision for passing bays where deemed necessary
  - v. The design plans shall clearly indicate the sight distance triangle at each vehicle crossing is free from landscaping, or if landscaping is proposed within the sight distance triangles, it shall comply with all of the following:
    - The bottom of the canopies of any trees shall be at least 1.5m above ground level;
    - The trunks of any trees shall be no more than 200mm diameter at a distance of 400mm from the ground when the tree is mature;
    - Any shrubs shall be restricted to species that do not exceed 1.0m in height when mature.
  - vi. The provision of a refuse/recycle collection point shall be provided at the entrance of rights of way 'B – C', 'D - E' and 'F – G', and shall ensure that:
    - A defined sealed area is made available for storage of bins, this shall include 'No Stopping' broken yellow lines to prevent refuse/recycle collection vehicles from being obstructed; and
    - Any road safety issues arising from the proposal are examined through the road safety audit process and are confirmed by a suitably qualified expert as being safe; and
    - Confirmation is provided regarding the impact on surrounding lots to ensure access locations are not impinged upon by the storage areas.
  - vii. A minimum of 500mm shall be available adjoining the road boundaries of the lots for the location of services.
  - viii. The provision of recessed parking bays in general accordance with the Southern Planning Group 'Master Plan B' (dated 30/06/17, Project ID 1005, drawing L02 of 3, Rev 13). All parking bays shall be designed in accordance with the recommendations made in Section 3.3.6 of QLDC's Land Development and Subdivision Code of Practice.
  - ix. Any landscape trees planted at intersections shall be placed so as not to obstruct sight lines.
  - x. The provision of a 'Low Impact Design' stormwater reticulation and disposal system within the road reserves in general accordance with the AR & Associates report '*The Heights: LID Stormwater Design*' (dated 17<sup>th</sup> May 2017, Ref: P16-169-R02, Rev C).

- xi. An Operation and Maintenance (O&M) manual for the stormwater soakage/attenuation devices within public roads and which outlines adequate maintenance instructions and frequencies.
- xii. The formation of all intersections within the site in accordance with the latest Austroads intersection design guides. These designs shall be subject to review and acceptance by Council with any associated costs met by the consent holder.
- xiii. The provision of a 1.8m wide sealed cycle/pedestrian path in Aubrey Road.
- xiv. 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.

### **Parks and Reserves**

10. Prior to the commencement of any works on the site, the consent holder shall first provide detailed landscape plans and design specifications prepared by a suitably qualified Landscape Architect to be certified by the Queenstown Lakes District Council's Parks Planning Manager as achieving the following:

- a) All works shall meet Part 7: Landscape of QLDC's Land Development and Subdivision Code of Practice adopted on 3rd 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>

- b) Detail of the landscape trees and plants that includes the species, size and location. The plan shall include more than two species of specimen trees.
- c) Ensure that no Common Ash (*Fraxinus excelsior*) are proposed on any land that might be vested in Council. Appropriate replacement species include: *Liriodendron tulipifera* 'Fastigiatum', *Quercus robur* 'Fastigiata', *Tilia tomentosa* 'Orbicularis', *Quercus*.
- d) Nil.
- e) Irrigation plan showing how trees are to be irrigated
- f) Tree pit details showing root ball treatment and staking
- g) Ensure that all batter slopes are formed to a gradient not exceeding 1:5 when measured across any point to ensure that all slopes are mowable. This will require that plans clearly demonstrate that this gradient will not be exceeded.
- h) Path width, material and construction details so that tracks achieve a Grade 2 standard as set out in standards <http://www.qldc.govt.nz/assets/Uploads/Council-Documents/Parks-Planning-Documents/QLDC-Cycle-Trail-Track-Design-Standard-2016.pdf>
- i) Detail of stormwater soak pits, including planting and maintenance
- j) Details and locations for any other proposed assets, such as park seats, irrigation and fencing.
- k) Maintenance requirements

No works may be undertaken upon the site until the landscape plans and design specifications have been certified.

*Advice Note: The Consent Holder is welcome to seek guidance from the Parks Planning Manager when preparing the landscape plans. 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**

11. The earthworks and batter slopes, shall be undertaken in accordance with the recommendations of the GeoSolve Ltd report (dated 16 September 2016, GeoSolve Ref: 160615). With the exception of:
  - i) Batter slopes in roads and reserves shall be formed to a minimum gradient of 1(V): 5(H) where mowable; and
  - ii) 1(V):3(H) where planted.
12. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
13. 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.

**To be completed before Council approval of the Survey Plan**

14. Prior to the approval of 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]*

- c) Roads 2, 3 and 4 shall be shown on the Survey Plan as roads to vest in the Council.

*[Note: It is understood that Roads 1 and 5 are to vest under RM 161169]]*

- d) Lot 404 shall be shown on the Survey Plan as a Local Purpose Reserve for Pedestrian and Cycle Access Purposes.

*[Note: It is understood that Lot 405 is to vest under RM 161169]*

**On completion of earthworks**

15. On completion of earthworks the consent holder shall complete the following:
  - a) All earthworked and/or exposed areas shall be top-soiled and grassed/revegetated or otherwise permanently stabilised.

- b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

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

16. 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 9 above.
  - c) 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.
  - d) 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.
  - e) The submission of Completion Certificates from the Contractor and the Engineer (representative) 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.
  - f) 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 the Council before any surface sealing.
  - g) 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.
  - h) Road naming shall be carried out, and signs installed, in accordance with Council's road naming policy.
  - i) 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 224(c) certification being issued.

## Parks and Reserves

- j) The completion and implementation of the landscaping and requirements detailed Condition 10 above.
- k) 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 five years from any 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 become diseased at any time over the 5 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 and access reserves/pedestrian links 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.
- l) If the consent holder does not elect to undertake the maintenance and agreement specified in Condition k), 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 five year duration, and to a standard as determined by QLDC Parks and Reserves Planning Manager.
- m) At practical completion and prior to section 224(c) certification, all new assets in the road reserves and access reserves/pedestrian links 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.
  - Trails, tracks and paths/walkways including alignment, width and construction type.
  - Irrigation including pipes, connections, valves, controller boxes, and sprinklers.
  - Built assets including any 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.
  - Any stormwater systems requiring QLDC operation and maintenance.

### **Ongoing Conditions/Consent Notices**

17. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant computer freehold registers by way of Consent Notice pursuant to section 221 of the Resource Management Act 1991.
- a) In the event that the Schedule 2A certificate issued under Condition 16i) above 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 the 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.”*
  - b) At the time a building is erected on the lot, 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 the Council prior to implementation and shall be installed prior to occupation of the dwelling.
  - c) At the time a dwelling is constructed the owner for the time being shall construct a sealed vehicle crossing to the site to Council’s standards where a sealed vehicle crossing has not been provided at the time of subdivision. 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 sealed vehicle crossing approved by a Council Inspector prior to occupation of the dwelling.
  - d) Any vehicle crossing that is constructed at the time of subdivision shall not be moved, realigned or widened.
  - e) From the time a building is erected on the lot, the owner for the time being shall ensure that the sightline from the vehicle crossing is kept free from any vegetation, buildings, fencing, vehicles or other objects exceeding 1m in height, so that the sight distances are not compromised.
  - f) The maximum height of any building on Lots 13 to 30, 64 to 70, 85, 86, 88 to 91, 95 to 102, 104, 105 and 135 shall be 5.5m above ground level.
  - g) The following recession planes shall apply on Lots 13 to 21, 23 to 29, 31 to 39, 42 to 48, 64 to 74, 76 to 82, 92 to 94, 106 to 116, 119 to 126, 132, 133, 136 to 156 and 162:

North boundaries	2.5m and 55°
East and West boundaries	2.5m and 45°
South boundaries	2.5m and 35°
Notwithstanding the above no recession plane shall apply to any boundary with a road or reserve	

- h) No recession plane shall apply on the road (east) boundary of Lots 96 to 100.

The following boundary setbacks shall apply on Lots 13 to 21, 23 to 29, 31 to 39, 42 to 48, 64 to 74, 76 to 82, 92 to 94, 106 to 116, 119 to 126, 132, 133, 136 to 156 and 162:

Road Boundaries	3.0m
Internal Boundaries	1.5m

- i) The road boundary setback on Lots 96 to 100 shall be 3m.
- j) Notwithstanding the setbacks listed in Condition i) above no garage or carport on Lots 135 to 156, 159 and 160 shall be constructed within 7m of the road boundary (with Aubrey Road).
- k) The maximum building coverage on Lots 13 to 21, 23 to 29, 31 to 39, 42 to 48, 64 to 74, 76 to 82, 92 to 94, 96 to 100, 106 to 116, 119 to 126, 132, 133, 135 to 156 and 162 shall be 45%.
- l) Fencing on the reserve boundaries of Lots 71, 117, 118, 147, 148 and 162 shall be limited to a maximum height of 1.2m above ground level.
- m) Fencing on the road boundary (with Aubrey Road) of Lots 135 to 160 shall be limited to a maximum height of 1.2m above ground level and shall comply with the requirements of Condition e) above.
- n) Unless a different standard is specified in Conditions d) to n) above the relevant provisions of the Operative District Plan shall continue to apply.

**Advice Note:**

- i. 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.
- ii. The extent of a pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of roading, landscaping and structures needs to be documented by way of photos, focusing on any damage that is already apparent. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a result of the consented works. The survey will never cover everything but it aims to provide a record that can be reviewed in the event of a complaint or issue being raised. For consent holders the most efficient way to ensure compliance with the condition is to undertake the survey with a consent processing engineer present. Deliverable for this includes a very brief report accompanied by as many photos as are necessary to cover the potential risks, marked up photos identifying existing damage are even clearer.

## Land Use Consent

1. Development on the allotments shown on the plan of subdivision consented under subdivision consent RM 161226 shall be in accordance with the following:

- a) One residential unit can be established on any residential lot smaller than 450m<sup>2</sup> being Lots 14 – 20, 23 – 29, 32 – 39, 42 – 45, 65, 70 – 73, 76, 79, 81, 82, 92 – 94, 97 – 100, 106 – 116, 119 -126, 135 – 146 and 149 – 156.
- b) The maximum height of any building on Lots 13 to 30, 64 to 70, 85, 86, 88 to 91, 95 to 102, 104, 105 and 135 shall be 5.5m above ground level.
- c) The following recession planes shall apply on Lots 13 to 21, 23 to 29, 31 to 39, 42 to 48, 64 to 74, 76 to 82, 92 to 94, 106 to 116, 119 to 126, 132, 133, 136 to 156 and 162:

North boundaries	2.5m and 55°
East and West boundaries	2.5m and 45°
South boundaries	2.5m and 35°
Notwithstanding the above no recession plane shall apply to any boundary with a road or reserve	

- d) No recession plane shall apply on the road (east) boundary of Lots 96 to 100.
- e) The following boundary setbacks shall apply on Lots 13 to 21, 23 to 29, 31 to 39, 42 to 48, 64 to 74, 76 to 82, 92 to 94, 106 to 116, 119 to 126, 132, 133, 136 to 156 and 162:

Road Boundaries	3.0m
Internal Boundaries	1.5m

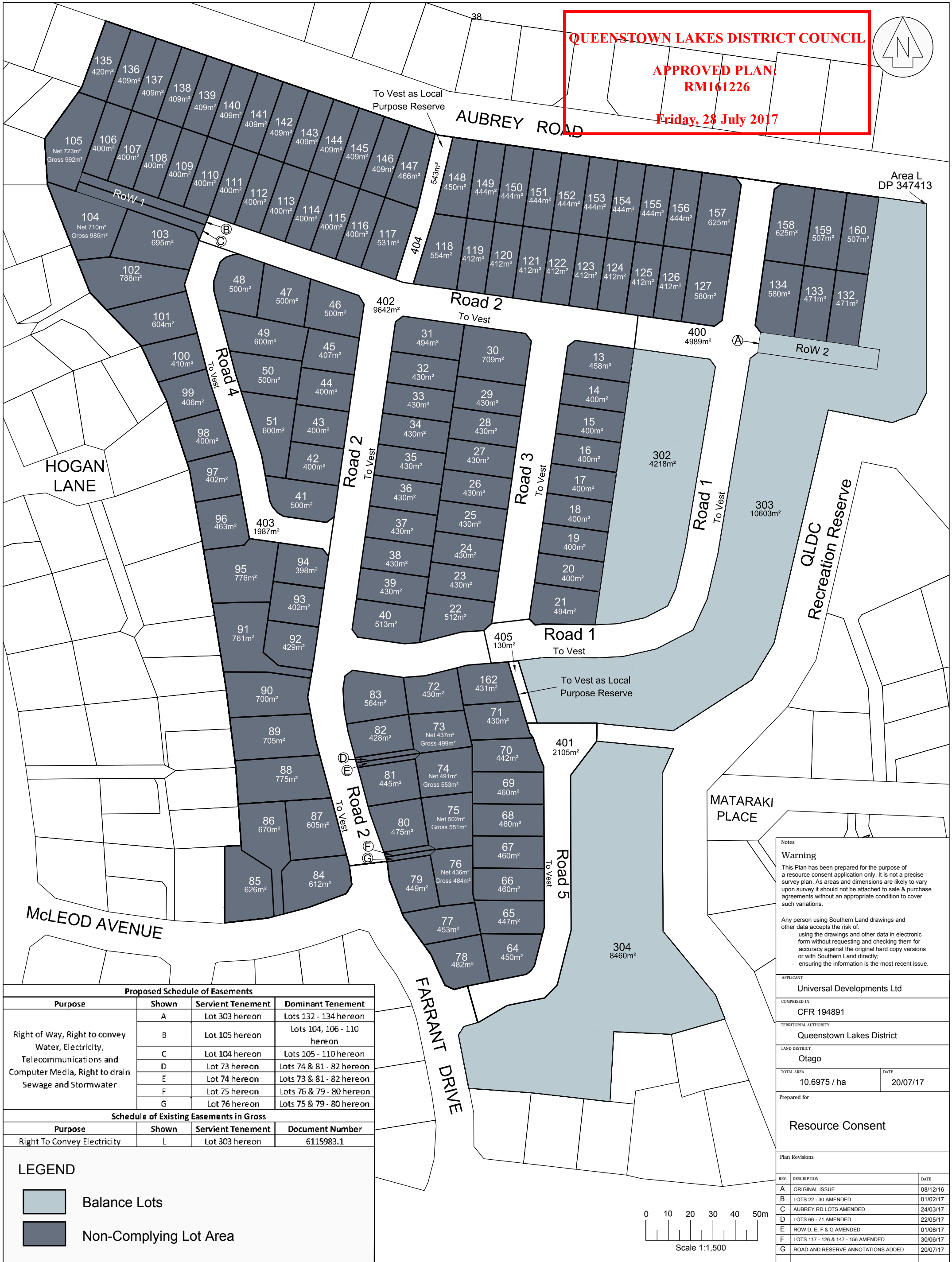
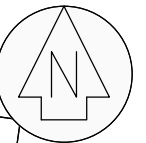
- f) The road boundary setback on Lots 96 to 100 shall be 3m.
  - g) Notwithstanding the setbacks listed in Condition 1e) above no garage or carport on Lots 135 to 156, 159 and 160 shall be constructed within 7m of the road boundary (with Aubrey Road).
  - h) The maximum building coverage on Lots 13 to 21, 23 to 29, 31 to 39, 42 to 48, 64 to 74, 76 to 82, 92 to 94, 96 to 100, 106 to 116, 119 to 126, 132, 133, 135 to 156 and 162 shall be 45%.
  - i) Fencing on the reserve boundaries of Lots 71, 117, 118, 147, 148 and 162 shall be limited to a maximum height of 1.2m above ground level.
  - j) Fencing on the road boundary (with Aubrey Road) of Lots 135 to 160 shall be limited to a maximum height of 1.2m above ground level and shall comply with the requirements of Condition 1e) above.
  - k) No vehicle crossing constructed at the time of subdivision shall be moved, realigned or widened.
2. Unless a different standard is specified in Conditions 1 a)-k) above the relevant provisions of the Operative District Plan shall apply.
3. Pursuant to section 125 of the Resource Management Act 1991 this land use consent shall lapse on 28 July 2027 being 10 years from the date of this decision.



4. For the avoidance of doubt the conditions of land use consent specified in Conditions 1a) – k), Condition 2 and Condition 3 above are deemed to constitute a separate set of consent conditions for each of the allotments created by the subdivision consent RM 161226.

**Advice Note:**

It is anticipated that a residential unit (dwelling) which complies with Conditions 1a)-k), Condition 2 and Condition 3 will not require land use consent on the allotments created by the subdivision consent RM 161226.



Proposed Schedule of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Right to convey Water, Electricity, Telecommunications and Computer Media, Right to drain Sewage and Stormwater	A	Lot 303 hereon	Lots 132 - 134 hereon
	B	Lot 105 hereon	Lots 104, 106 - 110 hereon
	C	Lot 104 hereon	Lots 105 - 110 hereon
	D	Lot 73 hereon	Lots 74 & 81 - 82 hereon
	E	Lot 74 hereon	Lots 73 & 81 - 82 hereon
	F	Lot 75 hereon	Lots 76 & 79 - 80 hereon
	G	Lot 76 hereon	Lots 75 & 79 - 80 hereon

Schedule of Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Document Number
Right To Convey Electricity	L	Lot 303 hereon	6115983.1

**LEGEND**

- Balance Lots
- Non-Complying Lot Area

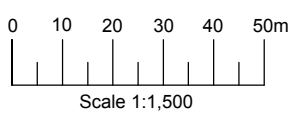
**Notes**

**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.

APPLICANT	Universal Developments Ltd		
COMPRISED IN	CFR 194891		
TERRITORIAL AUTHORITY	Queenstown Lakes District		
LAND DISTRICT	Otago		
TOTAL AREA	10.6975 / ha	DATE	20/07/17
Prepared for	Resource Consent		

REV.	DESCRIPTION	DATE
A	ORIGINAL ISSUE	08/12/16
B	LOTS 22 - 30 AMENDED	01/02/17
C	AUBREY RD LOTS AMENDED	24/03/17
D	LOTS 66 - 71 AMENDED	22/05/17
E	ROW D, E, F & G AMENDED	01/06/17
F	LOTS 117 - 126 & 147 - 156 AMENDED	30/06/17
G	ROAD AND RESERVE ANNOTATIONS ADDED	20/07/17



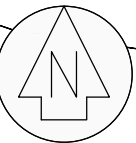
Lots 13 - 51, 64 - 127, 132 - 160, 162, 302 - 304, 400 - 405 being a proposed subdivision of Lot 110 DP 347413

A Project By:  
**UNIVERSAL DEVELOPMENTS**

SCALE  
1:1,500 @ A3

DATUM & LEVEL  
Lindis Peak 2000  
LEVEL IN TERMS OF MSL  
ORIGIN QIT 1 DP 447580 RL = 310.19

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM161226**  
**Friday, 28 July 2017**



**Notes**  
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LAND DISTRICT		Otago
TOTAL AREA	DATE	10.6975 / ha      20/07/17

Prepared for  
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**LEGEND**

- Balance Lots
- Non-complying Lot Area

**SOUTHERN LAND**  
 SURVEYING | PLANNING | LAND DEVELOPMENT

**Lots 13 - 51, 64 - 127, 132 - 160, 162, 302 - 304, 400 - 405 being a proposed subdivision of Lot 110 DP 347413**

A Project By:  
**UNIVERSAL DEVELOPMENTS**

SCALE  
**1:750 @ A3**  
 DATUM & LEVEL  
 Lindis Peak 2000  
 LEVEL IN TERMS OF MSL  
 ORIGIN QIT 1 DP 447560 RL = 310.19

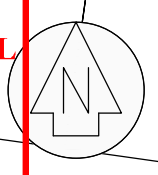


SURVEYED	DATE	CHECKED	DATE
X.X.	XX/XX/XX	LW	20/07/17
DRAWN	DATE	APPROVED	DATE
AF	20/07/17	LW	20/07/17

DRAWING REFERENCE	REVISION
S4240_S6	G



**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM161226**  
**Friday, 28 July 2017**



**LEGEND**

- Balance Lots
- Non-complying Lot Area

**Notes**

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APPLICANT		
Universal Developments Ltd		
COMPRISED IN		
CFR 194891		
TERRITORIAL AUTHORITY		
Queenstown Lakes District		
LAND DISTRICT		
Otago		
TOTAL AREA	DATE	
10.6975 / ha	20/07/17	
Prepared for		
Resource Consent		
Plan Revisions		
REV.	DESCRIPTION	DATE
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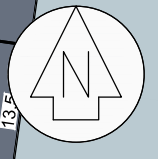
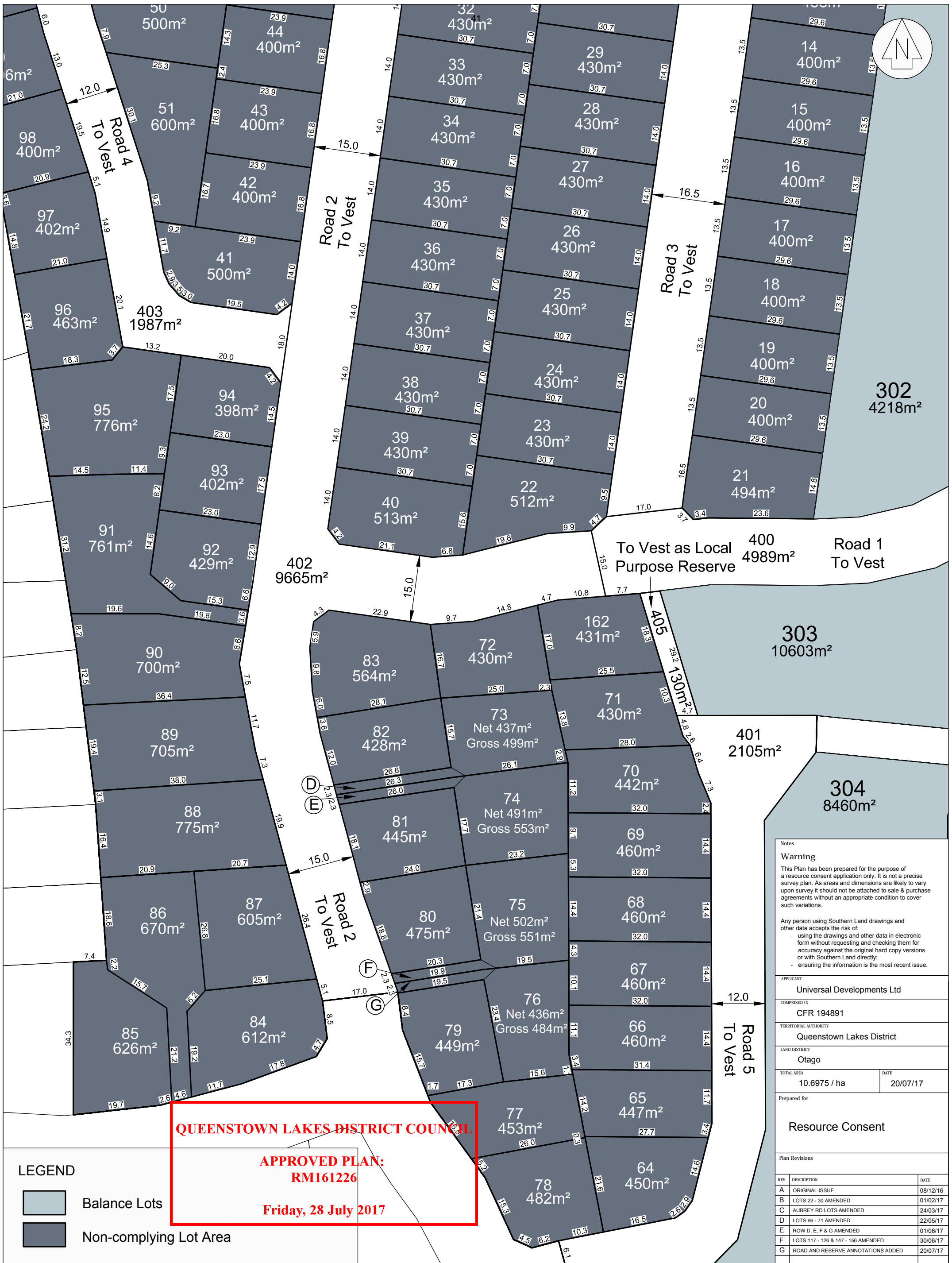


**Lots 13 - 51, 64 - 127, 132 - 160, 162, 302 - 304, 400 - 405 being a proposed subdivision of Lot 110 DP 347413**

A Project By:  
**UNIVERSAL DEVELOPMENTS**

SCALE  
**1:750 @ A3**  
 DATUM & LEVEL  
 Lindis Peak 2000  
 LEVEL IN TERMS OF MSL  
 ORIGIN QIT 1 DP 447560 RL = 310.19





**Notes**

**Warning**

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TERRITORIAL AUTHORITY		Queenstown Lakes District	
LAND DISTRICT		Otago	
TOTAL AREA	DATE		
10.6975 / ha	20/07/17		
Prepared for			
Resource Consent			
Plan Revisions			
REV.	DESCRIPTION	DATE	
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**LEGEND**

Balance Lots

Non-complying Lot Area

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**APPROVED PLAN:**

**RM161226**

**Friday, 28 July 2017**

**SOUTHERN LAND**

SURVEYING | PLANNING | LAND DEVELOPMENT

Lots 13 - 51, 64 - 127, 132 - 160, 162, 302 - 304, 400 - 405 being a proposed subdivision of Lot 110 DP 347413

A Project By:

**UNIVERSAL DEVELOPMENTS**

SCALE

1:750 @ A3

DATUM & LEVEL

Lindis Peak 2000

LEVEL IN TERMS OF MSL

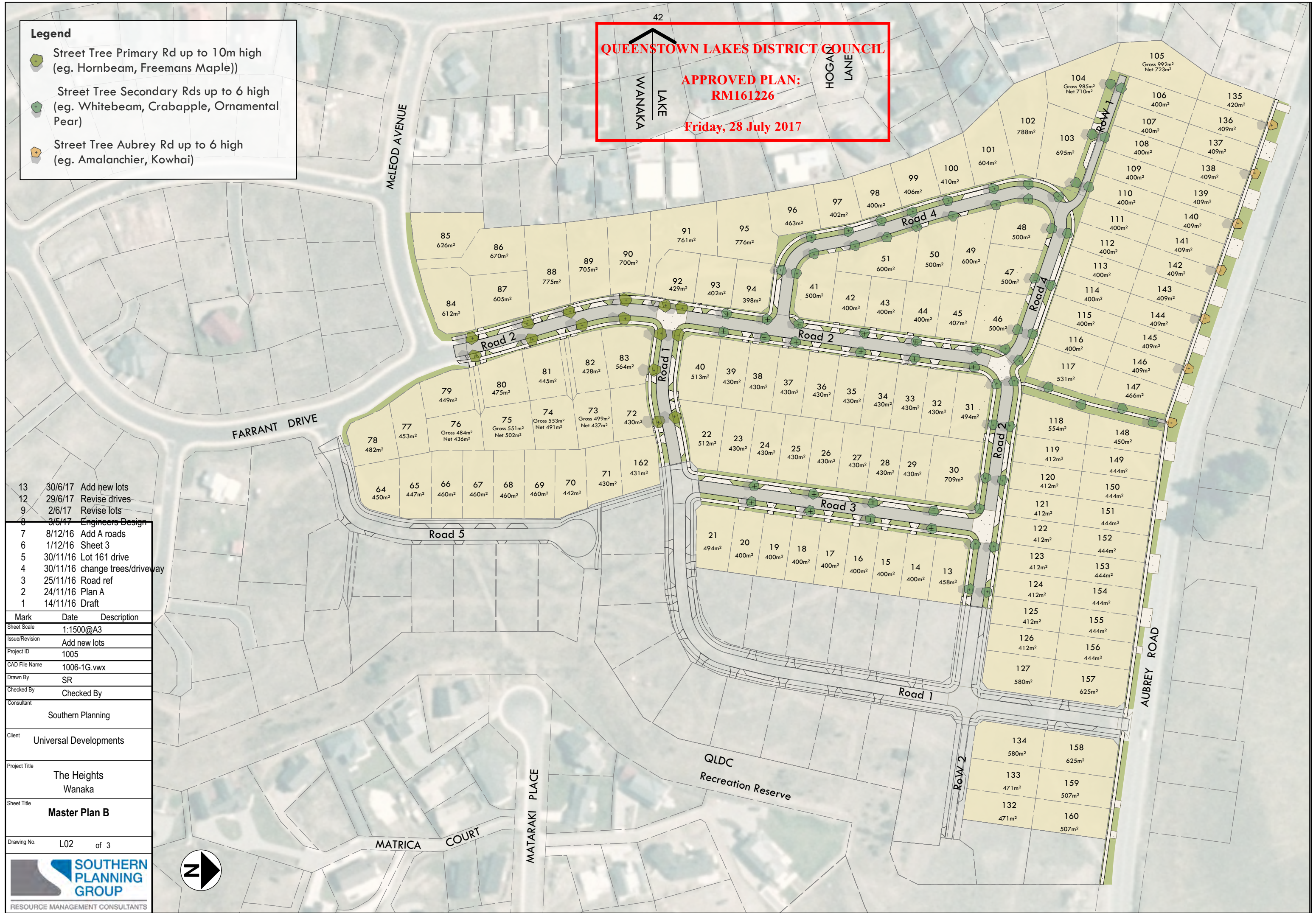
ORIGIN QIT 1 DP 447560 RL = 310.19



**Legend**

- Street Tree Primary Rd up to 10m high (eg. Hornbeam, Freemans Maple)
- Street Tree Secondary Rds up to 6 high (eg. Whitebeam, Crabapple, Ornamental Pear)
- Street Tree Aubrey Rd up to 6 high (eg. Amalanchier, Kowhai)

  
**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM161226**  
**Friday, 28 July 2017**



13	30/6/17	Add new lots
12	29/6/17	Revise drives
9	2/6/17	Revise lots
8	3/5/17	Engineers Design
7	8/12/16	Add A roads
6	1/12/16	Sheet 3
5	30/11/16	Lot 161 drive
4	30/11/16	change trees/driveway
3	25/11/16	Road ref
2	24/11/16	Plan A
1	14/11/16	Draft

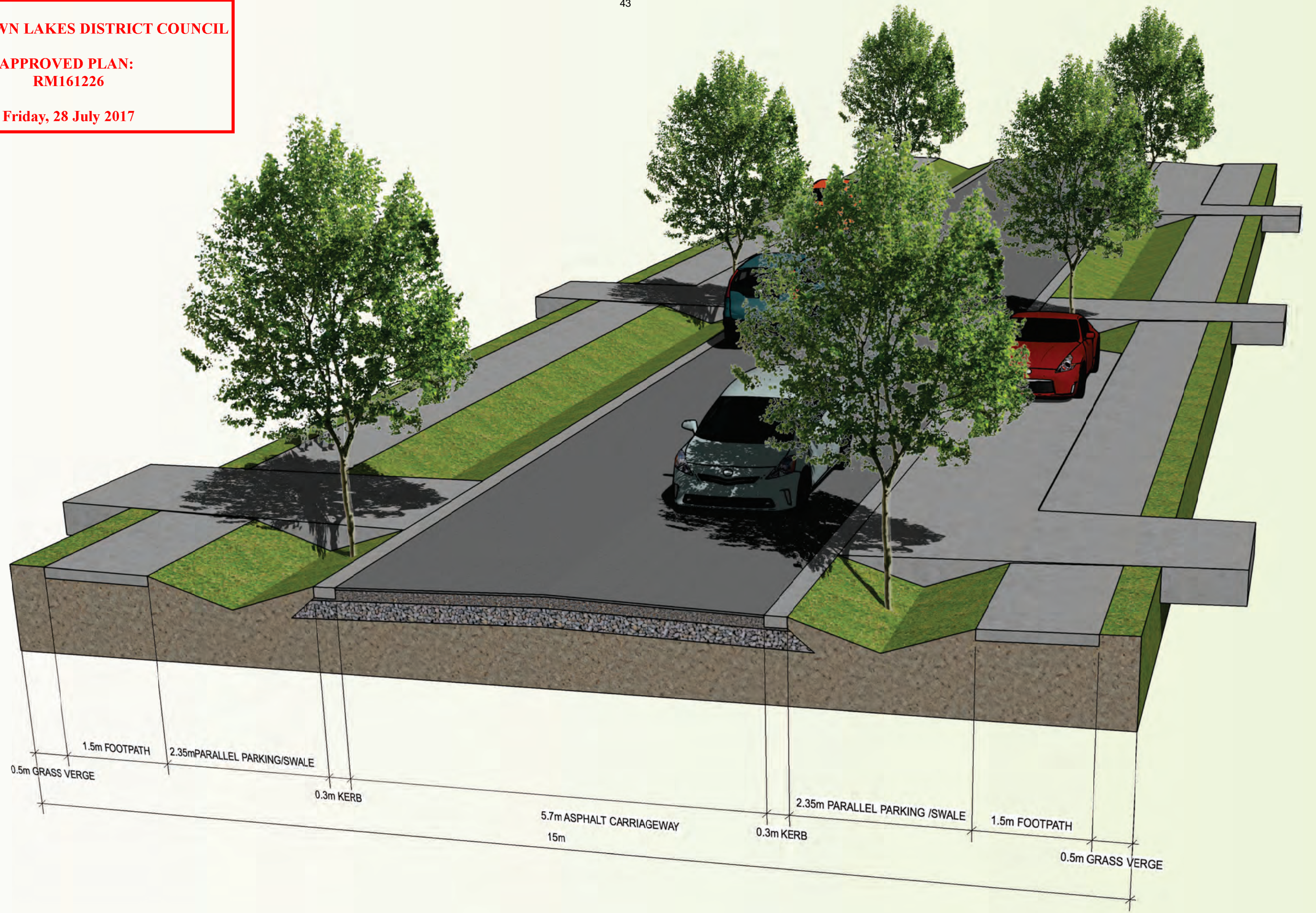
Mark	Date	Description
Sheet Scale	1:1500@A3	
Issue/Revision	Add new lots	
Project ID	1005	
CAD File Name	1006-1G.vwx	
Drawn By	SR	
Checked By	Checked By	
Consultant	Southern Planning	
Client	Universal Developments	
Project Title	The Heights Wanaka	
Sheet Title	Master Plan B	
Drawing No.	L02 of 3	


**SOUTHERN PLANNING GROUP**  
 RESOURCE MANAGEMENT CONSULTANTS



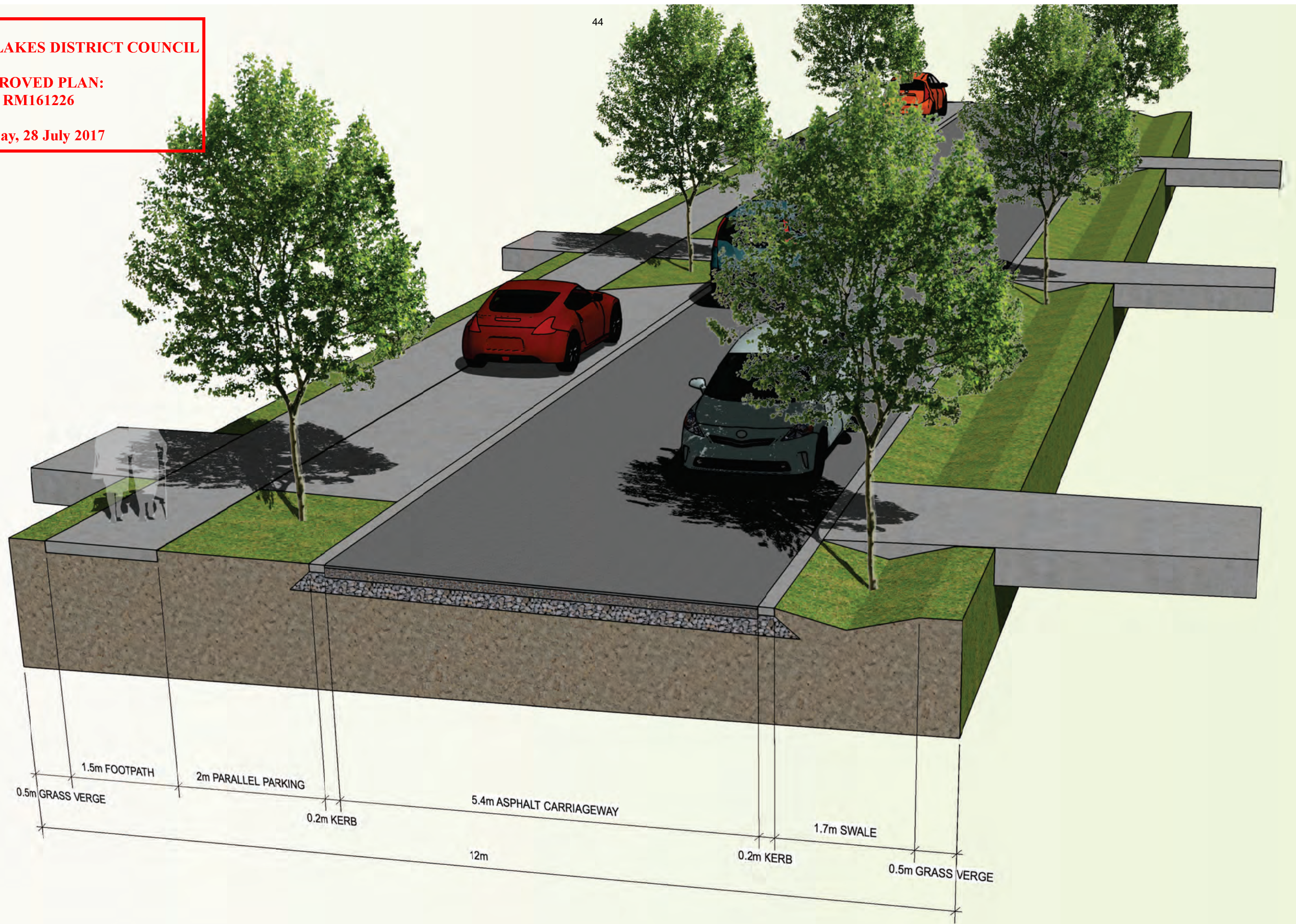


**QUEENSTOWN LAKES DISTRICT COUNCIL**  
**APPROVED PLAN:**  
**RM161226**  
**Friday, 28 July 2017**



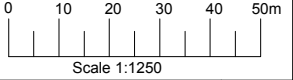
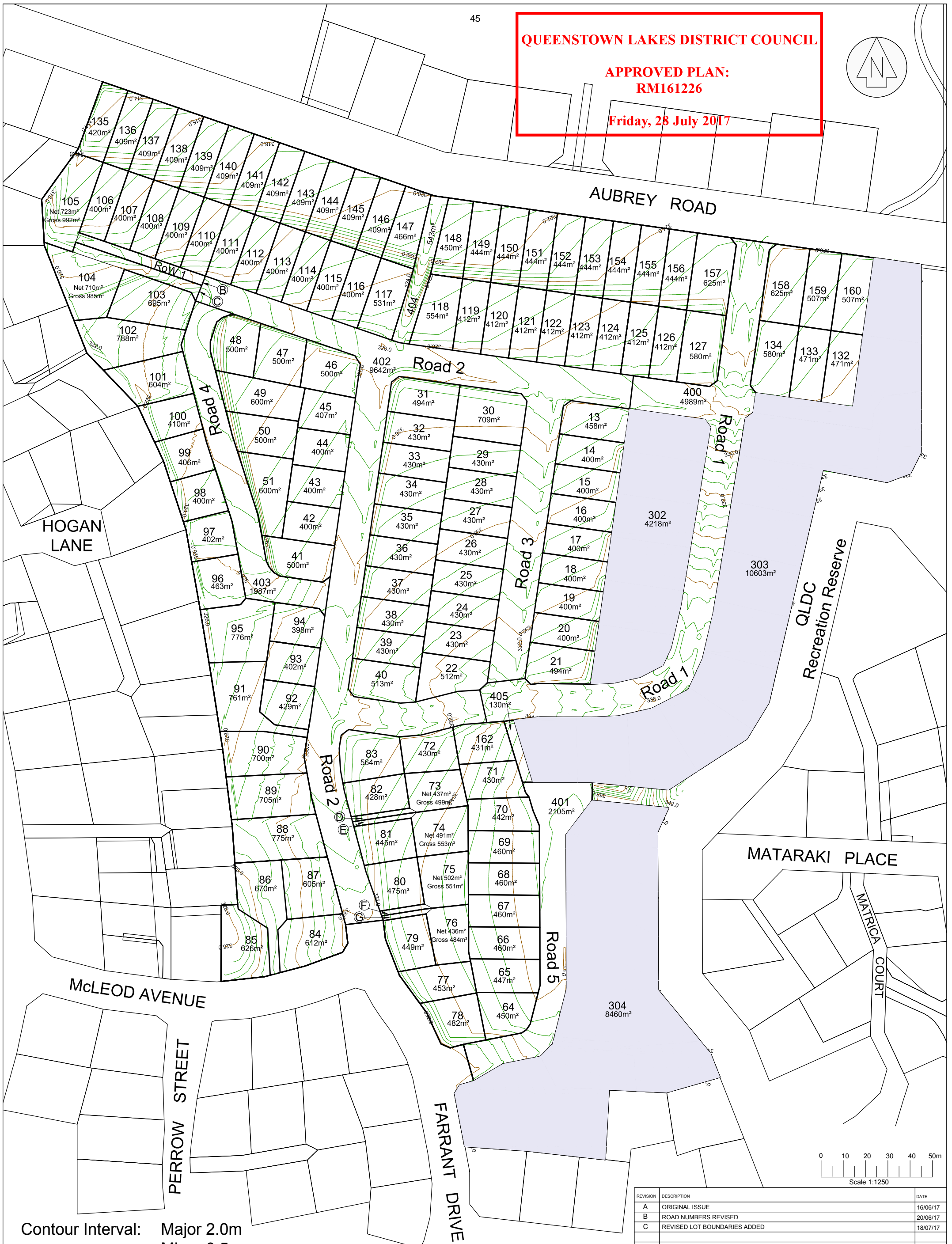
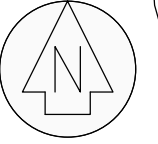
1 Road 1 , Road 2, Road 3





1 Road 4





Contour Interval: Major 2.0m  
Minor 0.5m

REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	16/06/17
B	ROAD NUMBERS REVISED	20/06/17
C	REVISED LOT BOUNDARIES ADDED	18/07/17



Proposed Finished Ground Surface

A Project by  
UNIVERSAL DEVELOPMENTS

SCALE  
1:1250 @ A3

DATUM & LEVEL  
Lindis Peak 2000

LEVEL IN TERMS OF MSL  
ORIGIN OIT 1 DP 447580 RL + 310.19



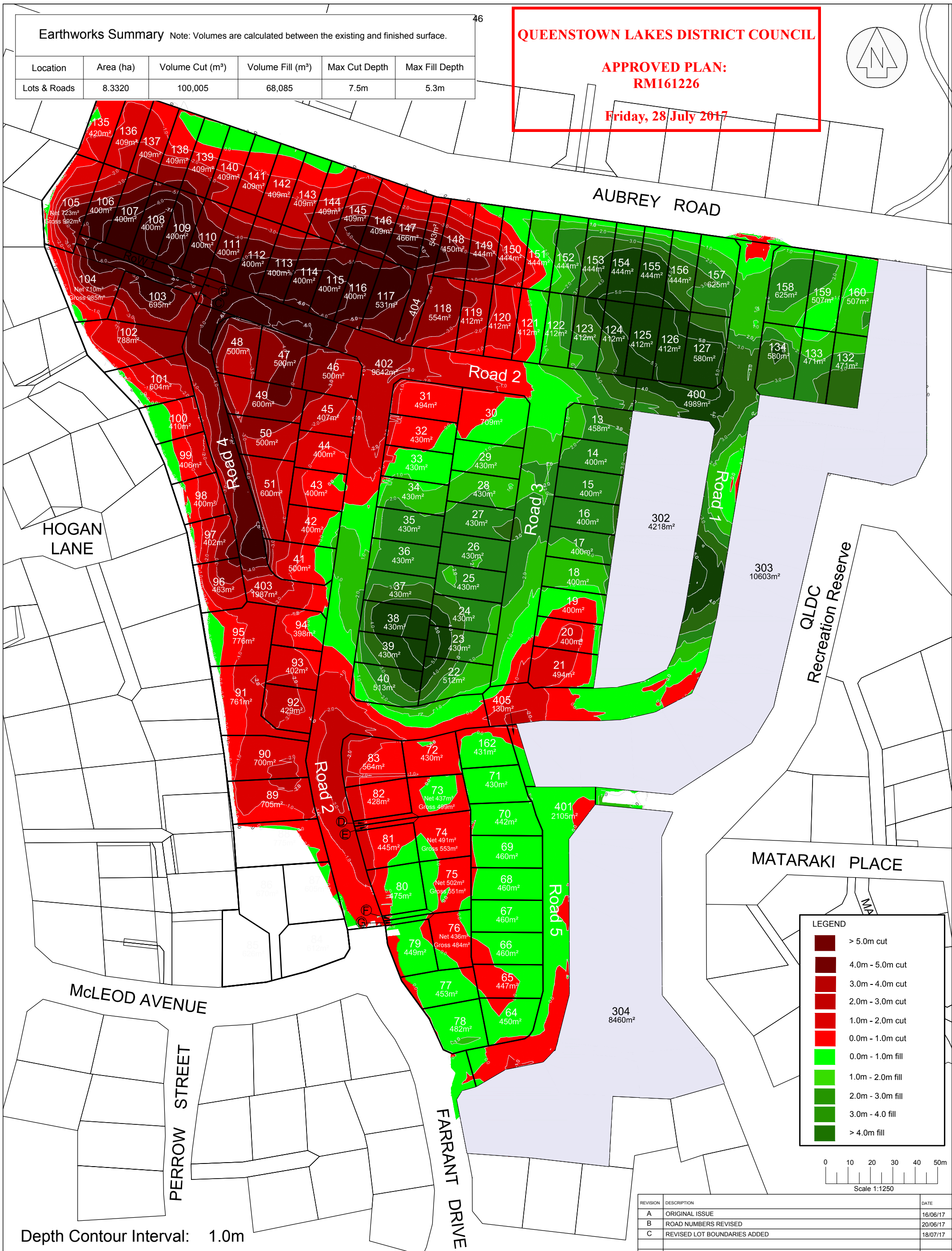
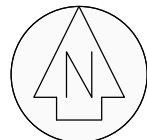
**Earthworks Summary** Note: Volumes are calculated between the existing and finished surface.

Location	Area (ha)	Volume Cut (m³)	Volume Fill (m³)	Max Cut Depth	Max Fill Depth
Lots & Roads	8.3320	100,005	68,085	7.5m	5.3m

**QUEENSTOWN LAKES DISTRICT COUNCIL**

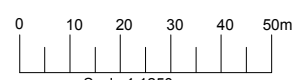
**APPROVED PLAN:  
RM161226**

**Friday, 28 July 2017**



**LEGEND**

[Dark Red]	> 5.0m cut
[Red]	4.0m - 5.0m cut
[Dark Orange]	3.0m - 4.0m cut
[Orange]	2.0m - 3.0m cut
[Light Orange]	1.0m - 2.0m cut
[Yellow]	0.0m - 1.0m cut
[Light Green]	0.0m - 1.0m fill
[Green]	1.0m - 2.0m fill
[Dark Green]	2.0m - 3.0m fill
[Very Dark Green]	3.0m - 4.0m fill
[Black]	> 4.0m fill



Depth Contour Interval: 1.0m

REVISION	DESCRIPTION	DATE
A	ORIGINAL ISSUE	16/06/17
B	ROAD NUMBERS REVISED	20/06/17
C	REVISED LOT BOUNDARIES ADDED	18/07/17



**Proposed Cut and Fill Areas & Depths**

A Project by  
**UNIVERSAL DEVELOPMENTS**

SCALE  
**1:1250 @ A3**  
DATUM & LEVEL  
Lindis Peak 2000  
LEVEL IN TERMS OF MSL  
ORIGIN QIT 1 DP 447560 RL = 310.19

Level 2 Brownston House, 21 Brownston St., Wanaka, Ph: (03) 443 5577, E-mail: 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.



SURVEYED	DATE	CHECKED	DATE	DRAWING REFERENCE	REVISION
X.X.	XX/XX/XX	SE	18/07/17	S4240_E11	C
AF	18/07/17	LW	18/07/17		