

**BEFORE THE HEARINGS PANEL FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Stage 3b of the Queenstown Lakes Proposed District Plan

**AND**

**IN THE MATTER** Submission of Arthurs Point Woods Limited Partnership (31031) and  
QRC Shotover Limited (31032)

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**STATEMENT OF EVIDENCE OF SCOTT ANTHONY FREEMAN**

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## **INTRODUCTION**

1. My name is Scott Anthony Freeman and I reside in Queenstown. I am a Director of Southern Planning Group Limited, a Queenstown based resource management planning consultancy. I hold the degree of Bachelor of Planning from the University of Auckland. I have 22 years' experience in the field of resource management planning.
2. I have previously worked for the Queenstown Lakes District Council ("Council") and later Civic Corporation Limited from 1997–1999. During this period I was employed as a consents planner responsible for processing a variety of land use and subdivision consents on behalf of the Council.
3. Since late 1999, I have been practicing as a resource management planning consultant, primarily within the Queenstown Lakes District. I formed Southern Planning Group in 2003.
4. Throughout my professional career, I have been involved in a range of resource consent and policy matters. I have made numerous appearances in front of various district and regional councils and the Environment Court.
5. From the variety of working roles that I have performed (as described in the preceding paragraphs), I have acquired a sound knowledge and experience of the resource management planning issues that are faced in the Queenstown area and the wider District.

## **EXPERT WITNESS CODE OF CONDUCT**

6. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's Consolidated Practice Note dated 1 November 2014. Although this hearing is not before the Environment Court, I confirm that I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## **SCOPE OF EVIDENCE**

7. I have been engaged by Arthurs Point Woods Limited Partnership ("APWLP") and QRC Shotover Limited ("QRC") in relation to the submissions 31031 and 31032 on Stage 3b of the Proposed District Plan ("PDP").
8. My evidence is structured as follows:
  - (a) Executive Summary
  - (b) Site Descriptions

- (c) Operative District Plan
  - (d) Proposed District Plan
  - (e) APWLP & QRC Submissions
  - (f) Section 42A Report
  - (g) Analysis
9. Within my evidence, I rely or refer on the landscape evidence compiled by Mr Stephen Skelton.

### **EXECUTIVE SUMMARY**

10. Both APWLP and QRC submitted in support of the notified version of Stage 3b of the PDP as this applied to the Arthurs Point North area. APWLP supports the continuation of the Medium Density Residential Zone ("MDRZ") and Visitor Accommodation Sub-Zone ("VASZ") on its site, while QRC supports the amendment to the zoning regime on its site, which is a combination of the MDRZ and the High Density Residential Zone ("HDRZ").
11. Both submitters requested changes to the some of the MDRZ provisions, in particular dealing with building height, residential density and road setbacks.
12. In relation to building height, it is considered that a restricted discretionary regime for buildings between 8m and 12m in height is an appropriate outcome for the MDRZ, bearing in mind the current 12m height limit and built form pursuant to that that applies in the ODP Rural Visitor Zone ("RVZ"). It is considered that there are landscape grounds that support this height regime.
13. A slight amendment to the density provision within the MDRZ is sought, so as to protect future development rights in the MDRZ.
14. It is noted that APWLP is now not seeking to reduce the road building setback for the MDRZ.
15. It is considered that development within the APWLP and QRC land can be undertaken within the MDRZ (together with the amendments sought by the submitters) in a manner than contributes to a reasonably dense node of development, while at the same time, not adversely affecting the surrounding landscape values.

## SITE DESCRIPTIONS

### Arthurs Point Woods Limited Partnership

16. The APWLP site is located at 155 Arthurs Point Road, Arthurs Point, Queenstown. The site has the legal description of Lot 3 DP 331294, with an area of 3.2513 hectares. The site is indicated on the aerial map below:



17. The site is vacant of built form and is generally covered in exotic tree species.
18. The site is accessed via Arthurs Point Road and the access leg (which is part of the site area) is approximately 26m wide and 225m long. From the top of the access leg the site opens up and is orientated to the northeast of the access.
19. The topography of the site is sloping, with land within the access leg gradually sloping to the north. The remainder of the site is steeply sloping in parts and is undulating so that there is not a constant gradient. A farm track also exists which provides informal access to part of the land.
20. The APWLP site has two resource consents that are relevant for the purposes of the APWLP submission on the PDP.

21. RM180844 was issued on the 12<sup>th</sup> June 2019 on a non-notified basis. RM180844 authorised the subdivision of the site in order to create 29 allotments, with 25 allotments for residential purposes and four allotments for access purposes. The residential allotments ranged in size from 600m<sup>2</sup> to 1225m<sup>2</sup>. Land use consent was also granted for earthworks and transport related infringements. A copy of the subdivision plan for RM180844 is contained in **Appendix [A]**.
22. RM190926 was issued on the 21<sup>st</sup> of April 2020. RM190926 involves a slightly different subdivision configuration when compared to RM180844. RM190926 approved the creation of 34 allotment residential subdivision on the site (33 residential allotments with one access allotment). Various density restrictions are proposed in the application RM190926, with the overall density restriction being set at 75 residential dwellings across the subdivision. A copy of the subdivision plan for the RM190926 is contained in **Appendix [B]**.
23. Various ongoing controls (imposed by a Consent Notice) were imposed via RM190926 for the approved allotments, noting that the controls were differentiated between the higher smaller allotments (Lots 1 to 12) and the mid to lower allotments (Lots 13 to 33).
24. The following ongoing controls applied to Lots 1 to 12 (subdivision condition 31(i)):
  - a. *One residential unit equivalent is able to be built on each lot.  
Note: A residential unit equivalent means a building with one household, i.e there shall be no residential flat(s) on any site. A residential flat is considered to also equal one residential unit equivalent.*
  - b. *All built form must be contained within the residential building platform as identified on the Record of Title.*
  - c. *The maximum height of any building shall be eight metres.*
  - d. *The maximum site coverage for built form shall be no greater than 45% of the net area of the site. The colours and materials to be utilised are to be recessive with a light reflectance value of between 6% and 35% (inclusive).*
  - e. *Onsite car parking must be provided to meet District Plan requirements.*
25. The following ongoing controls applied to Lots 1 to 12 (subdivision condition 31(j)):
  - a. *Lots 13 – 25, 27, 32: Two residential units equivalent per allotment.*
  - b. *Lot 26: Ten residential units equivalents.*
  - c. *Lot 33: 15 residential unit equivalents.*

*Note: A residential unit equivalent means a building with one household, i.e there shall be no residential flat(s) on any site. A residential flat is considered to also equal one residential unit equivalent.*

- d. Any building within 20 metres of the ONL to the north of the site shall have a maximum height of 8 metres.*
- e. Any building shall be located at least 1.5 metres from each boundary. Multiple residential unit equivalents on the same site shall also have a 1.5 metre separation distance (unless these units are contained within the same building).*
- f. Any building shall utilize recessive colours and materials with a light reflectance a light reflectance value of between 6% and 35% (inclusive).*

26. It is noted that due to the size of Lots 1 to 12, a land use consent was issued for a period of eight years which authorised the right to build a single residential dwelling on these allotments. This approach was adopted for Lots 1 to 12, because such lots are less than 250m<sup>2</sup> net area. Allotments less than 250m<sup>2</sup> net area fail the density requirements of the MDRZ, should this zoning be confirmed for the site as a result of Stage 3b of the PDP.

#### QRC Shotover Limited

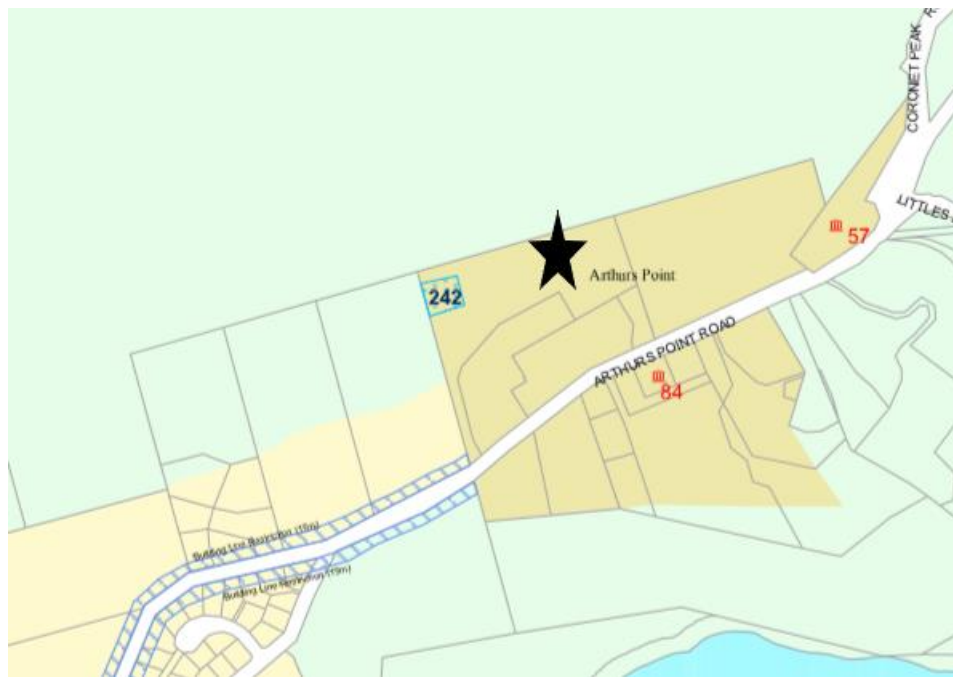
27. QSL owns the site located at 157 Arthurs Point Road, Arthurs Point, Queenstown. The site has the legal description of Lot 2 DP 331294 with an area of 1.4287 hectares. The site is indicated on the aerial map below:



28. The site has a substantially sized building located on the lower portion of the site, in close proximity to Arthurs Point Road. The building houses students who attend Queenstown Resort College in Queenstown. The upper portion of the site is vacant of built form.

### OPERATIVE DISTRICT PLAN

29. Under the ODP, both the APWLP and QRC sites are contained in the Rural Visitor Zone ("RVZ").
30. The APWLP site is indicated by the black star below:



31. The QRC site is indicated by the black star below:



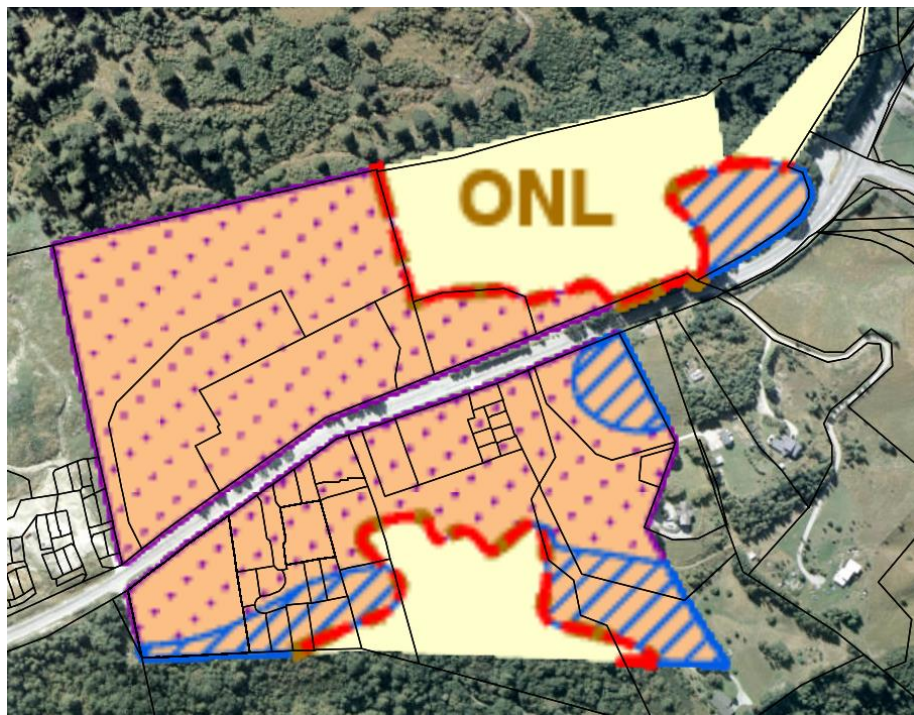
32. The key provisions within the RVZ that deal with visitor accommodation, commercial and residential activities are as follows:
- Residential Activities are a permitted activity pursuant to Rule 12.4.3.1.
  - Visitor Accommodation is a controlled activity pursuant to Rule 12.4.3.2(vi).
  - Commercial and Retail Activities are a discretionary activity pursuant to Rule 12.4.3.3(i).
  - Buildings are classified as a controlled activity pursuant to Rule 12.4.3.2(iii).
  - Pursuant to Rule 12.4.5.1 (i), no building shall be located closer than 6m to the RVZ boundary, while residential buildings and visitor accommodation buildings shall be set back 10m and 20m respectively from the RVZ boundary.
  - Pursuant to Rule 12.4.5.2(i), the maximum building height is 12m for visitor accommodation buildings and 8m for commercial and residential activities.
33. In the RVZ and from a subdivision perspective, there exists a no-minimum allotment size approach pursuant to Rule 15.2.6.3(i). Assuming that all site and zone standards are adhered to, subdivision in the RVZ is classified as a controlled activity.
34. Under the ODP, Designation 242 is identified over an area of the APWLP site. The Council are the Requiring Authority for Designation 242 and the purpose



is for 'water storage & supply purposes – Arthurs Point'. Designation 242 has not been rolled over into the PDP. The notified and decision version of PDP Chapter 37: Designations, did not include Designation 242. However, Designation 242 was initially still shown on the PDP 37. However, this designation has now been removed from the site, which is supported by the submitter.

### PROPOSED DISTRICT PLAN

35. Under the notified Stage 3b of the PDP, the Council sought to rezone both the APWLP and QRC sites from RVZ to the Stage 1 PDP Medium Density Residential Zone ("MDRZ"). Both sites are also contained within a proposed Visitor Accommodation Sub-Zone ("VASZ").
36. The Stage 3b PDP zoning structure for the site is illustrated below:



### APWLP & QRC SUBMISSIONS

37. The submissions from APWLP and QRC were largely the same in terms of Stage 3b of the PDP.
38. Both submitters supported the following notified MDRZ provisions:
  - a. The imposition of the MDRZ and VASZ on the site as illustrated by the planning map above.
  - b. The zone purpose for the MDRZ that deals with increased densities for residential development.

- c. The objectives and policies that support the residential density provisions within the MDRES, namely Objectives 8.2.1, 8.2.2 and 8.2.3 (and relevant supporting policies).
- d. The provision of three or more residential units as a permitted activity within the MDRZ, pursuant to Rule 8.4.6.2.
- e. The following statement contained in the zone purpose for the MDRZ that deals with visitor accommodation:

*Visitor Accommodation is anticipated in the Visitor Accommodation Sub-Zones shown on the planning maps, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs, and in the Wanaka Town Centre Overlay. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address that impact on residential amenity, including character, traffic and noise effects.*

- f. Objective 8.2.11 (and relevant supporting policies) that seek to enable visitor accommodation in the MDRZ (and within the VASZ).
- g. Rule 8.4.11 that provides for visitor accommodation as a restricted discretionary activity within the VASZ.
- h. Rule 8.6.1.2 that provides for visitor accommodation within the VASZ to be processed without limited or public notification and no written approval of affected persons.

39. Both APWLP and QRC sought the following amendments to the notified version of Stage 3b of the PDP as it relates to its sites in Arthurs Point, on the following basis:

- a. Rule 8.5.1.2 that provides for a maximum building height of 8m. The submitters sought that the permitted building height for the MDRZ at Arthurs Point is 8m, and a restricted discretionary activity resource consent is required to build between 8m and 12m (and being non-complying to exceed 12m). The matters of discretion for buildings between 8m and 12m in height could deal with building design, appearance, sunlight access, amenity/privacy effects. This would appropriately manage any potential adverse effects.

A further restriction to control the effects of buildings potentially being developed on the high portion of the site near the boundary with the ONL and rural zone, could be the imposition of a 20m building setback from the northern boundary of the site, for any buildings that exceed 8m in height.

40. APWLP sought the following amendments;

a. That Rule 8.5.5 is amended to state:

*The maximum site density shall be one residential unit per 250m<sup>2</sup> net site area, or one residential unit per site for any site less than 250m<sup>2</sup> net site area.*

b. That Rule 8.5.8 is amended, so that the minimum road setback requirement is 1.5m as opposed to 3m (only to apply in the MDRZ at Arthurs Point).

#### **SECTION 42A REPORT**

41. I have considered the views expressed by Ms Emma Turner in the Section 42A report that addresses the Arthurs Point North rezoning in the context of Stage 3b of the PDP, with particular focus on the submission points raised by APWLP and QRC.

#### **Revised Zoning Framework**

42. Ms Turner has recommended a multiple zoning approach within the area covered by Arthurs Point North, with such zones consisting of the MDRZ, High Density Residential Zone ("HDRZ") and the Rural Zone. All three zones emanate from Stage 1 of the PDP.

43. Ms Turner's recommended zoning structure is illustrated in Figure 9 of her evidence, and below:



- 44. Ms Turner recommends that for the APWLP site, that this site remains in the notified MDRZ with a VASZ overlay. In terms of the QRC site, Ms Turner recommends a split zoning, with the mid to lower portion of the site being contained in the HDRZ and the upper portion of the site being contained in the MDRZ with a VASZ overlay.

**ONL Line**

- 45. In relation to the notified ONL line that adjoins the northern boundary of the APWLP site, Ms Turner has stated that this line should not be altered or relocated.

**Amendments to the MDRZ**

- 46. Ms Turner has considered the requests by APWLP and QAC (to a lesser extent) to make bespoke amendments to the MDRZ in relation to the submitters land. The amendments suggested by the submitters deal with building height, building setbacks and density. In relation to these suggested amendments, Ms Turner recommends that such should not be accepted for a number of reasons.
- 47. Ms Turner considers that is it not appropriate or required to have more permissive rules that are specific to the Arthurs Point North MDRZ, as it is more

efficient and effective to have plan provisions that apply to the whole zone (as opposed to bespoke provisions for different areas of the zone).

48. Ms Turner also considers (based on the opinion of Ms Mellsop) that both the submitters sites have high landscape sensitivity and that the reason why the MDRZ was imposed on this land in is part based on the consented subdivision on the APWLP site. Ms Turner further considers that the level of development anticipated in the MDRZ is above what Ms Mellsop considers the landscape can absorb, and that the submitters request will further increase the impact and result in significant adverse effects on the landscape values at Arthurs Point North

## **ANALYSIS**

49. The analysis below will deal with the following matters:
- (a) Revised zoning framework
  - (b) ONL line
  - (c) Amendments to the MDRZ provisions
50. I note in relation to landscape considerations, I rely on the Statement of Evidence as compiled by Mr Stephen Skelton.

### **Revised zoning framework**

51. As a whole, I agree with Ms Turner in terms of her recommended zoning approach for the Arthurs Point North area, in particular for the APWLP and QRC sites.
52. The imposition of the HDRZ on the lower flat land adjoining both sides of the Arthurs Point Road is a logical outcome as this zoning framework will enable more intense built form through primarily greater building height and coverage (when compared to the MDRZ). In the HDRZ, the permitted building height for flat sites is 12m, while as a restricted discretionary activity, a building can be constructed to 15m in height. Further, the HDRZ enables up to 70% building coverage.
53. The remainder of the non-rural land within the Arthurs Point North area is contained in the MDRZ, with the portion of the submitters land in this zone being in the VASZ. The maintenance of the MDRZ and VASZ in this area is appropriate as it will enable (potentially) a reasonably intensive form of development, and with the ability to undertake visitor accommodation, which is a an activity is that been enabled under the ODP RVZ including at Arthur's Point since the late 1990's via the ODP.
54. The mixed approach with the two urban zones (MDRZ and HDRZ) will enable this portion of Arthurs Point to continue to develop into a reasonable dense

urban node. This node is also located on one of the two eastern thoroughfares into central Queenstown, which means good accessibility to public transport and is an efficient location for such intensification.

55. Dealing specifically with the APWLP site, maintaining an urban styled zone on this land is an appropriate outcome considering the fact that the site has two live resource consents that authorise the subdivision of the land. RM180844 provides the ability to create 25 residential allotments sized between 600m<sup>2</sup> to 1225m<sup>2</sup>, while RM190926 provides the ability to create 33 residential allotments ranging in size between 104m<sup>2</sup> to 3251m<sup>2</sup>. RM190926 also authorises the ability for up to 75 residential dwellings across the site.
56. While it could be argued that justifying a rezoning on live resource consents is not the best planning approach, the reality is that the MDRZ is a more appropriate 'base zone' when compared to say the Rural Zone, if one of the subdivision consents is given effect to. Having a reasonably intensive subdivision (with the ability to construct up to 75 residential dwellings) being given effect to with an underlying Rural Zone, will create significant difficulties (and costs) for future owners, together with administrative issues for the Council. It may also undermine the integrity of the PDP given the urban nature of the surrounding environment and consented baseline of the site.

#### **ONL Line**

57. I agree with the observation of Ms Turner that the location of the notified ONL boundary at Arthurs Point North will adequately protect the landscape values at this location, while allowing the consented subdivision within the APWLP land to be effectively utilised by the landowner. Ms Turner is correct in stating that there will be economic and social impacts to the landowner if the APWLP site was 'down-zoned' to the Rural Zone.
58. Ms Turner is also correct to observe that locating the MDRZ adjacent to an ONL boundary is not uncommon in a hilly context that is Queenstown. Urban zones are located adjacent to an ONL in locations such as Queenstown Hill, Fernhill/Sunshine Bay and Kelvin Heights. Urban development located up the slope of hills is a dominant characteristic of Queenstown.
59. Mr Skelton has provided a Statement of Evidence that assesses the landscape and visual amenity effects in relation to the imposition of the MDRZ on the APWLP site.
60. From a visibility perspective, Mr Skelton notes that the APWLP site is well screened from easterly views by vegetation and landform, and is not visible from Malaghans Road, and that the site is also well screened from distant southerly views including Gorge Road and Queenstown by landform and vegetation on the south side of Mathias Terrace. Mr Skelton notes that the APWLP site is screened from northerly and westerly views by mountain slopes.

61. Mr Skelton has noted where the site is visible from, which includes an elevated view from Littles Road, some parts of the Arthurs Point Road (limited visibility), Mathias Terrace, Arthurs Point Village, and finally rural vantage points to the south.
62. Overall, Mr Skelton considers that the site is not part of a highly visible landscape, despite there being various areas where future development might be seen from.
63. The development of the submitters land will extend urban development slightly up the slopes in a manner that is adjacent to existing built form, and further, adjacent to land that Ms Turner has recommended to be rezoned to the HDRZ, which will enable intensive (and high) built development. In Mr Skelton's opinion, development of the submitters land will not act to reduce the ONL characteristics or detract from the open, natural and outstanding qualities of the wider ONL. While future development on the site will reduce the open character of the landscape, in Mr Skelton's view, this will be a small loss of open character and will result in a negligible adverse effect on the quality and character of the wider ONL.

#### **Amendments to the MDRZ provisions**

64. I will now consider the submission points from APWLP and QRC that seek amendments to the MDRZ.

##### Building Height

65. The MDRZ provides for a maximum height limit of 8m, and if this limit is breached, then a non-complying activity consent is required. The submitters propose that an alternative height arrangement exists for the Arthurs Point MDRZ, in that building height between 8m and 12m be classified as a restricted discretionary activity. Breaching the 12m height limit would be classified as a non-complying activity. The matters of discretion for buildings between 8m and 12m could deal with visual amenity, building design, appearance, sunlight access, amenity and privacy effects. A further restriction would entail that the 8m to 12m height regime would only apply for land located further than 20m away from the northern boundary of the APWLP site.
66. Mr Skelton has considered the proposed height regime for the submitters sites. In Mr Skelton's view, the sites have the ability to absorb buildings over 8m in height from existing ground level, on the basis that the steep slope to the north would allow larger buildings to be visually absorbed and landform and vegetation to the east and west of the site will mitigate against ridge and skyline breaches.

67. In my opinion, a restricted discretionary regime for additional building height over 8m (and under 12m) is an appropriate response to allow intensification of an area which has the focus of an urban village set amongst a rural hill environment. Further, an intensely developed HDRZ below the site will provide a partial screening effect directly below the site.
68. Based on Mr Skelton's opinion and my own, I do not consider (as Ms Turner does) that additional building height will result in significant adverse effects on the landscape values at Arthurs Point North. There are many mitigating factors that assist with this opinion, such as topography, vegetation, location, existing built form and developable land below the site which assists in allowing additional building height.

#### Residential Density

69. APWLP has submitted to amend Rule 8.5.5 in the MDRZ so as to allow development rights for sites that are less than 250m<sup>2</sup> net area. This submission deals with the potential outcome whereby RM190926 is given effect to and allotments less than 250m<sup>2</sup> are created.
70. While RM190926 has approved a land use consent timeframe for eight years for the twelve allotments that are less than 250m<sup>2</sup>, there is the possibility that if RM190926 is given effect to, future owners might not develop before the land use component of RM190926 expires. This outcome will result in future owners losing the 'right to build'. This scenario can be avoided if the amendments to Rule 8.5.5 are accepted.

#### Ms Turner's Comments

71. As outlined above, Ms Turner considers it is not appropriate or required to have more permissive rules that are specific to the Arthurs Point North MDRZ, as it is more efficient and effective to have plan provisions that apply to the whole zone (as opposed to bespoke provisions for different areas of the zone).
72. I understand in part the rationale behind Ms Turner's opinion in not accepting the amendments to the MDRZ at the Arthurs Point North area, based on the desire to have plan provisions that apply to the whole zone. However, the PDP Stage 1 MDRZ already has a range of 'location' specific provisions (objectives, policies and standards) that deal with different locations and different anticipated environmental outcomes. Examples include:
- a. Objective 8.2.4 and the associated policies that deal with development in the MDRZ in Arrowtown;
  - b. Objective 8.2.8 and associated policies (and standards) that deal with the development of land fronting State Highway 6 (between Hansen Road and Ferry Hill Drive);



- c. Objective 8.2.9 and associated policies that deal with non-residential developments in the Wanaka Town Centre Transition Overlay;
  - d. Various standards that deal with activities in the Wanaka Town Centre Transition Overlay;
  - e. Various standards that provide different controls for the MDRZ in Arrowtown.
73. In my opinion, the MDRZ located at Arthurs Point North should not be treated any differently to other locations in the MDRZ that have bespoke provisions. I support the use of area specific planning controls where these are demonstrated to be the most appropriate in a section 32 sense.
74. In particular, the restricted discretionary height limit between 8m and 12m acknowledges the maximum height limit of 12m under the ODP RVZ, and in the opinion of Mr Skelton, buildings between these height limits can be developed in a manner which avoids significant adverse landscape and visual effects. This height arrangement should in my opinion apply to the land now contained in the MDRZ at Arthurs Point North.

**Scott Freeman**

**29<sup>th</sup> May 2020**

## **APPENDIX A**

**Subdivision plan for RM180844**

**QUEENSTOWN LAKES DISTRICT COUNCIL**

PROPOSED AMALGAMATION CONDITIONS

THAT LOT 201 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE QUARTER SHARES BY THE OWNERS OF LOTS 1-11 HEREON AS TENANTS IN COMMON OF THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

**APPROVED PLAN**  
**RM180844**

THAT LOT 202 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 9 -11 HEREON AS TENANTS IN COMMON OF THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

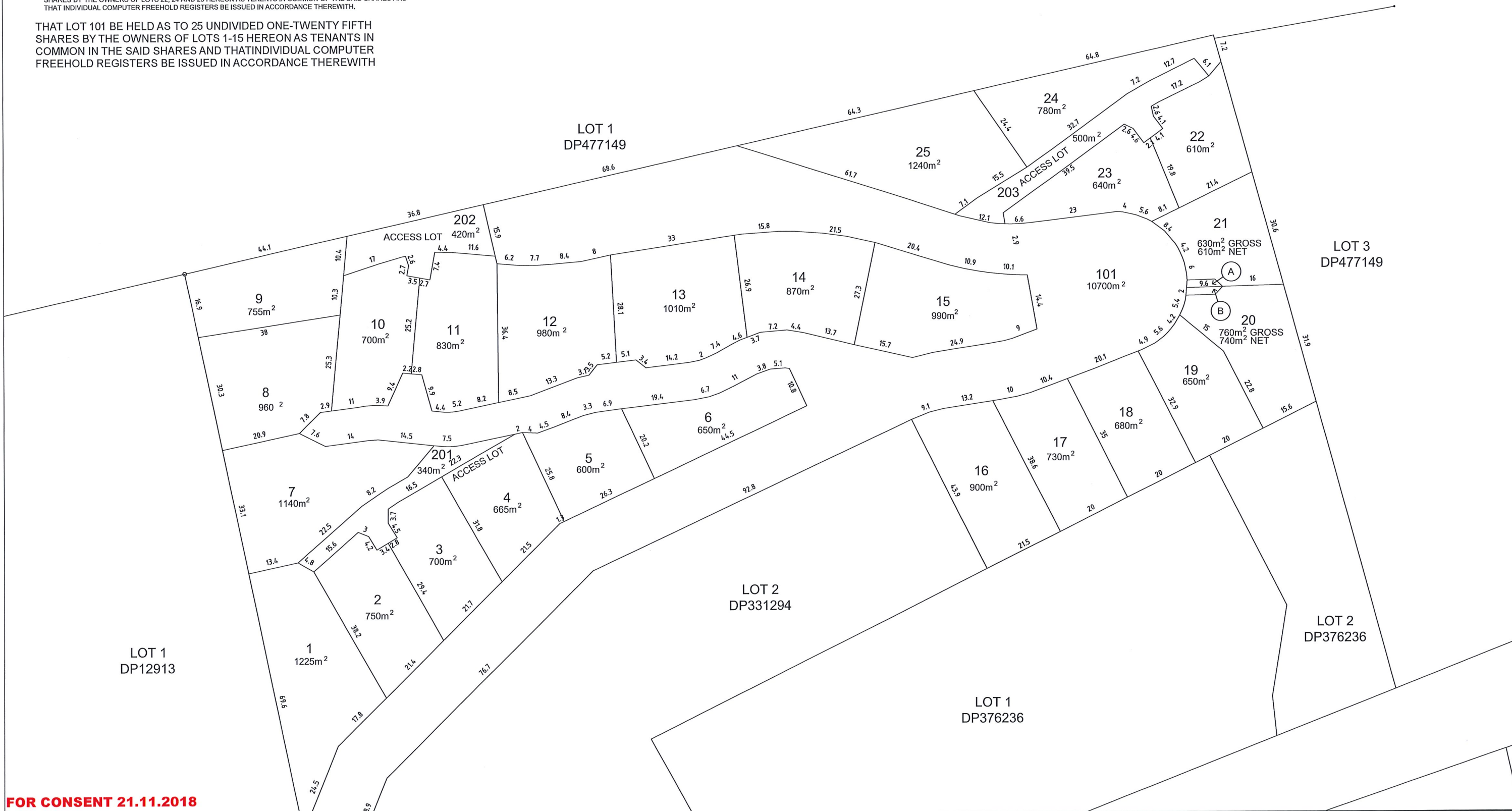
**Tuesday, 11 June 2019**

THAT LOT 203 HEREON (LEGAL ACCESS) BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 22, 24 AND 25 HEREON AS TENANTS IN COMMON OF THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 101 BE HELD AS TO 25 UNDIVIDED ONE-TWENTY FIFTH SHARES BY THE OWNERS OF LOTS 1-15 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER FREEHOLD REGISTERS BE ISSUED IN ACCORDANCE THEREWITH



PROPOSED RIGHTS OF WAY			
PURPOSE	SHOWN	DOMINANT TENEMENT	SERVIENT TENEMENT
R.O.W.	A	LOT 20	LOT 21
R.O.W.	B	LOT 21	LOT 20



**FOR CONSENT 21.11.2018**

Sholover Design Limited trading as  
**Clark Fortune McDonald & Associates**  
 Licensed Cadastral Surveyors - Land Development - Planning Consultants  
 309 Lower Sholover Road, P.O.Box 553 Queenstown  
 Tel. (03)441-6044, Fax (03)442-1066, Email admin@cfma.co.nz  
 21 Reece Crescent, P.O.Box 550, Wanaka  
 Tel. (03)443-4448, Fax (03)443-4445, Email admin@cfma.co.nz  
 Unit 6B, Level 1, 480 Moray Place, P.O. Box 5960, Dunedin  
 Tel. (03)470-1582, Fax (03)470-1583, Email admin@cfma.co.nz

Rev.	Date	Revision Details	By
C	02.05.2018	WEST CORNER OF LOT 23, TURNING LOTS 10, 11	TS
D	31.05.2018	Amend lots 8 & 9	CH
E	20.11.2018	AMEND FOR TURNING AREAS AND PARKING	TS

**AP 155 LIMITED RESIDENTIAL DEVELOPMENT**  
**ALL STAGES**  
**BOUNDARY DIMENSIONS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
AP 155 LIMITED				13361	E001
	Drawn	Signed	Date	Scale	
	TPS		04.18	1:500 @ A1 1:1,000 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	TPS		04.18	MSL	E

Notes:  
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 - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.  
 - Copywrite on this drawing is reserved.

## **APPENDIX B**

**Subdivision plan for RM190926**



LOT 351  
DP523120

LOT 1  
DP515200

LOT 1  
DP376236

LOT 2  
DP331294

LOT 2  
DP376236

CONTOUR INTERVAL  
MINOR 1m  
MAJOR 5m

**QUEENSTOWN LAKES DISTRICT COUNCIL**  
  
**APPROVED PLAN:  
RM190926**  
  
**Tuesday, 21 April 2020**

**ARTHURS POINT ROAD**

**FOR CONSENT 22.11.2019**

Shotover Design Limited trading as  
**Clark Fortune McDonald & Associates**  
Licensed Cadastral Surveyors - Land Development - Planning Consultants  
309 Lower Shotover Road, P.O.Box 553 Queenstown  
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Rev.	Date	Revision Details	By
E	03.05.2019	EXTRA LENGTH, 1:1.5 CUT BATS ETC	TS
F	27.05.2019	REV.D LAYOUT, GR. TERRAMESH REINF. EARTH FILL	TS
G	19.06.2019	BOUNDARY LAYOUT	TS
H	02.07.2019	ADD LOT 15, B'DY LOTS 22/23, LOT No.s	TS

**155 AP LIMITED - SUBDIVISION LAYOUT**  
**LOTS 1 - 33 AND 100 BEING A PROPOSED SUBDIVISION**  
**OF LOT 3 DP331294 WITH DESIGN CONTOURS**

Client	Surveyed	Signed	Date	Job No.	Drawing No.
155 AP LIMITED				13361	RC001 SHEET 002
	Drawn	Signed	Date	Scale	
	TS		03.19	1:750 @ A1 1:1,500 @ A3	
	Designed	Signed	Date	Datum & Level	Rev.
	TS		03.19	MSL	H

Notes:  
All dimensions shown are in meters unless shown otherwise.  
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