

TechnologyOne ECM Document Summary

Printed On 19-Jun-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	9279546	1	06-Jan-2026
PUB_ACC	AEE - Updated - 11.06.2026	9686437	1	12-Jun-2026
PUB_ACC	Appendix A[1] - Record of Title 270876	9279556	1	06-Jan-2026
PUB_ACC	Appendix A[2] - Record of Title 270877	9279555	1	06-Jan-2026
PUB_ACC	Appendix B - Consent Notice 6893270.5	9279554	1	06-Jan-2026
PUB_ACC	Appendix C - Easement Instrument 6893270.7	9279553	1	06-Jan-2026
PUB_ACC	Appendix D - RM180640	9279552	1	06-Jan-2026
PUB_ACC	Appendix E - RM211111	9279551	1	06-Jan-2026
PUB_ACC	Appendix F - Subdivision Plan	9279550	1	06-Jan-2026
PUB_ACC	Appendix G - Building Plans	9279549	2	07-Jan-2026
PUB_ACC	Appendix H - Visitor Accommodation Management Plan	9279548	1	06-Jan-2026



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL **MANDATORY FIELDS*** OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: **Cascade Queenstown Limited**

(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Nick Brooks**

*Postal Address:

11 Seascape Avenue, Remuera, Auckland, 1050, New Zealand

*Post code:

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: **nick@mytaxback.co.nz**

*Phone Numbers: Day

Mobile: **021 644 084**

*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email and phone**.

The decision will be sent to the Correspondence Details by **email** unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: **Scott Freeman (Southern Planning Group)**

*Phone Numbers: Day

Mobile: **021 335 998**

*Email Address: **scott@southernplanning.co.nz**

*Postal Address: **P O Box 1081
Queenstown**

*Postcode:

9348



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **Nick Brooks**

*Postal Address:

**11 Seascape Avenue, Remuera, Auckland,
1050, New Zealand**

*Post code:

*Please provide an email AND full postal address.

*Email: **nick@mytaxback.co.nz**



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

2 and 4 St Marks Lane, Queenstown

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

Lot 6 DP 365562 & Lot 7 DP 365562

District Plan Zone(s): Lower Density Suburban Residential Zone



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES



NO

Is there a dog on the property?

YES

NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES



NO

If 'yes' please provide information below

The site is a construction area.



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land Use Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

Land Use Consent includes earthworks

s127 Change or Cancellation of Consent Condition

Land Use Consent combined with s127 and/or s221

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here

Subdivision Consent



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Resource consent to undertake a subdivision and Residential Visitor Accommodation



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

To be accepted for processing, your application should include the following:

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Must be official order copy from LINZ <https://www.linz.govt.nz/>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An AEE (Assessment of Effects).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

DEVELOPMENT CONTRIBUTIONS – Your development may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Charges and Fees is available on our website.



PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$3749 - Subdivision Restricted activity more than two lots

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.



If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:



If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form **Scott Freeman**

Firm/Company **Southern Planning Group**

Dated **6.1.25**

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

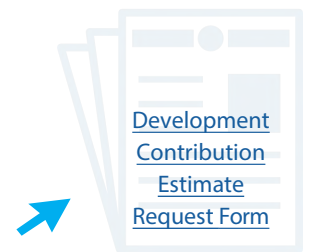
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast-track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10-day processing time applies to a fast-track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report



Assessment of Environmental Effects

**Resource Consent Application to
undertake a subdivision and
Residential Visitor Accommodation
Activities**

Cascade Queenstown Limited

2 and 4 St Marks Lane, Queenstown

June 2026

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1 The Applicant and Property Details

To:	Queenstown Lakes District Council
Applicant:	Cascade Queenstown Limited
Site Address:	2 and 4 St Marks Lane, Queenstown
Address for Service:	Cascade Queenstown Limited C/- Southern Planning Group PO Box 1081 Queenstown, 9348 alex@southernplanning.co.nz Attention: Alex Dunn
Legal Description:	Lot 6 DP 365562 Lot 7 DP 365562 (and 1/4 th share in Lot 200 DP 365562)
Total Site Area:	2268m ²
Operative District Plan Zone:	Low Density Residential Zone
Proposed District Plan Zone:	Lower Density Suburban Residential Zone
Urban Intensification Zone:	Suburban Residential Zone
Brief Description of Proposal:	Resource consent to undertake a subdivision and Residential Visitor Accommodation activities

Appendices

- Appendix [A]** Record of Title
- Appendix [B]** Consent Notice 6893270.5
- Appendix [C]** Land Covenant in Easement Instrument 6893270.7
- Appendix [D]** RM180640
- Appendix [E]** RM211111
- Appendix [F]** Subdivision Plan
- Appendix [G]** Building Plans
- Appendix [H]** Visitor Accommodation Management Plan

.....

Alex Dunn

10 June 2026

2 Executive Summary

The applicant applies for a subdivision consent and a land use consent to undertake Residential Visitor Accommodation (RVA) from the site located at 2 and 4 St Marks Lane, Queenstown.

The site is contained in the Low Density Residential Zone under the Operative District Plan (ODP) and within the Lower Density Suburban Residential Zone under the Proposed District Plan (PDP). As part of the Urban Intensification Variation (UIV), the zone has been renamed to Suburban Residential Zone. RVA provisions have not been impacted by the UIV.

Overall, the status of the application is that of a **restricted discretionary** activity.

This Assessment of Effects has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought, and any actual or potential effects of the proposal may have on the environment.

The Assessment of Effects considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment. Public notification is not requested, and nor are any persons considered to be adversely affected by the proposal.

The proposal is consistent with, and therefore not contrary to, the objectives and policies of the ODP and PDP. Overall, the proposal is consistent with the purpose and principles of the Act and accords with the definition of sustainable management under Part 2 of the Act.

3 Site Description and Receiving Environment

3.1 Site Description

The site subject to this resource consent application is located at 2 and 4 St Marks Lane, Queenstown.

The site is legally described as Lot 6 DP 365562 and Lot 7 DP 365562 (and 1/4th share in Lot 200 DP 365562). The total area of the site is 2268m². The Record of Titles are contained within **Appendix [A]**.

The site is indicated in the aerial photograph below:



3.2 Receiving Environment

The wider environment includes a mix of residential activities of similar scale and form, with no immediately adjoining commercial uses. The area is elevated above Frankton Road, providing filtered views toward Lake Wakatipu and the surrounding alpine landscape.

3.3 Legal Interests

Consent Notice 6893270.5 is registered on both Records of Title, with this document being contained within **Appendix [B]**. Consent Notice 6893270.5 contains conditions regarding vehicle crossing formation, location of structures and boundary fencing/planting. This consent notice is not relevant to this application.

Land Covenant in Easement Instrument 6893270.7 is registered on both Records of Title, with this document being contained within **Appendix [C]**. This document is a private agreement.

4 Resource Management Planning Background

RM180640

RM180640 was granted on 6 November 2018 to undertake a nine-unit residential development across two sites and an associated unit title subdivision. A copy of RM180640 is contained within **Appendix [D]**.

RM211111

RM211111 was granted on 15 February 2022, and the approval varied RM180640 in terms of removing two on-site parking spaces. A copy of RM211111 is contained in **Appendix [E]**.

5 Description of the Proposal

5.1 Overview

The consent holder for RM180640 has given effect to the land use component of this consent through the construction of three of the residential units (Units 1-3), while the remainder of the residential units (Units 4-9) are nearly completion.

However, the unit title subdivision component of RM180640 has lapsed, and as such, this application seeks to reinstate the original subdivision approval for the site.

The consent holder for RM18640 also seeks to authorise Residential Visitor Accommodation to be undertaken from the subject residential units.

The details of the application are outlined below.

5.2 Unit Title Subdivision

The Subdivision Plan that was approved via RM180640 is contained within **Appendix [F]**.

This application seeks to reapprove the exact unit title subdivision approach for the site as per RM180640.

5.3 Residential Visitor Accommodation

Resource consent is sought to allow the 9 residential units approved via RM180640 to be used for RVA purposes. Each residential unit will be limited to 180 days RVA use per

year (and used individually). The Building Plans from RM180640 are contained within **Appendix [G]**.

The applicant is seeking a global resource consent for the site so as to allow future owners the opportunity to use their residential units for RVA purposes (if desired).

Allowing 180 days RVA use ensures the properties can be utilised productively and sustainably during times when the owners are away, while still maintain a low-intensity activity that will not have an adverse effect on the residential character and amenity of the surrounding environment.

A limit of 2 (adult) guest per bedroom will be imposed as a condition of consent (across all 9 residential units).

A two night minimum stay is proposed for each unit, and in addition each residential unit will only be let to one paying group at any one time. Additional details can be found in the Visitor Accommodation Management Plan (VAMP) in **Appendix [H]**.

The form of the activity will involve the commercial letting of the residential units paying guests through such companies as Airbnb and Bachcare (though not necessarily limited to these online booking companies).

For the purposes of clarity, no physical changes to the existing residential units and residential flats are sought, nor are they anticipated, as a result of this application.

Sufficient on-site parking is provided for each residential unit on the site.

6 Statutory Considerations

6.1 Operative District Plan

Under the ODP, the site is contained within the Low Density Residential Zone.

It is understood that the subject PDP provisions that are relevant to this application are beyond appeal. As such, the relevant provisions are treated as operative, with the standards and provisions relating to the ODP no longer considered to be applicable.

6.2 Proposed District Plan

The site is contained within the Suburban Residential Zone in terms of the PDP (UIV Version) – noting that RVA provisions were not amended as a result of the UIV (however the numbering of the rules did change). The proposal requires the following resource consents under the PDP.

- A **restricted discretionary activity** resource consent pursuant to Rule 7.5.15.1 to undertake Residential Visitor Accommodation activities that exceed 90 nights

per annum. In this instance, it is proposed to utilise each unit for 180 nights of RVA activities from the site.

Council's discretion is restricted to the following matters:

- a. The location, nature and scale of activities;
 - b. Vehicle access and parking;
 - c. The management of noise, rubbish, recycling and outdoor activities;
 - d. Privacy and overlooking;
 - e. Outdoor lighting;
 - f. Guest management and complaints procedures;
 - g. The keeping of records of residential visitor accommodation use, and availability of records for Council inspection; and
 - h. Monitoring requirements, including imposition of an annual monitoring charge.
- A **restricted discretionary activity** resource consent pursuant to Rule 29.5.4 as the required mobility parking will not be provided on the site. Discretion is restricted to:
 - a. The number, location, and design of mobility parking spaces, including the accessibility of the spaces to the building(s); and
 - b. Effectiveness of the associated signage.
 - A **controlled activity** resource consent pursuant to Rule 27.5.5 for a unit title subdivision that will be undertaken subsequent to the subject approved land use consent for the site (being RM180640). The matters of control are as follows:
 - a) all buildings must be in accordance with an approved land use resource consent;
 - b) all areas to be set aside for the exclusive use of each building or unit must be shown on the survey plan, in addition to any areas to be used for common access or parking or other such purpose;
 - c) all service connections and on-site infrastructure must be located within the boundary of the site they serve or have access provided by an appropriate legal mechanism.

6.3 NES

A review of the District and Regional Council's records for the subject site does not indicate the existence of HAIL activities on the site or having been undertaken from the subject site.

As such, it is considered that the regulations in the NES do not apply.

7 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the Act an assessment is made of any actual and potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment of effects has addressed the following categories:

- Permitted Baseline
- Effects Relating to Residential Visitor Accommodation Activities
- Effects Relating to a Shortfall in Mobility Parking

7.1 Permitted Baseline

Sections 95D(b), 95E(2)(a) and 104(2) of the Act provide discretion to Council (for the purposes of forming an opinion as to the actual or potential effects) to disregard any adverse effects of the proposal on the environment (or on a person) if a District Plan or National Environmental Standard permits an activity with that effect.

In this case, the permitted baseline includes the use of the residential units for residential occupation. The permitted baseline also includes the effects associated with these permitted activities, including (but not limited to) car parking, traffic generation, nature and scale, noise and impacts on privacy and amenity values.

Under the PDP the definition of 'Homestay' permits the use of a residential unit including a residential flat by paying guests (where the length of stay by any guest is less than 90 nights) at the same time that either the residential unit or the residential flat is occupied by residents for use as a residential activity. The total number of paying guests on a site must not exceed five per night.

Overall, residential activities and a complying homestay are permitted under the PDP. However, considering all units will be part of the same 'site' (as defined by the District Plan), the permitted baseline is not considered to be particularly relevant to the proposal.

7.2 Alternative locations or methods

The proposed activity will not result in any significant adverse effects on the environment. Alternative locations are therefore not considered necessary.

7.3 Assessment of the actual and potential effects

The following areas of consideration apply in terms of assessing the actual and potential effects on the environment.

The effects of the proposed RVA activities have been assessed against the relevant matters of discretion contained within Rule 7.5.15 of the PDP.

7.3.1 The Location, Nature & Scale of Activities

The proposed RVA activity will be undertaken from the 9 residential units as approved via RM180640.

The existing built form comprises modern, well-designed dwellings that are consistent with the architectural character, scale, and bulk anticipated for this zone. No external or internal building modifications are proposed as part of this application, and therefore the proposal will not alter the physical appearance, intensity of built development, or overall visual character of the site.

In terms of the nature and scale of the activity, the proposed RVA use will involve short-term accommodation. The occupancy levels align with Standard 7.5.18.3 and reflects the scale of occupation that could reasonably be anticipated in a standard residential dwelling. Each residential will be rented to only one booking group at a time, avoiding multiple, unrelated groups and ensuring that the activity operates in a manner comparable to a typical household in terms of noise, activity levels, and general residential effects.

While the proposal seeks to use the residential units for RVA purposes, the units will function as a part-time home to the future owners, who are not permanently based in Queenstown. Typical full time residential tenancies would prevent owners from using the units that they own. As a result, the residential units are not suitable or available for long-term tenancy and would sit vacant for long periods of the year if not for the proposed. The 180-night consent enables more efficient use of the existing residential building stock without increasing the physical or operational intensity beyond what is already established or anticipated in the receiving environment.

The location of the activity assists in ensuring potential effects remain contained and low impact. The additional RVA activity will therefore not introduce an unfamiliar or incompatible land use pattern into the neighbourhood, nor will it generate cumulative effects that alter the residential character of the street.

Overall, the location, nature, and scale of the proposed RVA activity are considered to be entirely compatible with the surrounding residential environment. The proposal does not introduce any changes to the built form, does not intensify occupancy beyond permitted residential levels, and will continue to operate at a scale that reflects normal residential activity patterns. Accordingly, any actual or potential adverse effects arising from the location, nature, or scale of the activity are assessed as less than minor.

7.3.2 Vehicle Access & Parking

The access arrangement for the site remain as per RM180640.

The applicant volunteers a condition advising guests that no coaches are to pick-up, drop-off or park at the site. For these reasons, and subject to adherence to the volunteered condition, it is considered that the proposed parking arrangements are appropriate for the scale of this activity and will have less than minor adverse effects on the safety and efficiency of the roading network.

For these reasons, the site contains adequate on-site parking, such that any potential adverse effects in this regard are less than minor.

For avoidance of doubt, approval is sought to breach the mobility parking requirements due to practical access restrictions for persons with mobility issues. For instance, mobility access is not feasible for the above ground floor residential units.

7.3.3 The Management of Noise, Rubbish, Recycling & Outdoor Activities

In terms of the overall management of noise and outdoor activities, the application proposes a number of restrictions that deal with:

- *A limit on the number of overnight guests (and visitors).*
- *Time limits on the use of outdoor areas associated with the residential unit (i.e. the outside areas cannot be used between 10pm and 7am).*
- *Restrictions on loud music being played.*
- *The use of appropriate signage advising guests of the noise/quiet obligations.*
- *The use of a property manager to provide instructions to guests as to the restrictions of use associated with the residential unit from a noise perspective.*

It is considered that with the restrictions provided for in the application and as contained within the Visitor Accommodation Management Plan (VAMP), that noise associated with the use can be properly managed, thereby avoiding any adverse effects.

The VAMP contains clauses to ensure that all rubbish and recycling is managed and disposed of appropriately. Where kerbside collection is utilised, rubbish and recycling shall only be placed on the street the day of, or day prior to collection. If kerbside collection is not utilised the Property Manager will be responsible for collecting all rubbish and recycling when servicing the property.

For these reasons, it is considered that rubbish and recycling will be managed appropriately, such that adverse effects in this regard are less than minor.

Overall, the restrictions laid out in the VAMP provide appropriate mitigation to ensure that potential adverse effects in terms of nuisance and noise and will be less than minor.

7.3.4 Privacy & Overlooking

This matter of discretion is considered to be more relevant to an effects on persons assessment. As such, these matters are considered in Section 7.7 below, and effects on the wider environment in relation to these matters are considered to be less than minor.

7.3.5 Outdoor Lighting

Standard residential lighting will exist on the exterior of the residential units, and such will have no discernible effects when compared to the residential use of the sites. Furthermore, the lighting is not anticipated to cause any adverse glare on to other properties or public places by virtue of the separation distances, such that adverse effects on the wider environment will be negligible.

7.3.6 Guest Management & Complaints Procedures

The VAMP provided in support of this application details how the activity will be managed on an ongoing basis, so as to avoid any potential adverse effects on both persons and the wider environment. The VAMP focuses on vetting guests and outlining the restrictions associated with the use.

A letter drop will be undertaken to the neighbouring properties detailing the complaints procedure, so as to allow neighbours to voice any issues that may arise from the RVA use.

Given guests will be managed appropriately and a complaints procedure is in place, any potential adverse effects are considered to be less than minor.

7.3.7 The Keeping of Records of Residential Visitor Accommodation Use, & Availability of Records for Council Inspection

The applicant understands the requirement to keep comprehensive records of the RVA activity, including a record of the date and duration of guest stays and the number of guests staying per night. This register will be kept in a form that can be made available for inspection by the Council when requested from the subject landowners. Any potential adverse effects in this regard are less than minor.

7.3.8 Monitoring requirements, including imposition of an annual monitoring charge

No specific monitoring is required for the proposed RVA activity, other than standard monitoring undertaken by Council, which will be managed via the standard conditions of consent for RVA activities, inclusive of the implementation and adherence to the VAMP provided in support of this application. No adverse effects are anticipated in this regard.

7.3.9 Nature and Scale – Cumulative Effects

Consideration needs to be given to potential cumulative effects of consented RVA activities located in the vicinity of the site.

Based on the available information at the time of lodging this application, there are a number of properties in the direct vicinity of the site that are used for RVA purposes (either 180 days or 365 days).

There are also a number of properties that are used purely for residential purposes (i.e. there are no RVA or VA consents listed on the site).

In this instance, the proposal will result in nine units being used for 180 days RVA (per unit). This is consistent with the established character of the area. As the units will still retain the ability to be used for residential activity for more than half the year, the activity will not result in adverse cumulative RVA effects. Effects of the activity will be mitigated by the VAMP.

Overall, the location, nature and scale of the activities on the site are considered to be appropriate and will result in adverse effects on the environment that are less than minor.

7.3.9 Assessment Summary

Overall, for the reasons stated above, it is considered that any adverse effects on the environment resulting from the proposed RVA activity will be less than minor.

7.4 Subdivision Effects

The proposed subdivision will replicate the previously approved subdivision of the site. Matters such as subdivision layout and infrastructure servicing has been assessed as appropriate via RM180640.

Overall, the proposed lot dimensions are considered to allow for the efficient use of space, while still providing a level of amenity for residents and neighbours anticipated in this type of residential subdivision. The potential adverse effects are anticipated to be less than minor.

7.4 Hazardous substances

The proposed activity does not involve the use of hazardous substances and installations.

7.5 Discharge of contaminants

The proposal does not include the discharge of any contaminant.

7.6 Mitigation measures

Aside from the imposition of standard conditions of consent, it is considered that no further mitigation measures are required for the proposal.

7.7 Identification of interested or affected persons

In considering the adverse effects on persons via Section 95E(2), the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

1 and 6A St Marks Lane

The residential unit located at 1 St Marks Lane is physically separated from the site via a private right of way. Further, this residential unit has limited visual openings on its western side that faces the site.

The residential unit located at 6A St Marks Lane is located near the south-eastern corner of the site.

The restriction of guest numbers, coupled with the implementation of the applicant's VAMP will assist in ensuring nuisance effects on the owners and occupiers of the above sites can be appropriately mitigated, such that the activity will be of a similar scale to what could be considered a typical residential use of the property. Effects are less than minor in this regard.

72, 74A and 78D Highview Terrace

A watercourse runs between the site and the properties located at 72, 74A and 78D Highview Terrace. This watercourse enables a large physical separation (in a residential context) between the site and these nearby residential unit.

Again, the implementation of the VAMP will assist with mitigating the actual effects upon these adjoining landowners. People movements and actions within the site will be the same when compared to a straight residential use. Effects are less than minor in this regard as it is considered that residential character and amenity values will be maintained.

Assessment Summary

Overall, adverse effects on the owners and occupiers of the adjacent sites, and all other persons, are considered to be less than minor, and there are no persons considered adversely affected by this proposal.

7.8 Monitoring

No monitoring is required other than standard conditions of consent, including implementation of the VAMP, submitted with this consent application.

7.9 Customary rights

The proposed activity will have no effect on any customary rights.

8 Notification

Public and limited notification matters of consideration are detailed below.

8.1 Section 95A: Public Notification

In terms of Section 95A(1), a consent authority must follow the steps set out in Section 95A, in the order given, to determine whether to publicly notify an application for a resource consent. The four steps within Section 95A(1) are addressed below.

Step 1: Mandatory public notification in certain circumstances

The following matters are noted:

- The applicant is not requesting public notification of the proposal (Section 95A(3)(a)).
- Provided a further information is reasonable, the applicant is unlikely to refuse to provide information or refuse the commissioning of a report under Section 92(2)(b) of the Act (Section 95A(3)(b)).
- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977 (Section 95A(3)(c)).

Based on the above, mandatory public notification of the application is not required.

Step 2: Public notification precluded in certain circumstances

The following matters are noted:

- Public notification is not precluded by any rule or national environmental standard (Section 95A(5)(a)).
- The proposal is not a controlled activity, nor is it a boundary activity (Section 95A(5)(b)).

Based on the above, public notification of the application is not precluded.

Step 3: If not precluded by Step 2, public notification is required in certain circumstances

The following matters are noted:

- Public notification of the proposal is not specifically required by a rule or a national environmental standard (Section 95A(8)(a)).
- The consent authority decides, in accordance with Section 95D, that the proposal will have or is likely to have adverse effects on the environment that are more than minor (Section 95A(8)(b)). The assessment included in this application concludes that the effects will not be more than minor.

Step 4: Public notification in special circumstances

The following is noted:

- It is considered that there are no special circumstances that warrant the proposal being publicly notified (Section 95A(9)). Consideration as to whether limited notification should occur is addressed below.

8.2 Section 95B: Limited Notification

Section 95B(1) requires a decision on whether there are any affected persons under Section 95E. The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under Section 95A.

Step 1: Certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups, nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (Section 95B(2)-(4)).

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2, as:

- The proposal is not subject to a rule in the District Plan or national environmental standard that precludes limited notification (Section 95B(6)(a)).
- The proposal is not a controlled activity (Section 95B(6)(b)).

Step 3: If not precluded by step 2, certain other affected persons must be notified

Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of the infringed boundary has provided their approval, nor is the proposal a prescribed activity (Section 95B(7)).

Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal are assessed in the application.

The assessment in this application takes into consideration the exclusions of Section 95E(2) and (3), when assessing the proposal will have or is likely to have adverse effects on persons that are minor or more than minor (but not less than minor).

Step 4: Further limited notification in special circumstances

It is considered that there are no special circumstances that apply to the application which warrants limited notification.

9 Statutory Assessment

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

9.1 Operative District Plan

The relevant provisions of the PDP are now treated as operative and therefore the proposal no longer requires consent under the provisions of the ODP, such that the objectives and policies of the ODP are disregarded, and an assessment against the PDP objectives and policies is provided below.

9.2 Proposed District Plan

9.2.1 Chapter 7 – Suburban Residential Zone

The relevant provisions from this chapter are addressed below:

7.2.8 Objective - Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.

Policies

- 7.2.8.1 *Provide for visitor accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zones that are appropriate for the low-density residential environment, ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.*
- 7.2.8.2 *Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.*
- 7.2.8.3 *Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.*
- 7.2.8.4 *Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.*
- 7.2.8.5 *Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of use and those effects of*

In relation to Objective 7.2.8 and Policy 7.2.8.3, for the reasons stated throughout this AEE, it is considered that the proposal will maintain residential character and amenity values.

The proposed use will restrict the letting of the residential units to one group of people at a time and at an occupancy rate not exceeding that which could be undertaken as a permitted activity in accordance with the relevant standards. The activity will not involve coach drop offs and the VAMP restricts the hours of use for outdoor living areas therefore ensuring that the scale and character of use will maintain residential character and amenity values. The proposal is therefore consistent with Policy 7.8.2.3.

The proposal will provide additional diversity to the accommodation options in Queenstown and provide for the economic well-being of the applicant and is consistent with Policy 7.8.2.4.

The applicant has volunteered a range of conditions and provides a VAMP to ensure the Council has control over the potential nuisance effects arising from the scale, intensity and frequency of use of the residential unit for residential visitor accommodation purposes. Accordingly, the proposal is considered to be consistent with Policy 7.8.2.5.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of Chapter 7.

9.2.2 Chapter 27 – Subdivision & Development

The proposed subdivision accords with the relevant objectives and policies for urban based subdivision within the PDP.

Objective 27.2.1 Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.

Policy 27.2.1.1 Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.

Policy 27.2.1.2 Enable urban subdivision that is consistent with the QLDC Subdivision Design Guidelines 2015, recognising that good subdivision design responds to the neighbourhood context and the opportunities and constraints of the application site.

Policy 27.2.1.3 Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.

Policy 27.2.1.5 Recognise that there is an expectation by future landowners that the key effects of and resources required by anticipated land uses will have been resolved through the subdivision approval process.

Policy 27.2.1.6 Ensure the requirements of other relevant agencies are fully integrated into the subdivision development process.

The proposal is consistent with the QLDC Subdivision Design Guidelines and the lots will be appropriately serviced at the time of subdivision.

Objective 27.2.2 Subdivision design achieves benefits for the subdivider, future residents and the community.

Policy 27.2.2.1 Ensure subdivision design in urban areas provides a high level of amenity for future residents by aligning roads and allotments to maximise sunlight access.

Policy 27.2.2.2 Ensure subdivision design maximises the opportunity for buildings in urban areas to front the road.

Policy 27.2.2.3 Locate open spaces and reserves in appropriate locations having regard to topography, accessibility, use and ease of maintenance, while ensuring these areas are a practicable size for their intended use.

Policy 27.2.2.4 Urban subdivision shall seek to provide for good and integrated connections and accessibility to:

- a. existing and planned areas of employment;

- b. community facilities;
- c. services; d. trails;
- e. public transport; and
- f. existing and planned adjoining neighbourhoods, both within and adjoining the subdivision area.

Policy 27.2.2.5 Urban subdivision design will integrate neighbourhoods by creating and utilising connections that are easy and safe to use for pedestrians and cyclists and that reduce vehicle dependence within the subdivision.

Policy 27.2.2.6 Encourage innovative subdivision design that responds to the local context, climate, landforms and opportunities for views or shelter.

Policy 27.2.2.7 Promote informal surveillance for safety in urban areas through overlooking of open spaces and transport corridors from adjacent sites and dwellings and by effective lighting.

Policy 27.2.2.8 Manage subdivision near to electricity distribution lines to facilitate good amenity and urban design outcomes, while avoiding, remedying or mitigating potential adverse effects (including reverse sensitivity effects) on electricity distribution lines.

Standard residential amenity will occur within and next to the proposed subdivision. The proposed subdivision accords with Objective 27.2.2 and the supporting policies.

Objective 27.2.5 Infrastructure and services are provided to new subdivisions and developments.

Policies Transport, Access and Roads

Policy 27.2.5.1 Integrate subdivision roading with the existing road networks in a safe and efficient manner that reflects expected traffic levels and the provision for safe and convenient walking and cycling. For the purposes of this policy, reference to 'expected traffic levels' refers to those traffic levels anticipated as a result of the zoning of the area in the District Plan.

Policy 27.2.5.2 Ensure safe and efficient pedestrian, cycle and vehicular access is provided to all lots created by subdivision and to all developments.

Policy 27.2.5.3 Provide linkages to public transport networks, and to trail, walking and cycling networks, where useful linkages can be developed.

Policy 27.2.5.4 Ensure the physical and visual effects of subdivision and roading are minimised by utilising existing topographical features.

- Policy 27.2.5.5 Ensure appropriate design and amenity associated with roading, vehicle access ways, trails and trail connections, walkways and cycle ways are provided for within subdivisions by having regard to:*
- a. the location, alignment, gradients and pattern of roading, vehicle parking, service lanes, access to lots, trails, walkways and cycle ways, and their safety and efficiency;*
 - b. the number, location, provision and gradients of access ways and crossings from roads to lots for vehicles, cycles and pedestrians, and their safety and efficiency;*
 - c. the standard of construction and formation of roads, private access ways, vehicle crossings, service lanes, walkways, cycle ways and trails;*
 - d. the provision and vesting of corner splays or rounding at road intersections*
 - e. the provision for and standard of street lighting, having particular regard to siting and location, the provision for public safety and the avoidance of upward light spill adversely affecting views of the night sky;*
 - f. the provision of appropriate tree planting within roads in urban areas;*
 - g. any requirements for widening, formation or upgrading of existing roads;*
 - h. any provisions relating to access for future subdivision on adjoining land;*
 - i. the provision and location of public transport routes and bus shelters in urban areas.*

Vehicle access can be undertaken in a safe and efficient manner.

Water supply, stormwater, wastewater

Policy 27.2.5.6 All new lots shall be provided with connections to a reticulated water supply, stormwater disposal and/or sewage treatment and disposal system, where such systems are available or should be provided for.

Water

Policy 27.2.5.7 Ensure water supplies are of a sufficient capacity, including fire fighting requirements, and of a potable standard, for the anticipated land uses on each lot or development.

Policy 27.2.5.8 Encourage the efficient and sustainable use of potable water by acknowledging that the Council's reticulated potable water supply may be restricted to provide primarily for households' living and sanitation needs and that water supply for activities such as irrigation and gardening may be expected to be obtained from other sources.

Policy 27.2.5.9 Encourage initiatives to reduce water demand and water use, such as roof rain water capture and use and greywater recycling.

Policy 27.2.5.10 Ensure appropriate water supply, design and installation by having regard to:

- a. the availability, quantity, quality and security of the supply of water to the lots being created;*
- b. water supplies for fire fighting purposes;*
- c. the standard of water supply systems installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;*
- d. any initiatives proposed to reduce water demand and water use.*

The lots (and proposed residential units) will connect to the nearby Council reticulated schemes.

Stormwater

Policy 27.2.5.11 Ensure appropriate stormwater design and management by having regard to:

- a. any viable alternative designs for stormwater management that minimise run-off and recognises stormwater as a resource through re-use in open space and landscape areas;*
- b. the capacity of existing and proposed stormwater systems;*
- c. the method, design and construction of the stormwater collection, reticulation and disposal systems, including connections to public reticulated stormwater systems;*
- d. the location, scale and construction of stormwater infrastructure;*
- e. the effectiveness of any methods proposed for the collection, reticulation and disposal of stormwater run-off, including opportunities to maintain and enhance water quality through the control of water-borne contaminants, litter and sediments, and the control of peak flow.*

Stormwater disposal of in accordance with the Council standards.

Wastewater

Policy 27.2.5.13 Treat and dispose of sewage in a manner that:

- a. *maintain public health;*
- b. *avoids adverse effects on the environment in the first instance; and*
- c. *where adverse effects on the environment cannot be reasonably avoided, mitigates those effects to the extent practicable.*

Policy 27.2.5.14 Ensure appropriate sewage treatment and disposal by having regard to:

- a. *the method of sewage treatment and disposal;*
- b. *the capacity of, and impacts on, the existing reticulated sewage treatment and disposal system;*
- c. *the location, capacity, construction and environmental effects of the proposed sewage treatment and disposal system.*

Policy 27.2.5.15 Ensure that the design and provision of any necessary infrastructure at the time of subdivision takes into account the requirements of future development on land in the vicinity. Energy Supply and Telecommunications

Policy 27.2.5.16 Ensure adequate provision is made for the supply and installation of reticulated energy, including street lighting, and communication facilities for the anticipated land uses while:

- a. *providing flexibility to cater for advances in telecommunication and computer media technology, particularly in remote locations;*
- b. *ensure the method of reticulation is appropriate for the visual amenity and landscape values of the area by generally requiring services are underground, and in the context of rural environments where this may not be practicable, infrastructure is sited in a manner that minimises visual effects on the receiving environment;*
- c. *generally require connections to electricity supply and telecommunications systems to the boundary of the net area of the lot, other than lots for access, roads, utilities and reserves.*

The residential lots will be able to connect to the Council's reticulated services.

10 Section 104 of the Act

Section 104 of the Act states when considering an application, the consent authority must, subject to Part 2 of the Act, have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a plan or proposed plan;
- Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

As outlined in the application, the proposed activity will not result in any adverse effects on the environment that are more than minor, any potential effects have been avoided, remedied or mitigated to an extent that such are less than minor. Further, the proposed activity is not contrary to the relevant objectives and policies of the District Plan, and finally, there are no other matters relevant to the assessment of the application.

11 Purpose and Principles of the Act

The purpose of Act is to promote the sustainable management of natural and physical resources. Sections 6, 7 and 8 also require consideration.

Section 7 of the Act states that achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources. The matters of relevance to this application are considered to be:

- (b) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (f) *maintenance and enhancement of the quality of the environment:*

The proposed activity accords with the relevant matters that particular regard shall be given to in terms of Section 7 of the Act.

There are no matters under Section 8 of the Act that require consideration with respect to the proposed activity.

For the reasons outlined in the application, the proposed activity is consistent with the purpose and principles of the Act and the associated matters under Part 2 of the Act.

The proposed activity involves an efficient use of natural and physical resources and such will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. Overall, it is considered that the proposal is consistent with the purpose and principles of the Act and therefore accords with the definition of sustainable management.



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Identifier 270876
Land Registration District Otago
Date Issued 06 June 2006

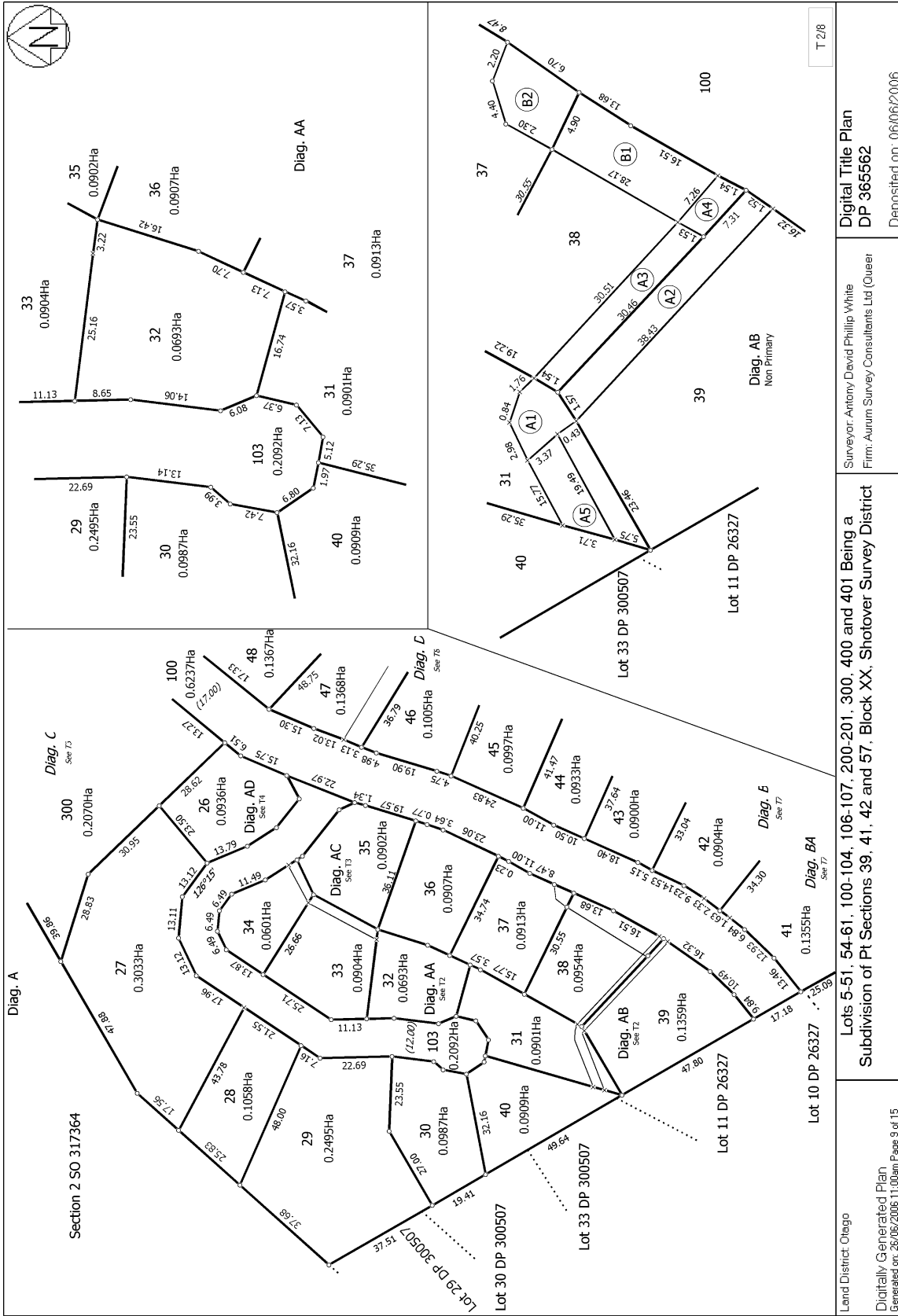
Prior References
OT10B/785

Estate Fee Simple
Area 1354 square metres more or less
Legal Description Lot 6 Deposited Plan 365562

Registered Owners
Cascade Queenstown Limited

Interests

Appurtenant hereto is a right to drain sewage and water created by Transfer 796433.2 - 23.1.1992 at 10:03 am
The easements created by Transfer 796433.2 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right to convey water created by Easement Instrument 6774043.1 - 3.3.2006 at 9:00 am
6893270.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.6.2006 at 9:00 am
Land Covenant in Easement Instrument 6893270.7 - 6.6.2006 at 9:00 am
Subject to a right to drain sewage and stormwater in gross over part marked D7, E3, P1 on DP 365562 in favour of
Queenstown Lakes District Council created by Easement Instrument 6893270.10 - 6.6.2006 at 9:00 am
The easements created by Easement Instrument 6893270.10 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way created by Easement Instrument 9457316.1 - 20.3.2014 at 10:53 am



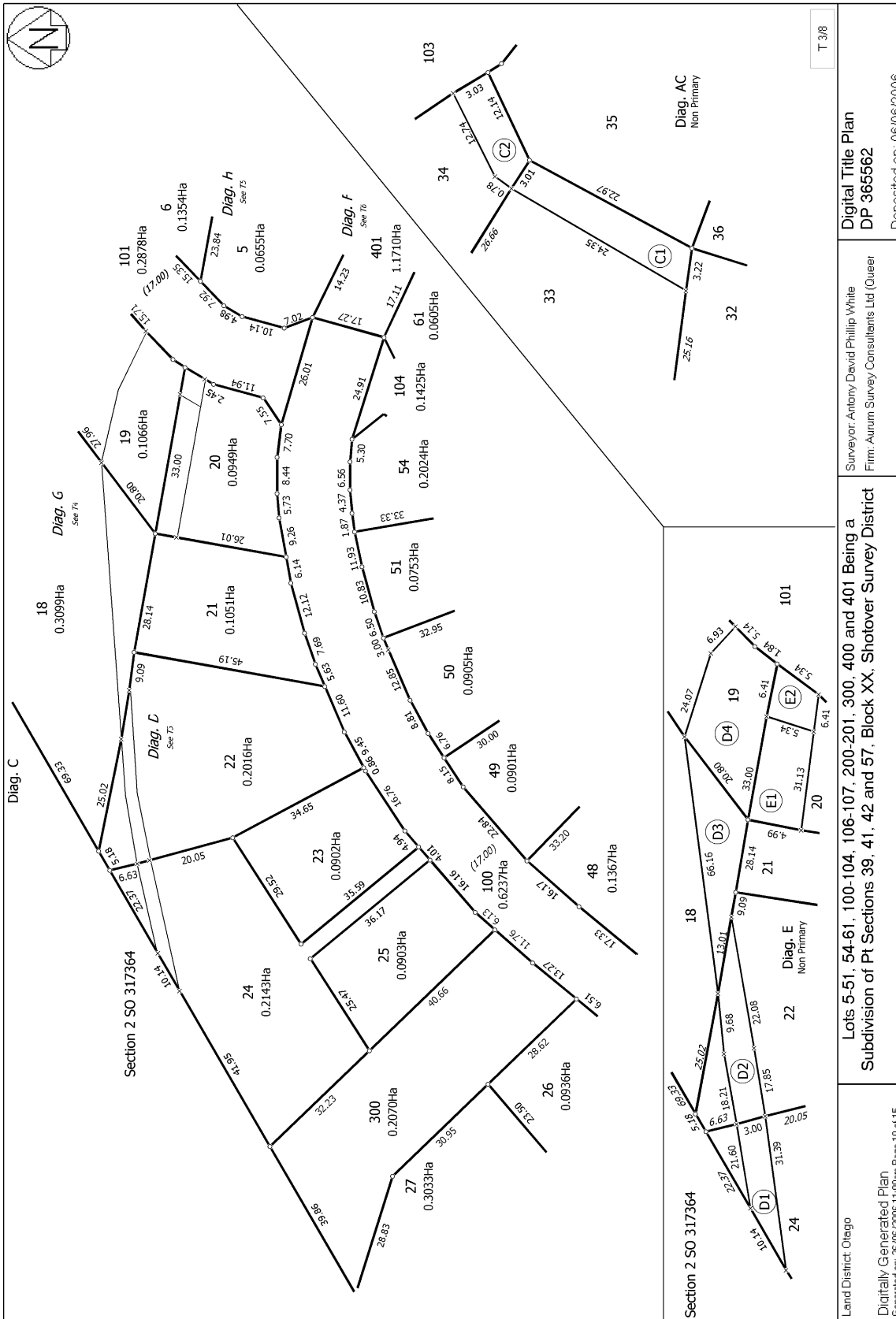
Land District: Otago
 Digitally Generated Plan
 Generated on: 26/06/2026 11:00am Page 5 of 15

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
 Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Surveyor: Antony David Phillip White
 Firm: Aurum Survey Consultants Ltd (Queer)

Digital Title Plan
 DP 365562

Deposited on: 06/06/2006
 T 2/8



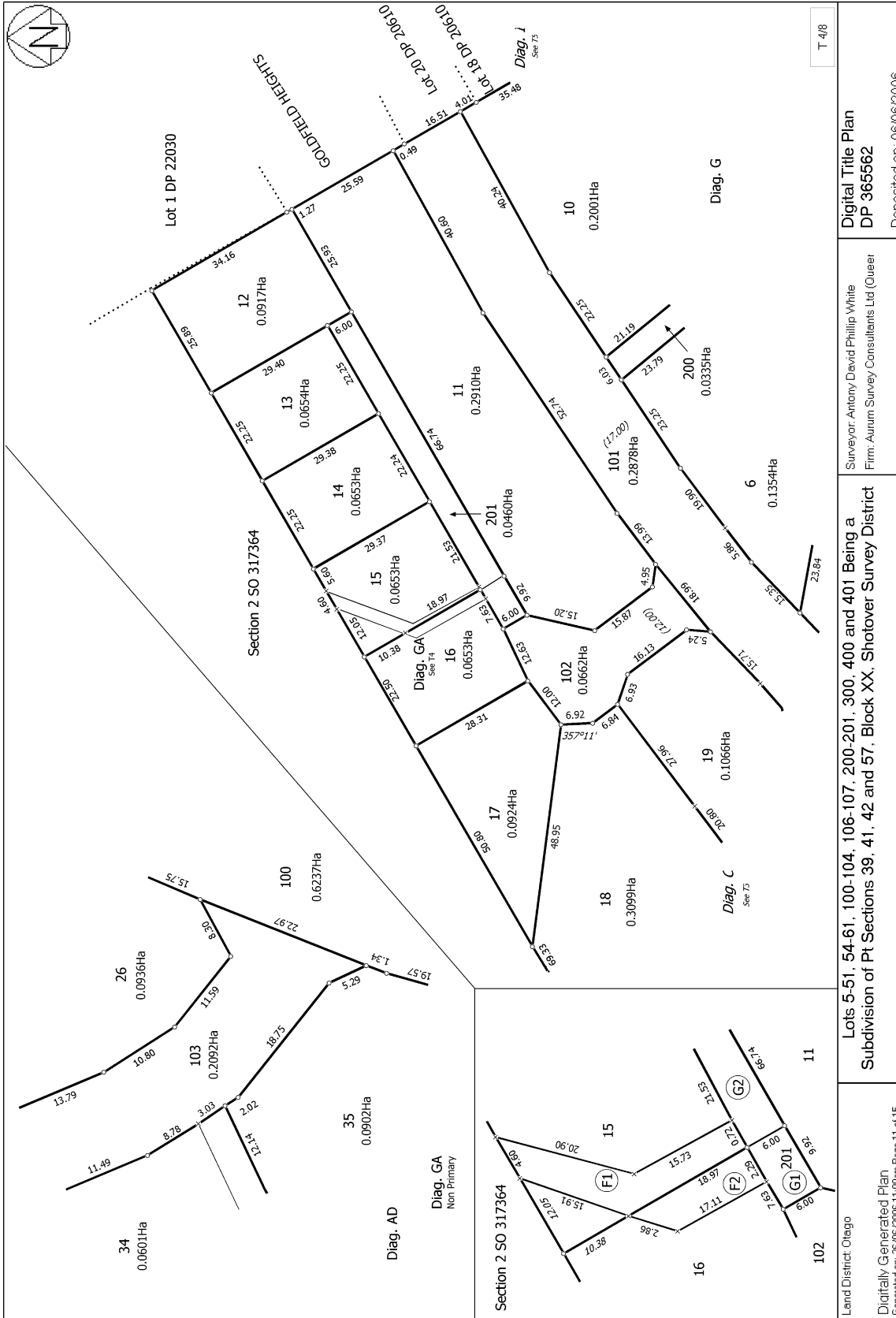
Section 2 SO 317364

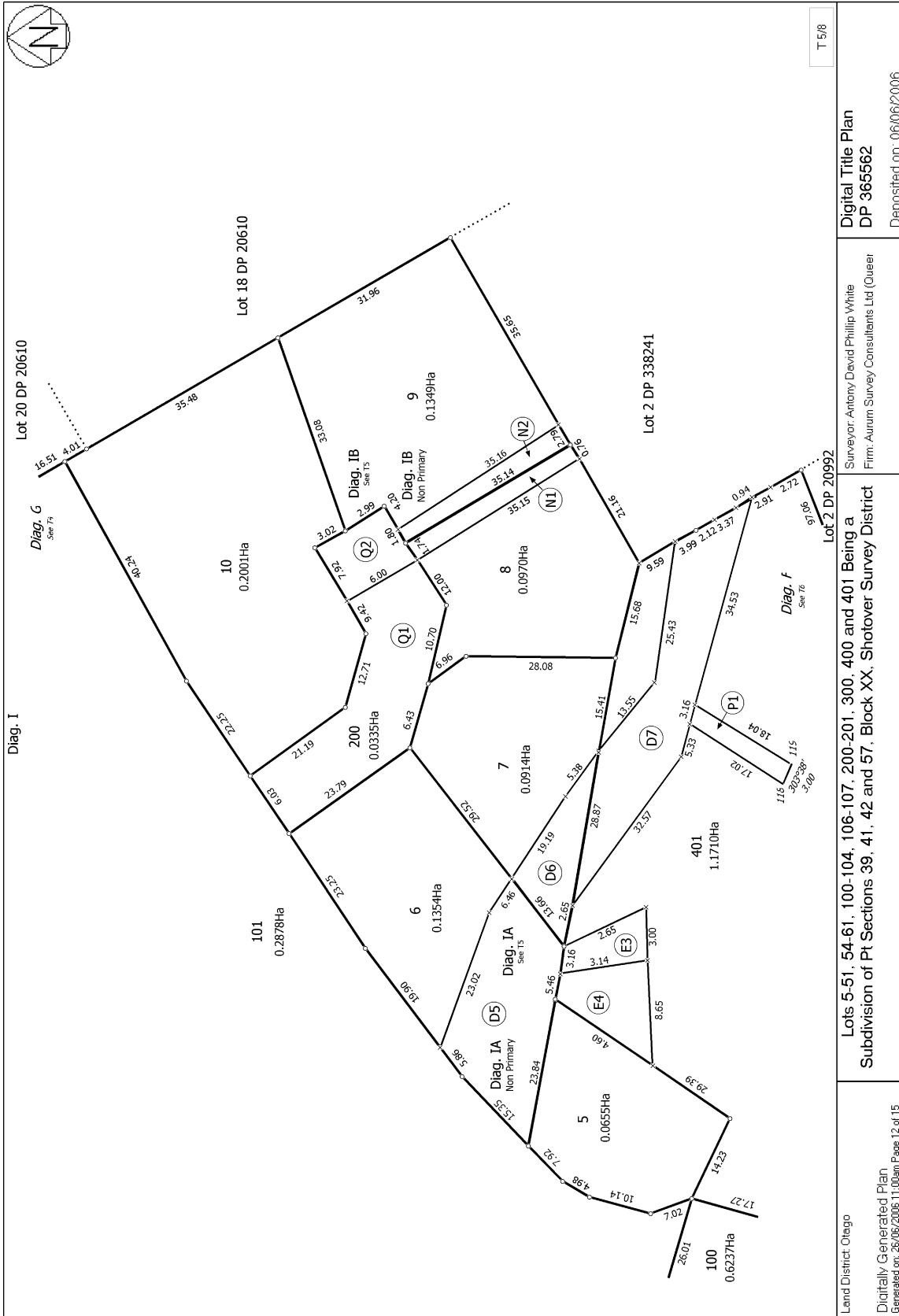
Section 2 SO 317364

Land District: Otago
Digitally Generated Plan
Generated on: 26/06/2026 11:00am Page 10 of 115

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Owner)

Digital Title Plan
DP 365562
Deposited on: 06/06/2006





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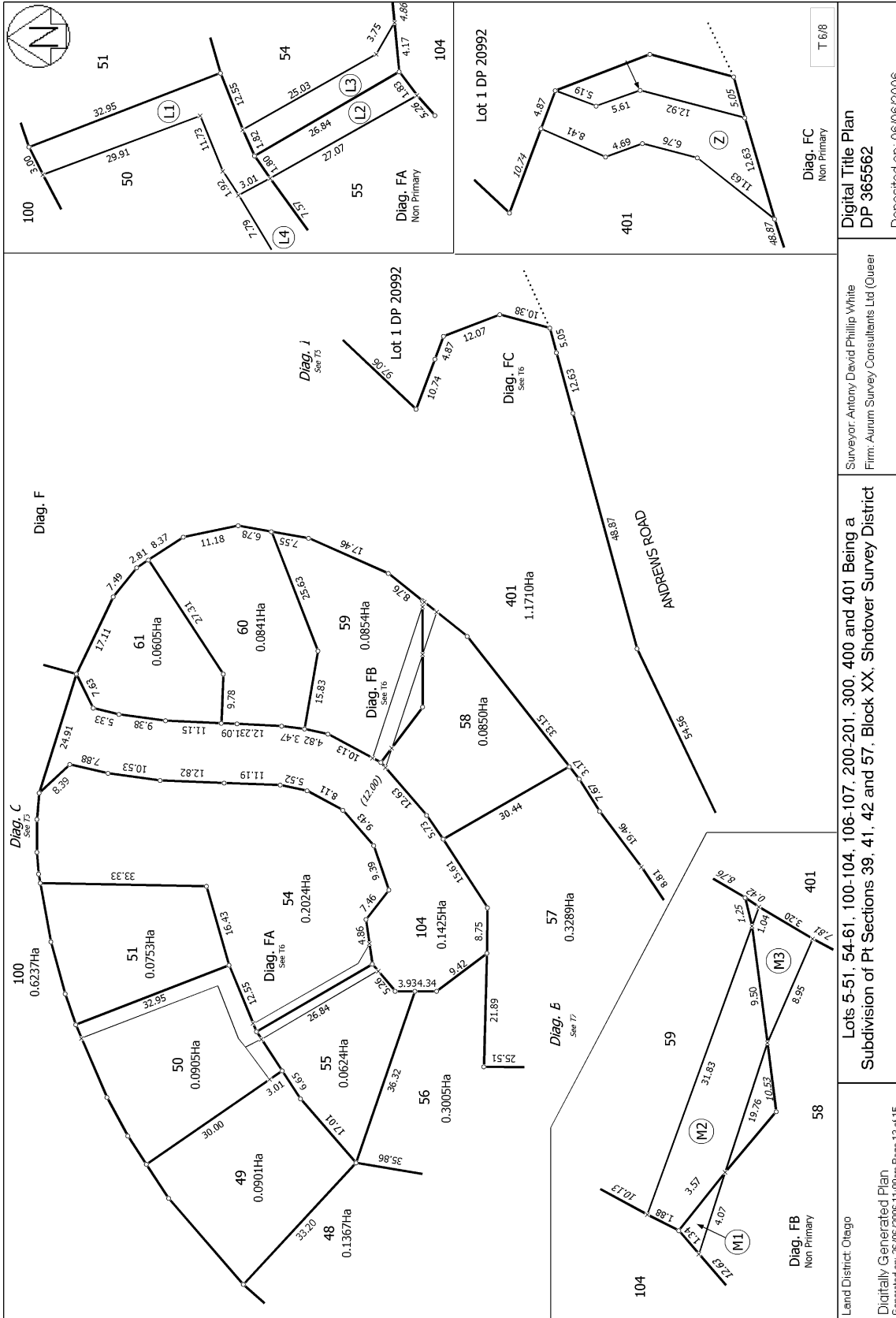
Digital Title Plan
DP 365562

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Queer)

Lot 2 DP 20992
Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
Digitally Generated Plan
Generated on: 26/06/2026 11:00am Page 12 of 15

Deposited on: 06/06/2006

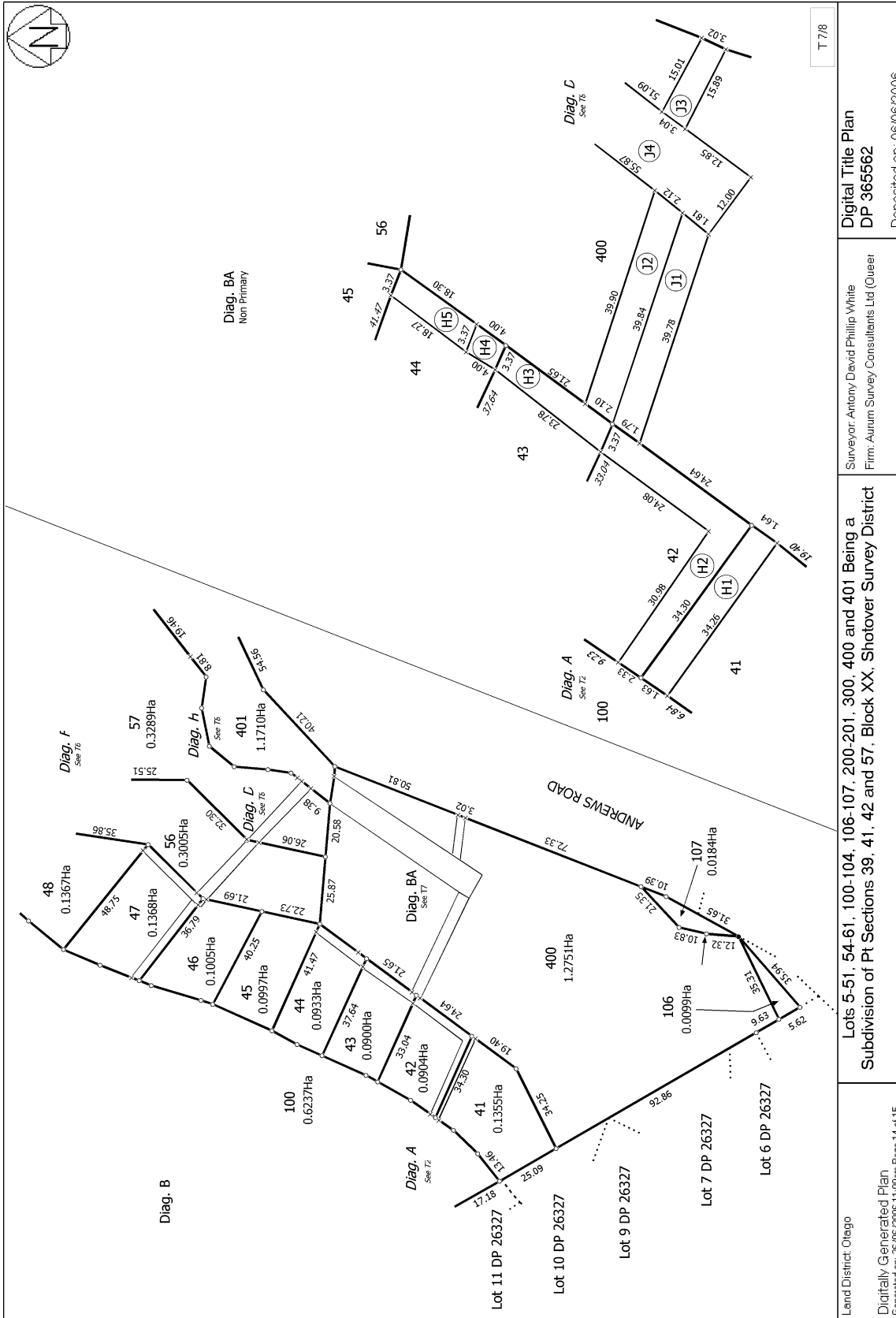


Surveyor: Antony David Phillip White
 Firm: Aurum Survey Consultants Ltd (Quaser)

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
 Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
 Digitally Generated Plan
 Generated on: 26/06/2026 11:00am Page 13 of 15

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 Digital Title Plan
 DP 365562
 Deposited on: 06/06/2006



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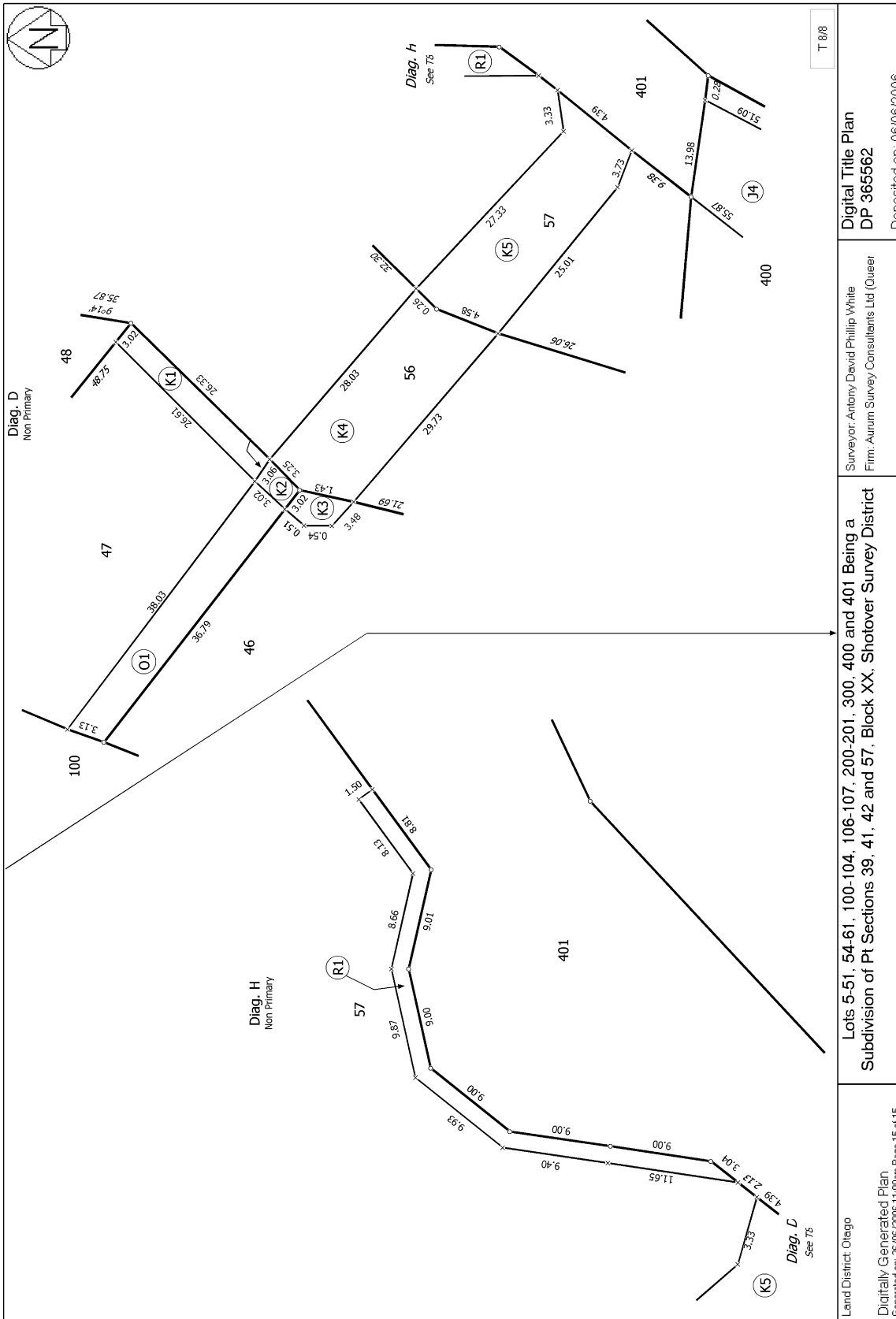
Digital Title Plan
DP 365562

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Queer

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
Digitally Generated Plan
Generated on: 26/06/2026 11:00am Page 14 of 15

Deposited on: 06/06/2006



<p>Land District: Otago Digitally Generated Plan Generated on: 26/06/2026 11:00am Page 15 of 15</p>	<p>Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District</p>	<p>Surveyor: Antony David Phillip White Firm: Aurum Survey Consultants Ltd (Quaer)</p>	<p>Digital Title Plan DP 365562 Deposited on: 06/06/2006</p>
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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 270877
Land Registration District Otago
Date Issued 06 June 2006

Prior References
OT10B/785

Estate Fee Simple
Area 914 square metres more or less
Legal Description Lot 7 Deposited Plan 365562
Registered Owners
Cascade Queenstown Limited

Estate Fee Simple - 1/4 share
Area 335 square metres more or less
Legal Description Lot 200 Deposited Plan 365562
Registered Owners
Cascade Queenstown Limited

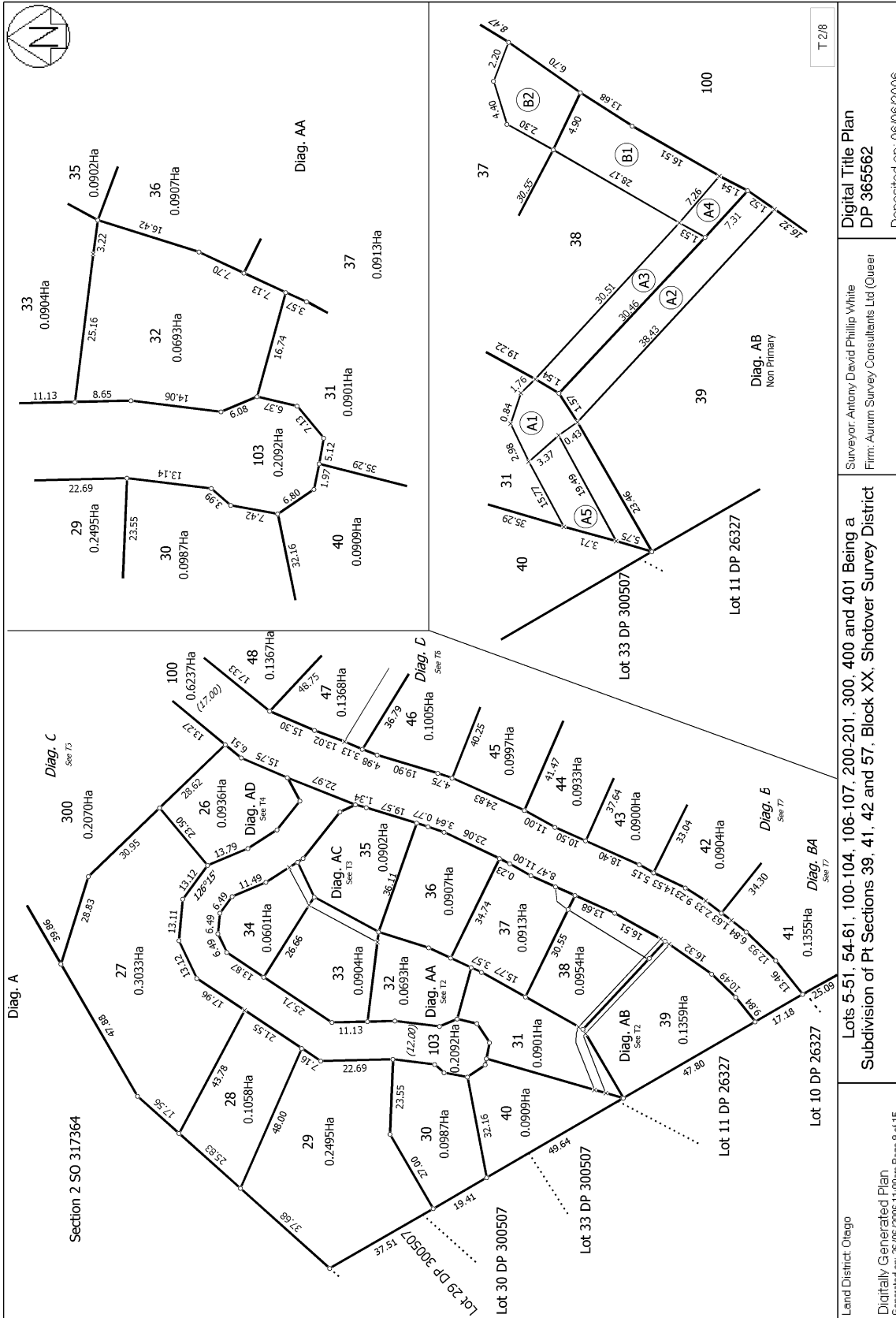
Interests

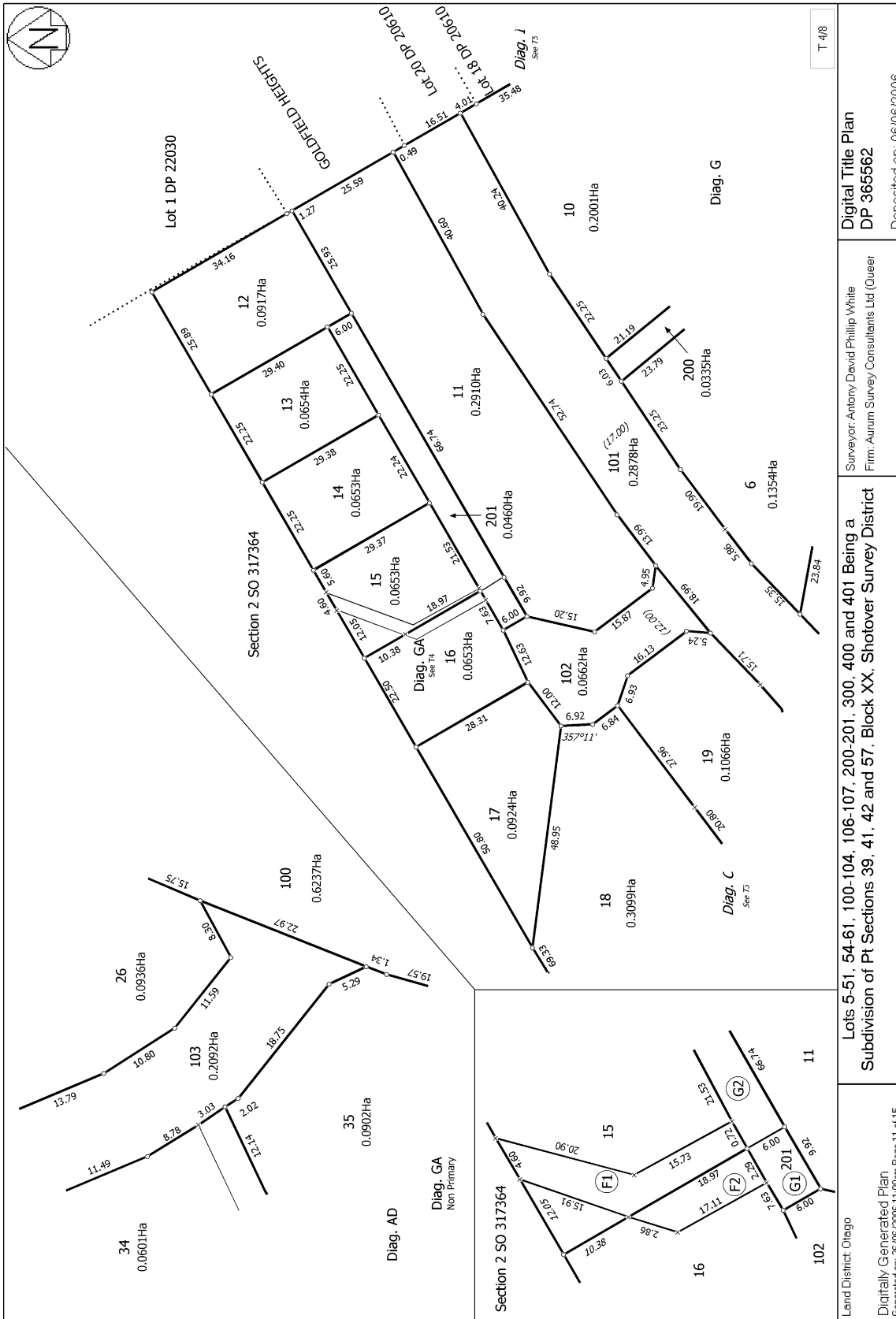
Appurtenant hereto is a right to drain sewage and water created by Transfer 796433.2 - 23.1.1992 at 10:03 am
The easements created by Transfer 796433.2 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto is a right to convey water created by Easement Instrument 6774043.1 - 3.3.2006 at 9:00 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 365562)
6893270.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.6.2006 at 9:00 am (affects Lot 7)
Subject to a right of way over part Lot 200 marked Q1, Q2 on DP 365562 created by Easement Instrument 6893270.6 - 6.6.2006 at 9:00 am
Appurtenant to Lot 7 is a right of way created by Easement Instrument 6893270.6 - 6.6.2006 at 9:00 am
The easements created by Easement Instrument 6893270.6 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 6893270.7 - 6.6.2006 at 9:00 am
Subject to a right to convey telecommunications and computer media in gross over part Lot 200 marked Q1, Q2 on DP 365562 in favour of Telecom New Zealand Limited created by Easement Instrument 6893270.8 - 6.6.2006 at 9:00 am
The easements created by Easement Instrument 6893270.8 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey electricity in gross over part Lot 200 marked Q1, Q2 on DP 365562 in favour of Aurora Energy Limited created by Easement Instrument 6893270.9 - 6.6.2006 at 9:00 am
The easements created by Easement Instrument 6893270.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to drain sewage and stormwater and convey water in gross over part Lot 200 DP 365562 marked Q1 and Q2 on DP 365562 in favour of Queenstown Lakes District Council created by Easement Instrument 6893270.10 - 6.6.2006 at 9:00 am

The easements created by Easement Instrument 6893270.10 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey gas in gross over part Lot 200 marked Q1, Q2 on DP 365562 in favour of Rockgas Limited
created by Easement Instrument 6893270.11 - 6.6.2006 at 9:00 am

The easements created by Easement Instrument 6893270.11 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey water over part Lot 200 herein marked Q1 and Q2 on DP 365562 created by Easement
Instrument 7363683.1 - 10.5.2007 at 9:00 am

Subject to a right of way over part Lot 200 marked Q1 on DP 365562 created by Easement Instrument 9457316.1 -
20.3.2014 at 10:53 am





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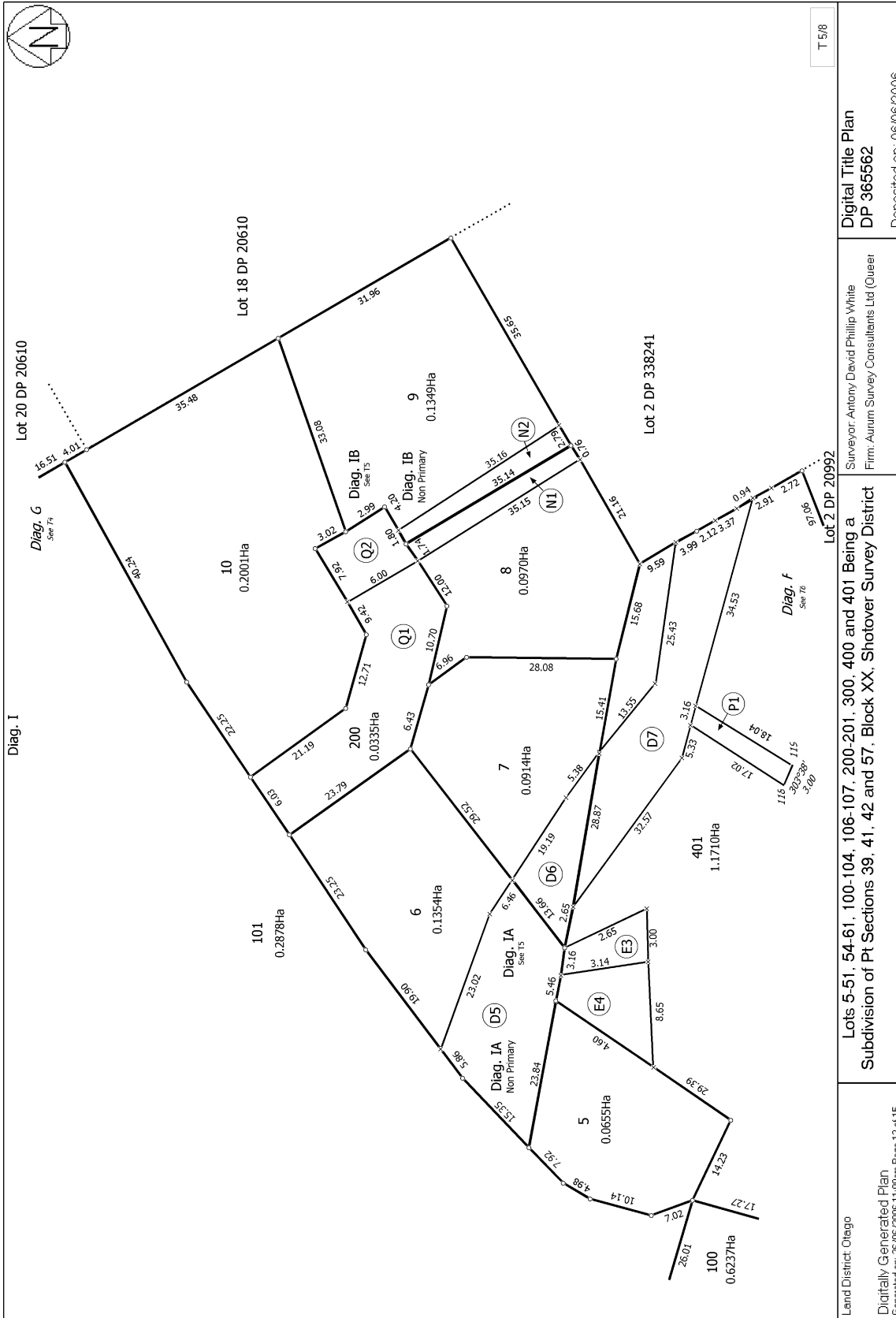
Digital Title Plan
DP 365562

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Owner)

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District Otago
Digitally Generated Plan
Generated on: 26/06/2006 11:00am Page 11 of 15

Deposited on: 06/06/2006



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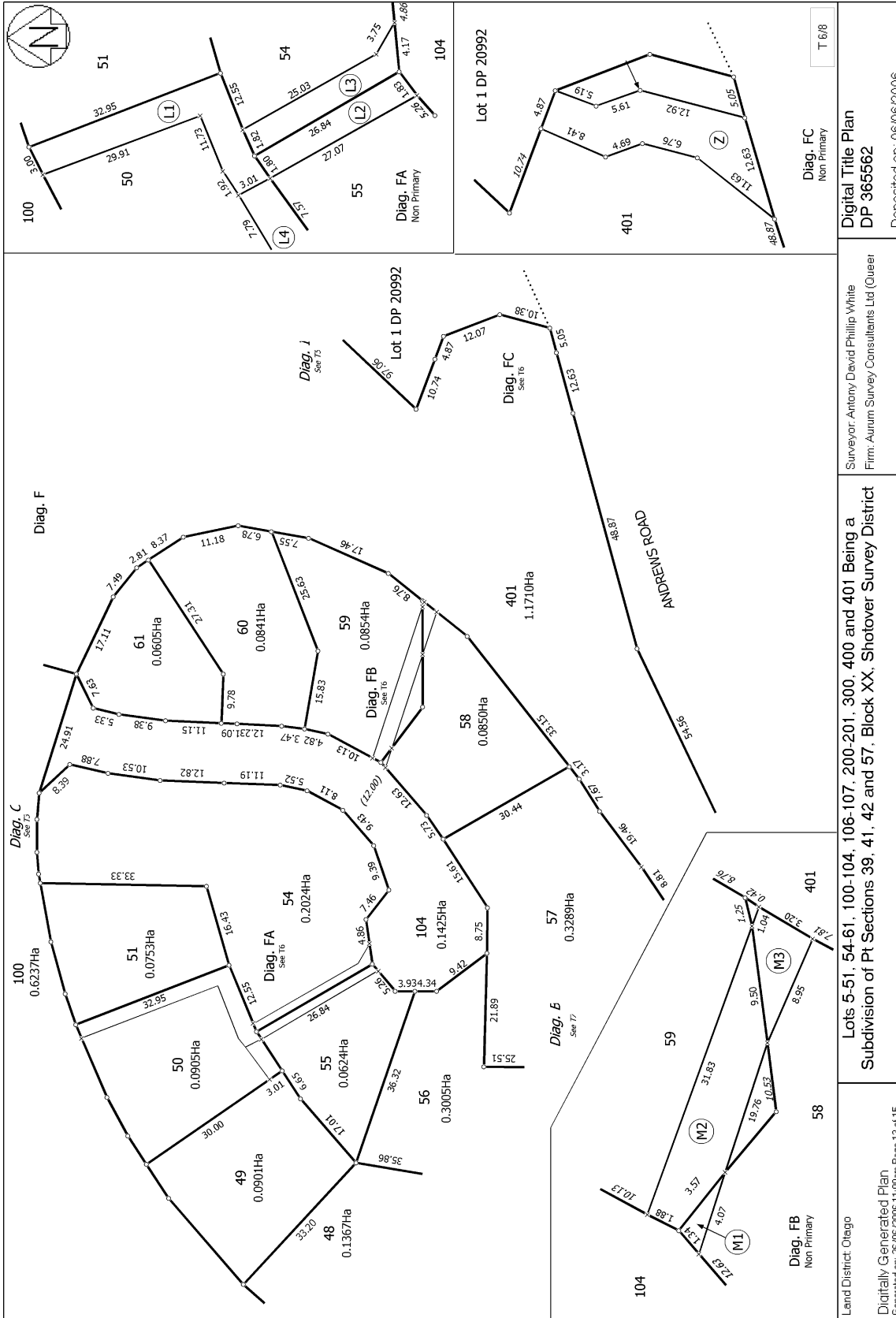
Digital Title Plan
DP 365562

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Queer

Lot 2 DP 20992
Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
Digitally Generated Plan
Generated on: 26/06/2025 11:00am Page 12 of 15

Deposited on: 06/06/2006

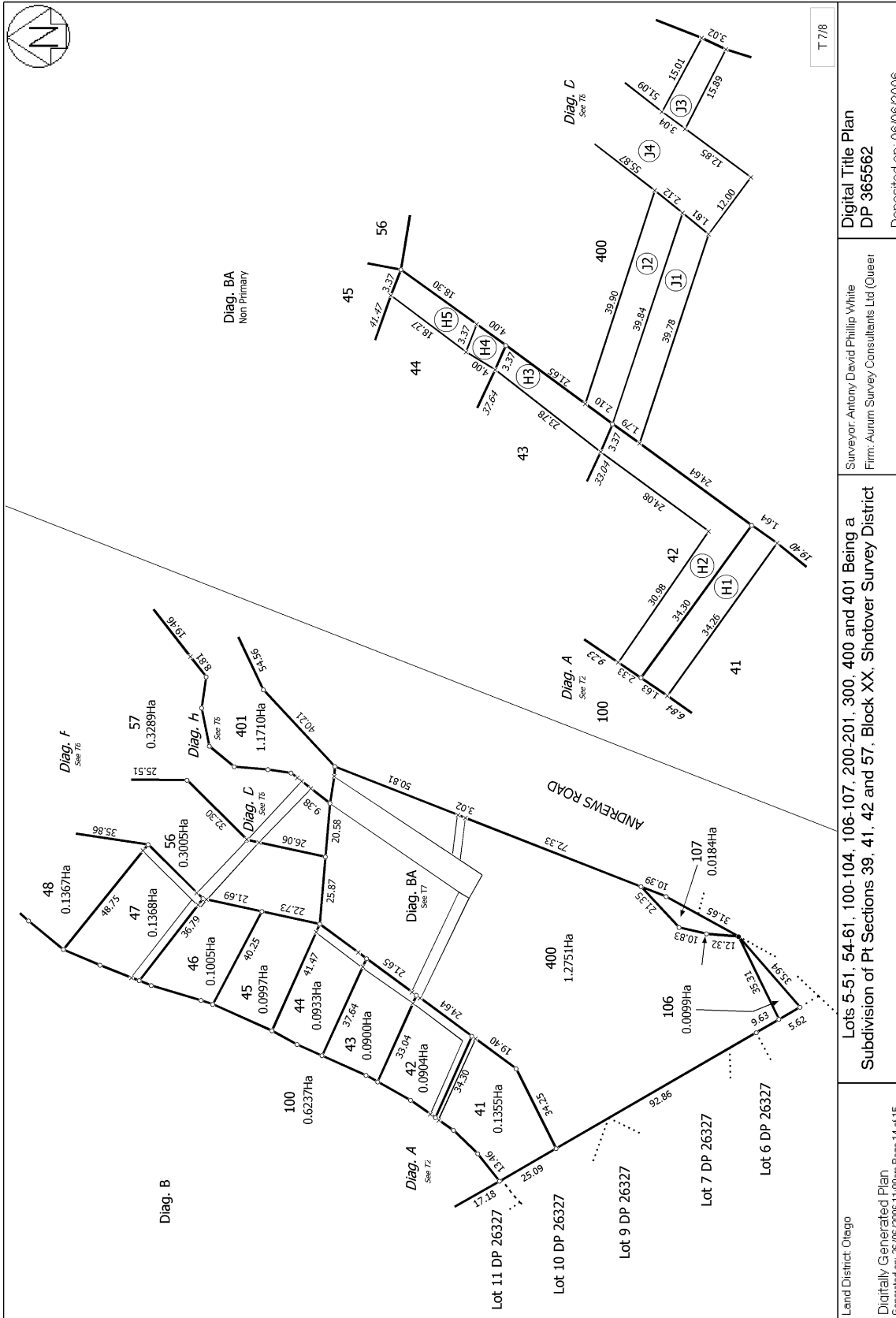


Surveyor: Antony David Phillip White
 Firm: Aurum Survey Consultants Ltd (Quaser)

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
 Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
 Digitally Generated Plan
 Generated on: 26/06/2016 11:00am Page 13 of 15

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 Digital Title Plan
 DP 365562
 Deposited on: 06/06/2006



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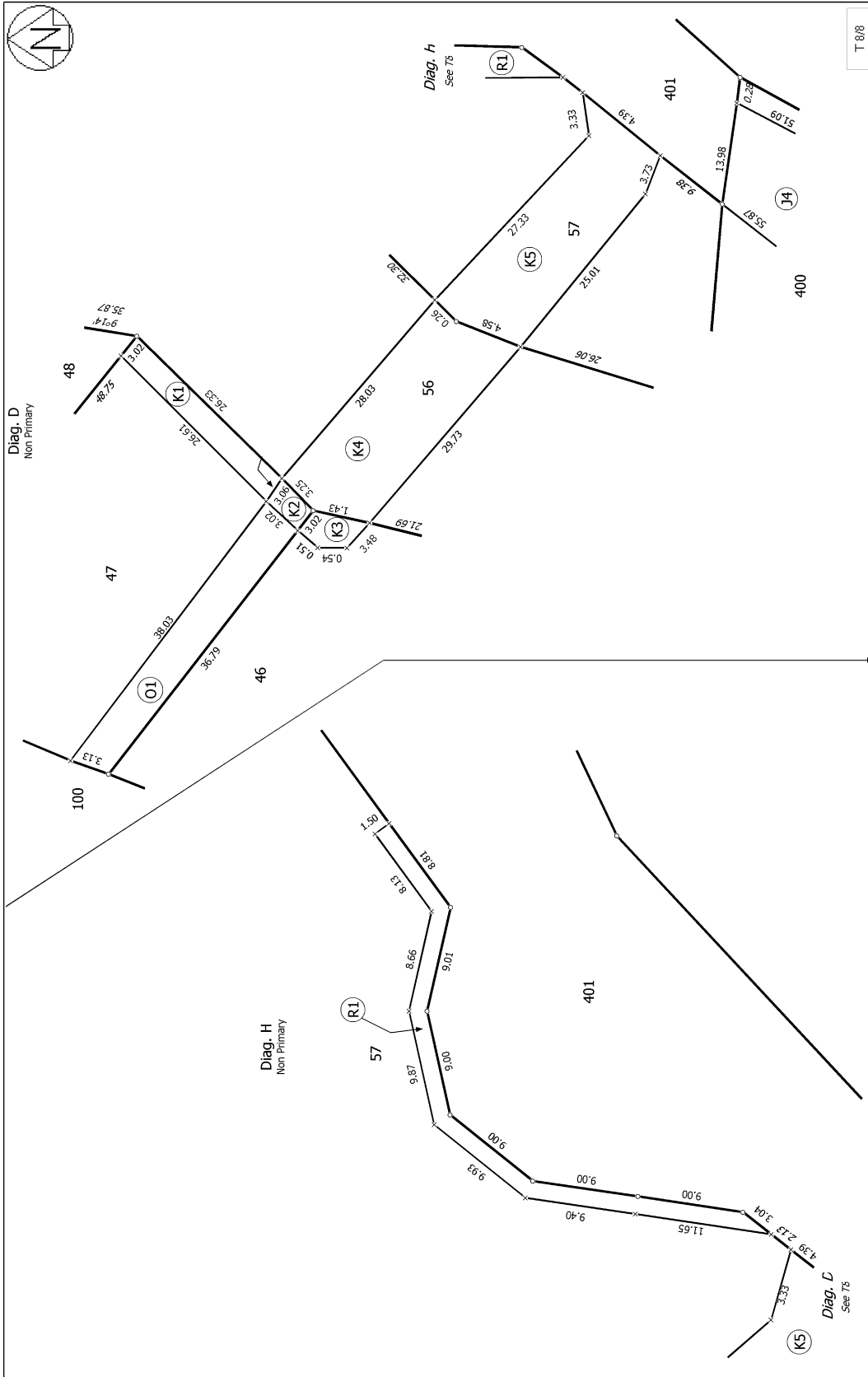
Digital Title Plan
DP 365562

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Queer

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
Digitally Generated Plan
Generated on: 26/06/2026 11:00am Page 14 of 15

Deposited on: 06/06/2006



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Digital Title Plan
DP 365562

Surveyor: Antony David Phillip White
Firm: Aurum Survey Consultants Ltd (Quaer)

Lots 5-51, 54-61, 100-104, 106-107, 200-201, 300, 400 and 401 Being a
Subdivision of Pt Sections 39, 41, 42 and 57, Block XX, Shotover Survey District

Land District: Otago
Digitally Generated Plan
Generated on: 26/06/2026 11:00am Page 15 of 15

Deposited on: 06/06/2006



IN THE MATTER of Section 221 of
the Resource Management
Act 1991

AND

IN THE MATTER of an Application
for Subdivision Consent
by ST ANDREWS PARK
(QUEENSTOWN)
LIMITED

CONSENT NOTICE

BACKGROUND

- A. St Andrews Park (Queenstown) Limited applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Certificates of Title OT10B/785 and OT10B/876 (Otago Registry) ("The land").
- B. Council has granted consent (RM050869) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner of the land being those conditions specified in the Operative Part hereof.

Q

OPERATIVE PART


PART A – The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments:-

- | | |
|------------------------|-------------------------|
| a) Lot 5 D.P. 365562 | cc) Lot 33 D.P. 365562 |
| b) Lot 6 D.P. 365562 | dd) Lot 34 D.P. 365562 |
| c) Lot 7 D.P. 365562 | ee) Lot 35 D.P. 365562 |
| d) Lot 8 D.P. 365562 | ff) Lot 36 D.P. 365562 |
| e) Lot 9 D.P. 365562 | gg) Lot 37 D.P. 365562 |
| f) Lot 10 D.P. 365562 | hh) Lot 38 D.P. 365562 |
| g) Lot 11 D.P. 365562 | ii) Lot 39 D.P. 365562 |
| h) Lot 12 D.P. 365562 | jj) Lot 40 D.P. 365562 |
| i) Lot 13 D.P. 365562 | kk) Lot 41 D.P. 365562 |
| j) Lot 14 D.P. 365562 | ll) Lot 42 D.P. 365562 |
| k) Lot 15 D.P. 365562 | mm) Lot 43 D.P. 365562 |
| l) Lot 16 D.P. 365562 | nn) Lot 44 D.P. 365562 |
| m) Lot 17 D.P. 365562 | oo) Lot 45 D.P. 365562 |
| n) Lot 18 D.P. 365562 | pp) Lot 46 D.P. 365562 |
| o) Lot 19 D.P. 365562 | qq) Lot 47 D.P. 365562 |
| p) Lot 20 D.P. 365562 | rr) Lot 48 D.P. 365562 |
| q) Lot 21 D.P. 365562 | ss) Lot 49 D.P. 365562 |
| r) Lot 22 D.P. 365562 | tt) Lot 50 D.P. 365562 |
| s) Lot 23 D.P. 365562 | uu) Lot 51 D.P. 365562 |
| t) Lot 24 D.P. 365562 | vv) Lot 54 D.P. 365562 |
| u) Lot 25 D.P. 365562 | ww) Lot 55 D.P. 365562 |
| v) Lot 26 D.P. 365562 | xx) Lot 56 D.P. 365562 |
| w) Lot 27 D.P. 365562 | yy) Lot 57 D.P. 365562 |
| x) Lot 28 D.P. 365562 | zz) Lot 58 D.P. 365562 |
| y) Lot 29 D.P. 365562 | aaa) Lot 59 D.P. 365562 |
| z) Lot 30 D.P. 365562 | bbb) Lot 60 D.P. 365562 |
| aa) Lot 31 D.P. 365562 | ccc) Lot 61 D.P. 365562 |
| bb) Lot 32 D.P. 365562 | |


CONDITIONS:

- a) Before a dwelling is constructed on any lot that does not have a vehicle crossing, the owner for the time being shall construct an access in accordance with Council's standards. The crossing is to be constructed from the street kerb to the boundary of the lot.



 b) At the time that a dwelling is constructed on any of Lots ~~45 - 51,~~ ~~51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72~~ then the owner for the time being of that lot is to ensure that all construction is contained within boundaries of the lot and that the only access to the lot for all construction vehicles and delivery of goods to the lot is to be from the vehicle crossing constructed at the time of subdivision or constructed in accordance with (a) above. The owner for the time being is responsible for repairing and making good any damage to any road infrastructure for the frontage of the lot being developed or to the frontage of any other lot caused by development activities on the owners lot.

c) If there is to be more than one residential dwelling located on any lot, the owner for the time being shall pay headworks fees to the Queenstown Lakes District Council for water, stormwater and sewage at the appropriate rates applicable for each additional dwelling at the time that the second or subsequent dwelling is constructed.

 ~~d) With respect to Lot 1 and Lots 68 - 72, there shall be no vehicular access from any of the aforementioned lots to Andrews Road.~~

e) With respect to Lot 25, no building(s) or structure(s) shall be located within 4.5m of the boundary adjoining reserve area Lot 300.

f) With respect to Lots 24, 25, 26 and 27

i) Any boundary fencing within Lots 24, 25, 26 and 27 that adjoin the reserve area Lot 300, shall be restricted to 1.2m in height from above ground level.

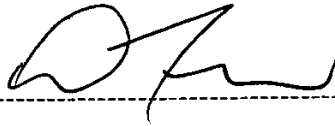
Any boundary planting (defined as all planting within 2.0m of the boundary) shall be restricted to a maximum height of 1.2m along 40% of the above mentioned boundaries.

ii) Fencing types for boundaries adjoining the above mentioned reserve areas shall be restricted to post and wire OR post and rail only.



Dated this 23rd day of March 2006

SIGNED for and on behalf
Of the QUEENSTOWN LAKES
DISTRICT COUNCIL by its
Principal Administrative Officer



Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or profit à prendre, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952. **EI 6893270.7 Easement I**

Land registration district

OTAGO



Cpy - 01/01, Pgs - 007, 02/06/06, 16:01



DocID: 110763878

Grantor

Surname(s) must be underlined or in CAPITALS.

St Andrews Park (Queenstown) Limited

Grantee

Surname(s) must be underlined or in CAPITALS.



St Andrews Park (Queenstown) Limited



Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

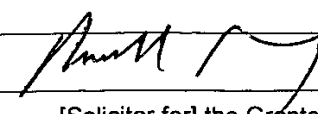
Dated this 27th day of April

Attestation

  Signature [common seal] of Grantor	Signed in my presence by the Grantor
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address

  Signature [common seal] of Grantee	Signed in my presence by the Grantee
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address

Certified correct for the purposes of the Land Transfer Act 1952.


[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

Ref Code: Standrews

Annexure Schedule 1



Easement instrument

Dated

27th April 2006

Page

1

of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenant		270875 - 270931 (all inclusive)	270875 - 270931 (all inclusive)

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** **[negated]** **[added to]** or **[substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 27th April 2006

Page 2 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

FIRST SCHEDULE

1. Building Controls

The Grantee will not –

- (a) Erect, construct, permit, suffer to be placed and/or erected on the property a pre-used or a second hand residential unit or residential flat or accessory building.
- (b) Erect, construct, permit suffer to be placed and/or erected on the property, a relocatable residential unit or flat or have same transported onto the property in a substantially built-up form.
- (c) Allow to be incorporated into the exterior of any residence or accessory buildings where the substructure is constructed of exposed steel framework or the external façade is constructed of exposed face brick or masonry blockwork untreated and where the roof materials are concrete or terracotta roof tiles or any imitation roof tile in pressed metal.

2. Architectural Controls

The aim of the following rules is to promote a quality built environment. An environment of buildings in harmony with each other whilst allowing a range of expression to the architects of each dwelling.

ARCHITECTURAL FORMS:

Pitched roofs with eaves are a fundamental requirement. Roofs may contain a mix of both pitched and flat, provided the flat roofs are clearly subservient in scale to a predominantly pitched roof design. Hipped roofs are not permitted.

No external plumbing or similar service requirement shall be exposed.

COLOURS:

Colours generally shall be in earthy tones. No primary or strident external colours shall be permitted.

3. Fencing Controls

The Grantee will not –

- (a) erect, construct or permit or suffer to be erected or constructed any boundary fence without the consent of adjoining neighbours;

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 27th April 2006

Page 3 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

- (b) erect, construct or permit or suffer to be erected or constructed any boundary fence above a maximum height of 150 centimetres;
- (c) erect, construct or permit or suffer to be erected or constructed any boundary fence other than a boundary fence made of timber, plastered masonry, natural stones or fabricated in metal (but excluding sheet or pressed metal infill types).

4. General Controls

The Grantee will not –

- (a) Allow any caravans, huts or sheds to be used as dwellings or temporary dwellings other than temporary workers sheds during construction of any new residence, which shall be removed on practical completion.
- (b) Allow any residential construction or accessory work to be commenced without ensuring such residence will be at practical completion stage with 12 months of commencement.
- (c) Commence construction without first, at its cost, constructing a vehicle crossing which complies in all respects with Queenstown Lakes District Council standards
- (d) Use the property for storing or accumulating any rubbish or materials other than building materials when constructing a new building.
- (e) Cause any damage to any part of the road adjoining the property during or as a consequence of construction of any improvements on the property, and furthermore any damage caused, including potholes to any road or vehicle crossing, shall be repaired immediately.
- (f) Keep on the property any dog which is a danger or nuisance to any other Lot owner in the subdivision or to any users of the road or common areas. For the avoidance of doubt any dog which defacates on a road or common area shall be deemed a nuisance to any users of the road or common areas unless the person responsible for that dog immediately removes the excreta.

5. Prohibition on Objecting to Future Development

The Grantee shall:

- (a) Neither object nor permit nor suffer any agent or servant or other representative of the Grantee howsoever to object nor support, any objection or submission to any present or future applications for any resource consents or variations to the zoning of the Grantor's land applicable from time to time, made by the Grantor or on its behalf or supported in

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

8

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

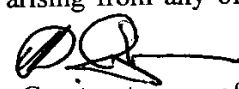
Easement

Dated 27th April 2006

Page 4 of 4 Pages

(Continue in additional Annexure Schedule, if required.)

part or in full by the Grantor, or any changes to the district plan introduced by the Queenstown Lakes District Council or introduced at the request of the Grantor or any other person: to enable and allow the Grantor or a successor in title to the Grantor to subdivide, comprehensively develop, obtain building land use or other consents or rezone, and or to enable and allow the Grantor to carry out and implement any other activity in respect of the subdivision of the Grantor's land. This requirement shall apply to all or any part of the Grantor's land.

- (b) Not oppose the Grantor's interest in any appeals or references arising from any of the matters contained, mentioned or referred to in paragraph 5(a). 
- (c) At the request of the Grantor provide written consents by the Grantee to any of the applications or matters referred to above, and to any dispensations or consents required in connection therewith.

The abovenamed covenants shall be in addition to all and any rules provided for within the Queenstown Lakes District Council proposed District Plan effective from time to time.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

CONSENT OF MORTGAGEE


WESTPAC BANKING CORPORATION the Mortgagee under and by virtue of Memorandum of Mortgage 5785062.2 hereby consents to the registration of the attached easement creating land covenants in relation to Certificates of Title 10B/785 and 10B/876 **SUBJECT TO AND WITHOUT PREJUDICE TO** its rights and remedies under the said Mortgage.

Dated this 27th day of April 2006

Signed by
WESTPAC BANKING CORPORATION
by its attorney
in the presence of:



GABRIELLE MARY MASON



**KIRSTON JANE COX
BANK OFFICER
WESTPAC BANKING CORPORATION
LEGAL SERVICES UNIT
AUCKLAND**

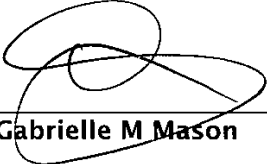
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **GABRIELLE MARY MASON** of Auckland in New Zealand, Bank Officer

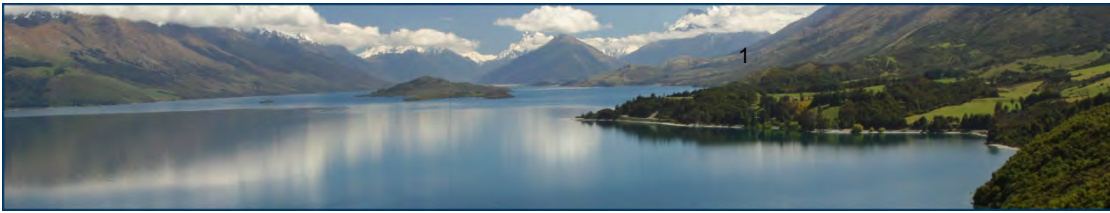
HEREBY CERTIFY -

1. **THAT** by Deed dated 20 October 2003 a copy of which is deposited in the Land Registry Office at Christchurch and there numbered PA 5941731.1 **WESTPAC BANKING CORPORATION** ABN 33 007 457 141, incorporated in Australia (and registered in New South Wales) under the Corporations Act 2001 of Australia and having its principal place of business in New Zealand at 188 Quay Street, Auckland ("Westpac") appointed me its attorney on the terms and subject to the conditions set out in that Deed and the attached document is executed by me under the powers conferred by that Deed.
2. **THAT**, at the date of this certificate I am a Tier Two Attorney for Westpac.
3. **THAT**, at the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of Westpac or otherwise.

SIGNED at Auckland
On this 27th day of April 2006



Gabrielle M Mason



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
CHANGE/CANCELLATION OF CONSENT NOTICE CONDITIONS – SECTION 221
NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104
OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Cascade Investments 2018 Limited
RM reference:	RM180640
Application:	<p>Application under Section 88 of the Resource Management Act 1991 (RMA) for a 9 unit, unit title subdivision and land use consent to construct 9 residential units in a Comprehensive Residential Development, undertake associated earthworks and transport breaches.</p> <p>Application under section 221 of the Resource Management Act 1991 (RMA) to change Condition (a) of Consent Notice 6893270.5 to allow the formation of access that does not comply with Council's standards.</p>
Location:	2-4 St Marks Lane, Queenstown
Legal Description:	Lot 6 Deposited Plan 365562 held in Computer Freehold Register 270876 and Lot 7 Deposited Plan 365562 and ¼ Share in Lot 200 DP 365562 held in Computer Freehold Register 270877
<u>Zoning</u>	
Operative District Plan:	Low Density Residential
Proposed District Plan (Stage 1 Decisions Version):	Lower Density Suburban Residential
Proposed District Plan (Stage 2):	N/A
Activity Status:	Non-Complying
Date	6 November 2018

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 3 of this report. This decision is made by Kenny Macdonald, Senior Planner, on 6 November 2018 2018 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1 and 2** of this decision imposed pursuant to Section 108 and 220 of the RMA. The consent only applies if the conditions outlined are met.
3. Pursuant to Section 221 of the RMA, consent is GRANTED, subject to the change to conditions outlined in Section 6.10 of this report, to vary Consent Notice 6893270.5. The consent only applies if the conditions outlined are met.
4. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Kenny Macdonald, Senior Planner as delegate for the Council.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to undertake a 9 unit, unit title subdivision and land use consent to construct 9 residential units in a Comprehensive Residential Development, undertake associated earthworks and landscaping and for transport breaches.

Consent is also sought under section 221 of the RMA to vary Condition (a) of Consent Notice 6893270.5, which was imposed as a result of the underlined subdivision consent RM050869, to allow the formation of access that does not comply with Council's standards.

Condition (a) of Consent Notice 6893270.5 states;

- a) *Before a dwelling is constructed on any lot that does not have a vehicle crossing, the owner for the time being shall construct an access in accordance with Council's standards. The crossing is to be constructed from the street kerb to the boundary of the lot.*

It is proposed to vary this condition of the Consent Notice pursuant to Section 221(3) of the Resource Management Act as it relates to Lot 6 such that it reads as follows (deleted text struck-through, added text **underlined**):

- b) Before a dwelling is constructed on any lot that does not have a vehicle crossing, the owner for the time being shall construct an access in accordance with Council's standards, **with the exception of Lot 6, which shall be in accordance with resource consent RM180640.** The crossing is to be constructed from the street kerb to the boundary of the lot.

The applicant has provided a detailed description of the proposal (4.0), the site and locality (3) and relevant site history (2.0) in Sections 2 - 4 of the report entitled "COMBINED LAND USE AND SUBDIVISION CONSENTS TO UNDERTAKE A NINE-UNIT COMPREHENSIVE RESIDENTIAL DEVELOPMENT FOR BOTH RESIDENTIAL AND VISITOR ACCOMMODATION USE, Cascade Investments 2018 Limited", prepared by Rebecca Holden of Southern Planning Group, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report with the following amendments:

- o The Visitor accommodation component of the application is withdrawn.
- o The application has been updated so that four vehicle crossings are proposed from St Georges Avenue and one from St Marks Lane.
- o The applicant has accepted all recommended conditions and the conditions are considered as part of the proposal.
- o The build over services application has been approved and associate conditions accepted by the applicant and volunteered as part of the proposal to be covered by this resource consent decision.

2. ACTIVITY STATUS

The proposal requires consent for the following reasons:

2.1 OPERATIVE DISTRICT PLAN (ODP)

Note: The applicant's adopted AEE lists a number of rules triggers under the ODP which are to be treated as inoperative under s86F of the RMA, because they are either replaced by a new rule that was not appealed and therefore treated as operative, or there were no equivalent rule proposed. These breaches are therefore not relisted below.

The subject site is zoned Low Density Residential in the ODP and the proposed activity requires resource consent for the following reasons:

Section 7 - Residential Areas

- A **discretionary** activity resource consent pursuant to Rule 7.5.3.4(v) for the proposed Comprehensive Residential Development (CRD) located in the low density residential zone. In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by assessment matters 7.7.2(vi).

(Note: It should be noted that there is no specific replacement rule for a Comprehensive Residential Development in the PDP and it is considered that the rule still has legal effect, because PDP Rule 7.5.11 is still under appeal.

The Council has amended the wording of proposed PDP Rule 7.5.11 under clause 16(2) of schedule 1 of the RMA, which deleted the section of the proposed rule that is under appeal. Subsequently the appeal is no longer relevant and the Council has applied to have the appeal struck out. However, until such time that the Court has struck out the appeal; the PDP rule can't be treated as operative and any previous rule (ODP - CRD) as inoperative, under s86F.

Section 14 - Transport

- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3(ii) as the proposal breaches site standard 14.2.4.2(iv) in regards to the minimum sight distances from vehicle accesses. The sight distance for a residential activity in a 50km speed area is 45m. A sight distance of approximately 30m, available in both directions from access 1 on St Marks Lane is proposed. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3(ii) as the proposal breaches site standard 14.2.4.2(v) in regards to the maximum number of vehicle crossings. The 64m frontage length along St Georges Avenue allows for three crossings and 4 crossings are proposed. Council's discretion is restricted to this matter
- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3(ii) as the proposal breaches site standard 14.2.4.2(vi) in regards to the distances of Vehicle Crossings from Intersections. The proposed vehicle crossings associated with access to Units 6 - 9 are located less than 25m from the intersection with St Paul's Court and St Georges Avenue. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity resource consent pursuant to Rule 14.2.2.3(ii) as the proposal breaches site standard 14.2.4.1(viii) in regards to the provision of car parking for people with disabilities. One disabled person's space is required and none are proposed. Council's discretion is restricted to this matter.

Section 22 - Earthworks

- A **restricted discretionary** activity resource consent pursuant to Rule 22.3.2.3(a) as the proposal breaches site standard 22.3.3 (i) in regards to the volume of earthworks. It is proposed to undertake 1331m³ of earthworks which are in excess of the permitted 300m³ per 12 months.
- A **restricted discretionary** activity resource consent pursuant to Rule 22.3.2.3 (a) as the proposal breaches site standard 22.3.3 (ii)(b)(i) in regards maximum height of cut exceeding the permitted 2.4 meters. A maximum cut of 3.2 meters is proposed.
- A **restricted discretionary** activity resource consent pursuant to Rule 22.3.2.3 (a) as the proposal breaches site standard 22.3.3 (ii)(b)(ii) in regards maximum height of fill exceeding the permitted 2 meters. A maximum fill height of 2.8 meters is proposed.
- A **restricted discretionary** activity resource consent pursuant to Rule 22.3.2.3 (a) as the proposal breaches site standard 22.3.3 (ii)(b)(iii) in regards to the vertical height of cut and fill from the site boundary. Retained cut and fill of varying height, with a maximum height of 2 meters is proposed along the north-west, northern and north east boundaries.

- A **restricted discretionary** activity resource consent pursuant to Rule 22.3.2.3(a) as the proposal breaches site standard 22.3.3v(a) in regard to earthworks within 7m of the bed of any water body exceeding 20m³ in total , within one consecutive 12 month period; and (b) in regards to fill positioned within 7m of the bed of any water body. It is proposed to undertake 120.5m² of earthworks, including fill within 7m of the stormwater attenuation ponds located within the site.

For all of the above breaches of earthworks standards, Council's discretion is restricted to:

- (i) The nature and scale of the earthworks
- (ii) Environmental protection measures
- (iii) Remedial works and revegetation
- (iv) The effects on landscape and visual amenity values
- (v) The effects on land stability and flooding
- (vi) The effects on water bodies
- (vii) The effects on cultural and archaeological sites
- (viii) Noise.

2.2 PROPOSED DISTRICT PLAN - STAGE 1 DECISIONS

Council notified its decisions on Stage 1 of the Proposed District Plan (**Stage 1 Decisions Version 2018**) on 5 May 2018. It should be acknowledged that the Proposed District Plan 'Appeals version' has been released on 24 July 2018. Consequently, rules not under appeal are treated as operative and any previous rule as inoperative, under s86F of the RMA.

The subject site is zoned Lower Density Suburban Residential by the Stage 1 Decisions Version 2018 and the proposed activity requires resource consent for the following reasons:

Chapter 7 - Lower Density Suburban Residential

- A **discretionary** activity resource consent pursuant to Rule 7.5.8.1 as the proposal breaches the 4.5m road boundary setback. It is proposed to locate retaining associated with providing flat driveway areas and safety barriers for units 4-9 at varying heights, but no higher than 1.2m within the setback.
- A **discretionary** activity resource consent pursuant to Rule 7.5.8.2 as the proposal breaches the 2m internal boundary setbacks standard as follow:
 - Units 3 will breach the northern 2m internal boundary setback (prior to amalgamation) as it will be constructed over the boundary between Lots 6 and 7.
 - The terraced retaining wall along the eastern internal boundary with St Marks Lane (private road) is proposed to be located up to the boundary at a height of approximately 2.1m.
- A **restricted discretionary** activity resource consent pursuant to Rule 7.5.9 as the proposal breaches the Building Separation distances within Site standard, which requires a minimum separation distance of 4m between detached residential units. It is proposed to locate unit 3 approximately 3.5m from unit 8 and 9, 1.5m from the balconies of unit 6 and 7. Council's discretion is restricted to:
 - a. whether site constraints justify an alternative separation distance;
 - b. whether an overall better amenity values outcome is being achieved, including for off-site neighbours;
 - c. design of the units, with particular regard to the location of windows and doors, so as to limit the potential for adverse effects on privacy between units;

- A **restricted discretionary** activity resource consent pursuant to Rule 7.5.10 as the proposal breaches the Continuous Building Length standard, which requires the length of any building façade above ground floor level to not exceed 16m. The total length of the façade of the building (unit 4- 9) on lot 6 is proposed to be approximately 31m. Council's discretion is restricted to:
 - external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties;
- A **restricted discretionary** activity resource consent pursuant to Rule 7.5.14 as the proposal breaches the setback from water bodies standard, which requires a minimum setback of any building from the bed of a river, lake or wetland to be 7m. It is proposed to locate Unit 3 within approximately 6m of the stormwater attenuation pond located within the site.
- A **non-complying** activity resource consent pursuant to Rule 7.5.2.2 as the proposal breaches the 7m building height restriction. The maximum building height proposed is 8.7m above original ground level.
- A **non-complying** activity resource consent pursuant to Rule 7.4.11 for activities not listed in Table 7.4. Residential units are proposed where the density exceeds one residential unit per 300m² net area as outlined in Rule 7.4.7, and therefore is an activity which is not listed.
- A **non-complying** activity resource consent pursuant to Rule 7.5.11 as the proposal breaches the maximum site density standard of one residential unit per 300m² net site area. A density of one residential unit per 252.63m² is proposed.

(Note: Rule 7.5.11 under appeal – as per above, the appeal has not been struck out yet)

Chapter 27 - Subdivision and Development

- A **discretionary** activity resource consent pursuant to Rule 27.5.16 for Unit Titles Act subdivision lodged concurrently with an application for land use consent. A 9 unit Unit Title Subdivision is proposed within the existing Lots 6 and 7.

The application for a unit title subdivision has been lodged concurrently with an application for land use consent.

- A **non-complying** activity resource consent pursuant to Rule 27.5.19 for a subdivision that does not comply with the minimum lot areas specified in Part 27.6.1 as the proposed Unit title lots will each have a net site area of less 450m².

2.3 PROPOSED DISTRICT PLAN – STAGE 2 NOTIFIED VERSION

Council notified Stage 2 of the Proposed District Plan (**Stage 2 Notified Version 2017**) on 23 November 2017. The following rule within the **Stage 2 Notified Version 2017** has immediate legal effect Pursuant to Section 86B (3) of the Act and requires resource consent.

Chapter 25 - Earthworks

- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.20 which requires earthworks to be setback a minimum distance of 10 metres from the bed of any water body. It is proposed to undertake earthworks up to the boundary of the attenuation pond. Council's discretion is restricted to:
 - a. Soil erosion, generation and run-off of sediment.
 - b. Landscape and visual amenity.
 - c. Effects on infrastructure, adjacent sites and public roads.
 - d. Land stability.
 - e. Effects on water bodies, ecosystem services and indigenous biodiversity.
 - f. Cultural and archaeological sites.

- g. Nuisance effects.
- h. Natural Hazards.
- i. Functional aspects and positive effects.

Summary of Activity Status

Overall, the application is a **non-complying** activity under the ODP and a **non-complying** activity under the PDP.

As the application was lodged prior to 5 May 2018, the activity status continues to be processed, considered, and decided as an application for the type of activity that it was for, or was treated as being for, at the time the application was first lodged. The activity is therefore a **non-complying** activity.

2.4 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent under the RMA for the following reasons:

- A **discretionary** activity resource consent in accordance with Sections 87B and 221 of the Act which specify that a variation to a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132 of the Act. Consent is sought to vary condition (a) of Consent Notice 6893270.5 to allow the formation of access that does not comply with Council's standards.

2.5 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH

Based on the applicant's review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not solely a controlled activity; or a restricted discretionary or discretionary subdivision or residential activity; or a restricted discretionary, discretionary or non-complying boundary activity as defined by section 87AAB; therefore, public notification is not precluded.

The proposal is not a prescribed activity (s95A(5)(b)(i-iv)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore made in section 3.3.1 - 3.3.3 below:

3.3.1 Effects that must be disregarded (s95D(a)-(e))

A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).

B: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)), a permitted baseline assessment is undertaken in section 3.3.2 below.

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect, provided it is not fanciful. In this case, it is a permitted activity to erect residential buildings on the site which comply with all Rules, Site and Zone Standards of the Operative District Plan (ODP) and/or the Proposed District Plan (PDP) depending on whether there is a replacement rule/standard in the PDP and whether the new PDP rule/standard is under appeal or not. If there is no replacement rule/standard or no appeal on a new rule/standard, then the new rule is to be treated as operative and any previous rule as inoperative, under s86F. The new rule would then form the permitted baseline. If the replacement/new rule is under appeal, then a proposal needs to comply with the more restrictive standards of the two plans in order to be permitted under both the ODP and the PDP.

Where relevant, these are listed here and taken into account in the assessment below:

- One residential unit per 450m² with an associated residential flat;

The subject site has a gross area of 2273m²; therefore in respect to residential density, up to five residential units with a residential flat each is permitted on site.

- 2 parking spaces per residential unit and 1 parking space per residential flat;
- Building coverage of 40%;
- A Landscaped permeable surface coverage of 30%;
- 7m high buildings, set back 2m from all internal boundaries and 4.5m from St Georges Ave;
- No recession planes applicable for residential units as it is a sloping site;
- Fences up to 2m in height can be erected on site boundaries.

In addition, it is permitted to undertake earthworks with a total volume not exceeding 300m³, with cut not exceeding 2.4m, fill not exceeding 2m, and with cut or fill set back a greater distance from the boundary than the depth of the cut or fill.

All subdivision requires resource consent therefore there is no permitted baseline in this regard.

Only adverse effects over and above that which could arise from the permitted baseline have been taken into account in the following assessment.

Lastly, although not part of the permitted baseline, the existing environment and receiving environment are of relevance and are outlined below.

Existing environment

Buildings approved by RM130251 which included five residential apartments, associated earthworks (760m³), four separate intrusions into the maximum 7m height plane (to a maximum of 1.1m comprising an area of 25m²), internal boundary setback breaches and access standards (vehicle crossing length; sight distance and distance from intersections).

Receiving environment

The receiving environment/site context includes the environment beyond the boundaries of the application site, includes permitted activities, implemented and unimplemented consents which have been granted.

The applicant has provided a detailed description of the receiving environment/ Site context in section 3.2 of the AEE. This description is considered accurate and is adopted for the purpose of this report with the following amendments/additional comments:

When considering the receiving environment, one should be mindful of both the ODP and the PDP, as the provisions in the Stage 1 Decisions version of the PDP, although not yet fully operative, have legal effect and could be given more weight under the S104 assessment, especially if it entails a policy shift.

The surrounding character of development is mostly of residential development that is a mixture of large single residential units, duplex town houses, and Comprehensive Residential Developments ("CRD"). Some residential units have associated residential flats and some do not.

The overall character of existing housing in the area (Lot sizes and density of residential units) is considered to be a mix of low to medium density (though it is not all zoned as medium density). The medium density character can largely be attributed to the number of approved comprehensive residential developments in the area as well as the visitor accommodation sub zone to the north east of the site.

There are also some vacant sites in the vicinity that can accommodate residential units (1 per 450m²) and an associated residential flat each as permitted activities under the ODP. Under the PDP, sites would be able to accommodate residential units at a density of 1 per 450m² and an associated residential flat each as permitted activities.

The receiving environment is therefore urbanised and contains a mixture of low to medium density development.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The relevant assessment matters are found in Section 7 (Residential areas), 14 (Transport) and 22 (Earthworks) of the Operative District Plan, as well as in Chapter 7 (Lower Density Suburban Residential), and in Chapter 25 (Earthworks) of the Stage 2 Notified version. These have been taken into consideration in the assessment below. Chapter 27 (Subdivision and Development) of the Stage 1 Decisions Version 2018 (Proposed District Plan) is also relevant although does not contain any specified assessment matters in relation to fully discretionary subdivision activities.

Council's resource management engineer, Cameron Jones, has reviewed the application in respect of engineering matters. Mr Jones assessment is accepted and adopted in full for the purpose of this report and is attached at Appendix 4, the findings of which are summarised in the assessment to follow where appropriate.

The Assessment of Effects provided at section 7 of the applicant's AEE is considered to be generally accurate. It is therefore adopted in full for the purposes of this report (where relevant reference below) with the following amendments and additional assessment.

Development Density

The Operative District Plan (ODP) provides for greater densities in the Low Density residential areas through medium density sub zones and in the form of Comprehensive Residential Developments (CRDs) on sites of 2000m² or larger and assessment matter 7.7.2(vi) lists a number of matters to consider in the assessment of a CRD. These matters are considered within this report, and as per the conclusions below, this report finds that the proposed CRD would have no more than minor adverse effect on the environment (note: privacy is considered in section 4.3.3). The proposed CRD also complies with the site density requirement of 1 per 200m² for a CRD under the ODP, as the density proposed is approximately 1 per 250m². Within the context of the ODP's provisions, it is considered that adverse effects, in terms of density, will be no more than minor on the environment.

Although the rules in Lower Density Suburban Residential chapter of the PDP are not fully operative (appeal on the density provision is unresolved) and the activity status continues to be processed, considered, and decided as an application for the type of activity that it was for at the time the application was first lodged, these rules still have legal effect and need to be considered.

While the ODP provides for densification in clustered areas (larger sites) through CRD's and the medium density sub zones (on lots that meet the specified criteria), the PDP has done away with these and have instead proposed three distinct residential zones (MDR, HDR and LDSR), but with smaller minimum lot sizes (LDSR) within the subdivision chapter. The site falls within the Low Density Suburban Residential zone. The approach to densification for this zone is more of a blanket/dispersed than a cluster approach. The zone purpose states:

Fundamentally the zone provides for both traditional and modern suburban densities and housing forms. Houses will typically be one to two storeys in height, detached and set on sites between 450 and 1000 square metres in area. In addition, and to help meet the needs of the community, the zone also enables increased density by allowing sites down to 300 square metres in area and larger comprehensively designed developments. In addition, non-subdividable residential flats that can be occupied by an independent household are enabled. The overall range of net household densities (including residential flats) could be as high as 1 unit per 150 square metres or as low as 1 unit per 1,000 square metres (or even less). The zone will help to provide a more diverse and affordable housing stock within the District.

It provides for ancillary detached residential flats of 70m² (one per residential unit), one residential unit per 300m² (as a restricted discretionary activity) and minimum allotment sizes of 450m². Overall the PDP provides for varied densities in the LDSR zone, but as high as, or even higher than what is provided for in the ODP medium density sub zone (given the smaller minimum allotment size).

The difference is that this density is dispersed across the whole zone, rather than concentrated in CRD's and limited sites in the medium density sub zone. Densities of up to 150 m² per household could theoretically be achieved under the PDP (including residential flats) within the restricted discretionary regime, while the ODP only allows for a maximum of 200m² per household unit through CRD's (residential flats within CRDs are relatively uncommon and restricted by other site and zone standards) or perhaps of similar densities, but limited to a small number of sites with the MD subzones. The PDP's approach to densification therefore appears to cater for larger comprehensively designed developments, but also for some infill development within existing built up areas.

Achieving the densities provided for in the LDSR zone in the PDP by infill development within the receiving environment is limited to sites large enough to accommodate either a residential unit with associated residential flat (on lots smaller than 600m²) or a second residential unit and residential flats (on lots larger than or equal to 600m²). However, most of the sites in the area have an established residential unit on them or already have consent to build, which limits densification to infill development. The remaining larger vacant sites within the receiving environment would be able to accommodate more density, but some of them have gradients which would require significant earthworks to do so. Overall it is considered unlikely that the maximum household densities (including residential flats) of 1 unit per 150m² would be achieved within the receiving environment. This would much easier be achieved within larger Greenfield comprehensively designed developments.

Given this limitation, clustered rather than dispersed densities, could therefore achieve the same overall densities within the receiving environment/existing built up area as dispersed densities within larger Greenfield comprehensively designed developments.

Taking the above and the receiving environment into account, it is considered that the densities proposed (1 per 250m²) through this CRD, although more clustered, would be in line with the overall densities anticipated by the LDSR zone in the PDP. Within the context of the PDP's provisions, it is considered no adverse effects, in terms of density, are considered to be more than minor on the environment.

Built Form and Residential Amenity

An assessment of the Design and appearance (page 23 -28) and the built form related breaches (building height – page 29) are provided at section 7.2 of the applicant's AEE and it is considered accurate. It is therefore adopted for the purposes of this report with the following amendments and additional assessment:

- ***Residential character***

The receiving environment as discussed above are mostly made up of a mixture of low to medium density with the medium density character largely attributed to the number of approved comprehensive residential developments in the area. The existing built form consist a mixture of large single residential units, duplex town houses, and Comprehensive Residential Developments ("CRD"). It is considered that the proposal and its associated visual dominance and scale of the buildings are in line with the character of the receiving environment and that it would have associated adverse effects on residential amenity which are no more than minor.

- ***Bulk and location***

In terms of any adverse effects resulting from the bulk and location of the proposed buildings, it is noted that most site and zone standards in this regard are met by the proposal, with the exception of intrusion into the height plane, continuous building length and building setbacks, which are discussed further below.

With regards to the internal boundary setback breaches, it is considered that the breach at Unit 3 is internal to the site and that it would have no adverse effects on the environment. It is also considered that the proposed terraced retaining wall along the eastern internal boundary with St Marks Lane (private road) to be located up to the boundary at a height of approximately 2.1m is in line with what is permitted by the permitted baseline (fences up to 2m in height). St Marks Lane also provides a buffer between the breach and any living areas on neighbouring properties so that there would be no adverse dominance effects as a result of the breach. With regards to the road boundary setback breaches, it is considered that the proposed retaining associated with providing flat driveway areas and safety barriers for units 4-9 would have no significant effect on the environment in terms of dominance, or shading.

With regards to the continuous building length breach, it is considered that potential dominance effects would be sufficiently mitigated by the separation from adjoining properties through the private road (St Marks Lane) and the stormwater attenuation ponds on the sides of the building façade as well as the existing and proposed topography. The proposed building façade as observed from the street and properties to the north will be highly modulated and stepped down the slope from east to west and north to south, such that they do not project a singular, large, dominating form and thereby mitigating dominance effects.

The proposed buildings and potential associated effects in regards to privacy, shading and access to daylight as experienced from the properties to the south and east should also be considered. In this regard, given the permitted baseline and the density assessment discussed above, it is not considered that the proposed buildings would have adverse effect in terms of privacy, shading and access to sunlight over and above that permitted by the permitted baseline.

Taking the above and the existing environment into account, it is considered that adverse effects on the environment in regards to dominance, privacy, shading and access to sunlight as it relates to residential amenity would be no more than minor.

- **Building height**

The applicant has provided an assessment of the proposed height breach on page 29-31 of the AEE in terms of amenity, in particular shading, and views. This assessment is considered accurate and adopted for the purpose of this report with the following as additional assessment:

It is considered that the predominant views and outlook from the properties to the north and west (uphill) of the site are towards the lake and mountains to the south-east. Most of the properties are located at a higher elevation so that they overlook the site. The height breaches will be visible from these sites, but the predominant views would be over the top of the development towards the lake and mountains. The buildings will also be viewed within the context of the receiving environment which is urbanised and within the context of what can be constructed as per the permitted baseline and the existing environment as consented by RM130251.

However, the properties closest to the site and on the other side of St Georges Ave and St Marks Lane will not have uninterrupted views as they are only slightly higher than the subject site. In this regard, one needs to consider the permitted baseline, which is shown by elevations B, C and D. Given the permitted baseline, it is not considered that the proposal would have adverse effects on the views and outlook of these properties over and above that anticipated by the permitted baseline.

The height breaches are also partially a result of the land sloping down towards the attenuation ponds (west) and towards the lake (south-east), rather than buildings being elevated above the rest of the structures in the receiving environment or above that permitted by the permitted baseline as viewed from outside the site. It is not considered that the additional building bulk due to the height infringements would be readily distinguishable when it is viewed within this context and from higher elevations. It is considered that the height breaches, although noticeable, would not block the predominant views and outlook from properties in the surrounding area.

Anticipated adverse effects from shading should be considered. The properties towards the east of the site could potentially be cast with shade for a short duration during sunset in the winter. In this regard the 7m height and the 2m internal boundary setback form the permitted baseline. Given the permitted baseline as shown by elevation B it is not considered that the adverse effects would be noticeably over and above that permitted by the permitted baseline. For the properties towards the south west, a potential increase in casting of shade during the morning hours should be considered. Given the distance the proposed buildings are setback from these properties and the permitted baseline, it is not considered that adverse effects in terms of shading would be noticeably over and above that anticipated by the permitted baseline.

Overall, adverse effects on the environment, as it relates to residential amenity, resulting from the proposed development are considered to be no more than minor.

Transport

An assessment of transport effects are provided on page 33 the applicant's AEE and is adopted for the purpose of this report. Mr Jones has also provided an assessment of the transport matters. Mr Jones's assessment is accepted and adopted in full for the purpose of the report (Appendix 4), with the following as a summary and additional assessment provided where necessary.

- ***Parking layout and provision***

It is acknowledged that rentals of individual rooms within units are standard in Queenstown and that this could result in a more than usual demand for parking. However, the applicable parking requirements in the district plan are linked to residential units and not to the size or amount of bedrooms residential units have. Only the District Plan parking requirements will be considered in the assessment. In this regards the amount of parking proposed complies with the requirements for a Comprehensive Residential Development and Mr Jones states that he is satisfied that the parking spaces can comply with the Council's requirements for parking dimensions and he raises no concern with the parking layout. He recommends a condition in this regard, which is accepted by the applicant and considered as part of the proposal.

One parking space for people with disabilities is required and none are proposed. The applicant has provided an assessment from a transport engineer who explains that disabled users can be accommodated within the proposed on-site car park layout. Mr Jones accepts this assessment and makes no recommendations in this regard.

Mr Jones makes further recommendations with regards to lighting, formation and sealing, marking and vehicle safety barriers. These conditions are accepted by the applicant and considered as part of the proposal.

Mr Jones's recommendations are accepted and it is considered that there would be no adverse effects on the environment as a result of the proposed parking layout and provision that could be considered more than minor.

- ***Access/vehicle crossings and traffic safety***

Mr Jones is satisfied that the break over angles and lengths for all the proposed vehicle crossings will comply with the District Plan requirements. With regards to the number of vehicle crossings permitted onto St Georges Avenue being exceeded by 1 crossing, Mr Jones considers it to be acceptable in this case. He explains that this is due to the large distance between the crossings (4 and 5) and the provision of gaps between them (access 2-4) which provides enough space for pedestrians to safely stop if required. With regards to the sightline breach of the access on St Marks Lane, Mr Jones considers this to be acceptable, given the low vehicle speeds expected.

With regards to the proposed accesses (3-5) being located close to the intersection with St Pauls Court, Mr Jones is satisfied that accesses 3 and 4 are appropriate, given the clear sight distances available in both directions and the clear view to St Pauls Court. For access 5, Mr Jones explains that the access is located almost directly opposite St Pauls Court and the vehicles can exit in a forward motion and that he is therefore satisfied that it will not result in any adverse traffic safety outcomes. However, it is recommended and proposed that the vegetation to the west of access 5 be replaced with more appropriate planting in order to ensure that visibility from access 5 is not compromised. Mr Jones also recommends that a Consent Notice be placed on the titles of PU8 and PU9 to ensure the sight lines are maintained over time. This recommendation is accepted, but a covenant is to be a more suitable mechanism to ensure visibility is maintained even if the subdivision component is not given effect to. The Council's infrastructure team raised no concerns with the replacement, but asked for the species to be changed from *Carex testacea* to *Carex albula* or *Poa cita*. This recommended condition and species change is accepted by the applicant and considered as part of the proposal.

Mr Jones's recommendations are accepted. It is considered that the anticipated adverse effects on the environment in terms of access provision, safety and efficiency would be no more than minor.

- ***Traffic Generation and Effect on the wider road network***

It has been demonstrated in the assessment on the proposed density above that the proposal is in line with the level of residential occupation anticipated by both District Plans. It is therefore not anticipated that the proposal would have adverse effects on the wider transport network that could be considered more than minor or generate an increase in traffic that would have associated adverse effects that will be more than minor.

Earthworks

The proposed development requires significant earthworks and retaining to create level building areas. Mr Jones has assessed the earthworks and raises no concerns in terms of feasibility or effects that can't be adequately mitigated. He states that he is satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites. He recommends conditions requiring: earthworks to be contained within the lot's boundaries; a robust site management plan; supervision of a suitably qualified person; temporary retaining if required; certification/specific foundation design; traffic management; construction crossings; and revegetation.

The fill and cut is proposed to be supported by retaining walls and Mr Jones recommends a condition to ensure that all retaining is constructed to Council's standards and an advice note in regard to Building Act requirements for retaining structures. Several conditions are also required as part of Council's approval for building over/near the existing services. All the conditions are accepted by the applicant and considered as part of the proposal.

Mr Jones is satisfied that the works will not result in any land instability beyond the site boundaries and that sediment runoff can be adequately managed by the site management plan and associated mitigation measures. With regards to temporary nuisance effects on the environment such as dust, traffic nuisance, these can be adequately mitigated by the measures outlined above and the associated conditions proposed. With regards to noise and vibration nuisance, refer to the assessment below. Mr Jones's recommendations are accepted.

Overall, any effects of the proposed earthworks are able to be appropriately mitigated, such that effects on the environment would be no more than minor.

Noise and vibration

Mr Jones noted that rock breaking or blasting is likely to be required, given the depth of the cut proposed and the soil types predominant in the area. The cut areas at this depth is however proposed in the middle of the site approximately 15m from the nearest neighbouring buildings. Conditions in regards to rock breaking and blasting are nevertheless recommended to mitigate any possible effects in terms of noise and vibration on the surrounding properties. The conditions are accepted by the applicant and considered as part of the proposal.

Overall it is considered that the anticipated adverse effects on the environment due to noise and vibration nuisance will be no more than minor.

Natural Hazards

Mr Jones explains that the Council's GIS system shows that the site is at nil to low risk due to liquefaction (LIC 1) and that he is satisfied that the foundation design will be adequately assessed as part of the Building Consent process.

With regards to risk due to flooding from the stormwater attenuation and channel near the southern boundary of the site, Mr Jones notes that it has been addressed as part of a report from Ground Consulting Ltd (GCL) and they concluded that the neither the retaining wall or the units are at a risk of flooding or inundation.

Overall, adverse effects on the environment are considered to be less than minor in relation to natural hazards.

Infrastructure and Servicing

Mr Jones is overall satisfied that servicing of the proposed development is feasible by connection to Council reticulated services. He explains that each proposed allotment/residential unit will have connection to Council's water, wastewater and stormwater reticulation, along with power and telecommunications connections.

With regard to potable water, wastewater and firefighting, Mr Jones is satisfied that the proposed approach of service provision is feasible. For each he notes that the proposed development is denser than what is generally permitted, but explains that the development is not large enough that modelling would be able to accurately demonstrate that there is inadequate capacity for the development. He is therefore satisfied that adequate water can be provided to the development, that an appropriate wastewater connections to the development is feasible and he recommend appropriate conditions in this regard. He also notes that the firefighting requirements of the development are met by several fire hydrants in the surrounding road network.

With regards to stormwater, Mr Jones explains that the underlying subdivision (provided by the applicant, from 2003-2004) assumed an impervious area of 45%, while the applicant proposes an impervious area of around 55% and that it is proposed to connect to the Council's reticulation with provision for on-site soakage or attenuation for the difference between the design impervious area of the stormwater network and the proposed impervious area. He states that he accepts that this is an appropriate approach and recommends that the design be submitted to Council for acceptance.

With regards to power and telecoms, Mr Jones explains that evidence has been submitted that demonstrate it can be made available and he recommends conditions in this regard.

All the conditions are accepted by the applicant and considered as part of the proposal. Overall, it is considered that the development can be adequately serviced; ensuring adverse effects on the environment will be less than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, overall the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires that a consent authority follow certain steps to determine whether to limited notify an application for resource consent, if public notification is not required. The following steps set out in this section are used to determine whether to give limited notification

4.1 Step 1: certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement (s95B(2)-(4)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in either the ODP or Stage 1 Decisions Version 2018 that precludes notification or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity or is not a prescribed activity (s95B(6)(b)).

4.3 Step 3: if not precluded by step 2, certain other affected persons must be notified

If limited notification is not precluded under step 2, a consent authority must determine, in accordance with section 95E, whether there are affected persons that must be notified.

The proposed activity falls into the 'any other activity' category under s95B(8), with the determination of whether there are any affected persons to be undertaken in accordance with section 95E (see the assessment below in section 4.3.3).

4.3.1 Assessment Of Effects On Persons (s95E)

Effects That May Be Disregarded

4.3.2 Permitted Baseline (s95E(2)(a))

The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. In this case the permitted baseline is found within section 3.3.2 above.

Only adverse effects over and above those that could arise from the permitted baseline have been taken into account in the following assessment.

4.3.3 Assessment: Effects on Persons

Taking into account the exclusions in section 95E(2) and (3) and 3.3.2 (Permitted Baseline) above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

The owners/occupiers of the following neighbouring properties are considered to be potentially affected.



Figure 1: Map showing location of potentially affected neighbouring properties (marked with red dot) in relation to the application site (outlined in yellow).

Properties to the North West and North East

Adverse Effects:	Effects on Persons:
Views and Outlook	Less than minor
Noise	Less than minor
Dominance	Nil

The following properties are adjacent to the subject site (as shown in the map above), but on the other side of either St Georges Ave or St marks Lane and potential adverse effects on the owners or occupiers of these properties will be considered.

- 68 Highview Terrace
- 12 St Georges Ave
- 2St Georges Ave
- 1 St Marks Lane

Generally these properties are located at a higher elevation so that they overlook the site. The height breaches will be visible from these properties and it could potentially have adverse effects in terms of views and outlook as these properties are only slightly higher than the subject site. However, the permitted baseline and the receiving environment should be considered.

Of relevance is the 7m high permitted baseline as shown by elevations B, C and D and the topography of the site and surrounding area. The proposed height breach is mostly a result of the ground level sloping down towards the attenuation ponds (west) and towards the lake (south-east), rather than buildings being elevated above the rest of the structures in the receiving environment. It is therefore considered, given the permitted baseline, that there would be no noticeable adverse effects on the views and outlook of these properties over and above that anticipated by the permitted baseline.

There might also be temporary noise breaches associated with the earthworks and construction. These effects can be mitigated by appropriate conditions recommended and accepted by the applicant and considered as part of the proposal. Given the separation of these properties from the development area, it is anticipated that adverse effects in terms of noise nuisance would be less than minor.

The terraced retaining wall along the eastern internal boundary with St Marks Lane (private road) is proposed to be located up to the boundary at a height of approximately 2.1m and potential adverse effects on the owners and occupiers of 1 St Marks Lane should be considered. In this regards it is considered that the proposal is in line with what is permitted by the permitted baseline, which includes a 2 meter high fence on the boundary. St Marks Lane also provides a buffer between the breach and any living areas so that there would be no adverse dominance effects as a result of the breach in terms of residential amenity on the owners or occupiers of 1 St Marks Lane.

No other adverse effects are anticipated on the owners and occupiers of these properties. Overall it is considered that the adverse effects, as outlined above, on the owners and occupiers would be less than minor.

Properties to the South and South East

Adverse Effects:	Effects on Persons:
Privacy	Less than minor
Shading	Less than minor
Vibration	Less than minor
Noise	Less than minor

The following properties are adjoining to the subject site (as shown in the map above) and potential adverse effects on the owners or occupiers of these properties will be considered.

- 70 Highview Terrace
- 72 Highview Terrace
- 74A and B Highview Terrace
- 78 Highview Terrace
- 6 St marks lane (Lot 1 DP 517904)

These properties are located at a lower elevation than the subject site. There could therefore be potential adverse effects in terms of privacy and shading

Privacy

In this regard the bulk and location, development density and the permitted baseline is of relevance as privacy could be affected by both the built form and the density. It was outlined above that the built form is broadly in line with what is permitted. However, the proposed residential unit density is higher than permitted (One residential unit per 450m² with an associated residential flat).

The proposed density (1 per 250m²) is lower than the net household densities of 1 per 150m² (including residential flats) available through the restricted discretionary framework of the LDSR zone, but higher than the residential unit densities of 1 per 300m² (excluding residential flats) anticipated in the Proposed District Plan (PDP) as a permitted activity. As for the Operative District Plan (ODP), the proposed density (1 per 250m²) is lower than the maximum anticipated net household densities of 1 per 225m² (including residential flats), but higher than the residential unit densities of 1 per 450m². As discussed above in relation to the permitted baseline, this more restricted standard of the ODP also forms the permitted baseline. It is also noted that proposed density is lower than that prescribed by Zone Standard 7.5.5.3 (iii) in relation to Comprehensive Residential Developments, which specifies a minimum net area for each residential unit of 200m².

Given that the proposed density is higher than the permitted baseline, it is anticipated that this could lead to a loss of privacy for the properties below which is overlooked by the proposed development. However, it is considered that the establishment of residential flats are restricted by site and zone standards such as parking provision and it is therefore extremely unlikely that they can be established and unlikely that the densities can exceed the permitted baseline's maximum anticipated net household densities of 1 per 225m².

It is considered that the proposal will result in an intensity of residential development which is comparable with the permitted baseline and that anticipated adverse effects in terms of privacy would be less than minor on the owners and occupiers of these adjoining properties.

Shading

The owners or occupiers of 6 St Marks lane (Lot 1 DP 517904) to the east of the site could potentially be cast with shade for a short duration during sunset in the winter. In this regard the 7m height and the 2m internal boundary setback form the permitted baseline. Given the permitted baseline as shown by elevation B it is not considered that the adverse effects would be noticeably over and above that permitted by the permitted baseline. For the properties towards the south, a potential increase in casting of shade during the morning hours should be considered. Given the distance the proposed buildings are setback from these properties and the permitted baseline, it is not considered that adverse effects in terms of shading would be noticeably over and above that anticipated by the permitted baseline and adverse effect on the owners and occupiers of these properties are anticipated to be less than minor.

Vibration and Noise

There is a potential that the works could have associated noise and vibration effects. The cut areas at a depth where there is a potential for rock breaking or blasting is proposed in the middle of the site approximately 15m from the nearest neighbouring buildings. Conditions in regards to rock breaking and blasting are nevertheless recommended to mitigate any possible effects in terms of noise and vibration on the surrounding properties. The conditions are accepted by the applicant and considered as part of the proposal.

Overall it is considered that the anticipated adverse effects on the owners or occupiers of these adjoining properties due to noise and vibration nuisance will be less than minor.

No other adverse effects are anticipated on the owners and occupiers of these properties. Overall, it is considered that the adverse effects, as outlined above, on the owners and occupiers would be less than minor.

Construction related nuisance

It is anticipated that temporary nuisances associated with the construction and earthworks such as sedimentation, noise, dust and construction traffic can be adequately mitigated; recommended conditions in this regard are accepted by the applicant. Associated adverse effects on the environment were addressed in the S95D assessment above and it is considered that the adverse effects on the owners and occupiers of the adjacent and adjoining sites would be less than minor.

Potential adverse effects of the construction traffic related to the earthworks on the surrounding owners and occupiers needs to be addressed. Given the temporary nature of the proposed earthworks, the mitigation measures proposed, such as restriction on hours of operation, a traffic management plan (TMP), site management plans and the existing traffic associated with an urbanised environment, it is considered that the construction traffic would have less than minor adverse effect on the owners and occupiers of the adjacent and adjoining sites.

4.3.4 Decision: Effects on Persons (s95B(1))

In terms of section 95E of the RMA, no person is considered to be adversely affected.

4.4 Step 4 – Further Limited Notification in Special Circumstances (s95B(10))

There are no special circumstances in relation to this application that warrant the application being limited notified

5. OVERALL NOTIFICATION DETERMINATION

In reliance on the assessment undertaken in sections 3 and 4 above, the application is to be processed on a non-notified basis.

6. S104 ASSESSMENT

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a))

The actual and potential effects on the environment associated with the application and proposed activity have been outlined in sections 3 and 4 of this report. Conditions of consent can be imposed under s104B and 108 of the RMA where they are directly connected to an adverse effect of the activity on the environment, or an applicable district plan rule or national environmental standard.

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

The Objectives and Policy Assessment provided at section 9 (page 42) of the applicant's AEE, is considered accurate. It is therefore adopted in part for the purposes of this report (where relevant reference below) with the following as a summary and additional assessment:

OPERATIVE DISTRICT PLAN (ODP)

The relevant operative objectives and policies are contained within Parts 4 (District Wide Issues), 7 (Residential Areas), 14 (Transport) and 22 (Earthworks) of the ODP.

Part 4 – District Wide

Objective 2 (4.9.3 -Existing Urban Areas and Communities) seeks to enable urban growth which has regard for the built character and amenity values of the existing urban areas and enables people and communities to provide for their social, cultural and economic well-being. The proposal is considered to be aligned with the relevant objectives and policies that relate to urban areas and communities.

Policy 2.3 (4.9.3 -Existing Urban Areas and Communities) seeks to protect the living environments of existing low-density residential areas by limiting higher density development opportunities within these areas.

It is considered that the ODP implements this policy through limiting densification in low-density residential areas to CRD's and through the Medium Density sub-zone. The ODP lists assessment matters to consider when assessing CRD's. This was considered in the preceding assessment of effects and as such, it is considered that the proposal is consistent with this policy.

In regards to objective 1 and its associated policies in section 4.10 (Affordable and Community Housing), it is considered that the proposal is contributing to housing affordability in the district through diversifying the range of accommodation opportunities in the district and through having regard to the extent to which the associated breaches contributes to Residential activity affordability.

Overall, the proposed development is considered to be consistent with the relevant district wide objectives and policies of Part 4 of the Operative District Plan.

Part 7 – Residential Areas

The objectives and policies seek to: efficiently utilise available land; to promote compact urban form that promotes the efficient use of existing services and infrastructure; provide pleasant living environments while minimising adverse effects. The AEE states that the proposed development is in keeping with these objectives and associated policies and it is agreed that the proposal is considered to be consistent with the relevant objectives and policies.

However, Policies 3.2, 3.8, 3.12 and 3.14 were not specifically addressed in the AEE and require additional assessment. These policies seek to: 3.2 - provide for and generally maintain the dominant low density development within the existing Queenstown residential zones; 3.12 - to ensure that the single dwelling character and accompanying amenity values of the LDRZ are not compromised through subdivision that results in an increase in density of the zone that is not anticipated; 3.14 - and to distinguish areas with low density character where that character should be retained from areas of change located close to urban centres or adjacent to transport routes where higher density development should be encouraged.

As discussed above, it is considered that the ODP anticipates densification in appropriate areas through CRD's and through the Medium Density sub-zones and it outlines assessment matters which were considered in the preceding assessment of effects. As such, it is considered that the dominant low density development within the existing residential zone is still maintained and that the single dwelling character and accompanying amenity values of the LDRZ are not compromised by an unanticipated increase in density. The proposal is therefore not contrary to policies 3.2 and 3.12. The site is also located close to the urban centre of Queenstown, within 1.7 kilometres, and therefore in line with policy 3.14, which states that higher density should be encouraged in these areas of change.

Overall, the proposed development is considered to be consistent with and not contrary to the relevant objectives and policies of residential areas as outlined in the Operative District Plan.

Part 14 – Transport

The objectives and associated policies aim to/for: the efficient use of the districts existing and future transportation resource and of fossil fuel usage associated with transportation; The maintenance and improvement of access, ease and safety of pedestrian and vehicle movement; Minimising adverse effects on the surrounding environment as a result of road construction and traffic; The provision of sufficient accessible parking and loading facilities while controlling adverse effects; Recognise, encourage and provide for non-motorised transport options; and recognition and provision for the public transport needs of people.

The proposal is for infill development which is in line with the aim of the objectives and policies set out above. The proposed transport breaches have been assessed in the preceding assessment of effects and it is anticipated that there will be no significant adverse effects on the surrounding environment. It is considered that the proposal is consistent with and not contrary to the relevant objectives and policies.

Part 22 – Earthworks

The relevant objectives and policies of Part 22 seek to: enable earthworks provided they are undertaken in a way that avoids, remedies or mitigates adverse effects on the environment; Avoid, remedy or mitigate the adverse effects on visual amenity values; ensure earthworks do not adversely affect the stability of land, adjoining sites or exacerbate flooding.

As demonstrated in the preceding assessment of effects, the proposal is considered to adequately avoid, remedy or mitigate any potential adverse effects arising from the proposed earthworks. As such, the proposed development is consistent with these objectives and policies.

Summary

Overall, the proposal is considered to be consistent with, not contrary to the objectives and policies of the Operative District Plan.

PROPOSED DISTRICT PLAN (PDP)

Proposed District Plan (PDP) (Stage 1 – Decisions Version 2018)

QLDC notified decisions on the Proposed District Plan on 7 May 2018 (Stage 1 – Decisions Version 2018). The following objectives and policies of the PDP are of relevance: Chapter 3 - Strategic Direction, Chapter 4- Urban Development, Chapter 7- Low Density Suburban Residential and Chapter 27- Subdivision and Development.

It should furthermore also be acknowledged that the Proposed District Plan 'Appeals version' has been released on 24 July 2018. As a summary: The proposed objectives and policies of the Strategic Direction (chapter 3) and Urban Development (chapter 4) chapters are highly appealed. The proposed objectives and policies of the Lower Density Suburban Residential (Chapter 7) has some appeals and only one policy in the proposed Subdivision and Development (Chapter 27) chapter is appealed.

Chapter 3 - Strategic Directions

The relevant objectives found in this chapter of the PDP seek to provide for: managed and strategic urban growth, within urban growth boundaries (UGBs), which takes into account the character of communities and to enable people to provide for their social, cultural and economic wellbeing and their health and safety. The associated policies for urban development seeks to: promote a compact, well designed and integrated urban form; ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in; be integrated with existing, and planned future, infrastructure.

The proposal encompasses a more compact development, which is integrated into the existing urban fabric and the existing infrastructure and transport network. It also contributes towards a mix of unit sizes/housing opportunities. The preceding assessment of effects also found that it is in line with the character of the receiving environment. It is therefore considered that the proposal is consistent with these relevant objectives and policies.

Chapter 4 – Urban Development

The objectives and associated policies found in this chapter direct urban growth to be coordinated with the provision of infrastructure and encourage a compact and efficient urban form within the UGBs. As discussed above, the proposal is for more compact infill development within an existing urban area.

It is therefore considered that the proposal is consistent with these relevant objectives and policies.

Chapter 7 – Lower Density Suburban Residential (LDSR)

The objectives seek to: 7.2.1 - provide for a mix of compatible suburban densities and a high amenity low density residential living environment; 7.2.3 - encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values; 7.2.6 - development that efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.

The associated policies, which are particularly relevant to this proposal (outlined below), aims to give effect to these objectives and is considered below:

- 7.2.1.1 Ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with the capacity of infrastructure networks.
- 7.2.1.2 Encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development, and maintains suburban residential amenity values including predominantly detached building forms, and predominantly one to two storey building heights.
- 7.2.1.3 Ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight.

It is considered that the proposal is of an intensity which maximises the efficient use of land; that there is capacity of the infrastructure network as no concerns were raised by the engineer as outlined in the preceding assessment of effects; that the proposal is consistent with the scale and character of the existing suburban residential area (receiving environment); and that the suburban residential amenity values are maintained.

While the proposal consists of attached building forms with no more than two storey building height, it is not out of character with the receiving environment. It is also considered that although the receiving environment consists of a mix of built form and storeys the area still consists of predominantly detached, one or two story buildings and that the suburban residential amenity values are still maintained.

It is considered that the proposal is consistent with this objective and its associated policies.

- 7.2.3.1 Encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:
 - a. manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;
 - b. achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;
 - c. provides activation of streets through the placement of doors, windows and openings that face the street.
- 7.2.3.3 Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.

The proposal is of a higher density and it was outlined in the preceding assessment of effects that it fits well within the context. It is considered that the proposal is consistent with this objective and its associated policies.

- 7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.
- 7.2.6.2 Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.
- 7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).

It was considered in the preceding assessment of effects that the proposed access, parking layout and provision (Transport) were satisfactory and no concerns were raised in terms of safety and efficiency of the road network. As mentioned above there is enough capacity within the existing infrastructure network.

It is considered that the proposal is consistent with this objective and its associated policies.

Overall, it is considered that the proposal is consistent with these relevant objectives and policies of the Lower Density Suburban Residential chapter.

Chapter 27 – Subdivision and development

The objectives and policies aims for the provision of necessary services for which the cost of is met by the developer, while maintaining the amenities of the built environment. It also aims to recognise and provide for the potential of small scale and infill subdivision (while acknowledging their design limitations). The proposal is for subdivision and land use to occur concurrently and the transport effects and proposed servicing associated with the proposal has been assessed in the preceding assessment of effects and found to be satisfactory, subject to conditions. The cost of the servicing is proposed to be met by the developer and it is considered that amenities will be maintained as outlined in the preceding assessment of effects.

It is considered that the proposal is anticipated to be consistent with these relevant objectives and policies.

Summary

It is recognised that there are appeals to some of the applicable proposed chapters of the PDP as discussed above. The appeals have therefore been reviewed and it is considered that the proposal is not contrary to the relief sought by the appeals.

Overall, the proposal is considered to be consistent with, not contrary to the objectives and policies of the Proposed District Plan (PDP) (Stage 1 – Decisions Version 2018).

Proposed District Plan (Stage 2 Notified Version)

Council notified Stage 2 of the Proposed District Plan (Stage 2 Notified Version 2017) on 23 November 2017. There are rules within the Stage 2 Notified Version 2017 that have immediate legal effect pursuant to section 86B(3) of the RMA and which require resource consent. The following objectives and policies of the PDP are of relevance

Chapter 25 – Earthworks

These objectives and policies are in line with those in the ODP, with the exception of policy 25.2.2.3 which is additional. It seeks to encourage limiting the area and volume of earthworks being undertaken on a site at any one time to minimise adverse effects on water bodies and nuisance effects of adverse construction noise, vibration, odour, dust and traffic effects.

As demonstrated in the preceding assessment of effects, the proposal is considered to adequately avoid, remedy or mitigate any potential adverse effects arising from the proposed earthworks. As such, the proposed development is consistent with these objectives and policies.

Chapter 29 - Transport

These objectives and policies are in line with those in the ODP, but the objectives and policies place more emphasis on reducing dependency on private motor vehicles and promoting the use of public and active transport. As discussed under the ODP transport section above, the proposal is for infill development which is in line with this aim. The proposed transport breaches have been assessed and it is anticipated that there will be no adverse effects on the surrounding environment.

It is therefore considered that the proposal is consistent with these relevant objectives and policies.

Summary

Overall, the proposal is considered to be consistent with, not contrary to the objectives and policies of the Proposed District Plan (Stage 2 Notified Version).

Weighting between Operative District Plan and Proposed District Plan (Stage 1 Decisions Version 2018 and Stage 2 Notified Version)

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 OTHER RELEVANT STATUTORY DOCUMENTS (s104(1)(b)(i)-(v))

National Policy Statement on Urban Development Capacity 2016 (NPSUD)

This National Policy Statement is about recognising the national significance of:

- a) Urban environments and the need to enable such environments to develop and change; and
- b) Providing sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

From the 1st of December 2016, objectives and some policies apply to all decisions on plans/resource consents that affect an “urban environment”. Currently Queenstown District is considered a “high growth urban area”.

It is considered that the proposed development achieves the relevant objectives of the National Policy Statement by providing for much needed supply of residential accommodation within the urban environment.

The National Policy Statement – Urban Development Capacity (NPS-UDC) requires high growth Councils to assess their growth futures and the commercially feasible capacity enabled under their District Plans to ensure that future growth can be provided for. In this regard, the Queenstown Lakes District Council’s Housing Development Capacity Assessment 2017 (HDCA) considers that Queenstown’s urban environment includes the areas within the Urban Growth Boundary (UGB) and considered Greenfield, infill and redevelopment within existing residentially zoned land and found that there is an adequate supply.

The proposal is for development within the identified UGB (urban environment) on a serviced (adequate infrastructure capacity) undeveloped site (Greenfield). It is also proposing to increase the density as provided for by the ODP (through CRD’s) and the PDP (which proposed increased density within the residential zones) and to provide smaller dwelling sizes.

Overall, it is therefore considered that the proposal is consistent with the purpose of the NPSUD in that it will allow for the development within an urbanised area, which will enable the environment to develop and change, while providing development to meet the needs of people and communities and future generations in urban environments.

6.4 ANY OTHER MATTERS (s104(1)(c))

Precedence

As a non-complying activity, consideration should be given to precedence and whether the granting of consent would undermine the integrity of the District Plan. In other words, it should be considered whether the granting of consent might affect the consideration of subsequent applications for resource consent for the same or similar activities (in the sense of like cases being treated alike). In this regard, it is considered that precedence can be set by non-complying activities/activities not anticipated by the plan and/or if these activities are contrary to the objectives and policies of the ODP and/or the PDP.

The proposed CRD and the associated densities are anticipated by the ODP and it was discussed that the proposed density is in line with the densities anticipated by the PDP. The proposed CRD (as allowed by the ODP) or the increased density proposed beyond that provided for by the PDP also pass the S104 assessment and it is therefore concluded that it could not set a precedent.

With regards to the height breaches, the associated effects are considered in the preceding assessment to be acceptable [No more than minor (Environment) and less than minor (people)] and not contrary to the relevant objective and policies of the ODP and PDP.

Given the above, it is not considered that the granting of this consent would form a precedent in that it may make it difficult for decision makers to decline consent applications of a similar nature.

6.5 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor.

With respect to the second gateway test under section 104D(1)(b), the application is not contrary to the relevant policies and objectives of the Operative District Plan or the Proposed District Plan (Stage 1 Decisions Version 2018 and Stage 2 Notified Version).

Accordingly, as the application has passed both of the gateway tests in s104D, consent can be granted for this non-complying activity.

6.6 OTHER MATTERS – SUBDIVISION (s106)

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.

In this case sufficient provision for legal and physical access is proposed. Natural hazards were considered in the assessment above and considered to be of no risk.

Consent can therefore be granted under section 106 of the Act.

6.7 PART 2 OF THE RMA

As in this case the relevant planning provisions are valid, have complete coverage and are certain, the above assessment under s104 against those planning provisions gives substance to the principles of Part 2, illustrates that the proposed activity accords with Part 2 of the RMA.

Similarly, the Proposed District Plan has been created to give effect to the purposes and principles of the RMA. Provisions are certain at this time, however it is acknowledged some are under appeal. It is considered that the consistency of the proposal with these provisions, and the similarity to the ODP assessment, demonstrates that the proposal accords with Part 2 of the Act.

6.8 **DECISION 1 – LAND USE RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is **granted** to construct 9 residential units in a Comprehensive Residential Development with associated landscaping, earthworks and transport breaches at 2-4 St Marks Lane, Queenstown, subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

6.9 **DECISION 2 – SUBDIVISION RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA**

Consent is **granted** subject to the conditions outlined in *Appendix 2* of this decision report imposed pursuant to Section 220 of the RMA.

6.10 **DECISION ON VARIATION TO CONDITION (A) OF CONSENT NOTICE 6893270.5 PURSUANT TO SECTION 221 OF THE RMA AS IT RELATES TO LOT 6 AND 7.**

1. Condition (a) of Consent Notice 6893270.5 is amended to read as follows (added text underlined):
 - a) Before a dwelling is constructed on any lot that does not have a vehicle crossing, the owner for the time being shall construct an access in accordance with Council's standards, **with the exception of Lot 6, which shall be in accordance with resource consent RM180640.** The crossing is to be constructed from the street kerb to the boundary of the lot.
2. At the time consent is given effect to, the consent holder and Council shall vary the consent notice and shall execute all documentation and attend to the registration of a new or varied consent notice. All costs shall be borne by the consent holder.

Advice notes

- All other conditions of Consent Notice 6893270.5 shall continue to apply.

7.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

In granting this resource consent, pursuant to the Local Government Act 2002 and the Council's Policy on Development Contributions the Council has identified that a Development Contribution is required. Payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate. Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries please contact Elias Matthee on phone (03) 450 0316 or email EJ.Matthee@qldc.govt.nz.

Report prepared by



Elias Matthee
PLANNER

Decision made by



Kenny Macdonald
SENIOR PLANNER

- APPENDIX 1** – Land Use Consent Conditions
- APPENDIX 2** – Subdivision Consent Conditions
- APPENDIX 3** – Adopted AEE
- APPENDIX 4** – Adopted Engineer Report
- APPENDIX 5** – Approved Plans

APPENDIX 1 – LAND USE CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Site Plan, Resource Consent, Revision 12, Dwg No 2, dated 29/10/2018, by Stonewood Homes;
 - Site Plan, Resource Consent, Revision 12, Dwg No 3, dated 29/10/2018, by Stonewood Homes;
 - Landscape Plan, dated 21.09.2018, id 10, by Creation Green;
 - Resource consent, cross sections, Revision 12, Dwg No 6, dated 18/07/2018, by Stonewood Homes;
 - Car parks unit 4/5, Revision 12, Dwg No 11, dated 29/10/2018, by Stonewood Homes;
 - Levels elevation A, Unit 4-9, Dwg No 20, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 24, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation B, Dwg No 25, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation C, Dwg No 26, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation D, Dwg No 27, dated 31/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 23, dated 30/04/2018, by Stonewood Homes;
 - Front Row Upper Floor Plan, Dwg No 12, dated 29/10/2018, by Stonewood Homes;
 - Front Row Ground Floor Plan, Dwg No 9, dated 30/04/2018, by Stonewood Homes;
 - Back Row Ground Floor Plan, Dwg No 13, dated 29/10/2018, by Stonewood Homes;
 - Back Row Upper Floor Plan, Dwg No 15, dated 29/10/2018, by Stonewood Homes;
 - Proposed Earthworks, Drawing 4651.2E.1C dated 27 April 2018, Aurum Survey;
 - Proposed Earthworks - Sections, Drawing 4651.2E.2A dated 1 May 2018, Aurum Survey;
 - Height Plane Analysis, Drawing 4651.2E.1A dated 1 May 2018, Aurum Survey;
 - 3D picture

stamped as approved on 2 November 2018

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.

Landscaping

3. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Covenant

4. Prior to giving effect to the consent on the subject site the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 on Computer Freehold Registers 270876 and 270877:
 - a) The owners of PU8 and PU9 for the time being, at their own cost, shall ensure that vegetation, boundary fencing or other structures located within 10m of the vehicle crossing road frontage boundary shall not exceed 0.45m in height above the adjacent carriageway level, and that vegetation within the road reserve shall be kept trimmed as necessary to ensure that sight distances from the access meet Councils standards.

- b) The owners of PU8 and PU9 for the time being, at their own cost, shall ensure that there are no parking lines marked out and an on-site sign is erected behind the visitor car park next to unit 8 and 9 to ensure that the manoeuvring space is to be kept clear for its purpose at all times.

Final wording of this covenant condition shall be checked and approved by Council's solicitor with the consent holder liable for all costs associated with this review and the registration of the Covenant on the Computer Freehold Register.

Hours of Operation

5. Hours of operation for earthworks, shall be:
- Monday to Saturday (inclusive): 8.00am to 6.00pm.
 - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

Noise and vibration

6. All construction activity must comply with the long-term noise limits from NZS 6803 at all times.
7. At least five days prior to use of blasting/explosives the consent holder must submit an assessment report by a suitably qualified person to Council, demonstrating that vibration at the foundation of any building will not exceed 5 mm/s ppv(peak particle velocity).
8. Occupiers of all houses within 100 metres of the site must be advised of the date and time of each blast/explosive. An audible warning must be sounded immediately prior to each detonation.

Surveyor's Certificate

9. In order to ensure that the proposed building is located exactly as proposed in the application and complies with the maximum height control of the Queenstown Lakes District Plan or the degree of infringement applied for, the consent holder shall employ an appropriately qualified surveyor at their expense who shall:
- a) Certify to Council in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
 - b) Confirm to Council in writing upon completion of the building that it has been built in accordance with the approved plans and complies with the maximum height control/degree of infringement applied for.

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

Engineering

General

10. All engineering works, including the construction of retaining walls, 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 May 2018 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

11. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
12. Prior to commencing any work on the site, the condition of the Council wastewater mains which run through the site shall be checked by Closed Circuit Television (CCTV) survey, by a suitably qualified and experienced professional, at the applicant's cost. The results of the CCTV survey (in DVD format), including a full CCTV inspection report outlining pipe condition and distances to any features of note (such as laterals, pipe damage, sediment build-up), shall be forwarded to Council for review and the pipe condition approved as acceptable by Council, prior to any works commencing on-site. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes or manholes following the CCTV survey as a result of works undertaken on-site.
13. Prior to commencing works on-site, the location and depth of Council's wastewater reticulation within Lots 6-7 DP 365562 #2-4 St Marks Lane, Queenstown shall be accurately established. Veolia Water (Council's Maintenance Contractor) shall be given at least 48 hours' notice to enable inspection and acceptance of these mains and proposed footing locations prior to further works being undertaken. [Note: No mains shut downs or other works shall be carried out on Council's infrastructure without specific authorisation from Veolia Water (phone 03 443 1396/03 450 9240)].
14. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
15. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (10), to detail the following requirements:
 - a) The provision of a water supply to each Principal Unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - i) Installation of an Acuflo GM900 toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated July 2017, for each unit located at the road reserve boundary.

OR

 - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
- b) Details of how the existing 150mm diameter wastewater main (ID 142268) will extend through the proposed retaining wall. This shall include an appropriate drop structure, with provision for cleaning all sections of the pipe.
- c) Details of the proposed manhole at the base of the proposed retaining wall. This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the retaining

walls foundations that confirms that there will be no loading from the retaining wall onto the manhole structure and/or any wastewater pipes.

- d) Details of how the existing 150mm diameter wastewater main from Lot 4 DP 372723 (ID 142267) will connect to the manhole referred to in Condition (19c). This shall include an appropriate structure (to be approved by Council) at any change in direction in the wastewater main.
- e) Confirmation that the proposed cover over all wastewater mains affected by the works will comply with QLDC's Land Development and Subdivision Code of Practice.
- f) Details demonstrating that the building foundations of Units 8 & 9 will not bear upon the realigned 150mm diameter wastewater main (currently ID 142268). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
- g) Details demonstrating that the building foundations of Unit 3 will not bear upon the existing 150mm diameter wastewater main (ID 142266). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
- h) The provision of a foul sewer connection to Units 1 – 9 in accordance with Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder.
- i) The provision of connections to the existing Council reticulated stormwater system that dispose of stormwater generated from all impervious areas within the site. The costs of making these connections shall be borne by the consent holder.
- j) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of Units 1 – 9, and no increase in run-off onto land beyond the site from the pre-development situation.
- k) The construction and sealing of the vehicle crossings shown on the stamped as approved plans that shall be constructed to Council's standards.
- l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out and shall not encroach into or compromise any manoeuvring space. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units.
- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Site Standard 14.2.4.1(x) and Appendix 7 of the District Plan.
- n) The provision of illumination at night for the parking and access area for Units 1 – 3, to meet the requirements of Site Standard 14.2.4.1(xvii) of the District Plan.
- o) A barrier shall be provided for pedestrian and vehicular safety at locations where land drops away to more than 1m in height, at an angle of more than 45°, within 2m of the edge of the access or parking area. The level of protection shall be assessed and designed by a suitably qualified engineer as part of the overall access design and a PS1 producer statement provided to the Manager of Resource Management Engineering at Council prior to installation.
- p) The removal of the vegetation to the west of the vehicle crossing serving Units 9 & 10 for a distance of at least 10 metres from the vehicle crossing. This vegetation shall be replaced by a different species as shown on the approved landscape plan with a mature height no greater than 450mm.
- q) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification

this shall include all 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.

- r) The consent holder shall submit a construction Site Management Plan to the Manager of Resource Management Engineering at Council for 'Engineering Review and Acceptance'. This shall detail measures to control and or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with (but not limited to) the with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These reviewed 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 exposed areas of earth are permanently stabilised. In addition the measures shall include, but not be limited to, the following:

Dust Control

- Sprinklers, water carts or other similar measures shall be utilised on all materials to prevent dust nuisance in the instance of ANY conditions whereby dust may be generated.

Stormwater, Silt and Sediment Control

- Silt traps (in the form of fabric filter dams or detention ponds) shall be in place prior to the commencement of works on site to trap stormwater sediments before stormwater is funnelled into the QLDC stormwater reticulation system or stormwater attenuation pond or open stormwater channel near the southern boundary of the site.
- Site drainage paths shall be constructed and utilised to keep any silt laden materials on site and to direct the flows to the silt traps.
- Stormwater flows into the site from neighbouring lots shall be managed during earthworks.
- Protection of the existing QLDC sewer mains within the site.
- Silt traps shall be replaced or maintained as necessary to assure that they are effective in their purpose.
- The principal contractor shall take proactive measures in stopping all sediment laden stormwater from entering the QLDC reticulated stormwater system or stormwater attenuation pond or open stormwater channel near the southern boundary of the site. The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.

Roading Maintenance

- The consent holder shall ensure tyres remain free of mud and debris by utilising wheel washing equipment, constructing a gravel hardstand area of sufficient depth, or other similar measures.
- The principal contractor shall ensure that the entrance to the site shall be swept regularly with stiff brooms.
- A suitably resourced contractor shall regularly mechanically sweep and clean the site entrance and the road 100m in each direction of the site entrance during works.

The measures outlined in this condition are minimum required measures only. The principal contractor shall take proactive measures in all aspects of the site's management to assure that virtually no effects are realised with respect to effects on the environment, local communities or traffic. The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.

16. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 5m into the site. Wooden planks or similar shall be provided to protect the footpath and kerb from damage

caused by construction traffic movements, in accordance with 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council.

The construction traffic crossing shall be upgraded in accordance with Condition (15k) on completion of works

17. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the excavation and filling procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

To be monitored throughout earthworks

18. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H) without specific geotechnical design by an appropriately qualified geo-professional.
19. The site management shall be undertaken in accordance with the accepted plan provided under Condition (15r).
20. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
21. 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.
22. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those earthworks required for the provision of services and the construction of the approved vehicle crossings.
23. If at any time Council, or its elected representatives, receive justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report, which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and buildings beyond this site. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. The report shall be submitted to Council for acceptance and approval.
24. The Manager of Resource Management Engineering at Council shall be notified and work shall stop immediately if any cracking, movement, structural distress or damage to existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.

On completion of earthworks

25. On completion of earthworks within the buildings' footprints and prior to the construction of any residential unit, the consent holder shall ensure that either:
 - a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if

any). Note this will require supervision of the fill compaction by a suitably qualified geotechnical professional;

Or

- b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

Prior to occupation of any unit

26. Prior to occupation of any unit, the consent holder shall complete the following:

- a) No lot shall be occupied until the respective RM180640 subdivision title is certified under section 224(c) of the Resource Management Act 1991.
- b) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development 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).
- c) The completion and implementation of all works detailed in Condition (15) above.
- d) The wastewater mains through the site shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual following construction of the retaining wall and dwellings to confirm if any damage has resulted from the construction. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes as a result of works taken on-site.
- e) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of the proposed retaining wall that confirms that the retaining wall does not impose any loading on the wastewater manhole and/or pipes.
- f) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of all structures within the zone of influence of any Council wastewater main on the site, demonstrating that these structures are not exerting any loading upon the wastewater mains.
- g) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 or QLDC's Land Development and Subdivision Code of Practice Schedule 1C Completion Certification following construction of the vehicular safety barrier(s) accepted under Condition (15o).
- h) Either:
 - (i) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for each unit, and evidence of supply shall be provided to Council's Subdivision Inspector;

Or

- (ii) An Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream; WP water meter shall be provided to Council's maintenance contractor Veolia, and evidence of supply shall be provided to Council's Subdivision Inspector.
- i) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.

- j) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.
- k) The submission of Completion Certificates from both the Contractor and Approved Certifier for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- l) A Computed Easement Plan shall be submitted to Council for approval showing details of necessary easements relating to the Council foul sewer assets in the development. The easement instrument shall include the following conditions:
- (i) The registered owner:
- Agrees that the Queenstown Lakes District Council shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the wastewater infrastructure, including access to the land by maintenance vehicles and construction machinery; and
 - Indemnifies the Queenstown Lakes District Council against any claims or damage to or by third parties caused by the presence of the structure over the existing wastewater easement.
 - Agrees to pay for any costs over and above regular (drains not covered by buildings) costs incurred during maintenance of the wastewater main that result from the structure being located over or near the wastewater main.
 - The consent holder shall be responsible for costs associated with and rectifying any damage caused to the wastewater pipe as a result of works undertaken on-site.
- A copy of the updated Computer Freehold Register showing registration of the approved encumbrance document shall then be provided to the Manager – Resource Management Engineering following registration.
- m) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Advice notes:

1. This development and its associated breaches applied for have been assessed as a comprehensive residential development with no visitor accommodation anticipated within the proposed residential units.
2. 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.
3. The consent holder will need to obtain a Code of Compliance Certificate under a Building Consent for any retaining walls constructed as part of this consent which exceed 1.5m in height or are subject to additional surcharge loads as set out in Schedule 1 of the Building Act.
4. The consent holder is advised to undertake a pre-construction condition survey, including photographs, to record the existing condition of all neighbouring buildings, landscaping and roads that lie within 20m of the proposed works. The extent of the pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of roading, landscaping and structures needs to be documented by way of photos, focusing on any damage that is already apparent. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a

result of the consented works. The survey will never cover everything but it aims to provide a record that can be reviewed in the event of a complaint or issue being raised.

5. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
6. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.
7. This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Acceptance Application form](#) and submit this completed form and an electronic set of documents to engineeringacceptance@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

APPENDIX 2 – SUBDIVISION CONSENT CONDITIONS

General conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Proposed Units Ground Level, Drawing No. 4651.10.1D, dated 23 April 2018, by Aurum Survey;
 - Proposed Units First Floor, Drawing No. 4651.10.2B, dated 23 April 2018, by Aurum Survey;
 - Proposed Units – Section Units 1-3, Drawing No. 4651.10.3A, dated 31 October 2018, by Aurum Survey;
 - Proposed Units – Section Units 4 – 9, Drawing No 4651.10.4A, dated 31 October 2018, by Aurum Survey.

stamped as approved on 2 November 2018

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.

Engineering

General

3. All engineering works, including the construction of retaining walls, 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 May 2018 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>

4. Earthworks and associated site management required for the provision of access and services associated with this Subdivision Consent shall be carried out in accordance with the earthworks and associated site management conditions of the RM180640 Land Use decision.

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

5. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
6. Prior to commencing any work on the site, the condition of the Council wastewater mains which run through the site shall be checked by Closed Circuit Television (CCTV) survey, by a suitably qualified and experienced professional, at the applicant's cost. The results of the CCTV survey (in DVD format), including a full CCTV inspection report outlining pipe condition and distances to any features of note (such as laterals, pipe damage, sediment build-up), shall be forwarded to Council for review and the pipe condition approved as acceptable by Council, prior to any works commencing on-site. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes or manholes following the CCTV survey as a result of works undertaken on-site.
7. Prior to commencing works on-site, the location and depth of Council's wastewater reticulation within Lots 6-7 DP 365562 #2-4 St Marks Lane, Queenstown shall be accurately established. Veolia Water (Council's Maintenance Contractor) shall be given at least 48 hours' notice to enable

inspection and acceptance of these mains and proposed footing locations prior to further works being undertaken. [Note: No mains shut downs or other works shall be carried out on Council's infrastructure without specific authorisation from Veolia Water (phone 03 443 1396/03 450 9240)].

8. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
9. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:
 - a) The provision of a water supply to each Principal Unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - (i) Installation of an Acuflo GM900 toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated July 2017, for each unit located at the road reserve boundary.

OR

- (ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
- b) Details of how the existing 150mm diameter wastewater main (ID 142268) will extend through the proposed retaining wall. This shall include an appropriate drop structure, with provision for cleaning all sections of the pipe.
- c) Details of the proposed manhole at the base of the proposed retaining wall. This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the retaining walls foundations that confirms that there will be no loading from the retaining wall onto the manhole structure and/or any wastewater pipes.
- d) Details of how the existing 150mm diameter wastewater main from Lot 4 DP 372723 (ID 142267) will connect to the manhole referred to in Condition (9b). This shall include an appropriate structure (to be approved by Council) at any change in direction in the wastewater main.
- e) Confirmation that the proposed cover over all wastewater mains affected by the works will comply with QLDC's Land Development and Subdivision Code of Practice.
- f) Details demonstrating that the building foundations of Units 8 & 9 will not bear upon the realigned 150mm diameter wastewater main (currently ID 142268). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
- g) Details demonstrating that the building foundations of Unit 3 will not bear upon the existing 150mm diameter wastewater main (ID 142266). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.

- h) The provision of a foul sewer connection to Units 1 – 9 in accordance with Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder.
- i) The provision of connections to the existing Council reticulated stormwater system that dispose of stormwater generated from all impervious areas within the site. The costs of making these connections shall be borne by the consent holder.
- j) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of Units 1 – 9, and no increase in run-off onto land beyond the site from the pre-development situation.
- k) The construction and sealing of the vehicle crossings shown on the stamped as approved plans that shall be constructed to Council's standards.
- l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units.
- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Appendix 7 of the District Plan.
- n) The provision of illumination at night for the parking and access area for Units 1 – 3, to meet the requirements of Site Standard 14.2.4.1(xvii) of the District Plan.
- o) A barrier shall be provided for pedestrian and vehicular safety at locations where land drops away to more than 1m in height, at an angle of more than 45°, within 2m of the edge of the access or parking area. The level of protection shall be assessed and designed by a suitably qualified engineer as part of the overall access design and a PS1 producer statement provided to the Manager of Resource Management Engineering at Council prior to installation.
- p) The removal of the vegetation to the west of the vehicle crossing serving Units 9 & 10 for a distance of at least 10 metres from the vehicle crossing. This vegetation shall be replaced by a different species with a mature height no greater than 450mm.
- q) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all 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.

To be completed before Council approval of the Survey Plan

- 10. Prior to the Council signing the Title 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) A Computed Easement Plan shall be submitted to Council for approval showing details of necessary easements relating to the Council foul sewer assets in the development. The easement instrument shall include the following conditions:
 - (i) The registered owner:
 - Agrees that the Queenstown Lakes District Council shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance,

- replacement or upgrade of the wastewater infrastructure, including access to the land by maintenance vehicles and construction machinery; and
- Indemnifies the Queenstown Lakes District Council against any claims or damage to or by third parties caused by the presence of the structure over the existing wastewater easement.
- Agrees to pay for any costs over and above regular (drains not covered by buildings) costs incurred during maintenance of the wastewater main that result from the structure being located over or near the wastewater main.
- The consent holder shall be responsible for costs associated with and rectifying any damage caused to the wastewater pipe as a result of works undertaken on-site.

A copy of the updated Computer Freehold Register showing registration of the approved encumbrance document shall then be provided to the Manager – Resource Management Engineering following registration.

Amalgamation Condition

11. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991 (RMA), and pursuant to section 220(2)(a) of the RMA, a covenant shall be registered on the Unit Titles issued for Principal Units 1 – 3 ensuring continued performance of the existing amalgamation of Lot 7 DP 365562 with a 1/4 (existing) share of Lot 200 DP 365562. The final wording of the covenant instrument shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration. (CSN to be advised)

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

12. 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/development 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) The wastewater mains through the site shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual following construction of the retaining wall and dwellings to confirm if any damage has resulted from the construction. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes as a result of works taken on-site.
 - d) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of the proposed retaining wall that confirms that the retaining wall does not impose any loading on the wastewater manhole and/or pipes.
 - e) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of all structures within the zone of influence of any Council wastewater main on the site, demonstrating that these structures are not exerting any loading upon the wastewater mains.
 - f) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 or QLDC's Land Development and Subdivision Code of Practice Schedule 1C Completion Certification following construction of the vehicular safety barrier(s) accepted under Condition (9o).
 - g) Either:

- (i) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for each unit, and evidence of supply shall be provided to Council's Subdivision Inspector;
- Or
- (ii) An Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream; WP water meter shall be provided to Council's maintenance contractor Veolia, and evidence of supply shall be provided to Council's Subdivision Inspector.
- h) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.
 - i) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.
 - j) The submission of Completion Certificates from both the Contractor and Approved Certifier for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - k) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
 - l) The applicable landscaping approved under the RM180640 Land Use decision shall be implemented before titles can be issued. The plants shall thereafter be maintained and irrigated in accordance with that plan.

To be completed before issue of the s32(2)(a) certificate

13. Where a Section 224(c) has been issued on the Proposed Unit Development Plan, which shall only occur once all development contributions are paid and the conditions of consent have been met, bonded or shown within a consent notice, no application shall be made or granted for certification pursuant to section 32(2)a of the Unit Title Act 2010 on any of the additional stages or the complete unit plan until the required units are measurable as per the Unit Title Act 2010 definition.

Advice Notes:

1. Prior to certification pursuant to 32(2)a of the Unit Titles Act, every building (if any) that is shown on the plan shall be erected, and all other development work shall be completed, the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.
2. Prior to certification pursuant to 224(f) of the Act, every existing building or part of an existing building (including any building or part thereof under construction) to which the unit title plan relates complies with or will comply with the provisions of the building code described in section 116A of the Building Act 2004
3. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
4. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Acceptance Application form](#) and submit this completed form and an electronic set of documents to engineeringacceptance@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

APPENDIX 3 – ADOPTED AEE



**COMBINED LAND USE AND SUBDIVISION
CONSENTS TO UNDERTAKE A NINE-UNIT
COMPREHENSIVE RESIDENTIAL
DEVELOPMENT FOR BOTH RESIDENTIAL AND
VISITOR ACCOMMODATION USE**

Cascade Investments 2018 Limited

2-4 St Marks Lane, Queenstown

Revision 2: 10 May 2018



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1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	2-4 St Marks Lane, Queenstown
Applicants Name:	Cascade Investments 2018 Limited
Address for Service:	Neil Martin C/- Southern Planning Group PO BOX 1081 QUEENSTOWN 9348 Attention: Rebecca Holden
Site Legal Description:	Lot 6 DP 365562 held in Computer Freehold Register (CFR) 270876 and Lot 7 DP 365562 1/4 Share in Lot 200 DP 365 562 held in CFR 270877
Site Area:	1354m ² and 914 m ²
Operative District Plan Zoning:	Low Density Residential
Brief Description of Proposal:	Combined subdivision and land use consents to undertake a nine-unit comprehensive residential development. Consent for earthworks, visitor accommodation and transport breaches are also required.
Summary of Reasons for Consent:	Resource consent is required under the provisions of the Operative and Proposed District Plans and the Resource Management Act 1991.

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

List of Information Attached:

- Appendix [A] Computer Freehold Register
- Appendix [B] Legal Encumbrances
- Appendix [C] Architectural Plans
- Appendix [D] Unit Title Plan
- Appendix [E] Earthworks Plans
- Appendix [F] Servicing Report
- Appendix [G] Urban Design Panel minutes
- Appendix [H] Landscape Plan
- Appendix [I] Volunteered Conditions of Consent – VA
- Appendix [J] Site Management Plan – VA
- Appendix [K] Height Plane Analysis



.....
Rebecca Holden

1 May 2018

2.0 RESOURCE MANAGEMENT PLANNING BACKGROUND

Based on the available Council records, the following resource consents relate to the site:

RM030803

Resource consent RM030803 was granted by the Queenstown Lakes District Council on 5th December 2003 and authorised the subdivision of a 10.3868Ha area of land into 69 residential allotments varying in size from 650m² to 4,870m² in area.

A number of the conditions of this consent were complied with but the consent itself was not fully exercised. Instead, the application was superseded by RM050869 which is discussed below.

RM050869

Resource consent RM050869 granted on 8 December 2005 approved the underlying subdivision creating the subject site as well as 69 other lots.

The key differences between this application and that in RM030803 were the division of approved Lot 21 into proposed Lots 20 and 21 being 945m² and 1050m² respectively and the alteration of the size and shape of four other previously approved allotments.

The subject sites were part of stage three of the 70 lot St Andrews Park subdivision, providing the owners of Lots 7-10 with four undivided ¼ shares in Lot 200 (St Marks Lane).

The application stated that

"The proposed subdivision provides for a diversity of allotment size catering for single, double and multiple unit allotments. This will result in varying densities of living environments."

It is this subdivision consent which resulted in the creation of the subject sites in their current configuration.

RM130374

Resource consent RM130374 granted on 28 June 2013 approved a Right of Way to be created over Lot 200 DP 365562 in favour of Lot 6 DP 365562.

RM130251

Resource consent RM130251 granted on 3 July 2013 approved the construction of five apartments over two lots at St Marks Lane, Queenstown. Consent was also granted to breach the 7m maximum height for building, internal boundary setbacks and access standards.

Earthworks approved as part of RM130251 included a volume of approximately 760m³ comprising 433m³ of cut and 317m³ of fill. The works extended to within 7m of the drainage ponds located within the subject site.

Two separate accesses were approved on St Georges Avenue for Apartments 2 and 3, with Apartments 1, 4 and 5 being accessed via St Marks Lane.

3.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

3.1 Site Details & Surrounding Environment

The site subject to this resource consent application ("the application") is located at 2-4 St Marks Lane, Queenstown, spanning two parcels of land. The sites are legally described as Lot 6 DP 365562 and Lot 7 DP 365562. The combined area of land encompassing the two sites is 2268m². The Computer Freehold Registers are contained within **Appendix [A]**.

The topography of the subject site is moderately sloping in a north to south as well as an east to west direction, being elevated above Lake Wakatipu maintain views over the lake, Kelvin Peninsula and toward the Remarkables mountain range to the south east. Views of Cecil and Walter Peaks can also be obtained to the south west. At present the site is vacant of any built form and the established vegetation comprises low lying grass species.

The site is currently vacant bordered by St Georges Avenue to the northwest and St Marks Lane – a private access lot - to the northeast. The Goldfield Heights development is to the east of the subject site as is a visitor accommodation subzone comprising The Ridge Resort off Goldfield Heights. Newer larger homes are either under construction or have recently been built.

To the southwest within the site boundary of the subject site are two stormwater ponds held under easement in favour of Queenstown-Lakes District Council. These feed into a tributary creek that discharges directly into Lake Wakatipu. South and east of the subject site are newly constructed residences.



Figure 1: subject site (red star) and surrounds

3.2 Receiving Environment

The area surrounding the subject sites is contained within the Low Density Residential Zone and is known locally as St Andrews Park.

The receiving environment contains a variety of established residential buildings and activities. St Andrews Park in general is now largely developed with only a few vacant sections remaining, including the subject site. Many of the surrounding sections have only recently been built on. The residential development that has occurred in this area is a mixture of large single residential units, duplex town houses, and Comprehensive Residential Developments ("CRD"). Most of this residential development has occurred over the last nine to ten years.

Beyond the sites to the north on the opposite side of St Georges Avenue, the forested slopes of Queenstown Hill rise above St Lukes Lane. This forested area is subject to Designation #374 for Forestry Activities. The Council is the requiring authority for this Designation.

St Marks Lane being a private access road comes off of St Georges Avenue and provides vehicular access to a number of allotments adjoining the subject site.

To the east of the subject site is Goldfield Heights Road. Goldfield Heights is a well-established residential neighbourhood comprising a number of townhouses and residential units at slightly higher densities than the typical Low Density Residential Zoning. A large proportion of this area is also overlain by a Visitor Accommodation Sub-Zone which lies between 20m and 35m of the subject site as illustrated in Figure 2 below:



Figure 2. Visitor Accommodation Sub-Zone Location within the vicinity of the subject site. (purple hatch)

Overall the receiving environment is characterised as a residential living environment with pockets of low intensity forms of Visitor Accommodation.

3.3 Legal Encumbrances

There are a number of legal instruments registered on the title for the subject site which relate to servicing, vehicle access, design guidelines, land use covenants and geotechnical constraints. These are attached as **Appendix [B]** to this application. The following are particularly relevant to this resource consent application:

Consent Notice 6893270.5

This Consent Notice was imposed on the CFR as a result of the underlying subdivision consent RM050869.

The Consent Notice applies to the subject site and requires the creation of a vehicle crossing to the subject site, maintenance of all construction and materials within the boundary of the site, and the payment of relevant Development Contributions where there will be more than one residential allotment on the site.

As will be illustrated in this application, the proposal will not comply with the provisions of this Consent Notice in relation to the proposed vehicle crossings along St Georges Avenue.

Land Covenant in Easement Instrument 6893270.7

Land Covenant 6896270.7 is a private Land Covenant that is not enforceable by Council. The Land Covenant contains a number of design and general controls intended to maintain the amenity of the St Andrews Park subdivision.

The proposal will not contravene the conditions of this Land Covenant.

4.0 THE PROPOSED DEVELOPMENT

4.1 Overview

The applicant seeks a combined land use and subdivision consent to undertake a comprehensive residential development involving the construction of nine residential units within two buildings, and subsequent creation of nine corresponding unit-title allotments within the subject site. The proposal meets the requirements for a Comprehensive Residential Development.

Land use consent is also sought to enable a mixed use of residential and visitor accommodation.

Land use consent is also sought to breach a range of bulk and location controls and for non-compliance with the earthworks standards of the Operative District Plan.

Specifically, the proposal involves the following:

- Construction of nine residential units with associated car parking to accommodate seventeen car parking spaces, and access to the proposed units, and to operate short term visitor accommodation in combination with residential activities;
- Unit title subdivision of the proposed units;
- Approximately 1331m³ of earthworks;
- Extensive landscaping the subject site.

The proposed development has been designed by Stonewood Homes Limited. Architectural Plans are contained within **Appendix [C]**.

The proposed Unit Title Subdivision plans have been prepared by Aurum Survey Consultants Limited and are contained within **Appendix [D]**.

The proposed landscaping has been designed by Creation Green landscape architects and is illustrated on the landscape plan contained in **Appendix [H]**.

The proposal is described in detail below:

4.2 Proposed Built Form

Land use consent is sought for the creation of nine residential units within two separate buildings, one to contain three units (heron referred to as "Front Row") and the other building five units (heron referred to as "Back Row"). The proposed residential units range in size from 94.9m² to 220m² comprising five town houses and four apartments as follows:

Building 1 ("Front Row"):

Unit	Bedrooms	Area	Parking
1	3	184.01 m ²	Double garage
2	4	230.04 m ²	Double garage
3	4	222.63 m ²	Double garage

Building 2 ("Back Row"):

4	2	113.18 m ²	1 x uncovered
5	2	98.25 m ²	1 x uncovered
6	4	213.07 m ²	Double garage
7	4	214.16 m ²	Double garage
8	2	103.24 m ²	1 x uncovered
9	2	103.24 m ²	1 x uncovered

It is proposed to clad the buildings in a mixture of cedar (Wood X colour 'Tasman') and plaster render finished Resene 'Truffle'. The roofs of the buildings will be finished in Colorsteel 'Windsor Grey' as will the fascia, guttering and downpipes. The door and window joinery will be finished 'Sandstone Grey'.

Each residential unit will be serviced with adequate parking space through the provision of either an attached double garage or an uncovered parking space. Additional uncovered visitor parking is provided on site as denoted on the site plan contained within **Appendix [C]**. In total, there are three visitor car parks provided for the development.

The building reaches a maximum height of 8.316m from original ground level (the RL at the time titles were issued for the site). Contained within **Appendix [K]** is a Height Plane Analysis showing the location and extent of the intrusions across the site.

The proposed building will be setback a minimum of 2m from the eastern and south-eastern boundaries of the site, with St Marks Lane being an access lot whereby a 2m setback is required. A minimum setback of 4.5m is achieved along the western boundary of the site and a minimum setback of 4.5m along St Georges Avenue, being the only road boundary setback.

The proposed site coverage is 32% which complies with the District Plan requirement of 40% within this zone.

In terms of the provision of outdoor living space for each unit, for Units 1-3 and 6-7 do not technically comply with the District Plan requirement of 36m² of outdoor living space at ground floor level with a minimum dimension of 4.5m. These outdoor living spaces must be readily accessible from a living area; however no living spaces are proposed for these units at ground floor level.

4.3 Subdivision

The proposal currently spans two land parcels which the owner intends to amalgamate prior to development. As was the case for the development approved by RM130251 which spanned the two subject sites, if required, a condition of consent for amalgamation to be undertaken prior to construction is volunteered by the applicant.

As part of a comprehensive residential development, both land use and subdivision consents must be lodged concurrently. As such, the applicant seeks consent to subdivide the subject site into nine unit title allotments as shown in Figures 3 and 4 below.



Figure 3: Proposed unit title of ground level



Figure 4: Proposed unit title of first floor level

The proposed allocated/uncovered car parking spaces associated with Units 4-5 and 8-9 are identified as corresponding Accessory Units within Figure 3 above.

Visitor car parking spaces will be provided within the common property of the site, as will the storage areas for refuse and outdoor equipment, and the vehicle manoeuvring areas and storm water detention ponds.

The subject site will be connected to Council reticulated water, sewer and stormwater services which were put in place as part of the underlying subdivision. Confirmation that the development can be adequately serviced is provided within the servicing report prepared by Aurum Survey Consultants, contained within **Appendix [F]**. Servicing is discussed in further detail below.

4.4 Car Parking and Access

Car parking

As identified above, the applicant proposes to provide 17 car parks in total for the development.

Of the 17 onsite car parking spaces proposed, 10 spaces are located within the five double garages, four are uncovered and allocated to Units 4-5 and 8-9, and three will be unallocated to cater for visitors/guests. This complies with the District Plan requirements to provide 1.25 parking spaces per residential unit for residents/visitors and 0.25 per residential unit for staff/guests.

Access

Three vehicle crossings are proposed from St Georges Avenue. The first vehicle crossing serves Units 8-9, with two separate vehicle crossings serving Units 6 and 7.

Consent Notice 6893270.5 requires access to be constructed in accordance with Council's standards. The proposal will breach the District Plan transport requirements as two of the proposed vehicle crossings along St Georges Avenue (serving Unit 7 and Units 8-9) are within 25m of the road intersection with St Pauls Court. One of these crossings was approved by RM130251, although has been moved slightly further from St Pauls Court.

Units 1-5 will be accessed off St Marks Lane via two separate vehicle crossings, one serving Unit 4 and 5 (currently located within Lot 6), with the other serving Units 1-3 (currently located within Lot 7).

All vehicle crossing points will be constructed in accordance with the geometry of Diagram 2 contained in Appendix 7 of the Operative District Plan.

4.5 Infrastructure and servicing

Storm water Disposal

As identified above, Aurum Survey Consultants have undertaken servicing report for the proposed development and this is contained in **Appendix [F]**.

The applicant proposes to reticulate stormwater to the open stormwater channel located within the south-western corner of the subject site.

Aurum confirm that in a 1:100-year event the proposed development will increase the existing runoff by approximately 3 litres/second.

Potable Water and Fire Fighting Supply

The proposed development will connect to the reticulated water system available immediately adjacent to the site comprising either the 250mm water main on St Georges Avenue or 50mm rider main located in St Marks Lane.

In addition, there is an existing fire hydrant located directly outside the subject site in St Georges Avenue that can service the proposed development in terms of fire fighting.

Waste Water Disposal

Council's existing wastewater reticulated network runs through the south-eastern side of the subject site. The proposed development will connect to this main through the installation of additional laterals or upsizing the existing laterals to 150mm diameter.

Power and Telecommunications

Power and telecommunications connections were made to the subject site as part of the underlying subdivision consent that approved the lot in its current configuration (RM050869).

Confirmation regarding power supply connection is pending, however no issues are anticipated in terms of servicing this development given its location in a recently developed residential area

In terms of a connection to telecommunication services, confirmation from Chorus NZ Limited is similarly pending and will be forwarded on receipt. Likewise, no issues with the existing network servicing the proposed development are anticipated.

4.6 Earthworks

Earthworks will be required to create level building platforms for the two buildings comprising the following:

	Cut	Fill	Total
Volume	856 m ³	475m ³	1331 m ³
Max height	3.2m	2.8m	

Included as **Appendix [E]** to this application are plans and cross sections prepared by Aurum Surveyors showing the extent of the proposed earthworks.

All fill for residential building platforms and associated retaining walls will be placed in accordance with the requirements of NZS 4404:2010 and/or NZS 4431:1989 as appropriate. It is anticipated that an appropriately worded condition of consent will be imposed by Council in this regard.

4.7 Landscaping

A comprehensive landscape plan was prepared by Creation Green landscape architects and compliments the design and appearance of the proposed units within the subject site. This is contained within **Appendix [H]**.

The area of the subject site to be landscaped or provided as open space is 988m² or 44% (exclusive of the drive way entrances).

The landscaping includes extensive planting along the western boundary of the site so as to integrate the stormwater detention ponds into the design of the overall development.

The landscape plan also illustrates a path linking the lower Units 1-3 with the stormwater detention ponds to the west. This path also links the upper western most units to this area.

4.8 Visitor Accommodation

The proposed units have been designed to such a size that that they will be suitable for both long term residential and Visitor Accommodation purposes. Flexibility for full time residential and visitor

accommodation was a key design concept for the development with the intention of the applicant to provide for both activities but leave the final use to the discretion of the individual owners.

Specifically, the large bedroom sizes and provision of outdoor living space is suitable for long term residential living and will provide for spacious upmarket visitor accommodation units if the future owners desire to operate them as such.

As outlined above, each unit is provided with sufficient car parking to meet District Plan requirements.

A suite of conditions are volunteered by the applicant as outlined in **Appendix [I]** to this application to appropriately manage a future visitor accommodation activity. A draft site management plan is also offered by the applicant which is contained within **Appendix [J]**.

4.9 Urban Design Panel

The proposed development was considered by the Urban Design Panel (“UDP”) at the meeting held on 9 April 2018. Minutes to this meeting are contained within **Appendix [G]**.

Desired outcomes expressed by the UDP can be summarised as follows:

- Explore options of increasing good public space within the site rather than fragmenting the site into two.
- Balance the number and size of dwellings with quality spaces.
- Reconsider the large retaining wall that fragments the site and creates shade to the lower houses.
- Explore creating outdoor living spaces to the north, and/or creating outdoor living spaces toward the east and west to better utilise these spaces.
- Improve access and connections to the western portion of the site (containing the stormwater detention ponds) either through private outdoor living spaces or communal/shared spaces to better utilise the amenity value it offers.
- Reconsider the location of car parks in front yards between the northern houses and the street – this is a poor use of valuable outdoor space.
- Improve the communal/shared spaces.
- Create less division within the site through re-examining the proposed levels.
- Review access to the two upper side units to create better entries.
- Amend the landscape plan in light of the above comments and work to create good outdoor space.

Many of these matters have been addressed by the applicant within the revised architectural plans submitted with this application (**Appendix [C]**). An assessment of these matters is included below.

5.0 DESCRIPTION OF PERMITTED ACTIVITIES

When forming an opinion under Section 104(2) of the Act, the Council may disregard an adverse effect of the activity on the environment if a national environmental standard or plan permits an activity with that effect. This is referred to as the permitted baseline.

The concept of the permitted baseline is that effects of an activity may be disregarded should a plan permit an activity with that effect. If the permitted baseline is applied it is only the effects over and above those which form part of the permitted baseline which must be considered by the Council. The application of the permitted baseline is a discretionary consideration by the Council.

In this case, in terms of the land use consent, within the Low Density Residential sub-zone, the construction of one residential unit per 450m² is permitted so long as the bulk and location standards such as height, setback from boundaries, or building coverage are met.

In addition, earthworks of up to 300m² per site can be undertaken within a 12 month period as a permitted activity. The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary, except where the cut or fill is retained, in which case it may be located up to the boundary if less or equal to 0.5m in height. In addition, the maximum height of any cut shall not exceed 2.4 metres, and the maximum height of any fill shall not exceed 2 metres to comply with a permitted activity. Earthworks no greater than 20m³ can be undertaken within 7m of a watercourse

Fences up to 2m in height can be erected on site boundaries. Only adverse effects over and above those structures that could arise from the permitted baseline will be taken into account in the following assessment.

The subject site has a gross area of 2268m²; therefore in respect to residential density, up to five residential units would be permitted on site.

All subdivision requires resource consent therefore there is no permitted baseline in this regard.

However, in combination to considering the permitted baseline, for the purposes of the Section 104(1)(a) assessment under the Act, consideration must be given to the 'environment' of the site. The environment for the site includes the following:

- The current lawful state of the site at the time a resource consent application is considered by the Council; and
- The future state of the site as it might be modified by the utilisation of rights to carry out permitted activities (non-fanciful) allowed under a plan; and
- The future state of the site if 'live' resource consents are implemented where it is likely that such consents will be implemented.

It is noted that the receiving environment/consented baseline includes the activity and buildings approved by RM130251 which included five residential apartments, associated earthworks (760m³), four separate intrusions into the maximum 7m height plane (to a maximum of 1.1m comprising an area of 25m²), internal boundary setback breaches and access standards (vehicle crossing length; sight distance and distance from intersections).

Overall, it is considered that the Permitted Baseline is relevant for this proposal and will be taken into consideration in the assessment contained within Section 7.

6.0 STATUTORY CONSIDERATIONS

6.1 Operative District Plan

The site is contained within the Low Density Residential under the Operative District Plan. Under the Operative District Plan, the proposal requires the following resource consents.

Land Use

- A **restricted discretionary** activity consent pursuant to Rule 7.5.3.4vi for an activity that does not comply with Site Standard 7.5.5.2(iv) which requires minimum setback from internal boundaries for any building to be:

Front Site

One setback of 4.5m and all other setbacks 2m.

Rear Sites

Two setbacks of 4.5m and all remaining setbacks to be 2m.

The proposed development of Units 2 and 3 will breach the northern 2m internal boundary setback for Lot 7 (prior to amalgamation).

- A **restricted discretionary** activity pursuant to Rule 7.5.3.4vi whereby the proposal does not comply with Site Standard 7.5.5.2viii(a) in terms of the outdoor living space provided for Units 1, 6-7. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 7.5.6.1 whereby the proposal does not comply with Site Standard 7.5.6.2(iii)(f) whereby no part of any building to be used for visitor accommodation purposes shall be located within 4m of an internal boundary, where the site adjoining that internal boundary is zoned residential. Proposed Units 1 and 4-5 are located within 4m of an internal boundary zoned residential. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity consent pursuant to Rule 14.2.2.3ii as the proposal does not comply with Site Standard 14.2.4.2iv(a) which states that the minimum sight distance from any access related to a residential activity in a 50km speed area is 45m. The sight distance from the access serving Units 4 and 5 to St Georges Avenue is approximately 13m. Council's discretion is with respect to this matter.
- A **restricted discretionary** activity pursuant to Rule 14.2.2.3ii as the proposal does not comply with Site Standard 14.2.4.2vi in terms of distances of vehicle crossings from intersections. The proposed vehicle crossings associated with access to Units 7-

9 are located less than 25m from the intersection with St Paul's Court and St Georges Avenue. Council's discretion is restricted to this matter.

- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standard 22.3.3i(a) in regard to the volume of earthworks permitted. It is proposed to undertake 1331m³ of earthworks which are in excess of the permitted 300m³ per 12 months. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standard 22.3.3ii(b) in regard to the maximum height of cut exceeding 2.4m and the maximum height of fill exceeding 2m. The maximum height of cut proposed is 3.2m and the maximum height of fill is 2.8m. In addition, the vertical height of any cut or fill shall not be greater than the top of the cut or toe of the fill from the site boundary; except where the cut or fill is retained, in which case it may be located up to the boundary if less or equal to 0.5m in height. Council's discretion is restricted to this matter.
- A **restricted discretionary** activity pursuant to Rule 22.3.2.3(a) as the proposal breaches site standard 22.3.3v(a) in regard to earthworks within 7m of the bed of any water body exceeding 20m³ in total. It is proposed to undertake 120.5m² of earthworks within 7m of the stormwater detention ponds located within the site. Council's discretion is restricted to this matter.
- A **discretionary** activity resource consent pursuant to Rule 7.5.3.4(v) for Comprehensive Residential Developments located in the Low Density Residential zone. It is proposed to establish a residential development and subdivide into a unit title development.
- A **discretionary activity** pursuant to Rule 7.5.3.4(i) for visitor accommodation in the Low Density Residential Zone.
- A **Non-Complying activity** resource consent pursuant to Rule 7.5.3.5 as the proposal breaches Zone Standard 7.5.5.3v in terms of building height exceeding a maximum of 7m on sloping sites. The maximum building height proposed is 8.32m above original ground level.

Subdivision

- A **controlled** activity resource consent pursuant to Rule 15.2.3.2 for subdivision of land which complies with all site and zone standards. Council's control is with respect to:
 - Subdivision design
 - Property access
 - Natural and other hazards
 - Water supply, storm water, sewage treatment and disposal, energy supply and telecommunications

- Open space and recreation
- Easements
- A **restricted discretionary** resource consent pursuant to Rule 15.2.3.3(i) whereby Site Standard 15.2.6.2(ii) is contravened as each unit title allotment to be created will not accommodate a square measuring 15m x 15m.

6.2 Proposed District Plan

The Queenstown Lakes District Council is undertaking the review of their District Plan in a staged process. Stage 1 was notified on 26th August 2015 and included the amendments to the planning maps and the primary, rural, business, residential and subdivision chapters.

The hearings on these chapters and the district plan maps were undertaken during 2016 and 2017. The Council's decisions were notified on 7 May 2018 and now have legal effect and the rules must be considered within any resource consent application.

The site is contained within the Lower Density Suburban Residential Zone under the Proposed District Plan, whereby the proposal would trigger the following resource consents:

Land Use

- A **discretionary activity** pursuant to Rule 7.5.8 as the proposed development of Units 2 and 3 will breach the northern 2m internal boundary setback for Lot 7 (prior to amalgamation).
- A **non-complying activity** pursuant to Rule 7.5.2 for building height on sloping sites exceeding a maximum of 7 metres.
- A **non-complying activity** pursuant to Rule 7.5.11 whereby the maximum site density exceeds one residential unit or dwelling per 300m² net site area.

Subdivision

- A **discretionary activity** pursuant to Rule 27.5.16 for any Unit Titles Act subdivision lodged concurrently with an application for building consent, or land use consent.
- A **non-complying activity** pursuant to Rule 27.5.20 for any subdivision under the Unit Titles Act not falling within Rules 27.5.5 or 27.5.16 where the building is not completed (meaning the applicable code of compliance certificate has not been issued), or building consent or land use consent has not been granted for the buildings.

On 23 November 2017, the Queenstown Lakes District Council notified Stage 2 of the PDP which included a new Earthworks Chapter. Pursuant to Section 86B (3) of the Act the following rules have immediate legal effect:

- A **restricted discretionary** activity resource consent pursuant to Rule 25.5.20 for earthworks within 10 metres from the bed of any water body.

6.3 Resource Management Act 1991

The proposed activity requires resource consent under the RMA for the following reason:

- A **discretionary** activity resource consent in accordance with Sections 87B and 221 of the Act which specify that a variation to a consent notice shall be processed in accordance with Sections 88 to 121 and 127(4) to 132 of the Act. Consent is sought to vary condition (a) of Consent Notice 6893270.5, as outlined in Section 1 above.

6.4 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

A review of both the Otago Regional Council's database of contaminated sites and Queenstown Lakes District Councils Hazard Register do not show that the piece of land to which this application relates is a Hazardous Activities and Industries List (HAIL) site, and therefore this National Environmental Standard (NES) does not apply.

6.5 Summary of Consents Required

Overall, the application is considered to be a **non-complying** activity.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

7.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be temporary, adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

7.2 An assessment of the actual or potential effect on the environment of the proposed activity.

Introduction

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Clause 7(1) of the Act states that the following matters must be addressed:

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- (b) any physical effect on the locality, including any landscape and visual effects:*
- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

The relevant assessment matters are found in the following sections of the District Plan:

- Section 7.7.2 vi in terms of Comprehensive Residential Developments
- Section 7.7.2vii Discretionary Activity – Visitor Accommodation
- Section 7.7.2 xxii in terms of Outdoor Living Space
- Section 14.3.2v - Access
- Sections 15.2.7 – 15.2.18 with respect to subdivision and the matters of control listed above.
- Section 22.4 in relation to earthworks

Taking into consideration these Assessment Matters, in addition to the matters that must be assessed through Clause 7(1) of the Act, the proposal is considered to raise the following actual or potential effects on the environment.

Comprehensive residential development (CRD)

The ODP provides for comprehensive residential developments whereby the minimum net area for any site for each residential unit established is not greater than 200m². In addition, the following criteria must be met in order to meet the definition of CRD:

- (a) *the building and subdivision consents are submitted concurrently*
- (b) *the net area for a residential unit is less than 450m²*
- (c) *the net area of the site containing all residential units is 2000m² or larger.*

The PDP does not have such a provision, requiring a restricted discretionary consent for applications with a density of up to one residential unit per 300m², and a non-complying resource consent for any density greater than this, as is the case proposed whereby a density of approximately one residential unit per 250m² is proposed.

Below is an assessment of the proposed CRD in accordance with the relevant assessment matters contained within the ODP, outlined above. It is considered that this assessment is also relevant to the proposed increase in density as it relates to the PDP provisions, particularly the background and discussion on density and built form/design and appearance..

Density

The development of a CRD has the potential to adversely affect the character and amenity values of a Low Density Residential zone where the density or nature of such a development is incompatible with that of the immediate residential locality. In addition to potential effects on the external environment, the overall design of the CRD may affect the amenity of future residents of the development. This is similarly the case under the PDP for a density greater than that provided for (>300m² per residential unit).

Primarily, the subject site is considered to be an appropriate area for a CRD of the nature and density proposed. Of the 70 lots created within the St Andrews Park subdivision, a number of these lots (approximately 10) are much larger in size, in particular over 2000m² and have been designed by the original developers to accommodate CRDs. As such, within the vicinity of the subject site are the following developments which are similar in nature and scale:

- To the north of the subject site on the opposite side of St Georges Avenue is a site which obtained approval for a CRD on 16 September 2016 (RM160394). This development comprised 12-units, with the approved the use of the buildings for both residential and visitor accommodation purposes.
- A CRD was approved on St Paul's Court by resource consent RM161247 for both residential and visitor accommodation use.
- On Highview Terrace, resource consent RM171138 approved another CRD, for both residential and visitor accommodation use.
- Below the subject site to the south (accessed from Andrews Road) a number of CRD have also been approved (RM150762).
- Higher density development located to the east and north of the subject site within the neighbourhood of Goldfield Heights.

These developments are shown in Figure 5 below:



Figure 5: location of approved CRD within the vicinity of the subject site

It is noted that the permitted baseline would provide for five of the nine residential units to be established within the subject site as a permitted activity, as was approved by RM130251. However, although complying with density requirements, this approved development which was granted on 3 July 2013 comprised of a similar bulk to the development presented as part of this application. In other words, five significantly larger homes were approved within a similar building envelope.

The proposed development forming part of this application consists of nine residential units within a unit title development. In terms of potential adverse effects related to the CRD, it is considered that any noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, for a development of nine units on this site would be compatible, and acceptable within the residential environment of St Georges Avenue which comprises residential development of a similar design in terms of density, streetscape and landscaping (outlined above).

As such, adverse effects on the environment resulting from an increased density of development are considered to be no more than minor given the context of the site and surrounds.

Design and appearance

It is considered that owing to the design and orientation of the development, any potential effects in terms of privacy, visual dominance, or loss of sunlight hours, are adequately avoided or mitigated, and the character of the vicinity will be maintained. The applicant has

demonstrated that each residential unit would be provided with adequate outdoor living space and opportunities for garden and tree plantings around buildings. It is noted that the location of the buildings are within required setbacks (except for the technical breach resulting from building containing Units 2 and 3 being within the 2m setback of the underlying sites).

In terms of any adverse effects resulting from the bulk and location of the proposed buildings, it is noted that all site and zone standards in this regard are met by the development, with the exception of intrusion into the height plane, which is discussed further below. No adverse effects are considered to arise in this regard due to topography and separation from adjoining properties.

The design brief for the proposed development was as follows:

The objective was to provide cost efficient housing designed for long term accommodation with flexibility for owners to provide income from rentals. The objective was to provide a design that optimised the views from the site, blended into the environment and provided ample parking.

To meet the cost requirements the density had to increase from the consented five large homes to homes to a design that met the requirement for today's families. But variety was still an important factor. Thus, the current optimised design with five homes with four bedrooms and spacious living spaces and internal access double garages, with four smaller townhouses with two bedrooms and external car spaces.

Visually the design follows the contours of the site with four units facing St Georges Lane stepping down the hill providing both breaks in the façade and the roof line at each unit.

The aspect from St Marks lane again shows homes stepping down the slope.

We wanted to maintain the existing consented visual impact on site and thus the street frontage to St Georges land remains unchanged in width but varied in depth.

Similarly, the aspect from St Marks shows similar bulking at the street frontage.

While the site is predominantly south facing for living areas we wished to provide maximum sun penetration for living areas thus living areas for the homes are on the upper levels with north facing roof windows in the living/kitchen areas.

In terms of the feedback received from the UDP (contained within **Appendix [G]**), the key observations from the Panel were grouped under the following headings:

- Building design and landscape
- Amenity, choice and connections
 - Sunlight and outdoor living spaces
 - Access and connections
- Additional comments/concerns

These broad matters have been responded to in a corresponding order below:

Building design and landscape

The UDP encouraged the applicant to explore options of increasing good public space within the site rather than fragmenting the site into two via earthworks and a large retaining wall.

In response; the proposed design is a cost-considered option; designed to provide residential units with wide living spaces and views. The consented baseline provides for excavation of the site to create two level platforms, as approved by RM130251) with the proposed siting of the buildings forming part of this application being stepped and staggered to more closely align with the existing topography.

Although the proposed earthworks will effectively create two flat sites, the proposed design staggers each of the units in response to the site's contour. The rationale behind this was to provide relatively affordable units for future occupants.

In addition, it is noted that the site is constrained by the following matters:

- The topography of the site which slopes both from north to south, as well as east to west;
- The large storm water detention ponds within the western extent of the site;
- The shape of the site triangulates toward its south eastern extent;
- The site's topography is orientated to obtain views towards the south;
- Large areas of the site being subject to easements in favour of the Queenstown District Council, as shown and highlighted yellow in Figure 6 below:

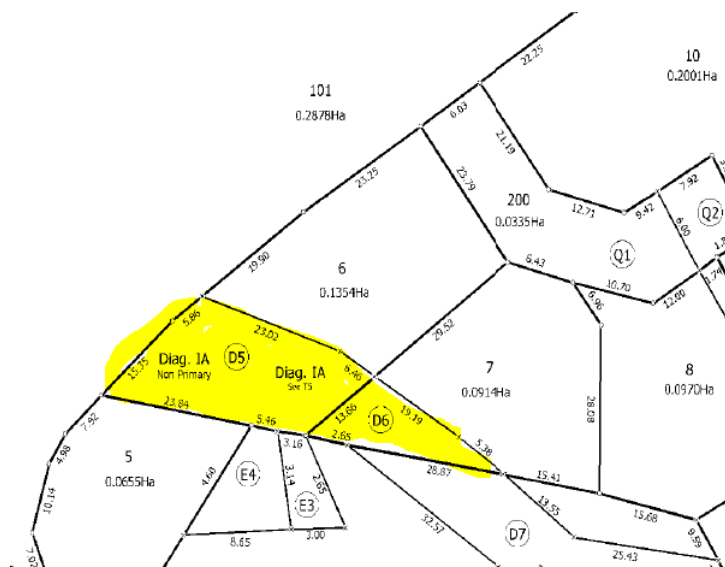


Figure 6: Areas within the subject site being subject to easements in favour of QLDC

These site constraints have limited the construction options available to the applicant if affordable housing options are to be provided.

Amenity, Choice and Connections

Sunlight and outdoor living spaces

In order to address the concerns of the UDP in relation to the large block retaining wall fragmenting the site into two, the applicant has amended the design to reduce the height of the wall, altered its construction design, as well as having created terraces in order to break up its visual impact. By doing so, additional areas for landscaping have been provided on the stepped levels. In addition, the wall has further been moved to increase its separation from the lower units, especially Unit 3 whereby a pathway has now been provided between the wall and Unit 3, linking to the stormwater detention ponds held in common property.

Given the topography of the site which slopes from north to south (as well as east to west); parking associated with the lower units (Units 1-3) has been located centrally within the site inside the internal garages. Additional car parking is provided at the crossing point in an area that will experience shading due to the elevated position of Units 4-9. Any adverse effects of this shading will be negligible.

In order to enhance choice, particularly in relation to access to sunlight, sliding glass doors with glass balustrades have been added to north opening spaces associated with the north facing bedrooms, as well as the east facing bedrooms associated with Units 1-3.

In terms of the connection to the storm water ponds within the western portion of the site; changes to the landscape plan have been made with the inclusion of paths; and an access from the lower levels to the north of Unit 3, discussed above. This has been facilitated by the terracing of the retaining wall.

Access and connections

The UDP raised concerns that the western portion of the site had not been well considered in that better access and connections to these areas should be provided, whether through private outdoor living spaces or communal/shared spaces to better utilise the amenity value it offers.

It is noted that the applicant has identified opportunities for pedestrian linkages from the site to the storm water ponds to the west from behind Unit 3 as discussed above. Paths from upper units (adjacent to Units 8-9) have also been provided linking to this pond area. As such, no adverse effects are anticipated in this regard.

As shown on the unit title plan submitted with the application (**Appendix [D]**), there are numerous common areas associated with all units where people can interact.

The location of the vehicle crossings and consequential location of car parking areas were designed to align with the existing consented access ways.

Additional comments/concerns

Comment was made regarding whether the application was for residential or visitor accommodation.

The applicant has primarily designed the development for residential accommodation. However, the applicant wishes to retain flexibility for future owners to have the option of short term holiday rental. This is discussed further below.

In terms of access to Units 4 and 8, on receipt of the UDP feedback, entrances have been redesigned as can be seen in the plans contained within **Appendix [C]**. In summary, the living areas have also been moved to the previous kitchen area, which have also been increased in size. The outcome of this change is that the previously external entrance area, which was shaded by the terrace above, is now utilised. The amended living areas now takes advantage of the vignette views between the proposed lower units and the neighbouring properties. This change also optimises the north eastern morning sun aspect for Unit 4 living area and south west afternoon sun for Unit 8 living area.

Overall changes to the proposal in light of UDP comments

The changes made to the proposal in light of the UDP observations, can be summarised as follows:

- Lowered Units 4-9 from 500 to 1 metre (staggered across the site).
- Lowered the overall height of retaining wall separating the lower and upper units.
- Stepped/terraced the retaining wall to soften its visual dominance on the lower level.
- Planted retaining wall to soften its visual impact.
- Altered retaining wall to allow path via the rear of Unit 3, providing pedestrian access to the pond area.
- Added north and east facing sliding glass doors and balustrade to principle north and east facing bedrooms.
- Added dedicated separate front door and entry way to Units 4 and 8, as opposed to providing access via the living area as per the original design.
- Kitchen moved and living area increased and relocated in Units 4 & 8 to take advantage of "vignette views" between buildings.
- Added paths to pond areas for both levels to provide access to communal spaces.
- Modified landscaping to encourage access to public pond area.

Traffic

The level of traffic that will be generated from the site as a result of the construction of nine units, compared to five units which are permitted, will be able to be absorbed by the road network. In particular, the proposed development provides adequate vehicle parking and manoeuvring space on site. This is discussed further below, particularly in relation to access and parking.

Storage/Refuse

It is considered that the proposed development has been suitably designed for future owners with appropriate provision of outdoor living space, storage, and rubbish & recycling areas. Refuse areas are provided adjacent to the vehicle crossing from St Georges Avenue serving Units 8-9. A second refuse area is provided by the vehicle crossing from St Marks Lane serving Units 4 and 5. For the smaller Units 4-5 and Units 8-9, outdoor storage spaces are provided adjacent to the refuse areas, as annotated on the site plan.

It is noted that within Chapter 7 – Lower Density Suburban Residential of the PDP, Rule 7.5.12 requires that residential activities provide, as a minimum, space for a 120 litre residential wheelie bin and a 240 litre recycling wheelie bin per residential unit. For Units 1-3 and 6-7, these areas are provided within the garages. For Units 4-5 and 8-9, separate bin storage areas are provided, annotated within the Landscape Plan contained within **Appendix [H]**. These areas are sufficient to provide the required space for minimum refuse requirements set out in the PDP.

As such, adverse effects on the environment in terms of storage/refuse are considered to be no more than minor.

Housing Affordability

As outlined above, the development has been designed in order to facilitate mixed sizes of residential units, which range from two bedrooms to four bedroom larger units. As such, the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

The design and appearance of the proposed development, as outlined above, has also been limited given a key element of the design brief was to provide cost effective housing.

Overall, it is considered that the proposed development contributes positively to housing affordability within the District.

Summary

Overall, adverse effects on the environment resulting from the CRD are considered to be less than minor.

Effects of Bulk, Location and Design of Built Form

The proposed built form is clearly anticipated within the policy framework and rules that relate to the Low Density Residential Zone of the Operative District Plan given the Discretionary Activity status of CRD. As such, any assessment of the visual effects of the proposed built form must take this factor into account when considering the proposal.

Similarly, within the provisions of Chapter 7 – Lower Density Suburban Residential of the PDP, the proposed built form largely complies with the bulk, location and design of built form as outlined within this new chapter, except for height as discussed below.

Location

The proposal will result in the rear of Proposed Units 2 and 3 being located within the required 2m internal boundary from Lot 6 (it is noted that the rear of Unit 3 may even be located across the boundary of existing Lots 6 and 7). However, the applicant intends to amalgamate these allotments prior to construction. Once amalgamated, the total area for the site is 2268m², providing for the proposed CRD. The effects associated with this activity have been addressed within the preceding discussion.

In terms of the location of Unit 3 across the boundary of the site, this will result in a technical non-compliance with setback from boundaries, as was the case for the development approved by RM130251. As noted in this decision:

"The subject sites were not amalgamated prior to the application for resource consent and so the application for buildings on these lots currently breaches the existing internal boundary setbacks. The breach occurs along the internal boundary between both sites. This breach is not considered to have any adverse effects on the environment given the comprehensive development of the two lots together (which additionally will be amalgamated prior to any development). Furthermore, as the sites are held in ownership by the same entity (the applicant), no other person is deemed affected."

As such, adverse effects are considered to be negligible in this regard.

Height

Within both the ODP and PDP, the maximum building height for sloping sites is 7m. The proposed building containing Units 8-9 will intrude the maximum 7m height plane by 1.32m. There is a potential for adverse effects on neighbours resulting from this height breach in terms of amenity, in particular shading, and views. It is noted that the building containing Units 1-3 complies with the maximum 7m building height for sloping sites.

Appendix [K] contains an analysis of the intrusion into the maximum height plane which assists in assessing the adverse effects of the intrusions. Adverse effects on the environment resulting from the building containing Units 8-9 intruding the maximum building height plane, as it relates to adjoining properties and the overall environment, are discussed as follows:

From the west

The largest extent of the height breach is along the western elevation whereby the units fronting St Georges Avenue intrude the 7m height plane by 1.32m, particularly along the western most extent of the building (see **Appendix [K]**).

This intrusion is mitigated when viewed from the adjacent properties to the west given the significant separation distance, the intervening storm water ponds, and the topography of the subject site (including the topography of the neighbouring properties). As can be seen in Figure 7 below, a gully separates the neighbouring sites to the west which rise away from these ponds. As a result, no dominance effect will arise from the height intrusion on these western neighbours as they overlook the subject site.



Figure 7: view of the subject site from the west, looking across the storm water pond towards the east.

From the north

Along the northern elevation, the Units 4-9 will be within the maximum building height plane of 7m. The height breaches however will be indiscernible from outside of the subject site when viewed from the north given the building itself will screen these breaches from the north (refer to Elevation C within **Appendix [C]**). In addition it is noted that the properties on the northern side of St Georges Avenue are elevated above the subject site, as can be seen in Figure 7 above.

From the south

Neighbouring sites to the south are not considered to be affected as a result of the proposed height breaches, as these will be contained entirely within the site. This is because of the design and placement of the proposed buildings on the site, and the height breaches being limited to the upper units facing St Georges Avenue (see **Appendix [K]**).

Wider environment

As discussed above, the receiving environment includes the development approved by resource consent RM130251. Four small height breaches were approved as part of this development, including a maximum building height of 9.6m for Apartment 1 comprising an area of 21m². In total, an area comprising 54.5m² at four different points across the building intruded the height plane as approved by RM130251. All of these breaches were located on the southern side of the respective apartment rooflines.

Proposed Units 4-9 are to be located sequentially from east to west along St Georges Avenue below road level. The greatest breach occurs at Units 8 and 9 on the western side of the respective rooflines whereby the extent of the breach reaches 1.32m above the permitted 7m for sloping sites. This breach is lower in extent than that approved by RM130251 for Apartment 1.

In terms of views and outlooks for persons in the wider environment, the potential effects are mitigated by the steeply inclining topography to the north. Overall, adverse effects on the environment resulting from the proposed development are considered to be no more than minor.

Outdoor Living Spaces

The proposal does not technically provide enough outdoor living space in order to meet the District Plan requirements, as outlined in Section 4 above.

In terms of Units 1-3, this is purely a technicality given the District Plan requires that outdoor living space be readily accessible from living areas. The living areas associated with Units 1-3 are located at first floor level. Outdoor living space provided at ground floor level comprises 23.78m² for Unit 1, 36.38m² for Unit 2 and 31.10m² for Unit 3 which largely falls short of the required 36m². However, these areas extend from bedrooms rather than living spaces. Similarly, for Units 6 and 7, 16.62m² and 15.15m² of outdoor living space is provided at ground floor level (respectively), however these areas extend from bedrooms. This is therefore a technical non-compliance.

At first floor level however, south facing decks are provided for Units 1-3 looking toward Lake Wakatipu, the Remarkables Mountain Range, Cecil Peak and surrounds. It is considered that these areas will provide for the outdoor living needs of likely future residents of the site, ranging in size between 13.8m²-23.06m². In addition, for Units 6 and 7, there is of outdoor living space proposed for each respective unit comprising of 13.49m² and 13.67m² respectively in the form of south facing decks extending from first floor living areas. Given these areas meet the minimum District Plan requirement for first floor living spaces (minimum requirement of 8m² with a minimum dimension of 2m); it is considered that sufficient outdoor living space is proposed.

In terms of Units 4 and 8, adequate outdoor living space is provided at ground floor level for these units to comply with the District Plan. For Units 5 and 9 which are located directly

above Units 4 and 8 at first floor level, south facing decks comply with the District Plan requirements for a minimum provision of 8m² of outdoor living space with a minimum dimension of 2m.

In order to provide alternative access to sunlight within the proposed buildings, within the bedrooms of the larger units, a glass balustrade has been provided allowing future occupants to open sliding doors open wide to sit in the sun and enjoy fresh air.

In addition, it is noted that the site contains communal areas that can be used for outdoor living such as the pedestrian access to the stormwater ponds to the west. There is also a Council reserve within 200m of the subject site, located along Highview Terrace.

Overall, it is considered that the proposed outdoor living space associated with each unit will be sufficient to cater for the outdoor living requirements of future occupants. As such, adverse effects on the environment in terms of outdoor living space are considered to be no more than minor given the reasons outlined above.

Earthworks

The subject site is sloping at a level greater than six degrees and as such requires significant earthworks to provide suitable building platforms for development. Earthworks proposed comprise 856m³ of cut and 475m³ of fill with cuts of up to 3.2m in height and fill depth up to 2.8m.

A retaining wall that reaches a maximum height of 3.5m is also proposed, separating the front units from those located to the rear. This retaining wall has been stepped by 200mm to decrease its dominance, and tapers from east to west so as to have a maximum height of at 3.5m its western end and 2.1m at its eastern end.

Earthworks comprising 760m³ were approved within the site as part of RM130251, including works within 7m of the stormwater detention pond. The current application proposes 1331m³ of earthworks, 120.50m³ of which will be located within 7m of the pond located within the site. Within 7m, fill comprises 103m² and cut 17.5m².

It is noted that all physical construction of the units will occur outside the easement boundary, away from the two water bodies. In order to mitigate any potential adverse effect in terms of the location of the proposed development in relation to this water body, as was the case for RM130251, the applicant volunteers to erect a 600mm high geotextile silt fence along the northern boundary of the ponds. In addition, the applicant will regrass to further stabilise the fill batter slopes. This is considered sufficient and is expected to be conditioned accordingly.

Therefore, adverse effects on the environment resulting from the proposed earthworks relative to the nearby water body, are considered to be less than minor.

As was the case for RM130251, earthworks are considered to be an anticipated outcome of construction on sloping sites. The subject site contains no vegetation or fauna of

significance. Earthworks are required to form level building platforms for the proposed residential units. However, it is noted that the consented baseline includes those earthworks consented by RM13051 which includes 760m³ of earthworks. Within this decision, the effects on the environment resulting from the earthworks were assessed, whereby it was concluded that these would be less than minor.

The proposed earthworks differ from those consented by 571m³. However, given the site is sloping, it is considered that adverse effects on the environment over and above the consented baseline in terms of land, flora and fauna will be less than minor.

As outlined above, the proposed development will involve extensive earthworks comprising 856m³ of cut in order to bench the building into the site. The proposed earthworks are necessary to enable the development to occur on the steep site. The proposed earthworks will provide a safe and stable building platform.

The proposed earthworks will be temporary in nature. Given the limited timeframe, any adverse effects on the environment are less than minor. In addition, to mitigate potential nuisance effects resulting from the proposed earthworks, Council's standard site management conditions can be imposed addressing dust, sediment runoff and road debris or damage. As a result, temporary nuisance effects shall be contained to within the site such that they are less than minor.

The proposed earthworks will not adversely affect stormwater and overland flows. Adequate mitigation measures will be implemented to ensure that runoff does not enter the stormwater detention ponds located within the western extent of the subject site.

As mentioned, RM130251 approved the topography of the site to be significantly altered. As such, the proposed additional earthworks will not change surface drainage, nor will they create a situation whereby adjoining land will be at a higher risk of inundation, or a raised water table given they are at a much higher elevation to the subject site. As was the case for the works approved by RM130251, no concerns are anticipated in respect to land stability and effects on neighbouring properties.

Once dwellings are constructed on the proposed lots, the altered landform will appear consistent with areas of established residential development.

Adverse effects on the environment resulting from the proposed earthworks are likely to be less minor.

Access, Parking and Traffic Generation

Access

St Georges Avenue

In terms of access, as part of this application it is proposed to construct three vehicle crossings from St Georges Avenue to serve proposed Units 6-9, as well as two vehicle

crossings from St Marks Lane (a private access lot) to serve Units 1-5. Due to the proximity of St Paul's Court intersection with St Georges Avenue, the two crossing points serving Unit 7 and Units 8-9 will not comply with the District Plan requirement for vehicle crossings to be a distance of at least 25m from this local road intersection.

Previously, it is noted that resource consent RM130251 approved two vehicle crossings in a similar location to that providing access to proposed Units 6 and 7, except that the proposed crossings have been shifted slightly uphill away from the intersection with St Paul's Court compared to those previously consented.

From all three vehicle crossing points along St Georges Avenue, adequate sightlines east and west are available. St Georges Road is classified as a 'local' road under the Road Hierarchy, identified within Appendix 6 of the District Plan, as is St Paul's Close. Both of these local roads experience limited vehicle movements such that the safety and efficiency of these adjoining roads would not be compromised by locating two access points closer to an intersection than is permitted by the District Plan.

In addition, the local speed environment and volume of vehicles on St Georges Avenue will not increase the adverse effects of the proposed location of the vehicle accesses on the safety of road users. In this case, the requirement for vehicles to reverse from the garages associated with Units 6 and 7 is a permitted activity under the District Plan.

St Marks Lane

In terms of the proposed vehicle crossings from St Marks Lane, it is noted that RM130251 approved the creation of a vehicle crossing off St Marks Lane serving Apartment 1 of this development whereby the length of the crossing would exceed 6m (being 7.5m).

It is now proposed to create a vehicle crossing in a similar location to serve Units 4 and 5 as part of the proposed development. The length of the proposed vehicle crossing, being 3.8m, complies with the District Plan requirements. There will be no setback from St Georges Avenue.

In addition, this proposed access serving Units 4 and 5 will not comply with the District Plan minimum sight distance to intersection requirements. Adverse effects associated with this non-compliance were similarly assessed by Ms Garrett as part of RM130251, who considered the potential effect of these breaches to be negligible as:

"vehicles must travel at a very low speed in order to round the corner into St Marks Lane and will have sufficient time and sufficient room to wait within St Marks Lane in the event they encounter another vehicle reversing out of the Apartment 1 garage. Therefore, I am satisfied that the breach of these rules is unlikely to result in any significant traffic safety effects."

This assessment is considered relevant to the current proposal, specifically the vehicle crossing serving Units 4 and 5. Given the reduced speed environment, potential effects from the above breaches in terms of driver safety, roading capacity and vehicle movements is considered less than minor.

The proposed vehicle crossing will provide access to two uncovered car parks associated with proposed Units 4 and 5. Visitor car parking associated with these units is provided elsewhere on site adjacent to Units 1-3 (discussed below). As was the case for the development approved by RM130251, vehicles will be required to reverse onto St Marks Lane in order to exit the site. Given this lane is a private access lot experiencing limited vehicle movements, no adverse effects on the environment are anticipated in this regard.

In terms of the second vehicle crossing along St Marks Lane serving Units 1-3, this aligns with the vehicle crossing serving Apartments 4 and 5 of resource consent RM130251. As part of this former development, access was assessed by Lakes Environmental Engineer Keri Garrett who identified that the access proposed to approved Apartments 4 and 5 (Lot 7) would conflict with existing service connections. An appropriate condition of consent was imposed accordingly. It is considered that in the case of the proposed development, this issue can be similarly dealt with.

Further, as was the case for the development approved by RM130251, as the proposed access to Units 4 and 5 as well as that provided to Units 1-3 is via the access lot known as St Marks Lane. It was considered that an additional vehicle crossing onto St Marks Lane could possibly increase the number of potential units accessing this private lane from the unit consented. RM130251 considered that given the relevant land area (existing Lots 6 and 7) are subject to amalgamation, and given Lot 7 has capacity for three residential allotments, the total number of users will not exceed 10 as a result of the proposed development. However, in this case, the number of users on the accessway will increase to 11. This number still complies with the District Plan requirement of no access/private way serving more than 12 residential units. The required formation width of St Marks Lane is 5m. This matter has been previously addressed via the underlying consents

In addition, given the proposed vehicle crossing serving Units 4 and 5 is located within the first 15m of this access lot, adverse effects on the users of the access way resulting from additional vehicle movements are considered to be less than minor.

In the decision for RM130251, Ms Garrett was quoted as describing St Marks Lane as "*a narrow, private access without any provision for kerbside parking*". Onsite manoeuvring is provided for Units 1-3 to enable vehicles to exit in a forwards direction such that there will be no conflict with other vehicles travelling along this St Marks Lane.

Overall, adverse effects on the environment resulting from the proposed access are considered to be less than minor.

Parking

The District Plan requires a minimum of 1.25 car parks per residential unit be provided as part of a CRD, as well as .25 car parks for visitors/guests. This same requirement applies to visitor accommodation activities. As such, with nine units proposed, a parking requirement of 11.25 (12) car parks for the units, plus 2.25 (3) parks for visitors are required. In total, 14

allocated car parks are proposed to cater for the nine units; as well as three visitor car parks within the entire subject site.

The applicant proposes a minimum of 17 car parking spaces in total across the entire development. This includes 10 car parking spaces to be provided within the garage spaces of Units 1-3 and 6-7, catering for two car parking spaces for these larger units. In addition, one car parking space per unit is provided for Units 4-5 and 8-9 (two-bedroom units). In addition, one unallocated visitor car park is located outside of Units 8 and 9, and two more on the lower level adjacent to Units 1-3. These two car parks will most logically serve visitors associated with Units 4 and 5

The proposed car parking spaces comply with manoeuvring requirements outlined within the District Plan. Reverse manoeuvring will be required from the site onto St Marks Lane for proposed Units 4 and 5, and onto St Georges Avenue for vehicles existing proposed lots 6-7. Vehicles attempting to exit proposed allotments 1-3 and 8-9 can manoeuvre safely from the site in a forwards direction.

Given the Local Road status of St Georges Avenue and the low number of vehicle movements, no adverse effects are anticipated in this regard.

Infrastructure

The proposed development will connect to Council's infrastructure services in the vicinity. Servicing provisions were addressed by RM130251 which remain relevant and feasible. However, given the increase in density, confirmation has been provided by Aurum Survey Consultants (**Appendix [F]**) that the connection to Council services is feasible and that there is enough capacity to cater for the proposed development.

Overall, adverse effects on the environment in terms of infrastructure are considered to be no more than minor.

Hazards

The subject site is identified on the QLDC Hazards Register Map as being within the LI1 category for potential susceptibility to seismic liquefaction. The level of risk in this category is Nil to Low.

As part of the processing of RM130251, Council's Engineer was satisfied that "foundations as required under NZS 3604:2011 for timber framed buildings are sufficient" to mitigate any potential risk and will be adequately dealt with through the building consent.

As such, adverse effects on the environment in terms of hazards are considered to be less than minor.

Subdivision

The following assessment is in accordance with the relevant assessment matters contained within the ODP.

Lot sizes, averages and dimensions

The minimum lot size for subdivision in the Low Density Residential zone is 600m². However, the minimum allotment size does not apply to lots which contain at least one residential unit. In addition, the proposed development meets the District Plan definition for a Comprehensive Residential Development. The applicant seeks approval to establish nine residential units within a unit title subdivision.

Given the applicant has demonstrated that each lot is capable of containing residential development by submitting land use plans concurrently; it is considered that sites are of a sufficient size and dimension to accommodate residential development.

As outlined above, the proposed subdivision will be adequately serviced by water supply, wastewater, stormwater disposal, and access. Given the subdivision will be a unit title, the lot sizes and dimensions are considered appropriate, and adequate legal access and servicing is provided to each unit.

Each of the unit titles has a dwelling, associated outdoor living space and car parking/storage area, and all units have an interest in the common property (visitor car parking areas, storage areas, landscaped areas etc). These areas provide for appropriate amenity spaces.

Overall, it is considered that the lot sizes, dimensions and subdivision design, would have no more than a minor effect on the environment; owing to the position and orientation of the proposed lots and residential buildings, as well as the opportunities provided for future landscaping.

Subdivision design

The subject site slopes towards Lake Wakatipu to the south, with the land surrounding the site also zoned Low Density Residential. The subdivision does represent an infilling of residential development; however, it is considered that due to the zoning of the site, the CRD provisions allow consideration of this level of development.

The unit title subdivision will provide a formal separation between the proposed dwellings. Each of the lots is of a sufficient area and dimension to contain the proposed residential unit, access and car parking.

The building coverage for the site is approximately 32%. As such, the overall building coverage will not exceed the maximum coverage of 40% within this zone.

It is noted that there are no encumbrances on the titles that would otherwise prevent the proposed subdivision.

Overall, no adverse effects on the environment are anticipated in respect of subdivision design.

In addition to the above assessment, the following assessment is in accordance with the relevant assessment matters contained within Chapter 27 – Subdivision and Development within the PDP.

Unit Title or Leasehold Subdivision

a. whether all buildings comply with an approved resource consent;

Land use subdivision consent have been lodged concurrently in association with a CRD as outlined above. No resource consent has yet been approved.

b. whether the location of the proposed boundaries is appropriate, including in relation to their relationship to existing buildings and existing or proposed accesses;

The location of the proposed boundaries is considered appropriate, reflecting the relationship of the proposed buildings and accesses.

c. whether the site design, size, shape, gradient and location, including existing buildings, manoeuvring areas and outdoor living spaces:

i. is able to accommodate development in accordance with the relevant district-wide and zone rules; and

ii. the potential effects the safety of pedestrians and cyclists and other users of the space or access;

These matters have been extensively canvassed in the preceding assessment. The subdivision design, size, shape, gradient and location of the buildings, manoeuvring areas and outdoor spaces generally accommodates the development in accordance with the district wide and zone rules. Given the separate vehicle entrances, adequate parking provision within the site and manoeuvring space, potential effects on the safety of pedestrian and cyclists and other users of the space or access are considered to be less than minor.

d. the effects of and on infrastructure provision;

As discussed below, it is considered that the site can be adequately serviced. This view is supported by the Services Report prepared by Aurum Surveying Consultants Limited, which accompanies this application, being contained within **Appendix [F]**.

- e. *The extent to which Policies 27.2.1.7, 27.2.3.1, 27.2.3.2, 27.2.5.10, 27.2.5.11 and 27.2.5.14 are achieved.*

These specific policies are addressed within Section 9 below.

Visitor Accommodation

The Location, External Appearance and Design of Buildings

Consent is sought to provide flexibility in the use of the proposed residential units for short term, fee-paying occupation, as well as long term residential use.

It is considered that the character of the St Andrews Park area will not be diminished or significantly altered by the intended use of the units as they have been designed in their current form to utilise the topography and shape of the site regardless of the end land use.

No changes to the location, external appearance or design of the development are proposed as a result of its visitor accommodation use. Therefore, there will be no adverse effects on the environment that would affect the visual amenity values of the locality as a result of the proposed visitor accommodation activity.

The Location, Nature and Scale of Activities on Site

The applicant is proposing to undertake visitor accommodation within the proposed residential units to accommodate a maximum of eight guests staying at any one time within the four-bedroom units; and a maximum of four guests staying at one time within the two-bedroom units. To avoid adverse effects, a number of conditions are volunteered by the applicant in order to maintain an appropriate degree of amenity so that overall urban character is retained.

The proposal represents the potential loss of nine dwellings for residential use to visitor accommodation. However; it is noted that the surrounding environment includes a visitor accommodation sub-zone to the east; and approved CRD to the north and north west which have similarly been approved for visitor accommodation purposes (RM160394; RM161247; and RM171138). Any differences between the use of the property for permitted activities compared to the visitor accommodation proposed would not be overly noticeable provided suitable conditions are applied to the consent. A suite of conditions are volunteered by the applicant as outlined in **Attachment [I]** to this application. A site management plan is also offered by the applicant which is contained within **Attachment [J]**.

Taking into consideration the volunteered conditions of consent, any adverse effects on the environment in respect to character and amenity are considered to be less than minor.

The Location of Parking and Buses and Access

It is considered that the parking available onsite, being 17 parking spaces in total, is sufficient to cater for the demand of the activity and satisfies the district plan requirements

of 1.25 spaces per visitor accommodation unit and 0.25 car parking spaces per staff/guest. A condition of consent has been volunteered by the applicant to ensure vehicle parking is contained on site, therefore limiting the effects of off-site parking in relation to the surrounding environment.

The proposal will not result in any additional requirements for loading areas, vehicle crossings, or have any effects on pedestrian safety or access. It is not anticipated that visitor accommodation of this nature and scale will require access of parking for buses. The parking arrangements meet the district plan requirements for both residential and visitor accommodation in the Low Density Residential zone and therefore any adverse effects on the environment in respect to parking and access are considered to remain unchanged. Subsequently, adverse parking and access effects on the surrounding environment will be less than minor.

Noise and Hours of Operation

Noise from VA activities can have effects on adjoining neighbours but the effects are more limited on the wider environment as the distance from the noise source increases. However, the use of the property for visitor accommodation could result in noise generated that is incompatible with that tolerated or anticipated within a residential locality as no on site management is provided. Outdoor living spaces is limited so small deck areas located on the southern elevation of the dwelling, or for Units 4 and 8, within terraced courtyard areas..

However, these areas are limited by size and scale and are well contained within the subject site, being setback from neighbours by distance and topography. Noise generated by guests for visitor accommodation in comparison to residential use is not considered to be significant provided the outdoor areas are not used during night time hours. It is noted that if this dwelling was occupied for residential use, this restriction would not apply. Depending on the occupants, potential adverse effects in respect to the generation of noise could be greater than if used for visitor accommodation.

Notwithstanding, adverse noise effects can be adequately mitigated to an acceptable level, compatible with the residential locality, by the volunteered condition of consent that restricts the use of outdoor areas to between 0700hrs and 2200hrs only. These specific restrictions are considered suitable to minimise the possibility of disturbance of neighbours.

Subject to conditions of consent, any adverse effects on the environment in respect to noise and hours of operation are considered to be less than minor.

Infrastructure

The site will be connected to all required reticulated services. Evidence of capacity has been provided by Aurum Survey Consultants, as contained in **Appendix [F]**. The established services are adequate to provide for the change of use proposed, which, in respect to infrastructure, would be similar to the demand on services, as a result of permanent residential occupation of the units.

Summary

Overall any adverse effects on the environment resulting from the proposal will be less than minor.

7.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use

No hazardous substances will be used as part of this proposal.

7.4 If the activity includes the discharge of any contaminant, a description of:

- 1. The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
- 2. Any possible alternative methods of discharge, including discharge into any other receiving environment.**

Wastewater will be disposed of in accordance with the Council standards.

7.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:

In addition to the resource consent conditions anticipated, no other mitigation measures are necessary in addition to those incorporated into this proposal.

7.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

It is considered that no parties are potentially affected by the overall proposal. See above for assessment of effects.

7.7 If the scale or significance of the activities effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.

No monitoring is required other than standard conditions of consent (and the conditions proposed as part of this application).

7.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The proposed activity will have no effect on any customary rights.

8.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)).

In addition, Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. As outlined above the proposed activity is not likely to have adverse effects on the environment that are minor or more than minor and no persons are considered adversely affected.

Additionally, the applicant has not requested public notification of the application (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

Given the foregoing the application should proceed on a non-notified basis.

9.0 SECTION 104 (1)(b) ASSESSMENT

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

The relevant objectives and policies that relate to the proposal from the Operative and Proposed District Plan are addressed below.

9.1 Operative District Plan

Relevant Objectives and Policies from within Section 7 (Residential Areas), Section 14 (Transport), Section 15 (Subdivision) and Section 22 (Earthworks) apply to the proposed development. When assessed against these relevant provisions, the proposed development is considered to be consistent with the desired outcomes of these planning provisions.

Part 7 – Residential Areas

Objective 3 - Residential Amenity and associated policies seek pleasant living environments within which adverse effects are minimised while still providing the opportunity for community needs.

The proposed development is in keeping with this objective and associated policies, creating pleasant living environments while providing for community needs. The residential units associated with the Comprehensive Residential Development will be constructed prior to subdivision, as ensured by conditions of consent, and therefore the creation of further allotments once the dwellings are built will not result in any further density of buildings in the area overall. The proposal is not contrary to this objective or policies.

Part 14 – Transport

The pertinent objective and policies under Part 14 (Transport) is Objective 2 which relates to safety and accessibility. Objective 2 and supporting policies seek the maintenance and improvement of access, ease and safety of pedestrian and vehicle movement throughout the District.

The proposed accesses to Units 4-5 and Units 7-9 conflict with District Plan Rules in relation to minimum sight distance, and distance to an intersection. These are relatively small breaches that, given the site location in a low speed, low traffic environment will not create undue risk to other road users. Therefore, the proposal is considered to be aligned to the Transport objectives and policies in the District Plan.

Part 15 – Subdivision

Objective 1 – Servicing and associated policies seek the provision of necessary services to subdivided lots and developments in anticipation of the likely effects of land use activities on those lots within the developments.

The application confirms that both the lots can be appropriately serviced subject to conditions and requirements of consent. The proposal is not contrary to this objective.

Objective 2 – Cost of Services to be Met by Subdividers and associated policies seek the costs of the provision of services to and within subdivisions and developments, or the upgrading of services made necessary by that subdivision and development, to the extent that any of those things are necessitated by the subdivision or development, are met by subdividers.

The proposal is subject to development contributions in accordance with the Council's Development Contributions Policy which will help to ensure that the provision of any necessary additional infrastructure or upgrading of existing infrastructure is paid for by subdividers. The proposal is therefore not contrary to this objective.

Objective 5 – Amenity Protection and associated policies seek the maintenance or enhancement of the amenities of the built environment through the subdivision and

development process. The proposed lots effectively fulfil the purpose of the accommodation of two residential units.

Section 22 - Earthworks

Objective 22.1 seeks to enable earthworks to be undertaken as part of any development, provided that they are undertaken in a manner that avoids adverse effects on communities and the natural environment. *Objective 22.3* seeks to ensure earthworks do not adversely impact on the stability of land, adjoining sites or exacerbate flooding.

The recommended conditions of consent will ensure that any potential adverse effects on adjacent properties will be mitigated. Overall the proposed earthworks are considered to be consistent with the relevant objectives and policies within Section 22.

Summary

Having considered the proposal in terms of the objectives and policies contained in Part 7, Part 15 and Part 22 of the Operative District Plan, the applicant has demonstrated that the proposed subdivision and construction of residential units is aligned with the relevant provisions as the proposed development maintains consistency with the character of the Low Density Residential zone and provides for suitable servicing of future development.

Proposed District Plan

Stage 1

A new Residential chapter of the QLDC District Plan was notified on 26 August 2015. Relevant objectives and policies are listed in Part 3 – Urban Environment, Chapter 7 (Lower Density Suburban Residential), and Part 5 – District Wide, Chapter 27 (Subdivision and Development). Decisions on Stage 1 of the PDP were notified on 7 May 2018 and therefore the provisions within these chapters now have legal effect.

Chapter 7 – Lower Density Suburban Residential Zone

The Lower Density Suburban Residential Zone chapter fundamentally provides for traditional suburban densities and housing forms. However, to help meet the needs of the community, the zone will also support some increased density and larger comprehensively designed developments, whether through smaller scale and low rise infill development, or larger comprehensively designed proposals, to provide more diverse and affordable housing options.

Specifically, **Objective 7.2.1** and associated policies seek development within the zone that provides for a mix of compatible suburban densities and a high amenity low density residential living environment for residents as well as users of public spaces within the zone.

Policy 7.2.1.1 seeks to ensure the zone and any development within it is located in areas that are well serviced by public infrastructure, and is designed in a manner consistent with

the capacity of infrastructure networks. As outlined above, the proposed development can be adequately serviced by public infrastructure and has been designed in a manner consistent with the capacity of infrastructure networks.

Policy 7.2.1.2 seeks to encourage an intensity of development that maximises the efficient use of the land in a way that is compatible with the scale and character of existing suburban residential development. As demonstrated above, many sites within the St Andrews Park development were created for the purposes of containing CRD. The surrounding environment includes many developments at the density proposed within this application. Therefore the proposal is compatible with the scale and character of suburban residential development within the surrounding area.

Policy 7.2.1.3 seeks to ensure that the height, bulk and location of development maintains the suburban-intensity character of the zone, and maintains the amenity values enjoyed by users of neighbouring properties, in particular, privacy and access to sunlight. The proposed development is in keeping with the character of the zone, maintaining the amenity values enjoyed by users of neighbouring properties in particular, privacy and access to sunlight.

Objective 7.2.3 and associated policies seek to encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values.

Specifically, **Policy 7.2.3.1** seeks to encourage densities higher than 1:450 square metres per residential unit where this is designed to fit well with the immediate context, with particular significance attached to the way the development:

- a. *manages dominance effects on neighbours through measures such as deeper setbacks, sensitive building orientation and design, use of building articulation and landscaping;*
- b. *achieves a reasonable level of privacy between neighbours through measures such as deeper boundary setbacks, offsetting habitable room windows that face each other, or the use of screening devices or landscaping;*
- c. *provides activation of streets through the placement of doors, windows and openings that face the street.*

As outlined above, the proposed development is in keeping with development that has been established within the surrounding area, including numerous other CRD approved within the past three years (see Figure 5 above). The development will not result in any dominance effects on neighbours, will achieve a reasonable level of privacy between the proposed development and existing neighbours within the surrounding area, and provides activation of adjoining streets through the orientation of doors, windows and openings which face the street.

Further, **Policy 7.2.3.3** seeks to encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages.

The proposed landscaping within the site has been amended such to integrate into the development's layout and design, and providing high amenity spaces for recreation and enjoyment particularly with the linkages provided toward the storm water detention ponds within the western portion of the site.

Objective 7.2.6 and associated policies seek development that efficiently utilises existing infrastructure and minimises impacts on infrastructure networks. As demonstrated above, all required vehicle parking is contained on site. Access and vehicle parking is located and designed to optimise safety and efficiency of the road network, in accordance with the consented baseline. The proposed development has been designed to be consistent with the capacity of existing infrastructure networks.

Chapter 27 – Subdivision and Development

The notified Subdivision and Development chapter of the PDP recognises that subdivision and the resultant development enables the creation of new housing and land use opportunities, and is a key driver of the District's economy. The provisions supported well designed subdivision that is appropriately locations anticipated by the District Plan where appropriate capacity for servicing and integrated transportation is provided.

Specifically, **Objective 27.2.1** and associated policies seek subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play. The development proposes infrastructure that will be constructed and designed so that it is fit for purpose, being consistent with QLDC Subdivision Design Guidelines 2015. The proposed unit title subdivision responds to the neighbourhood context and the opportunities and constraints of the subject site, which include topography and large easement areas.

Objective 27.2.2 and associated policies seek subdivision design achieves benefits for the subdivider, future residents and the community. The subdivision design maximises the opportunity for buildings in urban areas to front the road, particularly for Units 4-9 which front St Georges Road, thereby limiting the number of 'rear' lots/units. The communal open spaces within the site have been located in appropriate locations while having regard to topography, accessibility, use and ease of maintenance and existing easements within the site.

Objective 27.2.3 and associated policies seek the potential of small scale and infill subdivision in urban areas to be recognised and provided for while acknowledging their design limitations. Specifically, as required by Assessment Matter 27.9.2 of the PDP, **Policy 27.2.3.1** seeks to accept that small scale subdivision in urban areas, (for example subdivision involving the creation of fewer than four allotments), and infill subdivision where the subdivision involves established buildings, might have limited opportunities to give effect to policies 27.2.2.4, 27.2.2.5 and 27.2.2.7. Further, **Policy 27.2.3.2** seeks to acknowledge potential limitations while encouraging small scale and infill subdivision in urban areas to:

- a. *ensure lots are shaped and sized to allow adequate sunlight to living and outdoor spaces, and provide adequate on-site amenity and privacy;*

- b. *where possible, locate lots so that they over-look and front road and open spaces;*
- c. *avoid the creation of multiple rear sites, except where avoidance is not practicable;*
- d. *where buildings are constructed with the intent of a future subdivision, encourage site and development design to maintain, create and enhance positive visual coherence of the development with the surrounding neighbourhood;*
- e. *identify and create opportunities for connections to services and facilities in the neighbourhood.*

As demonstrated in the assessment above, the proposed subdivision is subject to restraints such as topography and orientation, however the development has sought to maximise views of the lake and surrounding mountains while providing adequate sunlight and outdoor living spaces, while providing adequate on-site amenity and privacy.

Objective 27.2.5 and associated policies seek infrastructure and services are provided to new subdivisions and developments. As outlined above, the proposed development can be adequately serviced in accordance with this objective and associated policies. As required by Assessment Matter 27.9.2 of the PDP, **Policy 27.2.5.10** seeks to ensure appropriate water supply, design and installation. Further **Policy 27.2.5.11** seeks to ensure appropriate stormwater design and management and **Policy 27.2.5.14** seeks to ensure appropriate sewage treatment and disposal. As demonstrated within the Servicing Report contained within **Appendix [F]**, the proposed development can be adequately serviced.

Lastly, **Objective 27.2.7** and associated policies seek to provide for boundary adjustments, cross-lease and unit title subdivision.

Overall, the proposed development is consistent with the Objectives and Policies contained within Chapter 7 – Lower Density Suburban Residential Zone and Chapter 27 – Subdivision and Development of the PDP.

Stage 2

Visitor Accommodation

In terms of visitor accommodation, Stage 1 of the Proposed District Plan ("PDP") was notified on 26 August 2015. Within Stage 1 of the PDP the site was zoned Low Density Residential Zone ("LDRZ"). All provisions relating to visitor accommodation within Stage 1 of the PDP were withdrawn on 23 October 2015 to be dealt with as part of Stage 2 of the PDP.

A Variation to the LDRZ Chapter was notified on 23 November 2017 relating to visitor accommodation. Within the LDRZ, The relevant objectives and policies seek to manage the establishment of residential visitor accommodation and homestays to ensure that residential units and residential flats are predominantly used for residential activities, and the residential character of the zone is maintained.

Earthworks and Transport

In addition, new Earthworks and Transport Chapters were notified on 23 November 2017. The objectives and policies contained within Chapter 25 (Earthworks) and Chapter 29 (Transport) of the PDP are generally in alignment with those contained within the ODP.

Given the early stages of Stage 2 of the PDP, limited weight shall be given to the relevant objectives and policies.

Summary

Having considered the proposal in terms of the objectives and policies contained within both the District Plan and Proposed District Plan; it is assessed that the proposal is aligned with the relevant provisions.

10 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (s104(D))

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is not considered to create any actual or potential adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can meet the second gateway test given that the proposal is not considered to be contrary to the relevant policies and objectives of the District Plan.

On this basis discretion exists to grant consent for this non-complying activity.

11 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

11.1 Section 5

The purpose of the Act is "to promote the sustainable management of natural and physical resources". Section 5(2) of the Act defines "sustainable management" as:

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

- (a) Sustaining the potential of natural and physical resources ... to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

It is considered that the overall impact of the proposal in the context of the immediate and wider landscape values will not be adverse. The proposal reflects the on-going importance in continuing to meet people's expectations about those values, and consequential "well-being", both now and in the future, is acceptable.

11.2 Sections 6 and 7 of the Act

In relation to Section 6 of the Act, it is considered that there are no matters of national importance requiring scrutiny for this proposal.

In relation to Section 7 of the Act, of relevance are the maintenance and enhancement of amenity values (section 7(c)) and the maintenance and enhancement of the quality of the environment (section 7(f)). It is considered that there will be no significant adverse effect on amenity values or on the quality of the environment, either in their physical sense or in the subjective sense.

Overall, it is considered that the proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

12 CONCLUSION

Land use consent is sought from the Queenstown Lakes District Council to authorise the construction of nine residential units and to subdivide them by way of Unit Title. The proposal meets the requirements for a Comprehensive Residential Development under the Operative District Plan.

Land use consent is also sought to enable a mixed use of residential and visitor accommodation activities.

Land use consent is also sought to breach a range of bulk and location controls and for non-compliance with the earthworks standards of the Operative District Plan.

Specifically, the proposal involves the following:

- Construction of nine residential units with associated car parking spaces, personal storage areas, and access to the proposed units, and to operate short term visitor accommodation in combination with residential activities;
- Unit title subdivision of the proposed units;
- Approximately 1331m³ of earthworks including a 3.5m retaining wall;
- Extensive landscaping the subject site.

The activity is assessed as a **Non-Complying Activity** under the Operative and Proposed District Plans.

The actual and potential effects on the environment have been outlined in section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposed development is consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained in this report, it is requested that the land use consent is granted as proposed.

APPENDIX 4 – ADOPTED ENGINEER REPORT

ENGINEERING REPORT

TO: EJ Matthee
FROM: Cameron Jones
DATE: 11/10/2018

APPLICATION DETAILS	
REFERENCE	RM180640
APPLICANT	Cascade Investments 2018 Ltd
APPLICATION TYPE & DESCRIPTION	Consent is sought for a 9 unit comprehensive residential development with associated earthworks and to use for VA.
ADDRESS	2-4 St Marks Lane, Queenstown
ZONING	Low Density Residential
LEGAL DESCRIPTION	Lots 6 & 7 DP 365562 Lot 7 holds a 1/4 share in Lot 200 DP 365562
SITE AREA	2,274m ² total
ACTIVITY STATUS	Non-complying

Application	Reference Documents	Documents provided with consent application and as part of an RFI response.
	Previous Relevant Consents	RM130251 (previously granted consent for subdivision; not given effect).
	Date of site visit	18/05/2018

Comments	
Existing Use	Vacant residential allotments.
Neighbours	St Georges Avenue to the northwest; St Marks Lane to the northeast; occupied residential allotments on other sides.
Topography/Aspect	Gently-moderately sloping towards the south; stormwater ponds along the southwest boundary.
Water Bodies	Stormwater ponds and overland flow path along the southwest boundary.

Location Diagram



Scheme Plan



TRANSPORT

Parking

The applicant has provided a transport assessment from Bartlett Consulting (Bartlett) assessing the proposed parking arrangements. This assessment refers to visitor accommodation on the site, but this land use component has been removed from the application.

As the development is a Comprehensive Residential Development, 1.25 parking spaces per unit are required for residents/visitors, and 0.25 parks per residential unit for staff/guests. For 9 units, this means a total of 12 resident/visitor spaces, and 2 staff/guest spaces.

Units 1, 2, 3, 6 & 7 have each been provided with a double garage, with standard internal dimensions of 5.6m by 5.6m.

Units 4, 5, 8 & 9 each have single external parking spaces provided as half of a 5.6m by 5.6m double parking space.

Three external visitor parking spaces are also proposed; one adjacent to Units 8 & 9, and two in the lower area, near Units 1 – 3.

The Bartlett assessment states that some of the internal parking spaces are slightly smaller than required, due to the presence of internal building elements, but that *“it is understood that these elements will be amended within the final detailed design.”* I am satisfied that all of these spaces can comply with Council’s requirements for parking dimensions, and I recommend a condition that confirmation of the same is provided prior to the commencement of works.

Although reversing from the site is permitted by the District Plan from all parking areas, manoeuvring space has been provided such that vehicles can manoeuvre within the site for Units 1, 2 & 3, and for Units 8 & 9. Manoeuvring from Units 8 & 9 is discussed further in the access section below.

I am satisfied that all parking spaces will be flat, and surfaced in concrete, as per District Plan requirements for gradient and surfacing.

One parking space for people with disabilities is required, as per Site Standard 14.2.4.1(viii). No parking space for people with disabilities has been provided, and Bartlett has made the following assessment of the breach: *“there is no specific car park for people with disabilities which is conveniently places for all units. There are two shared visitor car parks provided, one in Lot 6 and the western visitor car park in Lot 7, which both have clear space adjacent to the car park. It is possible that these car parks can accommodate parking for people with disabilities. However, access to some units will require that users utilise either St Marks Lane or the St Georges Avenue footpath for access. It is noted that 5 units (Units 1, 2, 3, 6 & 7) have double garaged car parks which may be able to accommodate people with disabilities. It is considered that although there are no specific car parks for people with disabilities that these users can be accommodated within the proposed on-site car park layout.”* I accept this assessment, and I make no recommendations with regard to mobility parking in the development.

No details of illumination of the parking spaces as required by Site Standard 14.2.4.1(xvii) have been provided as part of the application. I am satisfied that this can be addressed, and I recommend a condition that the parking and manoeuvring area for Units 1 – 3 be lit at night.

I recommend a condition that all parking and manoeuvring areas be formed and sealed prior to occupation of the units/224c certification. I recommend a condition that all parking spaces be clearly and permanently marked out, and either allocated to the individual units or as shared visitor spaces, as required. Given the potential for vehicles to fall off the sides off the proposed manoeuvring areas, I recommend a condition that vehicular barriers be provided where required.

Access/Vehicle Crossings

The applicant is proposing to construct a total of 5 vehicle crossings to the site. One of these vehicle crossings is to be on St Marks Lane, and the other 4 are onto St Georges Avenue. These are shown and numbered in red below:



I am satisfied that break over angles and lengths for all vehicle crossings will comply with District Plan requirements.

The applicant has provided a comprehensive transport assessment from Bartlett Consulting regarding the site's access arrangements, and the proposed District Plan breaches, as follows:

- *“14.2.4.2 iv Minimum Sight Distances from Vehicle Access, visibility sight distances at all accesses are less than the minimum requirement for visitor accommodation (80m). The visibility at the accesses on St Marks Lane (Accesses 1 & 2) have visibility sight distance below the minimum requirement for residential (45m).”*
- *14.2.4.2 v Maximum Number of Vehicle Crossings, Lot 6 will have four crossing (Accesses 2, 3, 4 & 5) onto St Georges Avenue, the 64m frontage length only allows three.*
- *14.2.4.2 vi Distances of Vehicle Crossings from Intersections, Accesses 3, 4, and 5 are within 25m of the intersection of St Pauls Court with St Georges Road. Additionally, Access 1 meets St Marks Lane within 25m of St Georges Avenue.”*

It is noted that the visitor accommodation land use component has been removed from the application, reducing the sight distance requirement from 80m to 45m. It is also noted that Access 2 was relocated from St Marks Lane to St Georges Avenue following this assessment. Therefore, the only access which will breach Site Standard 14.2.4.2(iv) with regard to sight distances is access 1, which has available sight distances of approximately 30m available in both directions. Given the low vehicle speeds expected on St Marks Lane, this is considered acceptable.

The site has a total of 64m of frontage onto St Georges Avenue, so a total of 3 vehicle crossings is permitted by Site Standard 14.2.4.2(v). Given the large distance between accesses 4 & 5, and the provision for gaps between accesses 2 – 4, where pedestrians can safely stop if required, the construction of a fourth vehicle crossing is considered acceptable in this instance.

The transport assessment states that accesses 1 and 3 – 5 breach Site Standard 14.2.4.2(vi) with regard to the distance to intersections. However, access 1 is approximately 30m from the intersection of St Marks Lane, where the minimum required is 25m. Given that the sight distances available in both directions from accesses 3 & 4 are good (greater than 70m in all instances), and the clear view across to St Pauls Court, I am satisfied that these breaches are appropriate. Access 5 is almost directly opposite St Pauls Court, and manoeuvring space has been provided on-site to ensure that all vehicles can leave the site using one reverse manoeuvre, in order to mitigate the breach of Site Standard 14.2.4.2(vi). I am therefore satisfied that the breach will not result in any adverse traffic safety outcomes, as the access will essentially operate as the fourth leg in a cross intersection, albeit a lightly-trafficked leg.

The Bartlett report also comments on the vegetation to the west of access 5, recommending that it be replaced with more appropriate planting in order to ensure that visibility from access 5 is not compromised. I agree with this assessment, as the sight distance available to the west of access 5 is currently poor. I recommend a condition that this vegetation be replaced with a lower-growing species

prior to occupation of the dwellings/224c certification, and I recommend a consent notice is placed on the titles of PU8 and PU9 to ensure the sight lines are maintained over time.

I recommend a condition that all vehicle crossings be sealed prior to occupation of the dwellings/224c certification.

ENGINEERING		COMMENTS	Condition	
EARTHWORKS	Extent	Description	Earthworks to establish level building areas, accessways and landscaping.	
		Cut /Fill Volume (m3)	Cut: 856m ³ Fill: 475m ³	
		Total Volume (m3)	1,331m ³	
		Area Exposed (m2)	1,570m ²	
		Max Height Cut/Fill (m)	Max cut: 3.2m Max fill: 2.8m	
		Prox. to Boundary	The provided plans show cuts up to 0.5m deep up to the northeast and eastern boundaries. While this is likely to breach Site Standard 22.3.3(ii)(b)(iii) with regard to the distance from the top of the cut to the boundary, I am satisfied that these works were designed to bench the proposed levels into the existing levels, and that instability beyond the lot's boundaries is unlikely. I recommend a condition that all earthworks be contained within the lot's boundaries.	X
	Stability	Prox. to Water	The applicant proposes fill with a maximum depth of approximately 3m near the existing stormwater attenuation pond on the southern boundary of the site. While this will breach Rule 25.5.20 of the Proposed District Plan, I am satisfied that the effects can be appropriately managed by a robust site management plan. I therefore recommend a condition requiring a detailed site management plan to be submitted to Council and implemented prior to the commencement of works.	X
		Geotech assessment by	None provided. Although the maximum cut depth is 3.2m, I am satisfied that this will not result in any instability beyond the lot's boundaries, given the distance from the cut to the boundaries, and the steep batter slopes achievable in the schist rock likely to be encountered on the site. I recommend a condition that all earthworks be undertaken under the supervision of a suitably qualified person, and that temporary retaining be installed if required, to ensure that there is no instability beyond the boundaries.	X
		Rock breaking	Likely to be required, given the depth of cut proposed and the soil types predominant in the area.	
		Rock blasting		
	Preconstruction survey	Not required.		

		Retaining	The plans indicate that the fill and cut areas will be supported by retaining walls. A condition is recommended to ensure that all retaining is constructed to Council's standards and an advice note is recommended in regard to Building Act requirements for retaining structures. Several conditions in this regard are also required as part of Council's approval for building over/near the existing services (discussed further below).	X
		Recommendations on cut/batter slopes	No greater than 2(H):1(V).	X
		Fill certification/specific foundation design required	The plans submitted with the application indicate that there will be an area of fill placed within the building footprint. The applicants will need to ensure that either the fill is placed in accordance with NZS 4431:1989 or that the foundations of the building are designed appropriately according to soil conditions. An appropriate condition is recommended.	X
		Engineers supervision	The fill processes will need to be supervised by a suitably qualified engineer if certification is required. An appropriate condition is recommended.	X
		Uncertified fill covenant	Not required.	
		Schedule 2a Certificate	Not required.	
		Clean fill only	Not required.	
	Site Management	Report reference	Given the proximity of the proposed earthworks to the existing stormwater attenuation pond and open channel near the southern boundary of the site, I recommend that a detailed site management plan be submitted and implemented prior to the commencement of works.	X
		Specific sedimentation management		
		Specific stormwater management		
		Neighbours	I am satisfied that the earthworks are feasible and no adverse effects will result on neighbouring sites.	
		Traffic management	Required.	X
		Construction crossing	An appropriate condition is recommended to ensure that a construction crossing is in place prior to works commencing.	X
Revegetation	An appropriate condition is recommended to ensure all exposed areas are stabilised or re-vegetated at the completion of earthworks.	X		

SERVICES

Existing Services

Each allotment has a connection to Council's water, wastewater and stormwater reticulation, along with power and telecommunications connections.

Potable Water

The development is within a residential area serviced by Council's potable water reticulation. While the density proposed is well above that generally permitted by the District Plan, the development is not large enough that modelling of the water network would be able to accurately demonstrate that there is inadequate capacity for the development (as the margin of error for Council's modelling is typically taken to be 10 units). I am therefore satisfied that providing adequate water to the development is feasible, and I recommend appropriate conditions in this regard.

Firefighting

I am satisfied that the firefighting requirements of the development are met by several fire hydrants in the surrounding road network, and I make no recommendations in this regard.

Wastewater

The development is within a residential area serviced by Council's wastewater reticulation. While the density proposed is well above that generally permitted by the District Plan, the development is not large enough that modelling of the wastewater network would be able to accurately demonstrate that there is inadequate capacity for the development (as the margin of error for Council's modelling is typically taken to be 10 units). I am therefore satisfied that providing appropriate wastewater connections to the development is feasible, and I recommend appropriate conditions in this regard.

Stormwater

There is a Council existing stormwater attenuation pond in the southern part of the site, along with a channel to allow stormwater to enter Council's reticulation and eventually reach Lake Wakatipu. The applicant proposes retaining quite close to these assets, and has provided an assessment from Ground Consulting Ltd stating that the stormwater assets and retaining wall are unlikely to adversely affect each other. It is also stated that the proposed floor levels for the units are well above Council's requirements for freeboard.

The calculations for the underlying subdivision (provided by the applicant, from 2003-2004) assumed an impervious area of 45%, while the applicant proposes an impervious area of around 55%. The applicant proposes to connect the site to Council's reticulation, with provision for on-site soakage or attenuation for the difference between the design impervious area of the stormwater network and the proposed impervious area. I accept that this is an appropriate approach, and I recommend that the design of the stormwater system be submitted to Council for acceptance prior to works commencing and that the stormwater system be installed prior to occupation of the units/224c certification.

Power & Telecoms

The applicant has provided letters from Aurora and Chorus, confirming that power and telecom connections are feasible, respectively. I recommend appropriate conditions in this regard.

Management Company

I am satisfied that a management company manuals will not be required, as the Unit Titles Act contains provision for maintenance of communal assets.

Build Over Council Services Application

There is an existing Council wastewater main running through the site, through the proposed parking area for Units 8 & 9, and then past the corner of Unit 3. There is another wastewater main running from the south of the site. The applicant proposes to realign both of these mains, along with other associated works to ensure that the new alignments comply with Council's Code of Practice.

Council approval for building over/near the wastewater mains has been provided, provisional on the applicant volunteering a number of conditions on this resource consent. The applicant has volunteered these conditions, and I therefore recommend that they be imposed on both the land use and subdivision consents.

NATURAL HAZARDS

Council's GIS system shows that the site is at nil to low risk due to liquefaction (LIC 1). I am satisfied that the foundation design will be adequately assessed as part of the Building Consent process, and I make no recommendations in this regard.

The risk due to flooding from the stormwater attenuation and channel near the southern boundary of the site has been addressed as part of a report from Ground Consulting Ltd (GCL). The GCL report makes the following conclusions:

- *"The base of the proposed retaining wall from topographic contours provided is at least 0.25m above the maximum predicted flood flow and is not considered to be at risk from inundation in a storm event."*
- *"Finished floor levels are pre-determined for the units, the lowest being 403.8 (Unit 8, closest to pond) which is well above the expected flood level and freeboard requirement."*

I accept this expert assessment, and I make no recommendations in this regard.

PROJECT INFORMATION	Developers Engineering Representative	Required.	X
	Notice of commencement	Not required.	
	Traffic Management Plan	Required.	X
	Design Certificates	Required.	X
	Completion Certificates	Required.	X
	As built	Required.	X

TITLES	Consent Notices	Consent notice 6893270.5 contains conditions regarding construction of a vehicle crossing and ensuring all construction is contained within the lot boundaries. I am satisfied that these conditions will be met by the conditions herein. I recommend a consent notice to keep vegetation trimmed to maintain vehicle sight lines from Access #5.	
	Easements	A condition is recommended to ensure all necessary easements are granted or reserved. This shall include amended easement instruments as required by Council's approval for building near the existing wastewater mains.	X
	Road Names on title plan	Not required.	
	Building platforms	Not required.	
	Amalgamation Condition	As Lot 7 has an existing 1/4 share in St Marks Lane, this will need to be carried onto the titles for Units 1 – 3. An appropriate condition is recommended in this regard.	X

DECISION A – LAND USE RECOMMENDED CONDITIONS

It is recommended that the following conditions are included in the consent decision:

General

1. All engineering works, including the construction of retaining walls, 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 May 2018 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

2. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
3. Prior to commencing any work on the site, the condition of the Council wastewater mains which run through the site shall be checked by Closed Circuit Television (CCTV) survey, by a suitably qualified and experienced professional, at the applicant's cost. The results of the CCTV survey (in DVD format), including a full CCTV inspection report outlining pipe condition and distances to

any features of note (such as laterals, pipe damage, sediment build-up), shall be forwarded to Council for review and the pipe condition approved as acceptable by Council, prior to any works commencing on-site. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes or manholes following the CCTV survey as a result of works undertaken on-site.

4. Prior to commencing works on-site, the location and depth of Council's wastewater reticulation within Lots 6-7 DP 365562 #2-4 St Marks Lane, Queenstown shall be accurately established. Veolia Water (Council's Maintenance Contractor) shall be given at least 48 hours' notice to enable inspection and acceptance of these mains and proposed footing locations prior to further works being undertaken. [Note: No mains shut downs or other works shall be carried out on Council's infrastructure without specific authorisation from Veolia Water (phone 03 443 1396/03 450 9240)].
5. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
6. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
 - a) The provision of a water supply to each Principal Unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - i) Installation of an Acuflo GM900 toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated July 2017, for each unit located at the road reserve boundary.
 - OR
 - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
 - b) Details of how the existing 150mm diameter wastewater main (ID 142268) will extend through the proposed retaining wall. This shall include an appropriate drop structure, with provision for cleaning all sections of the pipe.
 - c) Details of the proposed manhole at the base of the proposed retaining wall. This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the retaining walls foundations that confirms that there will be no loading from the retaining wall onto the manhole structure and/or any wastewater pipes.
 - d) Details of how the existing 150mm diameter wastewater main from Lot 4 DP 372723 (ID 142267) will connect to the manhole referred to in Condition (3b). This shall include an appropriate structure (to be approved by Council) at any change in direction in the wastewater main.
 - e) Confirmation that the proposed cover over all wastewater mains affected by the works will comply with QLDC's Land Development and Subdivision Code of Practice.
 - f) Details demonstrating that the building foundations of Units 8 & 9 will not bear upon the realigned 150mm diameter wastewater main (currently ID 142268). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
 - g) Details demonstrating that the building foundations of Unit 3 will not bear upon the existing 150mm diameter wastewater main (ID 142266). This shall include an engineering producer

statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.

- h) The provision of a foul sewer connection to Units 1 – 9 in accordance with Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder.
- i) The provision of connections to the existing Council reticulated stormwater system that dispose of stormwater generated from all impervious areas within the site. The costs of making these connections shall be borne by the consent holder.
- j) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of Units 1 – 9, and no increase in run-off onto land beyond the site from the pre-development situation.
- k) The construction and sealing of the vehicle crossings shown on the stamped as approved plans that shall be constructed to Council's standards.
- l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units.
- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Site Standard 14.2.4.1(x) and Appendix 7 of the District Plan.
- n) The provision of illumination at night for the parking and access area for Units 1 – 3, to meet the requirements of Site Standard 14.2.4.1(xvii) of the District Plan.
- o) A barrier shall be provided for pedestrian and vehicular safety at locations where land drops away to more than 1m in height, at an angle of more than 45°, within 2m of the edge of the access or parking area. The level of protection shall be assessed and designed by a suitably qualified engineer as part of the overall access design and a PS1 producer statement provided to the Manager of Resource Management Engineering at Council prior to installation.
- p) The removal of the vegetation to the west of the vehicle crossing serving Units 9 & 10 for a distance of at least 10 metres from the vehicle crossing. This vegetation shall be replaced by a different species with a mature height no greater than 450mm.
- q) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all 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.
- r) The consent holder shall submit a construction Site Management Plan to the Manager of Resource Management Engineering at Council for 'Engineering Review and Acceptance'. This shall detail measures to control and or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with (but not limited to) the with QLDC's Land Development and Subdivision Code of Practice and '*A Guide to Earthworks in the Queenstown Lakes District*' brochure, prepared by the Queenstown Lakes District Council. These reviewed 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 exposed areas of earth are permanently stabilised. In addition the measures shall include, but not be limited to, the following:

Dust Control

- Sprinklers, water carts or other similar measures shall be utilised on all materials to prevent dust nuisance in the instance of ANY conditions whereby dust may be generated.

Stormwater, Silt and Sediment Control

- Silt traps (in the form of fabric filter dams or detention ponds) shall be in place prior to the commencement of works on site to trap stormwater sediments before stormwater is funnelled into the QLDC stormwater reticulation system or stormwater attenuation pond or open stormwater channel near the southern boundary of the site.

- Site drainage paths shall be constructed and utilised to keep any silt laden materials on site and to direct the flows to the silt traps.
- Stormwater flows into the site from neighbouring lots shall be managed during earthworks.
- Protection of the existing QLDC sewer mains within the site.
- Silt traps shall be replaced or maintained as necessary to assure that they are effective in their purpose.
- The principal contractor shall take proactive measures in stopping all sediment laden stormwater from entering the QLDC reticulated stormwater system or stormwater attenuation pond or open stormwater channel near the southern boundary of the site. The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.

Roading Maintenance

- The consent holder shall ensure tyres remain free of mud and debris by utilising wheel washing equipment, constructing a gravel hardstand area of sufficient depth, or other similar measures.
- The principal contractor shall ensure that the entrance to the site shall be swept regularly with stiff brooms.
- A suitably resourced contractor shall regularly mechanically sweep and clean the site entrance and the road 100m in each direction of the site entrance during works.

The measures outlined in this condition are minimum required measures only. The principal contractor shall take proactive measures in all aspects of the site's management to assure that virtually no effects are realised with respect to effects on the environment, local communities or traffic. **The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.**

7. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 5m into the site. Wooden planks or similar shall be provided to protect the footpath and kerb from damage caused by construction traffic movements, in accordance with 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council.

The construction traffic crossing shall be upgraded in accordance with Condition (15b) on completion of works

8. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the excavation and filling procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

To be monitored throughout earthworks

9. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H) without specific geotechnical design by an appropriately qualified geo-professional.
10. The site management shall be undertaken in accordance with the accepted plan provided under Condition (6q).
11. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
12. 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.

13. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those earthworks required for the provision of services and the construction of the approved vehicle crossings.
14. If at any time Council, or its elected representatives, receive justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report, which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and buildings beyond this site. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. The report shall be submitted to Council for acceptance and approval.
15. The Manager of Resource Management Engineering at Council shall be notified and work shall stop immediately if any cracking, movement, structural distress or damage to existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.

On completion of earthworks

16. On completion of earthworks within the buildings' footprints and prior to the construction of any residential unit, the consent holder shall ensure that either:
 - a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional;
 - or
 - b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

Prior to occupation of any unit

17. Prior to occupation of any unit, the consent holder shall complete the following:
 - a) No lot shall be occupied until the respective RM180640 subdivision title is certified under section 224(c) of the Resource Management Act 1991.
 - b) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development 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).
 - c) The completion and implementation of all works detailed in Condition (6) above.
 - d) The wastewater mains through the site shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual following construction of the retaining wall and dwellings to confirm if any damage has resulted from the construction. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes as a result of works taken on-site.
 - e) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of the proposed retaining wall that confirms that the retaining wall does not impose any loading on the wastewater manhole and/or pipes.
 - f) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of all structures within the zone of influence of any Council wastewater main on the site, demonstrating that these structures are not exerting any loading upon the wastewater mains.

- g) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 or QLDC's Land Development and Subdivision Code of Practice Schedule 1C Completion Certification following construction of the vehicular safety barrier(s) accepted under Condition (6o).
- h) Either:
- i) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for each unit, and evidence of supply shall be provided to Council's Subdivision Inspector; or
 - ii) An Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream; WP water meter shall be provided to Council's maintenance contractor Veolia, and evidence of supply shall be provided to Council's Subdivision Inspector.
- i) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.
- j) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.
- k) The submission of Completion Certificates from both the Contractor and Approved Certifier for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
- l) A Computed Easement Plan shall be submitted to Council for approval showing details of necessary easements relating to the Council foul sewer assets in the development. The easement instrument shall include the following conditions:
- i) The registered owner:
 - A. Agrees that the Queenstown Lakes District Council shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the wastewater infrastructure, including access to the land by maintenance vehicles and construction machinery; and
 - B. Indemnifies the Queenstown Lakes District Council against any claims or damage to or by third parties caused by the presence of the structure over the existing wastewater easement.
 - C. Agrees to pay for any costs over and above regular (drains not covered by buildings) costs incurred during maintenance of the wastewater main that result from the structure being located over or near the wastewater main.
 - D. The consent holder shall be responsible for costs associated with and rectifying any damage caused to the wastewater pipe as a result of works undertaken on-site.
- A copy of the updated Computer Freehold Register showing registration of the approved encumbrance document shall then be provided to the Manager – Resource Management Engineering following registration.
- m) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

RECOMMENDED ADVICE NOTES:

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

2. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.
3. The consent holder is advised to undertake a pre-construction condition survey, including photographs, to record the existing condition of all neighbouring buildings, landscaping and roads that lie within 20m of the proposed works. The extent of the pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of roading, landscaping and structures needs to be documented by way of photos, focusing on any damage that is already apparent. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a result of the consented works. The survey will never cover everything but it aims to provide a record that can be reviewed in the event of a complaint or issue being raised.

DECISION B – SUBDIVISION RECOMMENDED CONDITIONS

It is recommended that the following conditions are included in the consent decision:

General

1. All engineering works, including the construction of retaining walls, 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 May 2018 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>

2. Earthworks and associated site management required for the provision of access and services associated with this Subdivision Consent shall be carried out in accordance with the earthworks and associated site management conditions of the RM180640 Land Use decision.

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

3. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
4. Prior to commencing any work on the site, the condition of the Council wastewater mains which run through the site shall be checked by Closed Circuit Television (CCTV) survey, by a suitably qualified and experienced professional, at the applicant's cost. The results of the CCTV survey (in DVD format), including a full CCTV inspection report outlining pipe condition and distances to any features of note (such as laterals, pipe damage, sediment build-up), shall be forwarded to Council for review and the pipe condition approved as acceptable by Council, prior to any works commencing on-site. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes or manholes following the CCTV survey as a result of works undertaken on-site.
5. Prior to commencing works on-site, the location and depth of Council's wastewater reticulation within Lots 6-7 DP 365562 #2-4 St Marks Lane, Queenstown shall be accurately established. Veolia Water (Council's Maintenance Contractor) shall be given at least 48 hours' notice to enable inspection and acceptance of these mains and proposed footing locations prior to further works being undertaken. [Note: No mains shut downs or other works shall be carried out on Council's infrastructure without specific authorisation from Veolia Water (phone 03 443 1396/03 450 9240)].
6. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.

7. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
- a) The provision of a water supply to each Principal Unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - i) Installation of an Acuflo GM900 toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated July 2017, for each unit located at the road reserve boundary.

OR

 - ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
 - b) Details of how the existing 150mm diameter wastewater main (ID 142268) will extend through the proposed retaining wall. This shall include an appropriate drop structure, with provision for cleaning all sections of the pipe.
 - c) Details of the proposed manhole at the base of the proposed retaining wall. This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the retaining walls foundations that confirms that there will be no loading from the retaining wall onto the manhole structure and/or any wastewater pipes.
 - d) Details of how the existing 150mm diameter wastewater main from Lot 4 DP 372723 (ID 142267) will connect to the manhole referred to in Condition (3b). This shall include an appropriate structure (to be approved by Council) at any change in direction in the wastewater main.
 - e) Confirmation that the proposed cover over all wastewater mains affected by the works will comply with QLDC's Land Development and Subdivision Code of Practice.
 - f) Details demonstrating that the building foundations of Units 8 & 9 will not bear upon the realigned 150mm diameter wastewater main (currently ID 142268). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
 - g) Details demonstrating that the building foundations of Unit 3 will not bear upon the existing 150mm diameter wastewater main (ID 142266). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
 - h) The provision of a foul sewer connection to Units 1 – 9 in accordance with Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder.
 - i) The provision of connections to the existing Council reticulated stormwater system that dispose of stormwater generated from all impervious areas within the site. The costs of making these connections shall be borne by the consent holder.
 - j) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of Units 1 – 9, and no increase in run-off onto land beyond the site from the pre-development situation.
 - k) The construction and sealing of the vehicle crossings shown on the stamped as approved plans that shall be constructed to Council's standards.
 - l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All

parking spaces shall be clearly and permanently marked out. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units.

- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Appendix 7 of the District Plan.
- n) The provision of illumination at night for the parking and access area for Units 1 – 3, to meet the requirements of Site Standard 14.2.4.1(xvii) of the District Plan.
- o) A barrier shall be provided for pedestrian and vehicular safety at locations where land drops away to more than 1m in height, at an angle of more than 45°, within 2m of the edge of the access or parking area. The level of protection shall be assessed and designed by a suitably qualified engineer as part of the overall access design and a PS1 producer statement provided to the Manager of Resource Management Engineering at Council prior to installation.
- p) The removal of the vegetation to the west of the vehicle crossing serving Units 9 & 10 for a distance of at least 10 metres from the vehicle crossing. This vegetation shall be replaced by a different species with a mature height no greater than 450mm.
- q) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all 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.

To be completed before Council approval of the Survey Plan

- 8. Prior to the Council signing the Title 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) A Computed Easement Plan shall be submitted to Council for approval showing details of necessary easements relating to the Council foul sewer assets in the development. The easement instrument shall include the following conditions:
 - i) The registered owner:
 - A. Agrees that the Queenstown Lakes District Council shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the wastewater infrastructure, including access to the land by maintenance vehicles and construction machinery; and
 - B. Indemnifies the Queenstown Lakes District Council against any claims or damage to or by third parties caused by the presence of the structure over the existing wastewater easement.
 - C. Agrees to pay for any costs over and above regular (drains not covered by buildings) costs incurred during maintenance of the wastewater main that result from the structure being located over or near the wastewater main.
 - D. The consent holder shall be responsible for costs associated with and rectifying any damage caused to the wastewater pipe as a result of works undertaken on-site.

A copy of the updated Computer Freehold Register showing registration of the approved encumbrance document shall then be provided to the Manager – Resource Management Engineering following registration.

Amalgamation Condition

- 9. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991 (RMA), and pursuant to section 220(2)(a) of the RMA, a covenant shall be registered on the Unit Titles issued for Principal Units 1 – 3 ensuring continued performance of the existing amalgamation of Lot 7 DP 365562 with a 1/4 (existing) share of Lot 200 DP 365562. The final wording of the covenant instrument shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration. **(CSN to be advised)**

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

10. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
- a) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development 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 (7) above.
 - c) The wastewater mains through the site shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual following construction of the retaining wall and dwellings to confirm if any damage has resulted from the construction. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes as a result of works taken on-site.
 - d) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of the proposed retaining wall that confirms that the retaining wall does not impose any loading on the wastewater manhole and/or pipes.
 - e) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of all structures within the zone of influence of any Council wastewater main on the site, demonstrating that these structures are not exerting any loading upon the wastewater mains.
 - f) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 or QLDC's Land Development and Subdivision Code of Practice Schedule 1C Completion Certification following construction of the vehicular safety barrier(s) accepted under Condition (7o).
 - g) Either:
 - i) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for each unit, and evidence of supply shall be provided to Council's Subdivision Inspector; or
 - ii) An Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream; WP water meter shall be provided to Council's maintenance contractor Veolia, and evidence of supply shall be provided to Council's Subdivision Inspector.
 - h) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.
 - i) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.
 - j) The submission of Completion Certificates from both the Contractor and Approved Certifier for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - k) 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 s32(2)(a) certificate

11. Where a Section 224(c) has been issued on the Proposed Unit Development Plan, which shall only occur once all development contributions are paid and the conditions of consent have been met, bonded or shown within a consent notice, no application shall be made or granted for certification pursuant to section 32(2)a of the Unit Title Act 2010 on any of the additional stages

or the complete unit plan until the required units are measurable as per the Unit Title Act 2010 definition.

Ongoing Conditions/Consent Notices

12. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the Titles of PU8 and PU9 by way of Consent Notice pursuant to s.221 of the Act.
 - a) The owners for the time being, at their own cost, shall ensure that vegetation, boundary fencing or other structures located within 10m of the vehicle crossing road frontage boundary shall not exceed 0.45m in height above the adjacent carriageway level, and that vegetation within the road reserve shall be kept trimmed as necessary to ensure that sight distances from the access meet Councils standards.

RECOMMENDED ADVICE NOTES:

1. Prior to certification pursuant to 32(2)a of the Unit Titles Act, every building (if any) that is shown on the plan shall be erected, and all other development work shall be completed, the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.
2. Prior to certification pursuant to 224(f) of the Act, every existing building or part of an existing building (including any building or part thereof under construction) to which the unit title plan relates complies with or will comply with the provisions of the building code described in section 116A of the Building Act 2004
3. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.
4. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.

Prepared by:



Cameron Jones
LAND DEVELOPMENT ENGINEER

Reviewed by:

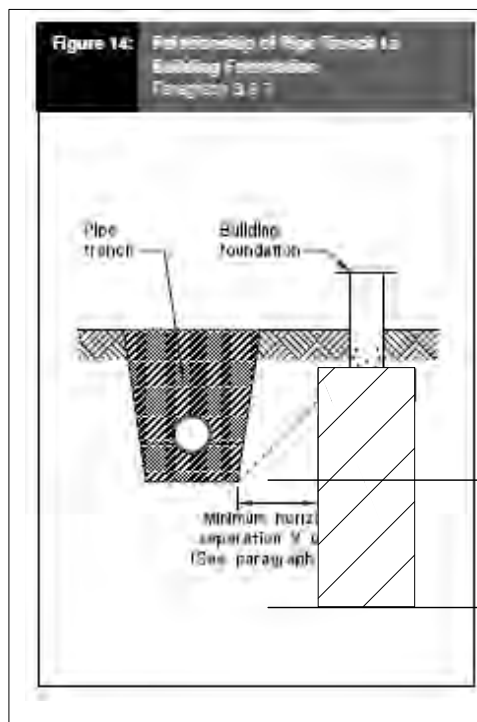
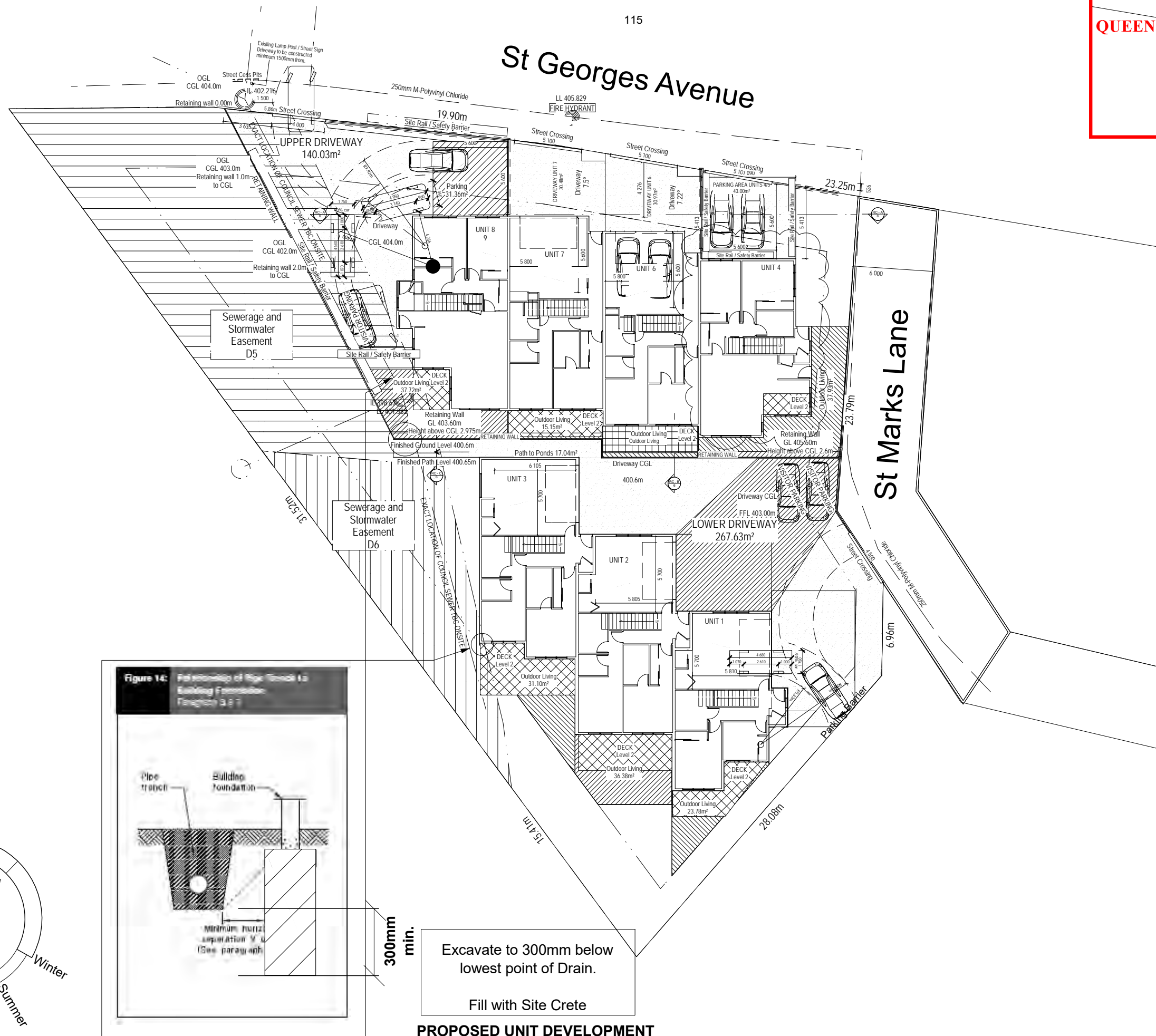


Steve Hewland
LAND DEVELOPMENT ENGINEER

APPENDIX 5 – APPROVED PLANS



Key To Elevations



Excavate to 300mm below lowest point of Drain.
Fill with Site Crete

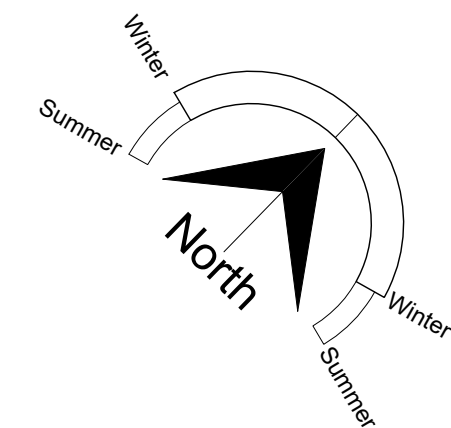
PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE PLAN - RESOURCE CONSENT

SITE INFORMATION	
Exposure Zone	B
Wind	VERY HIGH
Earthquake	3
Durability	B
Snow	N 5 at 400m(up to 2 kPa)
Rainfall	20 - 30

BUILDING AREA AND SITE COVERAGE	
Net Site Area =	2268.84m ² approx.
Building Area (O/V) = (Includes covered areas)	726.15m ²
Max Site Coverage Allowed:	00%
Actual Site Coverage=	32%
Building ZONE:	



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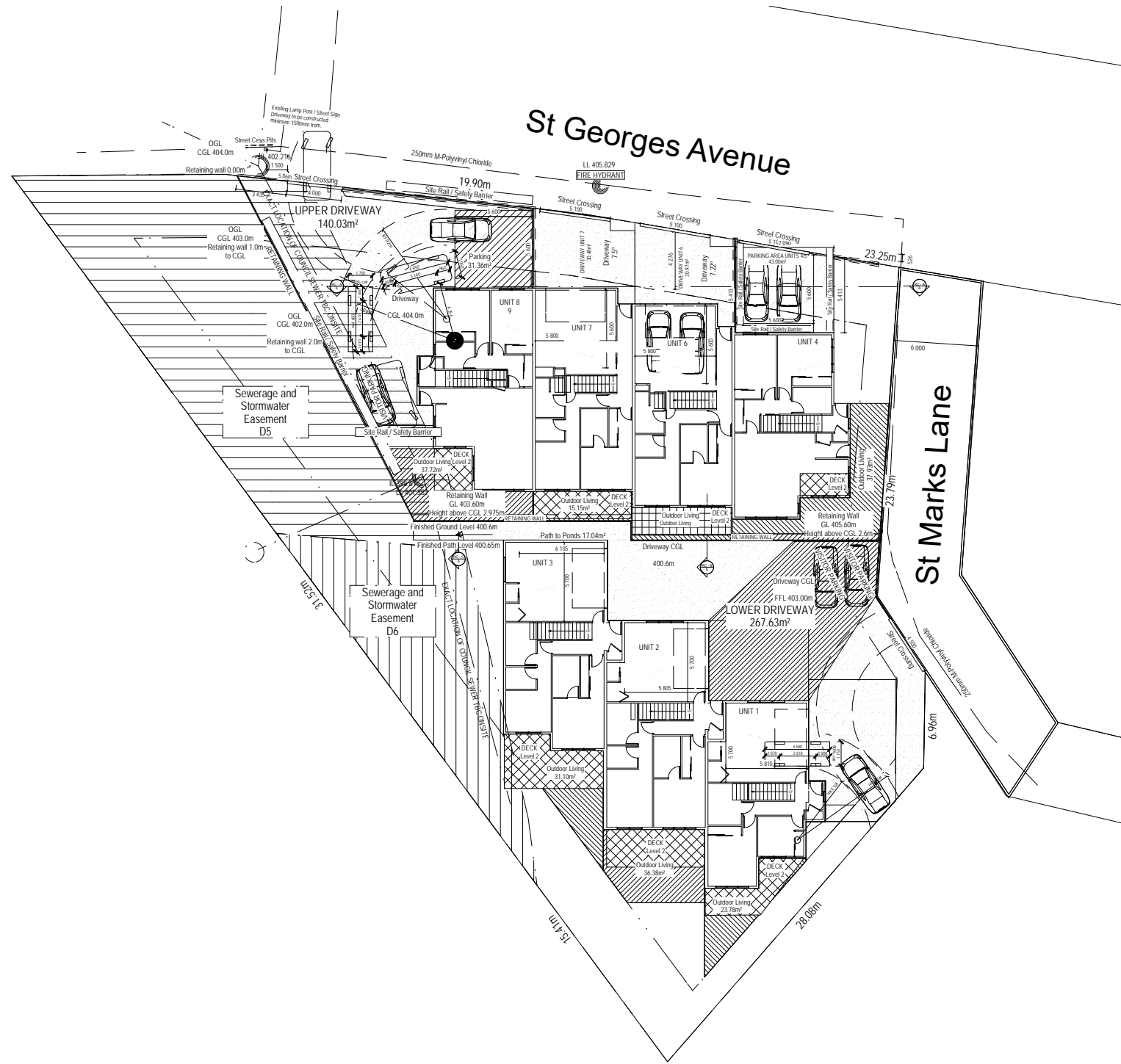
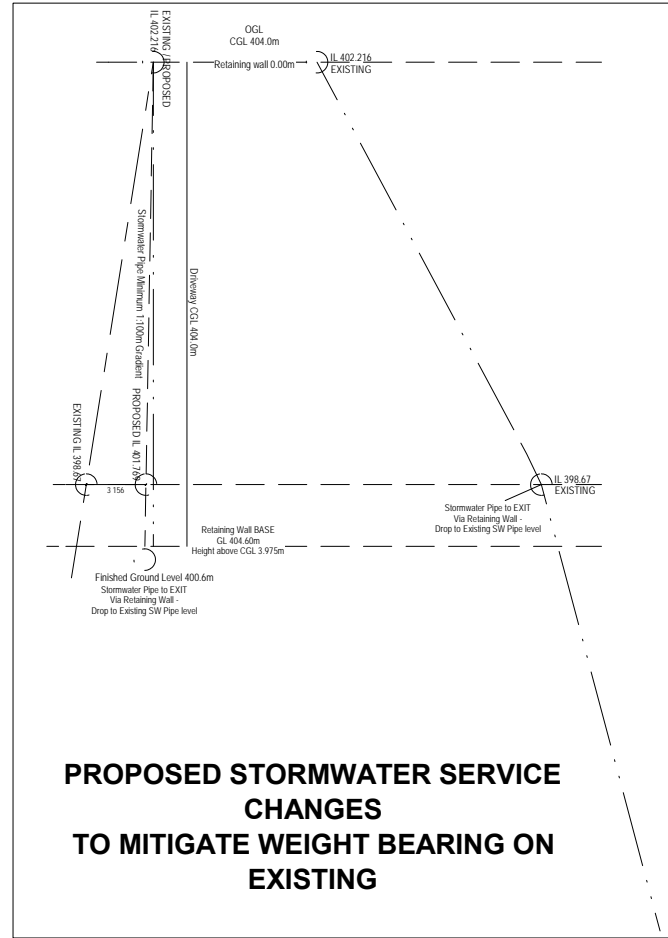
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Drawn By	LBP#	1:200
Nomad Architecture	BP127595	DWG NO.
Registered Architect	Print Date	A3 Scale
Filiberto Rayon - Villela	29/10/2018	1:300
Version	Revision	OF
CONCEPT	A	12

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180640

Friday, 2 November 2018



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CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
 Queenstown

SITE PLAN - RESOURCE CONSENT

Drawn By Nomad Architecture Registered Architect Filiberto Rayon - Villela	LBP# BP127595	Print Date 29/10/2018	A3 Scale 1:400	DWG NO. 3
CONCEPT	Version A	Revision 12	OF	

- 1 exposed aggregate concrete
- 2 bin storage / 2 bike storage (unit 4 and 8) with 1.3m high (absolute height if including retaining wall), horizontally slatted timber fence, stained dark with / without gate. Concrete surface.
- 2A bike storage - 2 bike stands on gravel surface
- 3 timber retaining wall 1.0m high with 1.5m high horizontally slatted timber screen, stained dark
- 3A just timber screen but 1.6m high
- 3B timber retaining wall 0.5m high
- 3D timber retaining wall 1m high
- 4 existing tree - Sorbus aria to be removed, new tree planted further west
- 4A new Sorbus aria 35/45l pot - 2
- 5 Cordyline australis, 35/45l pot - 9
- 6 not applicable
- 7 Amelanchier lamarkii 35/45l pot or Prunus subhirtella autumnalis in white 35/45l pot
- 8 Chinochloa rubra @ 1pl/sqm
- 9 50 % Phormium cookianum @ 1pl/sqm
50% Chinochloa rubra @ 1pl/sqm

- 10 mixed native planting:
30% Phormium cookianum @ 1pl/sqm
20% Hebe salicifolia @ 0.8pl/sqm
20% Cortaderia richardii @ 0.8pl/sqm
15% Coprosma rugosa @ 0.8pl/sqm
15% Phormium tenax @ 0.8pl/sqm
- 11 concrete and timber wall softened with Hedera helix creeper @ 1.5m crs.
- 12 Corokia hedge, about 1m high
- 13 replant possible disturbed areas along pond with natives:

Phormium cookianum
Hebe salicifolia
Cortaderia richardii
Carex solandrii along St. Georges

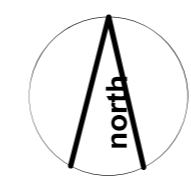
- 14 gravel path and gravel seating area with bench
- 15 lawn
- 16 Liriope munroe's White @ 2pl/sqm
- 17 existing overflow ponds
Pond water level is changing and is out of control of the property owner. Access / connctions to western / pond area of the property was requested by the urban design panel - UDQ241
- 18 visitor parking, iluminated with motion sensor lights
- 19 take out the first 10m of the existing planting west of the access way and replace it with the following:
50% Hebe odora nana (buxifolia) @ 1pl/sqm - 10 plants
and 50% Carex testacea @ 1pl/sqm - 10 plants

albula or Poa cita

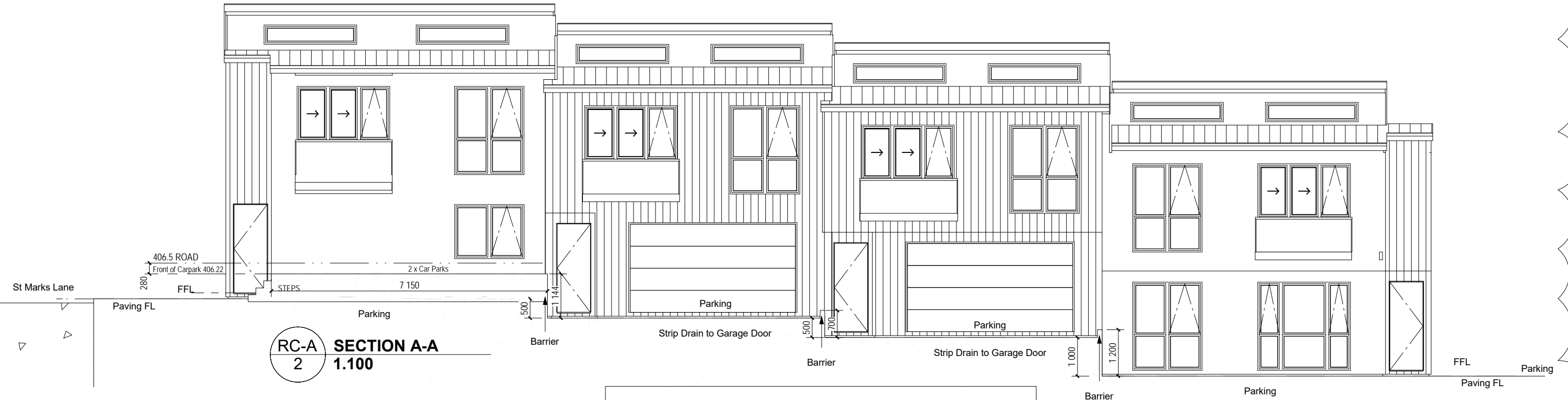


Arrowtown 9302 | New Zealand
03.409.8123 | 027.40.80.122

project			
Units 2 and 4 St Marks Lane Queenstown			
drawing		scale	
Landscape Plan - Concept		1:250 @ A3	
file		id	
Martin development.vwx	21.09.2018	10	FINAL
Plan NOT suitable for building - concept only			



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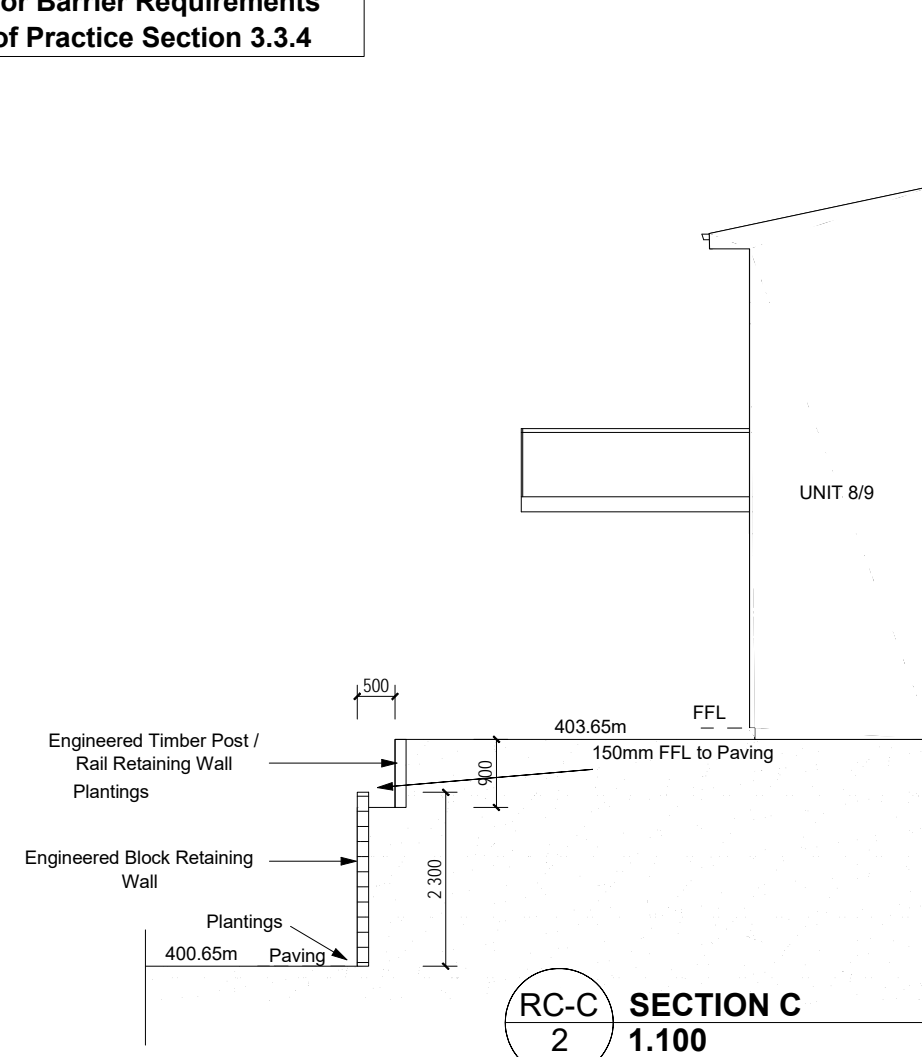
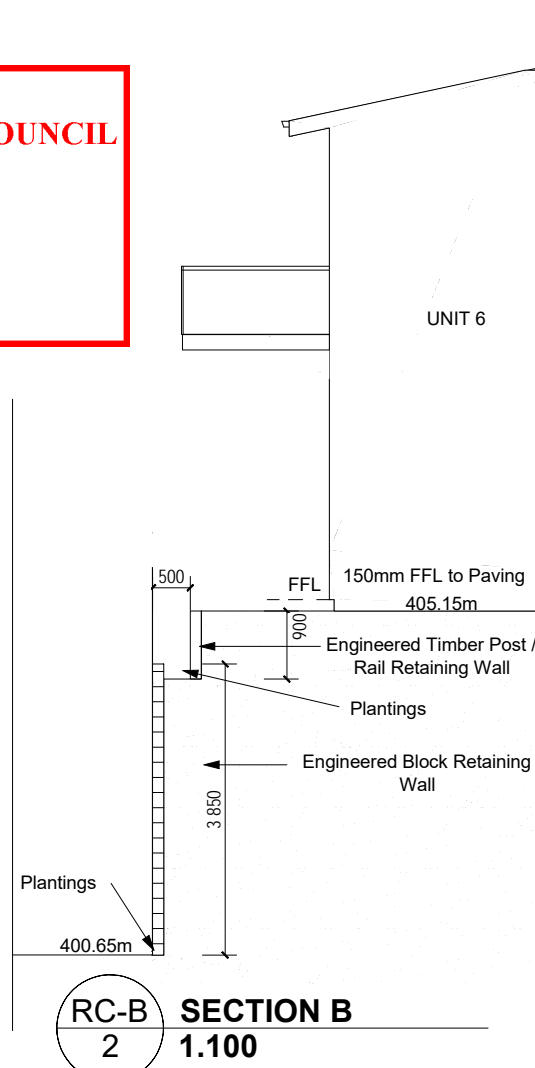


NOTE: REFER Sheet 2 Site Plan for Barrier Requirements as per QLDC Subdivision Code of Practice Section 3.3.4

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
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Friday, 2 November 2018



PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
 Queenstown

RESOURCE CONSENT Cross Sections

STONEWOOD HOMES

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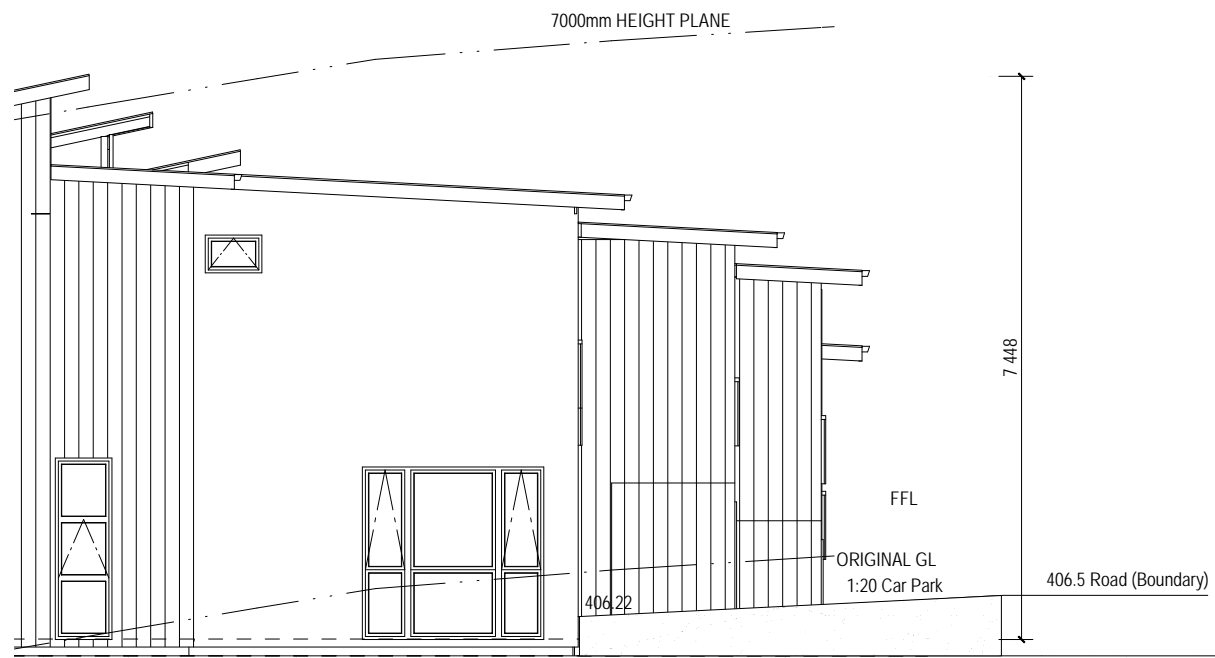
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Nomad Architecture	BP127595	6
Registered Architect	Print Date	
Filiberto Rayon - Villela	29/10/2018	A3 Scale
CONCEPT	Version	Revision
	A	12



NOTE: REFER Sheet 2 Site Plan for Barrier Requirements as per QLDC Subdivision Code of Practice Section 3.3.4



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PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
 Queenstown

CAR PARKS UNIT 4/5

Drawn By	LBP#	DWG NO.
Nomad Architecture	BP127595	
Registered Architect	Print Date	A3 Scale
Filiberto Rayon - Villela	29/10/2018	1:100
	Version	Revision
CONCEPT	A	12
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QUEENSTOWN LAKES DISTRICT COUNCIL

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Friday, 2 November 2018



UNIT 8/9

UNIT 7

UNIT 6

UNIT 4/5

ELEVATION A
1:100

PROPOSED UNIT DEVELOPMENT

SCALE 1:100

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

ELEVATION A - Units 4-9

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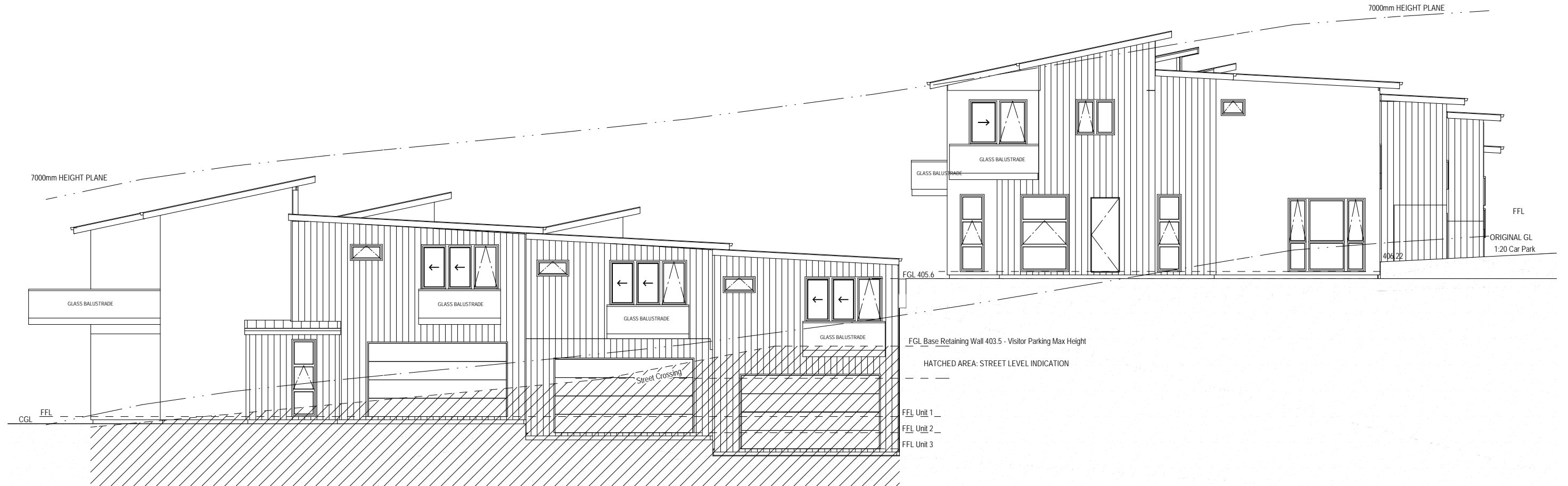
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Drawn By	LBP#		
Nomad Architecture	BP127595		
Registered Architect	Print Date	A3 Scale	DWG NO.
Filiberto Rayon - Villela	29/10/2018	1:100	20
	Version	Revision	OF
CONCEPT	A	12	

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018



ELEVATION B
1:125

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION B

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Nomad Architecture	BP127595		DWG NO.
Registered Architect	Print Date	A3 Scale	25
Filiberto Rayon - Villela	29/10/2018	1:125	
CONCEPT	Version	Revision	OF
	A	12	

QUEENSTOWN LAKES DISTRICT COUNCIL

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Friday, 2 November 2018



ELEVATION C
1:100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION C

Drawn By	LBP#	DWG NO.
Nomad Architecture	BP127595	26
Registered Architect	Print Date	
Filiberto Rayon - Villela	29/10/2018	1:100
CONCEPT	Version	Revision
	A	12
		OF

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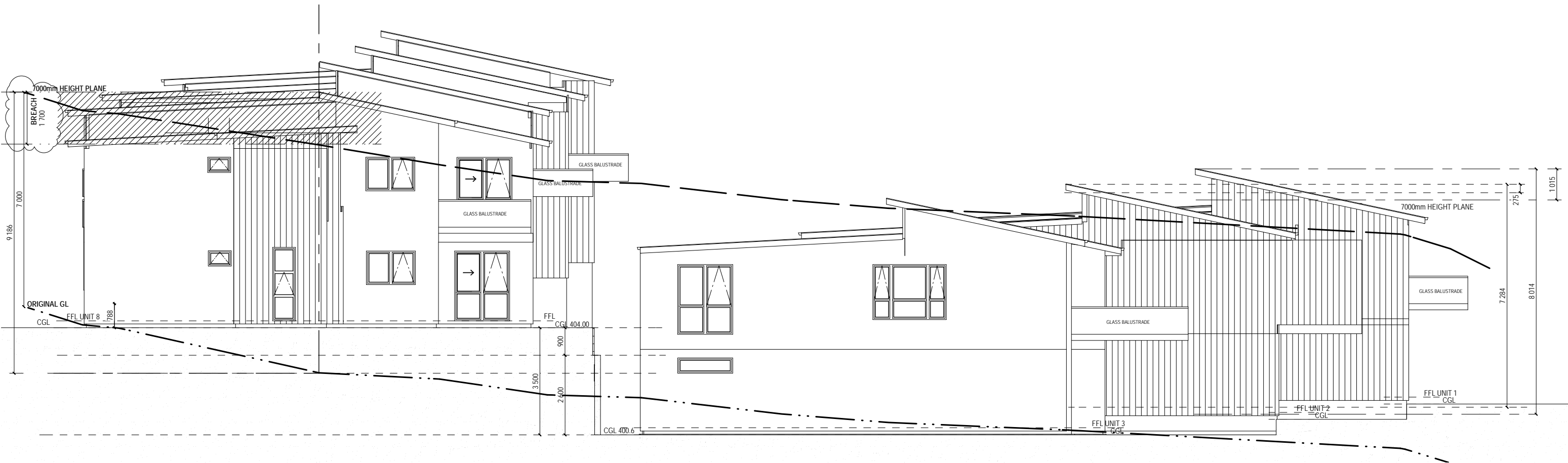
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Friday, 2 November 2018



ELEVATION D
1:125

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION D



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Registered Architect Filiberto Rayon - Villela	Print Date 31/10/2018	A3 Scale 1:125
CONCEPT	Version A	Revision 12
		27 OF

QUEENSTOWN LAKES DISTRICT COUNCIL

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Friday, 2 November 2018



ELEVATION A
1:100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

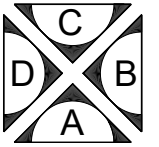
SITE CUT / LEVELS ELEVATION A

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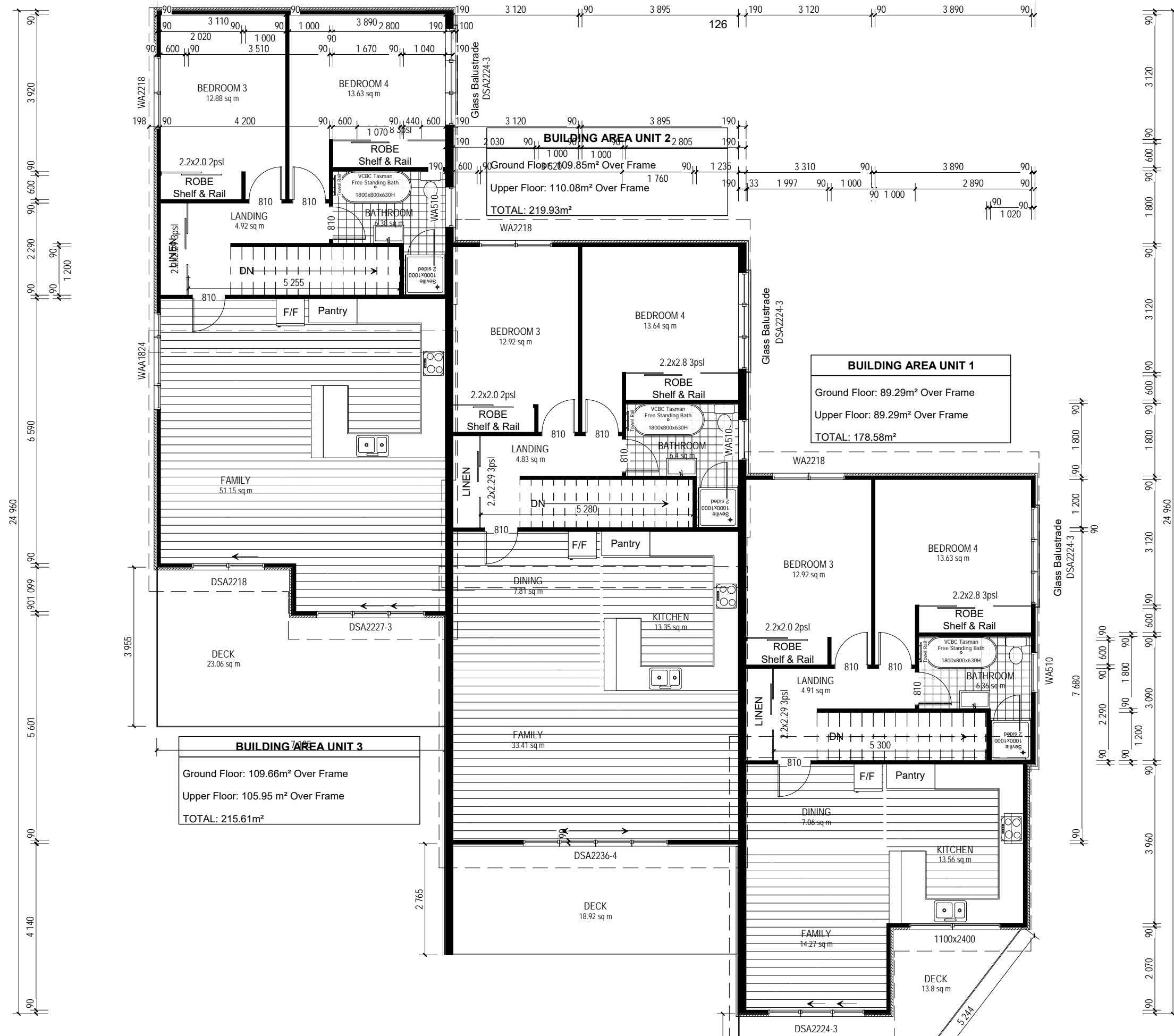
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CONCEPT	Version A	Revision 7	OF	



Key To Elevations



QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM180640
Friday, 2 November 2018

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

FRONT ROW UPPER FLOOR PLAN

STONEWOOD
HOMES

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Key To Elevations



PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

FRONT ROW GROUND FLOOR PLAN

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CONCEPT	Version	Revision
	A	7
		OF



Key To Elevations



QUEENSTOWN LAKES DISTRICT COUNCIL

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Friday, 2 November 2018

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
 Queenstown

BACK ROW GROUND FLOOR PLAN

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Registered Architect Filiberto Rayon - Villela	Print Date 29/10/2018	A3 Scale 1:100
CONCEPT	Version A	Revision 12
		OF

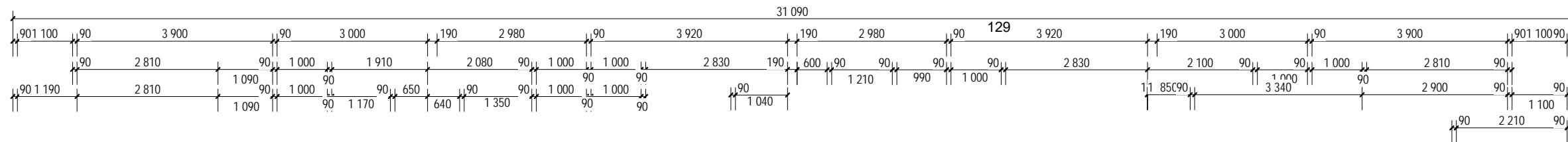
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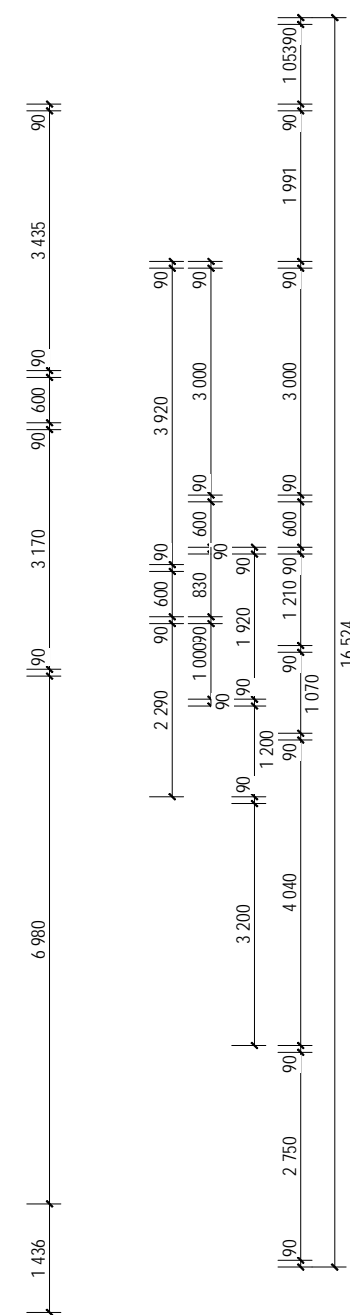
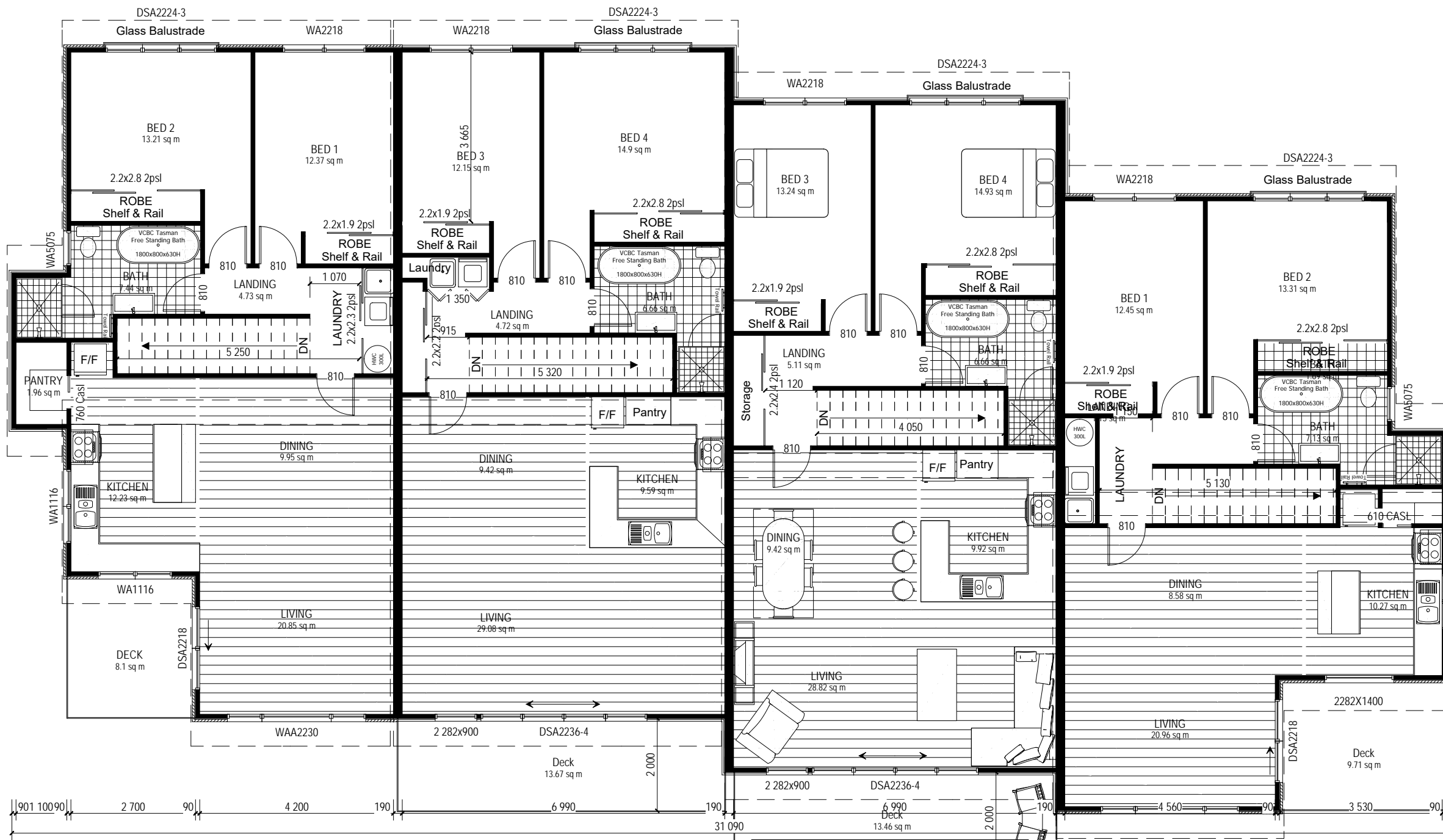
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Key To Elevations



QUEENSTOWN LAKES DISTRICT COUNCIL

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BUILDING AREA UNIT 6

Ground Floor: 102.60 m² Over Frame
Upper Floor: 104.92 m² Over Frame
TOTAL: 207.52m²

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

BACK ROW UPPER FLOOR PLAN

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Registered Architect Filiberto Rayon - Villela	Print Date 29/10/2018	A3 Scale 1:100
CONCEPT	Version A	Revision 12
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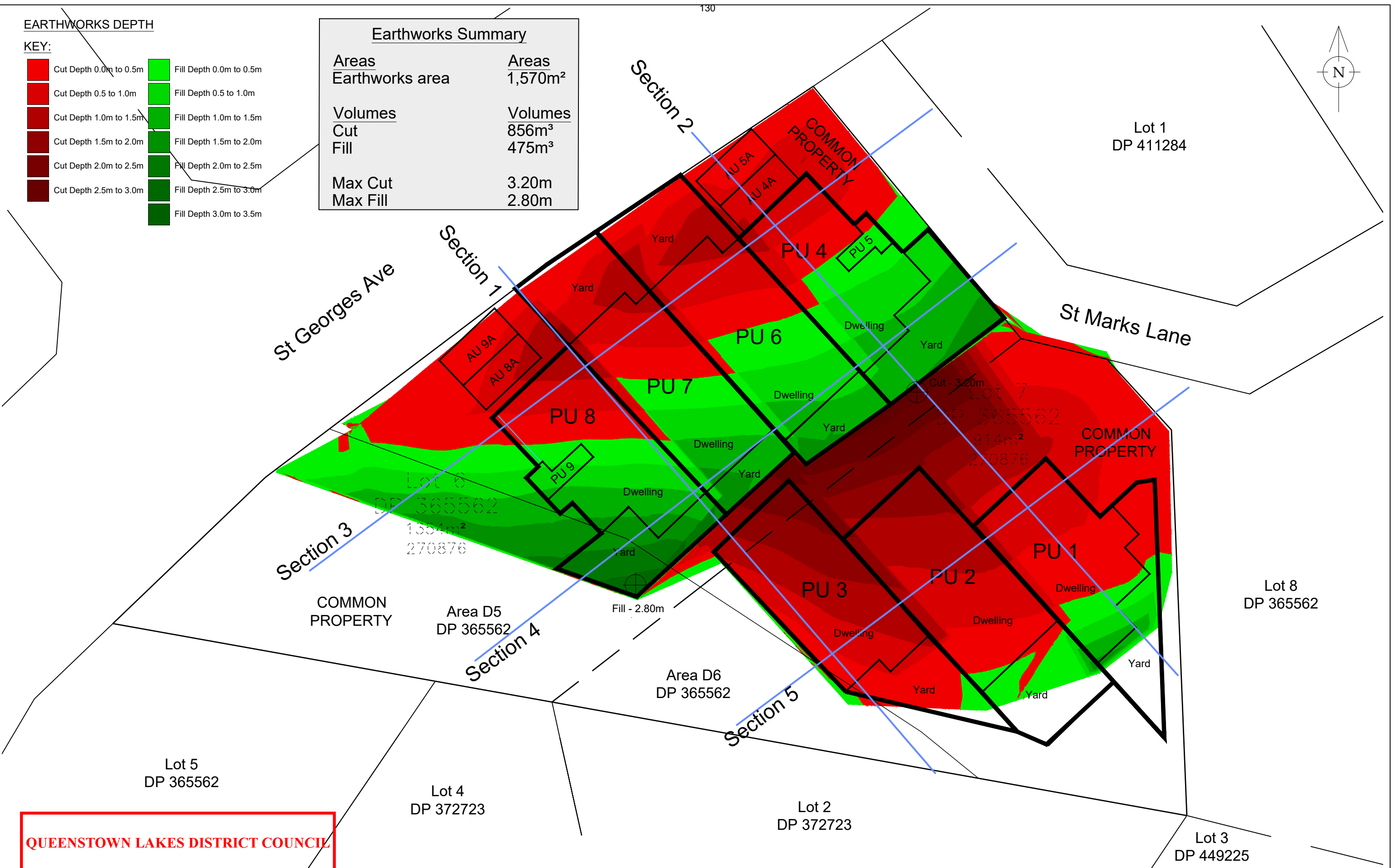
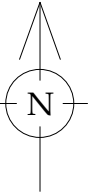
EARTHWORKS DEPTH

KEY:

	Cut Depth 0.0m to 0.5m		Fill Depth 0.0m to 0.5m
	Cut Depth 0.5 to 1.0m		Fill Depth 0.5 to 1.0m
	Cut Depth 1.0m to 1.5m		Fill Depth 1.0m to 1.5m
	Cut Depth 1.5m to 2.0m		Fill Depth 1.5m to 2.0m
	Cut Depth 2.0m to 2.5m		Fill Depth 2.0m to 2.5m
	Cut Depth 2.5m to 3.0m		Fill Depth 2.5m to 3.0m
	Cut Depth 3.0m to 3.5m		Fill Depth 3.0m to 3.5m

Earthworks Summary

Areas	Areas
Earthworks area	1,570m ²
Volumes	Volumes
Cut	856m ³
Fill	475m ³
Max Cut	3.20m
Max Fill	2.80m



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180640

Friday, 2 November 2018 /

REV.	DATE	REVISION DETAILS	BY:
B	1/5/18	Add deepest cut/highest fill	CW
B	1/5/18	Add sections	CW
A	27/4/18	Initial release	CW

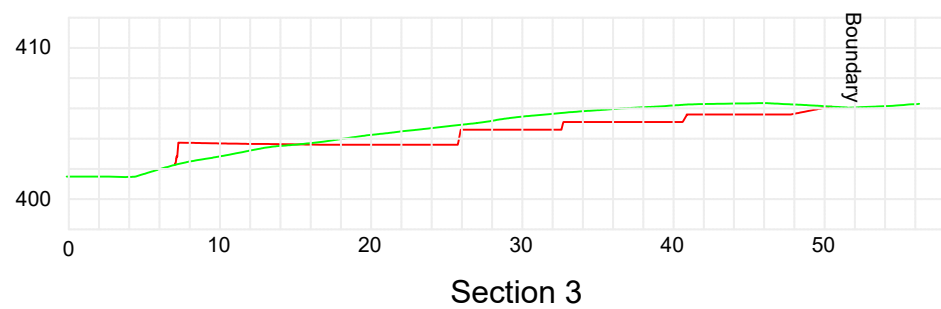
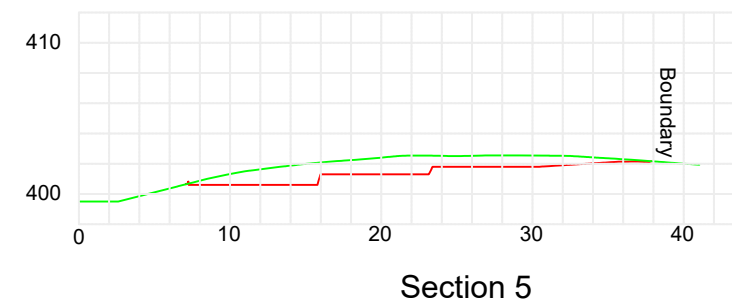
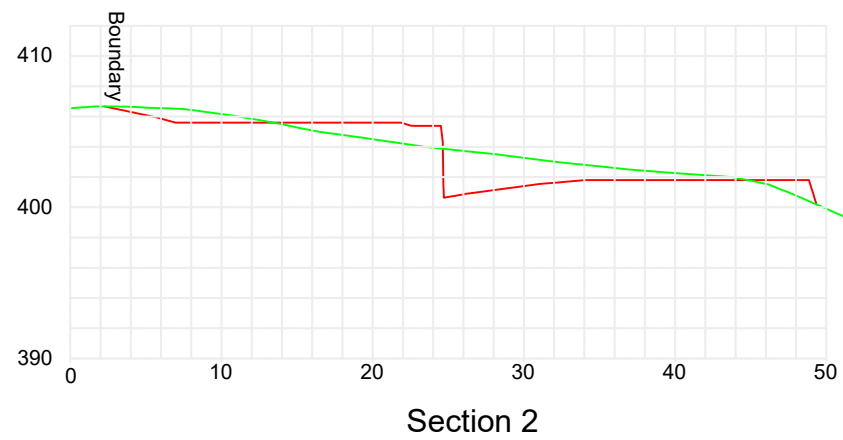
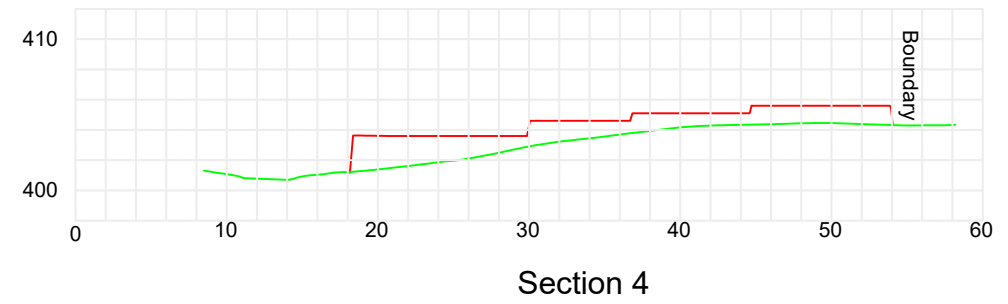
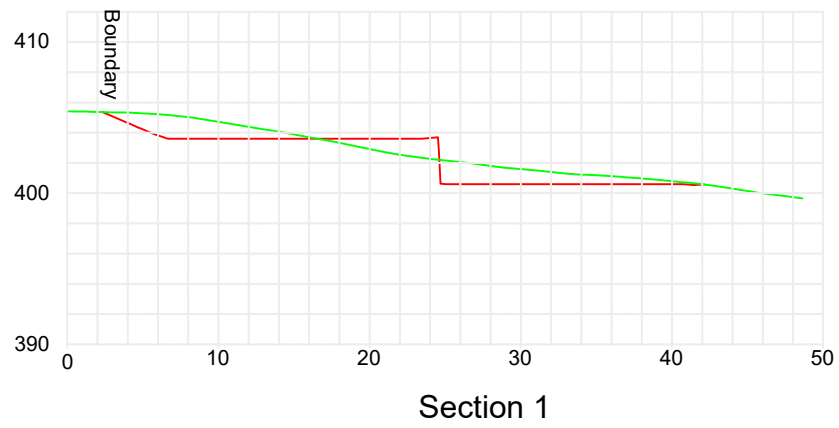
WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Cascades Investment Ltd. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
**PROPOSED EARTHWORKS
ST ANDREWS PARK
CASCADES INVESTMENT LTD**

DATE: 27 April 2018
Scale: 1:250
BY: C Woodcock
Original Plan A3
DRAWING & ISSUE No.
4651.2E.1C

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I warrant/confirm using my own or my consultants 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.
Version: 1, Version Date: 06/04/2020



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Cascades Investment Ltd. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

DATE: 1 May 2018
BY: C Woodcock
Scale 1:250
Original Plan A3
DRAWING & ISSUE No. 4651.2E.2A

TITLE:
**PROPOSED EARTHWORKS - SECTIONS
ST ANDREWS PARK
CASCADES INVESTMENT LTD**

**AURUM
SURVEY**

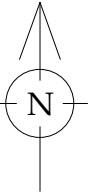
PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

REV.	DATE	REVISION DETAILS	BY:
B	1/5/18	Add Bdys	CW
A	1/5/18	Initial release	CW

HEIGHT PLANE BREACH

KEY:

- Through 7m height plane - 0 - 0.2m
- Through 7m height plane - 0.2m - 0.4m
- Through 7m height plane - 0.4m - 0.6m
- Through 7m height plane - 0.6m - 0.8m
- Through 7m height plane - 0.8m - 1.0m
- Through 7m height plane - 1.0m - 1.2m
- Through 7m height plane - 1.2m - 1.4m



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018

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DATE: 1 May 2018
BY: C Woodcock
Scale 1:250
Original Plan A3
DRAWING & ISSUE No. 4651.3E.1A

TITLE:
**HEIGHT PLANE ANALYSIS
ST ANDREWS PARK
CASCADES INVESTMENT LTD**

PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

REV.	DATE	REVISION DETAILS	BY:
A	1/5/18	Initial release	CW

I warrant and accept that the information provided in this drawing and other data is true and correct and that I have taken all reasonable steps to ensure its accuracy. I warrant and accept that I have not been negligent in the preparation of this drawing and other data. I warrant and accept that I have not been negligent in the preparation of this drawing and other data. I warrant and accept that I have not been negligent in the preparation of this drawing and other data.

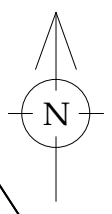


NOTE: Measurements not accurate - refer to elevation plans

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018



Lot 11
DP 365562

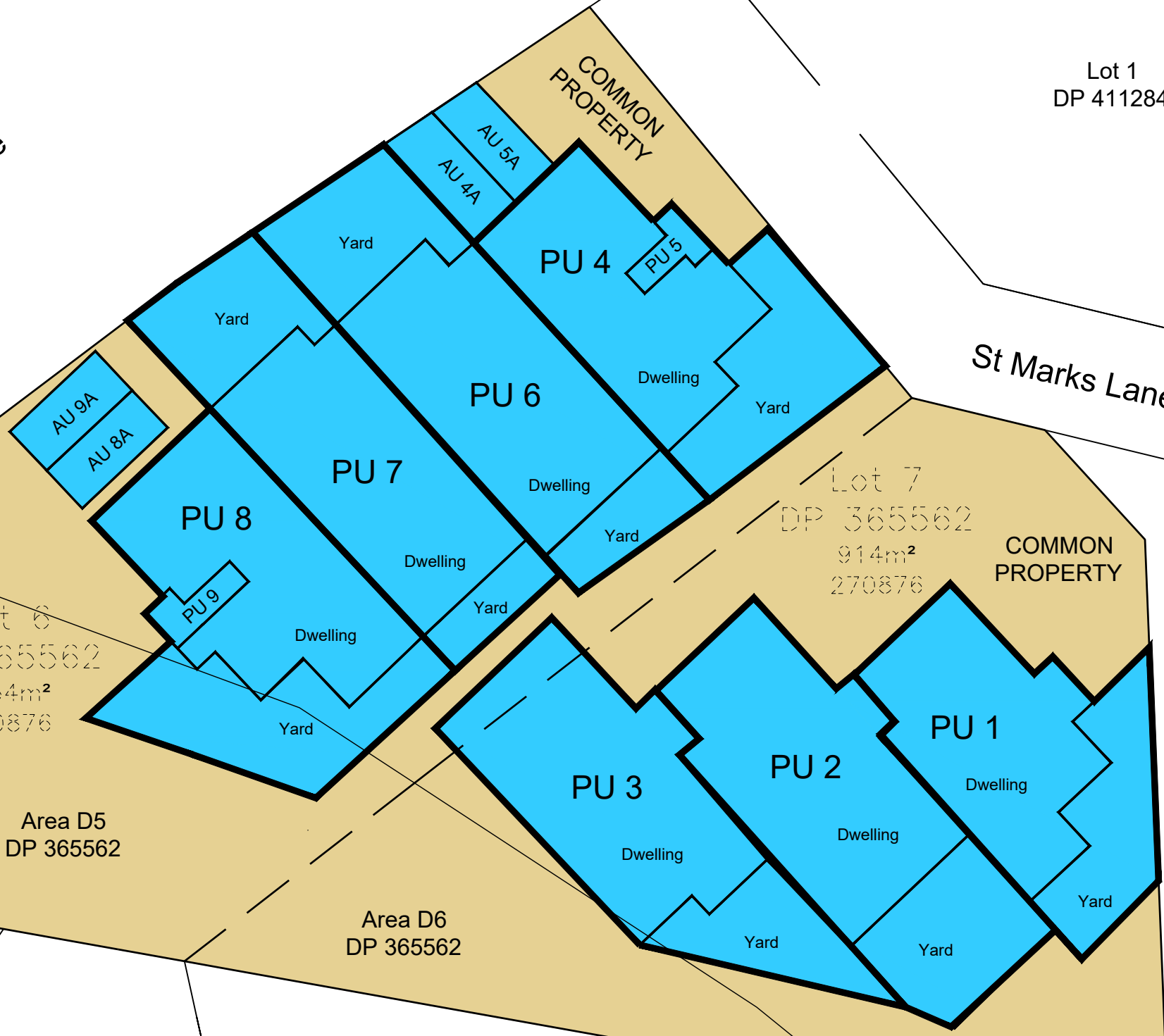
Lot 1
DP 411284

St Pauls Court

St Georges Ave

St Marks Lane

Lot 19
DP 365562



Lot 6
DP 365562
1354m²
270876

Lot 7
DP 365562
914m²
270876

COMMON
PROPERTY

COMMON
PROPERTY

Area D5
DP 365562

Area D6
DP 365562

Lot 8
DP 365562

Lot 5
DP 365562

Lot 4
DP 372723

Lot 2
DP 372723

Lot 3
DP 449225

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018

REV.	DATE	REVISION DETAILS	BY:
D	17/9/18	Rotate carparks	CW
C	22/6/18	Amend units	CW
B	30/4/18	Amend yard space	CW
A	23/4/18	Initial release	KB

WARNING NOTE:
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DATE: 23 April 2018
BY: Kat Bulk
Scale 1:250
Original Plan A3
DRAWING & ISSUE No. 4651.10.1D

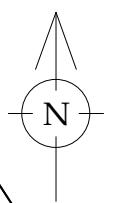
TITLE:
**PROPOSED UNITS GROUND LEVEL
ST ANDREWS PARK
CASCADES INVESTMENT LTD**



**AURUM
SURVEY**

PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

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Lot 11
DP 365562

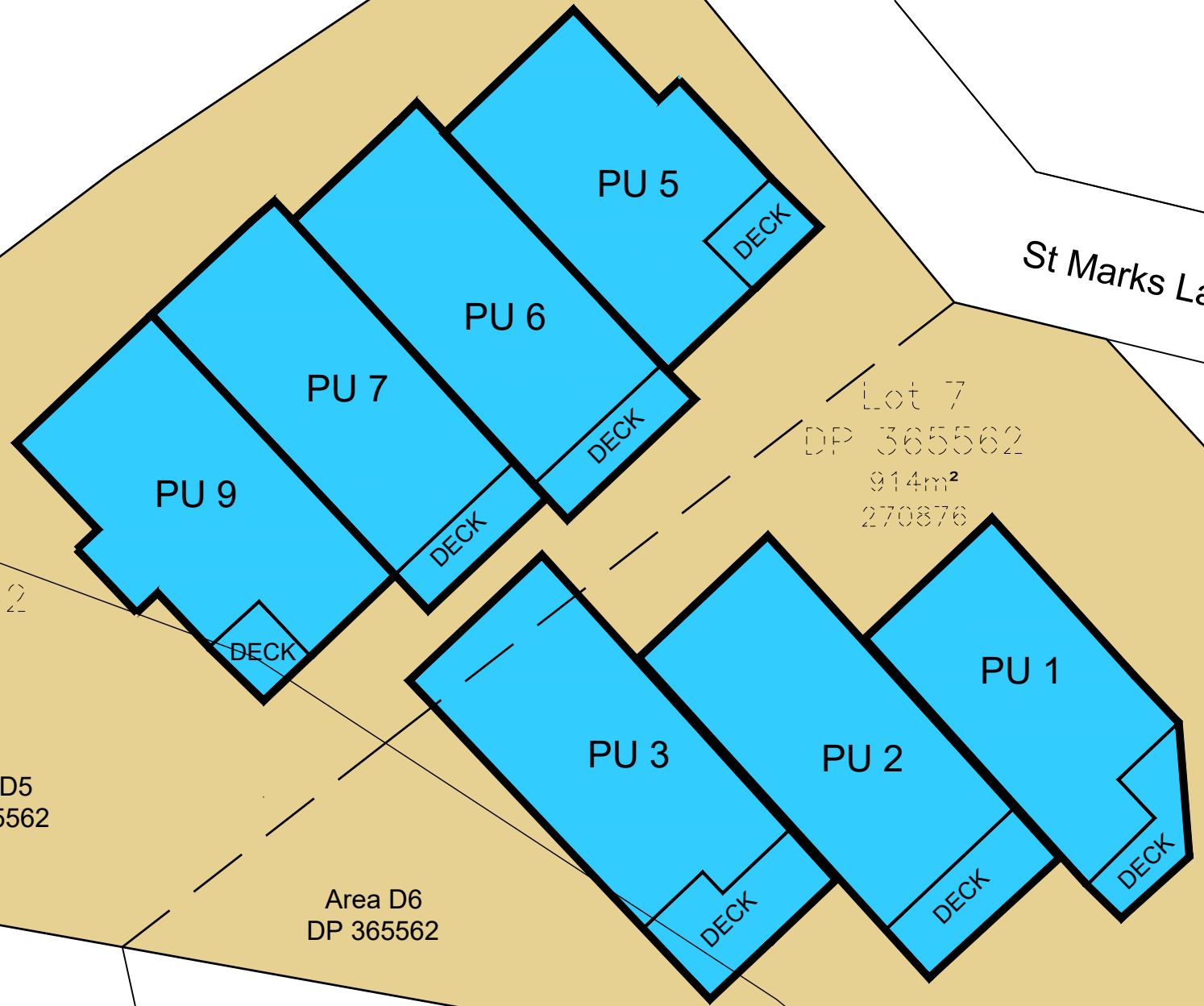
Lot 1
DP 411284

St Pauls Court

St Georges Ave

St Marks Lane

Lot 19
DP 365562



Lot 6
DP 365562
1354m²
270876

Lot 7
DP 365562
914m²
270876

Area D5
DP 365562

Area D6
DP 365562

Lot 8
DP 365562

Lot 5
DP 365562

Lot 4
DP 372723

Lot 2
DP 372723

Lot 3
DP 449225

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018

REV.	DATE	REVISION DETAILS	BY:
B	22/6/18	Add decks	CW
A	23/4/18	Initial release	KB

WARNING NOTE:
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DATE: 23 April 2018
BY: Kat Bulk
Scale 1:250
Original Plan A3
DRAWING & ISSUE No. 4651.10.2B

TITLE:
**PROPOSED UNITS FIRST FLOOR
ST ANDREWS PARK
CASCADES INVESTMENT LTD**



PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

I warrant that the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
Version 1, Version Date: 06/04/2020



ELEVATION A
1:100

QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018

REV.	DATE	REVISION DETAILS	BY:
A	31/10/18	Initial release	CW

WARNING NOTE:
This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Cascades Investment Ltd. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

TITLE:
PROPOSED UNITS - Sections Units 1-3
ST ANDREWS PARK
CASCADES INVESTMENT LTD

DATE: 31 Oct 2018
BY: C Woodcock
Scale 1:250
Original Plan A3
DRAWING & ISSUE No.
4651.10.3A

AURUM SURVEY

PO Box 2493
Wakatipu 9349
Ph 03 442 3466
Fax 03 442 3469
Email admin@ascl.co.nz

Stonewood Homes Queenstown Ltd.
161 Glenda Drive
P.O. Box 2466, Queenstown

The drawings are intended to be used in conjunction with the resource consent plan and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.

Version 1, Version Date: 06/01/2020
I hereby certify that the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
Version 1, Version Date: 06/01/2020

QUEENSTOWN LAKES DISTRICT COUNCIL
APPROVED PLAN:
RM180640
Friday, 2 November 2018



**NOTE: DOORS AND WINDOWS
 OUTDATED. REFER TO OTHER
 ELEVATION PLANS FOR DETAILS**

○ **ELEVATION C**
1:100

- FFL UNIT 4 CGL
- FFL UNIT 6 CGL
- FFL UNIT 7 CGL
- FFL UNIT 8 CGL

REV.	DATE	REVISION DETAILS	BY:
A	31/10/18	Initial release	CW

WARNING NOTE:
 This resource consent plan has been prepared for the client from field survey and existing records for the purpose of a proposed subdivision on the land. It is to be read in conjunction with our terms of engagement to Cascades Investment Ltd. It should not be used by the client company for any other purpose. The plan is not to be relied on by any other person for any purpose whatsoever.

DATE: 31 Oct 2018
 BY: C Woodcock
 Scale 1:250
 Original Plan A3
 DRAWING & ISSUE No.
4651.10.4A

TITLE:
PROPOSED UNITS - Section Units 4-9
ST ANDREWS PARK
CASCADES INVESTMENT LTD

AURUM SURVEY
 PO Box 2493
 Wakatipu 9349
 Ph 03 442 3466
 Fax 03 442 3469
 Email admin@ascl.co.nz

I hereby certify that the drawings and other data in this document are true and correct to the best of my knowledge and belief and that I am a duly qualified and registered professional surveyor. I accept 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. Version 1, Version Date: 06/01/2020



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

CHANGE OF CONDITIONS – SECTION 127

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Cascade Investments Limited
RM reference:	RM211111
Application:	Application under Section 127 of the Resource Management Act 1991 (RMA) for the variation of Conditions 1 and 15 (l) and (m) (Land Use) and Condition 9 (l) and (m) (Subdivision) of RM180640 to remove two carparks, thereby reducing the total number of carparks required by two
Location:	2-4 St Marks Lane, Queenstown
Legal Description:	Lot 6 Deposited Plan 365562 held in Record of Title 270876 and Lot 7 Deposited Plan 365562 with a ¼ share in Lot 200 Deposited Plan 365562 held in Record of Title 270877
Zoning:	ODP: Low Density Residential PDP: Lower Density Suburban Residential
Activity Status:	Discretionary
Decision Date	15 February 2022

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Sections 3 and 4 of this report. This decision is made by Kenny Macdonald, Team Leader, Resource Consents, on 15 February 2022 under delegated authority pursuant to section 34A of the RMA.
2. Pursuant to section 104 of the RMA, consent is **GRANTED** subject to the change to conditions outlined in Section 7 of this decision. An updated set of conditions of RM180640 is provided in Appendix 1 of this decision. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Kenny Macdonald, Team Leader, Resource Consents, as delegate for the Council.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to vary an existing resource consent (RM180640) to remove two parking spaces from the approved plans, thereby reducing the number of carparks provided by two, at 2-4 St Peters Lane, Queenstown.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Sections 2-4 of the report entitled “*Application for Resource Consent. Variation of RM180640 to Remove Two Carparks and an Overall Reduction of Two Carparks for Nine Residential Units*”, prepared by Alex Dunn of Southern Planning Group, and submitted as part of the application (hereon referred to as the applicant’s AEE and attached as Appendix 2). This description contained within the applicant’s AEE is considered accurate and is adopted in part for the purpose of this report, with the following exceptions:

The applicant’s AEE has triggered the need for resource consent under Rule 29.5.1 of the PDP in relation to the number of parking spaces that are required to be provided, citing this rule given that two parking spaces are to be removed. Since the writing of the AEE, and at the time of writing this report, QLDC has adopted the parking changes introduced by the National Policy Statement on Urban Design (NPS-UD), which removes parking minimums and Rule 29.5.1 no longer relates to minimum parking numbers. Therefore, Rule 29.5.1 need not be triggered, and is excluded from this application.

Relevant Site History

A combined land use and subdivision consent was granted under RM180640 for the construction of nine residential units, and the subsequent unit title subdivision of those units onto separate titles following construction. It is this resource consent that is applied to be varied.

2. ACTIVITY STATUS

2.1 RESOURCE MANAGEMENT ACT 1991 (RMA)

The proposed activity requires resource consent for the following reasons:

- 1 A **discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change Conditions 1 and 15 (l) and (m) (Land Use) and Condition 9 (l) and (m) (Subdivision) of resource consent RM180640 to remove two guest parking spaces, and reduce the overall number of parking spaces provided across the development by two.

Overall, the application is being considered and processed as a **discretionary** activity under the RMA.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.*

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In the case of this application the permitted baseline is not considered to be relevant given the nature of the proposal being a multi-unit development with a number of consents required under the original application. Therefore, the application of the permitted baseline in this instance is not relevant.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Assessment of Effects provided in the applicant's AEE, is considered accurate. It is therefore adopted for the purposes of this report with the following additions:

s127 Change of Conditions

The land use and built form will be similar to that approved by RM180640, with any differences to have less than minor effects as the construction of the nine units and subsequent subdivision will still occur, and is still required to meet the remainder of the conditions imposed by RM180640.

Although two parking spaces will be removed, these parking spaces are for guests, with each of the nine residential units still able to provide on-site parking. Any potential effects of the two previously accounted for parking spaces within the site now parking on the street will have effects that are less than minor given the temporary duration of guest parking, and the ability of the street to absorb two additional cars.

Further to the above, the NPS-UD has removed minimum parking numbers, thereby introducing an anticipated level of on-street parking for future development. In the case of this site and development, the transferral of two guest vehicles to be parked on the street compared to a scenario where two cars from a single unit are parked on the street will have similar effects on the environment.

Therefore, varying RM180640 to remove the two guest parking spaces will have effects on the environment that will be no more than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the 'any other activity' category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.1 [iii] Persons who have provided written approval (s95E(3))

No persons have provided their written approval for the proposed activity.

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

No persons are considered to be affected as the s127 changes are largely within the scope of the development approved by RM180640, and will have less than minor effects on the environment and persons given that the outcome will be largely the same. The remainder of the development is to proceed as approved, with the reduction of two parking spaces for guests.

The land use and built form will be similar to that approved by RM180640, with any differences to have less than minor effects as the construction of the nine units and subsequent subdivision will still occur, and is still required to meet the remainder of the conditions imposed by RM180640.

Given the above, the proposed reduction in the number of parking spaces will have less than minor effects on persons.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

Prepared by

Decision made by



Caleb Tien
CONSULTANT PLANNER

Kenny Macdonald
TEAM LEADER, RESOURCE CONSENTS

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

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

- (a) any actual and potential effects on the environment of allowing the activity; and
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- (b) any relevant provisions of:
 - (i) A national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

6.1.1 Consideration of applications under s104(1)(a)

A: A consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s104(2)); a permitted baseline assessment is undertaken (if applicable) in the s95 report, section 3.3.2.

B: A consent authority **must not** have regard to:

- (i) Trade competition and the effects of trade competition (s104(3)(a)(i)); and
- (ii) Any effect on a person who has given **written approval** to the application (s104(3)(a)(ii). The persons who have provided written approval are identified in the s95 report, section 4.3.1 [ii].

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

Operative District Plan

An assessment of the relevant objectives and policies contained within the ODP was undertaken as part of the RM180640 assessment and resource consent decision. This assessment is still considered to be relevant and applicable to this application given that the application is for a small variation to parking, and the outcome will remain the same. Therefore, it is considered that the proposal and overall outcome is consistent with the relevant objectives and policies contained within the ODP.

Proposed District Plan

An assessment of the relevant objectives and policies contained within the PDP was undertaken as part of the RM180640 assessment and resource consent decision. This assessment is still considered to be relevant and applicable to this application given that the application is for a small variation to parking, and the outcome will remain the same. Therefore, it is considered that the proposal and overall outcome is consistent with the relevant objectives and policies contained within the PDP.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 OTHER RELEVANT PROVISIONS (s104(1)(b)(i)-(v))

National Policy Statement on Urban Development (NPS-UD)

The National Policy Statement on Urban Development (NPS-UD) came into effect on 20 August 2020 and is relevant to this proposal. The NPS-UD supersedes the National Policy Statement on Urban Development Capacity (NPS-UDC), which came into effect from 1 December 2016. Both the NPS-UD and earlier NPS-UDC recognise the national significance of urban environments and the need to enable such environments to develop and change, and to provide sufficient development capacity to meet the needs of people and communities and future generations in urban environments.

The purpose of the NPS-UD is to enable development by maximising the benefits of intensification. The NPS-UD directs decision making under the Act to ensure that planning decisions enable development through providing sufficient development capacity for housing and business.

Of relevance to this application is the removal of parking minimums, which applies to the Queenstown Lakes District as it is a tier 2 territorial authority. As discussed above, the parking standards were recently removed from the ODP and PDP and therefore form part of the permitted baseline in relation to this application.

6.4 PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

The proposal satisfies the sustainable management purpose of Part 2 of the RMA as it will provide for the wellbeing of the applicants, whilst safeguarding the life-supporting capacity of air, soil and ecosystems, and avoiding and mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development. No matters of national importance are relevant to the application.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. Of relevance to this application are *the maintenance and enhancement of amenity values*. Amenity values are defined in the Act as those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. An assessment of the application with respect to the amenity values of the environment is included in Sections 3 and 4 above.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi. The proposal does not offend against the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

7.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 127 OF THE RMA

Consent is **granted** for the application to change Conditions 1 and 15 (Land Use) and Condition 9 (Subdivision) of resource consent RM180640, such that Conditions 1 and 15 (Land Use) and Condition 9 of RM180640 are changed to read as follows (deleted text struck-through, added text underlined):

Land Use

1. That the development must be undertaken/carried out in accordance with the plans:
 - Site Plan, Resource Consent, Revision 12, Dwg No 2, dated 29/10/2018, by Stonewood Homes **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided];**
 - Site Plan, Resource Consent, Revision 12, Dwg No 3, dated 29/10/2018, by Stonewood Homes **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided];**
 - Landscape Plan, dated 21.09.2018, id 10, by Creation Green **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided];**
 - Resource consent, cross sections, Revision 12, Dwg No 6, dated 18/07/2018, by Stonewood Homes;
 - Car parks unit 4/5, Revision 12, Dwg No 11, dated 29/10/2018, by Stonewood Homes;
 - Levels elevation A, Unit 4-9, Dwg No 20, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 24, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation B, Dwg No 25, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation C, Dwg No 26, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation D, Dwg No 27, dated 31/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 23, dated 30/04/2018, by Stonewood Homes;
 - Front Row Upper Floor Plan, Dwg No 12, dated 29/10/2018, by Stonewood Homes;
 - Front Row Ground Floor Plan, Dwg No 9, dated 30/04/2018, by Stonewood Homes;
 - Back Row Ground Floor Plan, Dwg No 13, dated 29/10/2018, by Stonewood Homes;
 - Back Row Upper Floor Plan, Dwg No 15, dated 29/10/2018, by Stonewood Homes;
 - Proposed Earthworks, Drawing 4651.2E.1C dated 27 April 2018, Aurum Survey;
 - Proposed Earthworks - Sections, Drawing 4651.2E.2A dated 1 May 2018, Aurum Survey;
 - Height Plane Analysis, Drawing 4651.2E.1A dated 1 May 2018, Aurum Survey;
 - 3D picture
 - Figure 2 (*approved under variation RM211111*)

stamped as approved on 2 November 2018 and 15 February 2022

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

15. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (10), to detail the following requirements:
 - I) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out and shall not encroach into or compromise any manoeuvring space. All parking spaces shall be clearly allocated either to a Principal Unit

or to be used by visitors to all Principal Units **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of Condition 1 do not have to be provided].**

- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Site Standard 14.2.4.1(x) and Appendix 7 of the District Plan **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of Condition 1 do not have to be provided].**

Subdivision

9. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:
- l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of Condition 1 do not have to be provided].**
- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Appendix 7 of the District Plan **[NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of Condition 1 do not have to be provided].**

Advice Notes:

- All other conditions of RM180640 shall continue to apply.
- Updated conditions of RM180640, as varied by RM211111, can be found in *Appendix 1* of this decision report.

Prepared by

Decision made by



Caleb Tien
CONSULTANT PLANNER

Kenny Macdonald
TEAM LEADER, RESOURCE CONSENTS

9.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

Local Government Act 2002: Development Contributions

This proposal may require a development contribution under the Local Government Act 2002 in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

If you have any enquiries please contact us at resourceconsent@qldc.govt.nz.

9.0 APPENDICIES LIST

APPENDIX 1 – Updated Conditions of RM180640 as varied by RM211111

APPENDIX 2 – Applicant's AEE

APPENDIX 1 – UPDATED CONDITIONS OF RM180640 AS VARIED BY RM211111

LAND USE CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Site Plan, Resource Consent, Revision 12, Dwg No 2, dated 29/10/2018, by Stonewood Homes [NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided];
 - Site Plan, Resource Consent, Revision 12, Dwg No 3, dated 29/10/2018, by Stonewood Homes NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided;
 - Landscape Plan, dated 21.09.2018, id 10, by Creation Green NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided;
 - Resource consent, cross sections, Revision 12, Dwg No 6, dated 18/07/2018, by Stonewood Homes;
 - Car parks unit 4/5, Revision 12, Dwg No 11, dated 29/10/2018, by Stonewood Homes;
 - Levels elevation A, Unit 4-9, Dwg No 20, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 24, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation B, Dwg No 25, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation C, Dwg No 26, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation D, Dwg No 27, dated 31/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 23, dated 30/04/2018, by Stonewood Homes;
 - Front Row Upper Floor Plan, Dwg No 12, dated 29/10/2018, by Stonewood Homes;
 - Front Row Ground Floor Plan, Dwg No 9, dated 30/04/2018, by Stonewood Homes;
 - Back Row Ground Floor Plan, Dwg No 13, dated 29/10/2018, by Stonewood Homes;
 - Back Row Upper Floor Plan, Dwg No 15, dated 29/10/2018, by Stonewood Homes;
 - Proposed Earthworks, Drawing 4651.2E.1C dated 27 April 2018, Aurum Survey;
 - Proposed Earthworks - Sections, Drawing 4651.2E.2A dated 1 May 2018, Aurum Survey;
 - Height Plane Analysis, Drawing 4651.2E.1A dated 1 May 2018, Aurum Survey;
 - 3D picture
 - Figure 2 (*approved under variation RM211111*)

stamped as approved on 2 November 2018 and 15 February 2022

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.

Landscaping

3. The approved landscaping plan shall be implemented within the first planting season of approval, and the plants shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced within the next available planting season.

Covenant

4. Prior to giving effect to the consent on the subject site the consent holder shall register the following conditions as a covenant pursuant to Section 108(2)(d) of the Resource Management Act 1991 on Computer Freehold Registers 270876 and 270877:
 - a) The owners of PU8 and PU9 for the time being, at their own cost, shall ensure that vegetation, boundary fencing or other structures located within 10m of the vehicle crossing road frontage boundary shall not exceed 0.45m in height above the adjacent carriageway level, and that vegetation within the road reserve shall be kept trimmed as necessary to ensure that sight distances from the access meet Councils standards.
 - b) The owners of PU8 and PU9 for the time being, at their own cost, shall ensure that there are no parking lines marked out and an on-site sign is erected behind the visitor car park next to unit 8 and 9 to ensure that the manoeuvring space is to be kept clear for its purpose at all times.

Final wording of this covenant condition shall be checked and approved by Council's solicitor with the consent holder liable for all costs associated with this review and the registration of the Covenant on the Computer Freehold Register.

Hours of Operation

5. Hours of operation for earthworks, shall be:
 - Monday to Saturday (inclusive): 8.00am to 6.00pm.
 - Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 8.00am. All activity on the site is to cease by 6.00pm.

Noise and vibration

6. All construction activity must comply with the long-term noise limits from NZS 6803 at all times.
7. At least five days prior to use of blasting/explosives the consent holder must submit an assessment report by a suitably qualified person to Council, demonstrating that vibration at the foundation of any building will not exceed 5 mm/s ppv(peak particle velocity).
8. Occupiers of all houses within 100 metres of the site must be advised of the date and time of each blast/explosive. An audible warning must be sounded immediately prior to each detonation.

Surveyor's Certificate

9. In order to ensure that the proposed building is located exactly as proposed in the application and complies with the maximum height control of the Queenstown Lakes District Plan or the degree of infringement applied for, the consent holder shall employ an appropriately qualified surveyor at their expense who shall:
 - a) Certify to Council in writing that the foundations have been set out in accordance with the approved consent in terms of levels and position; and
 - b) Confirm to Council in writing upon completion of the building that it has been built in accordance with the approved plans and complies with the maximum height control/degree of infringement applied for.

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

Engineering

General

10. All engineering works, including the construction of retaining walls, 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 May 2018 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

11. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
12. Prior to commencing any work on the site, the condition of the Council wastewater mains which run through the site shall be checked by Closed Circuit Television (CCTV) survey, by a suitably qualified and experienced professional, at the applicant's cost. The results of the CCTV survey (in DVD format), including a full CCTV inspection report outlining pipe condition and distances to any features of note (such as laterals, pipe damage, sediment build-up), shall be forwarded to Council for review and the pipe condition approved as acceptable by Council, prior to any works commencing on-site. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes or manholes following the CCTV survey as a result of works undertaken on-site.
13. Prior to commencing works on-site, the location and depth of Council's wastewater reticulation within Lots 6-7 DP 365562 #2-4 St Marks Lane, Queenstown shall be accurately established. Veolia Water (Council's Maintenance Contractor) shall be given at least 48 hours' notice to enable inspection and acceptance of these mains and proposed footing locations prior to further works being undertaken. [Note: No mains shut downs or other works shall be carried out on Council's infrastructure without specific authorisation from Veolia Water (phone 03 443 1396/03 450 9240)].
14. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
15. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (10), to detail the following requirements:
 - a) The provision of a water supply to each Principal Unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - i) Installation of an Acuflo GM900 toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated July 2017, for each unit located at the road reserve boundary.

OR

- ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
- b) Details of how the existing 150mm diameter wastewater main (ID 142268) will extend through the proposed retaining wall. This shall include an appropriate drop structure, with provision for cleaning all sections of the pipe.
- c) Details of the proposed manhole at the base of the proposed retaining wall. This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the retaining walls foundations that confirms that there will be no loading from the retaining wall onto the manhole structure and/or any wastewater pipes.
- d) Details of how the existing 150mm diameter wastewater main from Lot 4 DP 372723 (ID 142267) will connect to the manhole referred to in Condition (19c). This shall include an appropriate structure (to be approved by Council) at any change in direction in the wastewater main.
- e) Confirmation that the proposed cover over all wastewater mains affected by the works will comply with QLDC's Land Development and Subdivision Code of Practice.
- f) Details demonstrating that the building foundations of Units 8 & 9 will not bear upon the realigned 150mm diameter wastewater main (currently ID 142268). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
- g) Details demonstrating that the building foundations of Unit 3 will not bear upon the existing 150mm diameter wastewater main (ID 142266). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
- h) The provision of a foul sewer connection to Units 1 – 9 in accordance with Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder.
- i) The provision of connections to the existing Council reticulated stormwater system that dispose of stormwater generated from all impervious areas within the site. The costs of making these connections shall be borne by the consent holder.
- j) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of Units 1 – 9, and no increase in run-off onto land beyond the site from the pre-development situation.
- k) The construction and sealing of the vehicle crossings shown on the stamped as approved plans that shall be constructed to Council's standards.
- l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out and shall not encroach into or compromise any manoeuvring space. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units [NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided].
- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Site Standard 14.2.4.1(x) and Appendix 7 of the District Plan [NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided].

- n) The provision of illumination at night for the parking and access area for Units 1 – 3, to meet the requirements of Site Standard 14.2.4.1(xvii) of the District Plan.
- o) A barrier shall be provided for pedestrian and vehicular safety at locations where land drops away to more than 1m in height, at an angle of more than 45°, within 2m of the edge of the access or parking area. The level of protection shall be assessed and designed by a suitably qualified engineer as part of the overall access design and a PS1 producer statement provided to the Manager of Resource Management Engineering at Council prior to installation.
- p) The removal of the vegetation to the west of the vehicle crossing serving Units 9 & 10 for a distance of at least 10 metres from the vehicle crossing. This vegetation shall be replaced by a different species as shown on the approved landscape plan with a mature height no greater than 450mm.
- q) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all 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.
- r) The consent holder shall submit a construction Site Management Plan to the Manager of Resource Management Engineering at Council for 'Engineering Review and Acceptance'. This shall detail measures to control and or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with (but not limited to) the with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These reviewed 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 exposed areas of earth are permanently stabilised. In addition the measures shall include, but not be limited to, the following:

Dust Control

- Sprinklers, water carts or other similar measures shall be utilised on all materials to prevent dust nuisance in the instance of ANY conditions whereby dust may be generated.

Stormwater, Silt and Sediment Control

- Silt traps (in the form of fabric filter dams or detention ponds) shall be in place prior to the commencement of works on site to trap stormwater sediments before stormwater is funnelled into the QLDC stormwater reticulation system or stormwater attenuation pond or open stormwater channel near the southern boundary of the site.
- Site drainage paths shall be constructed and utilised to keep any silt laden materials on site and to direct the flows to the silt traps.
- Stormwater flows into the site from neighbouring lots shall be managed during earthworks.
- Protection of the existing QLDC sewer mains within the site.
- Silt traps shall be replaced or maintained as necessary to assure that they are effective in their purpose.
- The principal contractor shall take proactive measures in stopping all sediment laden stormwater from entering the QLDC reticulated stormwater system or stormwater attenuation pond or open stormwater channel near the southern boundary of the site. The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.

Roading Maintenance

- The consent holder shall ensure tyres remain free of mud and debris by utilising wheel washing equipment, constructing a gravel hardstand area of sufficient depth, or other similar measures.

- The principal contractor shall ensure that the entrance to the site shall be swept regularly with stiff brooms.
- A suitably resourced contractor shall regularly mechanically sweep and clean the site entrance and the road 100m in each direction of the site entrance during works.

The measures outlined in this condition are minimum required measures only. The principal contractor shall take proactive measures in all aspects of the site's management to assure that virtually no effects are realised with respect to effects on the environment, local communities or traffic. The principal contractor shall recognise that this may be above and beyond conditions outlined in this consent.

16. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 5m into the site. Wooden planks or similar shall be provided to protect the footpath and kerb from damage caused by construction traffic movements, in accordance with '*A Guide to Earthworks in the Queenstown Lakes District*' brochure, prepared by the Queenstown Lakes District Council.

The construction traffic crossing shall be upgraded in accordance with Condition (15k) on completion of works

17. At least 7 days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice who shall supervise the excavation and filling procedure and retaining wall construction, in accordance with the report recommendations. Should the site conditions be found unsuitable for the proposed excavation/construction methods, then a suitably qualified and experienced engineer shall submit to the Manager of Resource Management Engineering at Council new designs/work methodologies for the works prior to further work being undertaken, with the exception of any necessary works required to stabilise the site in the interim.

To be monitored throughout earthworks

18. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H) without specific geotechnical design by an appropriately qualified geo-professional.
19. The site management shall be undertaken in accordance with the accepted plan provided under Condition (15r).
20. Temporary retention systems shall be installed wherever necessary immediately following excavation to avoid any possible erosion or instability.
21. 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.
22. No earthworks, temporary or permanent, are to breach the boundaries of the site, except for those earthworks required for the provision of services and the construction of the approved vehicle crossings.
23. If at any time Council, or its elected representatives, receive justifiable complaints about or proof of effects from vibration sourced from the earthworks activities approved by this resource consent, the consent holder at the request of the Council shall cease all earthworks activities and shall engage a suitably qualified professional who shall prepare a report, which assesses vibration caused by earthworks associated with this consent and what adverse effect (if any) these works are having on any other land and buildings beyond this site. This report must take into consideration the standard BS 5228:1992 or a similar internationally accepted standard. The report shall be submitted to Council for acceptance and approval.

24. The Manager of Resource Management Engineering at Council shall be notified and work shall stop immediately if any cracking, movement, structural distress or damage to existing buildings, structures, underground services, public roads, pathways and/or surrounding land occurs.

On completion of earthworks

25. On completion of earthworks within the buildings' footprints and prior to the construction of any residential unit, the consent holder shall ensure that either:

- a) Certification from a suitably qualified geo-professional experienced in soils investigations is provided to the Manager of Resource Management Engineering at Council, in accordance with NZS 4431:1989, for all areas of fill within the site on which buildings are to be founded (if any). Note this will require supervision of the fill compaction by a suitably qualified geo-professional;

Or

- b) The foundations of the residential unit shall be designed by a suitably qualified engineer taking into consideration any areas of uncertified fill on-site.

Prior to occupation of any unit

26. Prior to occupation of any unit, the consent holder shall complete the following:

- a) No lot shall be occupied until the respective RM180640 subdivision title is certified under section 224(c) of the Resource Management Act 1991.
- b) The submission of 'as-built' plans and information required to detail all engineering works completed in relation to or in association with this subdivision/development 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).
- c) The completion and implementation of all works detailed in Condition (15) above.
- d) The wastewater mains through the site shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual following construction of the retaining wall and dwellings to confirm if any damage has resulted from the construction. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes as a result of works taken on-site.
- e) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of the proposed retaining wall that confirms that the retaining wall does not impose any loading on the wastewater manhole and/or pipes.
- f) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of all structures within the zone of influence of any Council wastewater main on the site, demonstrating that these structures are not exerting any loading upon the wastewater mains.
- g) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 or QLDC's Land Development and Subdivision Code of Practice Schedule 1C Completion Certification following construction of the vehicular safety barrier(s) accepted under Condition (15o).
- h) Either:

- (i) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for each unit, and evidence of supply shall be provided to Council's Subdivision Inspector;
- Or
- (ii) An Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream; WP water meter shall be provided to Council's maintenance contractor Veolia, and evidence of supply shall be provided to Council's Subdivision Inspector.
- i) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.
 - j) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.
 - k) The submission of Completion Certificates from both the Contractor and Approved Certifier for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.
 - l) A Computed Easement Plan shall be submitted to Council for approval showing details of necessary easements relating to the Council foul sewer assets in the development. The easement instrument shall include the following conditions:
 - (i) The registered owner:
 - Agrees that the Queenstown Lakes District Council shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the wastewater infrastructure, including access to the land by maintenance vehicles and construction machinery; and
 - Indemnifies the Queenstown Lakes District Council against any claims or damage to or by third parties caused by the presence of the structure over the existing wastewater easement.
 - Agrees to pay for any costs over and above regular (drains not covered by buildings) costs incurred during maintenance of the wastewater main that result from the structure being located over or near the wastewater main.
 - The consent holder shall be responsible for costs associated with and rectifying any damage caused to the wastewater pipe as a result of works undertaken on-site.

A copy of the updated Computer Freehold Register showing registration of the approved encumbrance document shall then be provided to the Manager – Resource Management Engineering following registration.

- m) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- n) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Advice notes:

1. This development and its associated breaches applied for have been assessed as a comprehensive residential development with no visitor accommodation anticipated within the proposed residential units.

2. 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.
3. The consent holder will need to obtain a Code of Compliance Certificate under a Building Consent for any retaining walls constructed as part of this consent which exceed 1.5m in height or are subject to additional surcharge loads as set out in Schedule 1 of the Building Act.
4. The consent holder is advised to undertake a pre-construction condition survey, including photographs, to record the existing condition of all neighbouring buildings, landscaping and roads that lie within 20m of the proposed works. The extent of the pre-construction survey is related to the site and its surrounds and the associated potential risks. The existing condition of roading, landscaping and structures needs to be documented by way of photos, focusing on any damage that is already apparent. Items such as minor cracking in plaster will be very difficult to identify, and in these cases other methods would need to be employed to determine if they were formed as a result of the consented works. The survey will never cover everything but it aims to provide a record that can be reviewed in the event of a complaint or issue being raised.
5. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
6. There is repetition of some conditions in the land use consent and the subdivision consent. When a condition is satisfied in one it will be noted as having been satisfied in the other.
7. This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Acceptance Application form](#) and submit this completed form and an electronic set of documents to engineeringacceptance@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

SUBDIVISION CONSENT CONDITIONS

General conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Proposed Units Ground Level, Drawing No. 4651.10.1D, dated 23 April 2018, by Aurum Survey;
 - Proposed Units First Floor, Drawing No. 4651.10.2B, dated 23 April 2018, by Aurum Survey;
 - Proposed Units – Section Units 1-3, Drawing No. 4651.10.3A, dated 31 October 2018, by Aurum Survey;
 - Proposed Units – Section Units 4 – 9, Drawing No 4651.10.4A, dated 31 October 2018, by Aurum Survey.

stamped as approved on 2 November 2018

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.

Engineering

General

3. All engineering works, including the construction of retaining walls, 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 May 2018 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>

4. Earthworks and associated site management required for the provision of access and services associated with this Subdivision Consent shall be carried out in accordance with the earthworks and associated site management conditions of the RM180640 Land Use decision.

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

5. The owner of the land being developed shall provide a letter to the Manager of Resource Management Engineering at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
6. Prior to commencing any work on the site, the condition of the Council wastewater mains which run through the site shall be checked by Closed Circuit Television (CCTV) survey, by a suitably qualified and experienced professional, at the applicant's cost. The results of the CCTV survey (in DVD format), including a full CCTV inspection report outlining pipe condition and distances to any features of note (such as laterals, pipe damage, sediment build-up), shall be forwarded to Council for review and the pipe condition approved as acceptable by Council, prior to any works commencing on-site. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes or manholes following the CCTV survey as a result of works undertaken on-site.

7. Prior to commencing works on-site, the location and depth of Council's wastewater reticulation within Lots 6-7 DP 365562 #2-4 St Marks Lane, Queenstown shall be accurately established. Veolia Water (Council's Maintenance Contractor) shall be given at least 48 hours' notice to enable inspection and acceptance of these mains and proposed footing locations prior to further works being undertaken. [Note: No mains shut downs or other works shall be carried out on Council's infrastructure without specific authorisation from Veolia Water (phone 03 443 1396/03 450 9240)].
8. Prior to commencing works on site, the consent holder shall obtain and implement a traffic management plan approved by Council if any parking, traffic or safe movement of pedestrians will be disrupted, inconvenienced or delayed, and/or if temporary safety barriers are to be installed within or adjacent to Council's road reserve.
9. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:
 - a) The provision of a water supply to each Principal Unit within the development in terms of Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder. This shall include either:
 - (i) Installation of an Acuflo GM900 toby valve and an approved water meter as detailed in QLDC Water Meter Policy (Appendix A), dated July 2017, for each unit located at the road reserve boundary.

OR

 - (ii) A bulk flow meter which consists of an approved valve and valve box with backflow prevention and provision for water metering to be located at the road reserve boundary. The costs of the connection shall be borne by the consent holder.
- b) Details of how the existing 150mm diameter wastewater main (ID 142268) will extend through the proposed retaining wall. This shall include an appropriate drop structure, with provision for cleaning all sections of the pipe.
- c) Details of the proposed manhole at the base of the proposed retaining wall. This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the retaining walls foundations that confirms that there will be no loading from the retaining wall onto the manhole structure and/or any wastewater pipes.
- d) Details of how the existing 150mm diameter wastewater main from Lot 4 DP 372723 (ID 142267) will connect to the manhole referred to in Condition (9b). This shall include an appropriate structure (to be approved by Council) at any change in direction in the wastewater main.
- e) Confirmation that the proposed cover over all wastewater mains affected by the works will comply with QLDC's Land Development and Subdivision Code of Practice.
- f) Details demonstrating that the building foundations of Units 8 & 9 will not bear upon the realigned 150mm diameter wastewater main (currently ID 142268). This shall include an engineering producer statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.
- g) Details demonstrating that the building foundations of Unit 3 will not bear upon the existing 150mm diameter wastewater main (ID 142266). This shall include an engineering producer

statement in the form of an IPENZ PS1 for design of the building's footings that confirms that there will be no additional loading of the wastewater main.

- h) The provision of a foul sewer connection to Units 1 – 9 in accordance with Council's standards and connection policy. The costs of making these connections shall be borne by the consent holder.
- i) The provision of connections to the existing Council reticulated stormwater system that dispose of stormwater generated from all impervious areas within the site. The costs of making these connections shall be borne by the consent holder.
- j) The provision of secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of Units 1 – 9, and no increase in run-off onto land beyond the site from the pre-development situation.
- k) The construction and sealing of the vehicle crossings shown on the stamped as approved plans that shall be constructed to Council's standards.
- l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units [NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided].
- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Appendix 7 of the District Plan [NOTE: the two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM211111 do not have to be provided].
- n) The provision of illumination at night for the parking and access area for Units 1 – 3, to meet the requirements of Site Standard 14.2.4.1(xvii) of the District Plan.
- o) A barrier shall be provided for pedestrian and vehicular safety at locations where land drops away to more than 1m in height, at an angle of more than 45°, within 2m of the edge of the access or parking area. The level of protection shall be assessed and designed by a suitably qualified engineer as part of the overall access design and a PS1 producer statement provided to the Manager of Resource Management Engineering at Council prior to installation.
- p) The removal of the vegetation to the west of the vehicle crossing serving Units 9 & 10 for a distance of at least 10 metres from the vehicle crossing. This vegetation shall be replaced by a different species with a mature height no greater than 450mm.
- q) The provision of Design Certificates for all engineering works associated with this subdivision/development submitted by a suitably qualified design professional (for clarification this shall include all 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.

To be completed before Council approval of the Survey Plan

- 10. Prior to the Council signing the Title 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) A Computed Easement Plan shall be submitted to Council for approval showing details of necessary easements relating to the Council foul sewer assets in the development. The easement instrument shall include the following conditions:

(i) The registered owner:

- Agrees that the Queenstown Lakes District Council shall have no liability to the registered owner for any claims or damage caused by the presence, maintenance, replacement or upgrade of the wastewater infrastructure, including access to the land by maintenance vehicles and construction machinery; and
- Indemnifies the Queenstown Lakes District Council against any claims or damage to or by third parties caused by the presence of the structure over the existing wastewater easement.
- Agrees to pay for any costs over and above regular (drains not covered by buildings) costs incurred during maintenance of the wastewater main that result from the structure being located over or near the wastewater main.
- The consent holder shall be responsible for costs associated with and rectifying any damage caused to the wastewater pipe as a result of works undertaken on-site.

A copy of the updated Computer Freehold Register showing registration of the approved encumbrance document shall then be provided to the Manager – Resource Management Engineering following registration.

Amalgamation Condition

11. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991 (RMA), and pursuant to section 220(2)(a) of the RMA, a covenant shall be registered on the Unit Titles issued for Principal Units 1 – 3 ensuring continued performance of the existing amalgamation of Lot 7 DP 365562 with a 1/4 (existing) share of Lot 200 DP 365562. The final wording of the covenant instrument shall be checked and approved by Council's solicitors at the consent holder's expense prior to registration. (CSN to be advised)

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

12. 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/development 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) The wastewater mains through the site shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual following construction of the retaining wall and dwellings to confirm if any damage has resulted from the construction. The consent holder shall be responsible for rectifying any damage caused to the wastewater pipes as a result of works taken on-site.
 - d) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of the proposed retaining wall that confirms that the retaining wall does not impose any loading on the wastewater manhole and/or pipes.
 - e) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 for the foundations of all structures within the zone of influence of any Council wastewater main on the site, demonstrating that these structures are not exerting any loading upon the wastewater mains.
 - f) The consent holder shall provide a producer statement for construction in the form of an IPENZ PS4 or QLDC's Land Development and Subdivision Code of Practice Schedule 1C

Completion Certification following construction of the vehicular safety barrier(s) accepted under Condition (9o).

g) Either:

(i) An Elster PSM V100 or Sensus 620 water meter shall be provided to Council's maintenance contractor Veolia for each unit, and evidence of supply shall be provided to Council's Subdivision Inspector;

Or

(ii) An Elster Helix 4000 or C4000 / 4200 or Sensus Meitwin; Meistream; WP water meter shall be provided to Council's maintenance contractor Veolia, and evidence of supply shall be provided to Council's Subdivision Inspector.

h) Each Principal Unit created by this subdivision shall be provided with a minimum electricity supply of single phase 15kVA capacity. Each supply shall be underground from any existing reticulation.

i) The consent holder shall provide a suitable telecommunications connection to each unit. These connections shall be underground from any existing reticulation and in accordance with any requirements/standards of the Network provider.

j) The submission of Completion Certificates from both the Contractor and Approved Certifier for all engineering works completed in relation to or in association with this subdivision/development (for clarification this shall include all Roads, Water, Wastewater and Stormwater reticulation). The certificates shall be in the format of a Producer Statement, or the QLDC's Land Development and Subdivision Code of Practice Schedule 1B and 1C Certificate.

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

l) The applicable landscaping approved under the RM180640 Land Use decision shall be implemented before titles can be issued. The plants shall thereafter be maintained and irrigated in accordance with that plan.

To be completed before issue of the s32(2)(a) certificate

13. Where a Section 224(c) has been issued on the Proposed Unit Development Plan, which shall only occur once all development contributions are paid and the conditions of consent have been met, bonded or shown within a consent notice, no application shall be made or granted for certification pursuant to section 32(2)a of the Unit Title Act 2010 on any of the additional stages or the complete unit plan until the required units are measurable as per the Unit Title Act 2010 definition.

Advice Notes:

1. Prior to certification pursuant to 32(2)a of the Unit Titles Act, every building (if any) that is shown on the plan shall be erected, and all other development work shall be completed, the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.
2. Prior to certification pursuant to 224(f) of the Act, every existing building or part of an existing building (including any building or part thereof under construction) to which the unit title plan relates complies with or will comply with the provisions of the building code described in section 116A of the Building Act 2004
3. This consent triggers a requirement for Development Contributions, please see the attached information sheet for more details on when a development contribution is triggered and when it is payable. For further information please contact the DCN Officer at Council.

4. The consent holder is advised of their obligations under Section 114 Building Act 2004 which requires the owner to give written notice to Council's Building Department of any subdivision of land which may affect buildings on the site. It is the consent holder's responsibility to ensure that the subdivision does not result in any non-compliances with the building regulations.

For Your Information

If your decision requires monitoring, we will be sending an invoice in due course for the deposit referred to in your consent condition. To assist with compliance of your resource consent and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz prior to works commencing.

You may also have conditions that require you to apply for Engineering Acceptance. To apply for Engineering Acceptance, please complete the [Engineering Acceptance Application form](#) and submit this completed form and an electronic set of documents to engineeringacceptance@qldc.govt.nz with our monitoring planner added to the email at RCMonitoring@qldc.govt.nz.

If your decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, please refer to this link. <http://www.qldc.govt.nz/planning/development-contributions/> If you wish to make a DC estimate calculation yourself, please use this link: <http://www.qldc.govt.nz/planning/development-contributions/development-contributions-estimate-calculator/> And for full details on current and past policies, please use this link: <http://www.qldc.govt.nz/council-online/council-documents/policies/policy-on-development-contributions-and-financial-contributions/>

APPENDIX 2 – APPLICANT’S AEE

APPLICATION FOR RESOURCE CONSENT
Variation to RM180640 to Remove Two
Carparks and an Overall Reduction of
Two Carparks for Nine Residential Units

Classic Investments 2018 Limited

2 – 4 St Marks Lane, Queenstown

November 2021



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1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	Cascade Investments 2018 Limited
Applicants Name:	Cascade Investments 2018 Limited
Address for Service	Cascade Investments 2018 Limited C/- Southern Planning Group PO Box 1081 Queenstown, 9348 alex@southernplanning.co.nz Attention: Alex Dunn
Site Legal Description:	Lot 6 Deposited Plan 365562 with a ¼ share in Lot 200 Deposited Plan 365562 and Lot 7 Deposited Plan 365562
Site Area:	Combined area of 2268m ²
Operative District Plan Zoning:	Low Density Residential
Proposed District Plan Zoning:	Lower Density Suburban Residential
Brief Description of Proposal:	Variation to Resource Consent RM180640 to remove two visitor carparks; and Consent under the Proposed District Plan to not provide two on site carparks to each residential unit.

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

List of Information Attached:

Appendix [A] Record of Title

Appendix [B] Legal Instruments



.....

Alex Dunn

22 November 2021

2.0 SITE DESCRIPTION AND RECEIVING ENVIRONMENT

2.1 Site Description

The site subject to this resource consent application is located at 2 – 4 St Marks Lane.

The sites are described as Lot 6 Deposited Plan 365562 with a ¼ share in Lot 200 Deposited Plan 365562 held in Record of Title 270876 and Lot 7 Deposited Plan 365562 held in Record of Title 270877. A copy of the Titles are attached as Appendix [A].

Figure 1 below shows the location of the subject site:

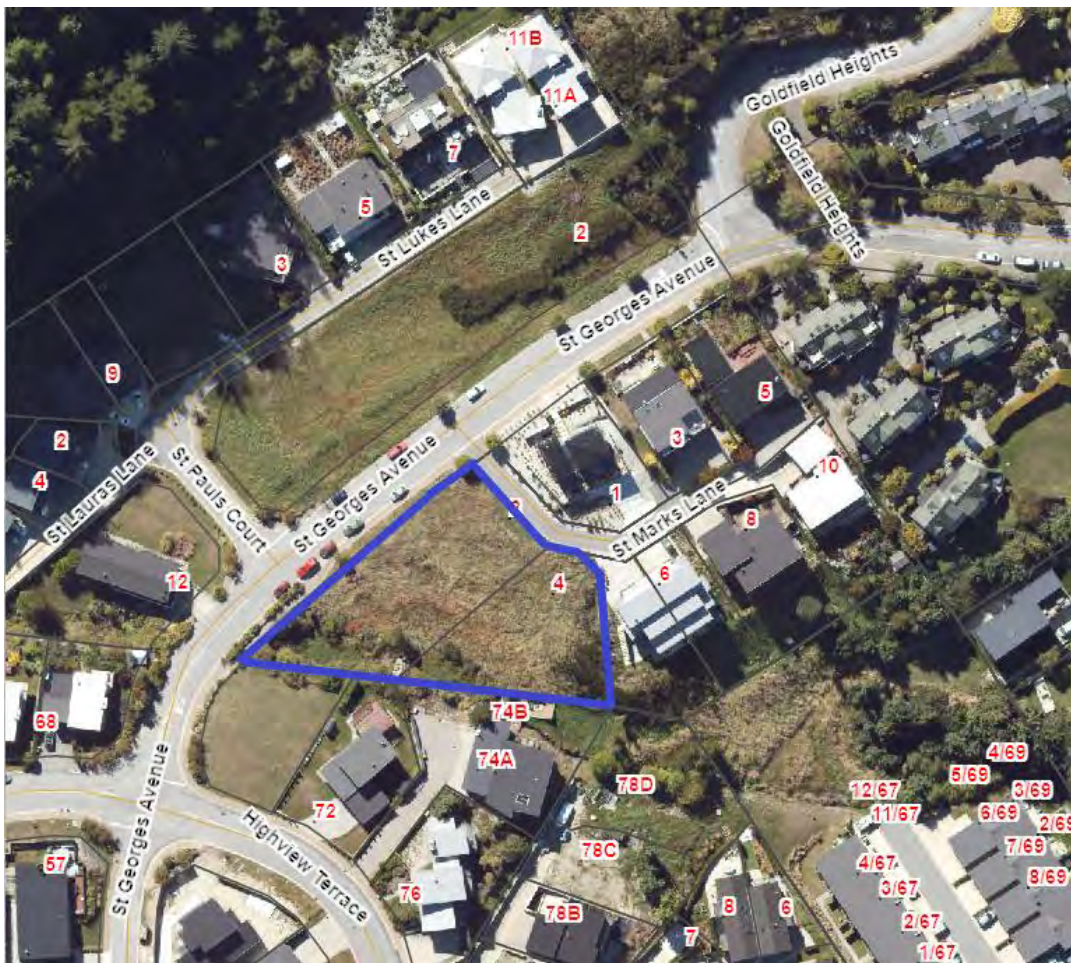


Figure 1: Subject site (outlined in blue)

2.2 Receiving Environment

The surrounding environment is characterised by standard residential units and some vacant sites.

3.0 RESOURCE MANAGEMENT BACKGROUND

3.1 Site History

RM180640 was granted on 6 November 2018 to undertake a nine-unit residential development across two sites and an associated unit title subdivision.

3.2 Legal Instruments on Title

Below is a summary of the legal instruments that are contained on the Titles for both Lots 6 and 7. A copy of the instruments is attached as Appendix [B].

Instrument	Comment
6893270.5 Consent Notice	Contains conditions regarding vehicle crossing formation, location of structures and boundary fencing/planting. This consent notice is not relevant to this application.
Land Covenant in Easement Instrument 6893270.7	Private covenant containing conditions regarding building controls. Not relevant to this application.

There are also a number of easements located across the subject sites. There is no affect on these easements as a result of this proposal. It is noted that the original consent RM180640 contains conditions regarding QLDC easements.

4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Consent is sought to remove to visitor carpark from an approved development. Consent is sought to vary the plans of the approved development which show two visitor carpark near the eastern boundary, as shown in Figure 2 below:

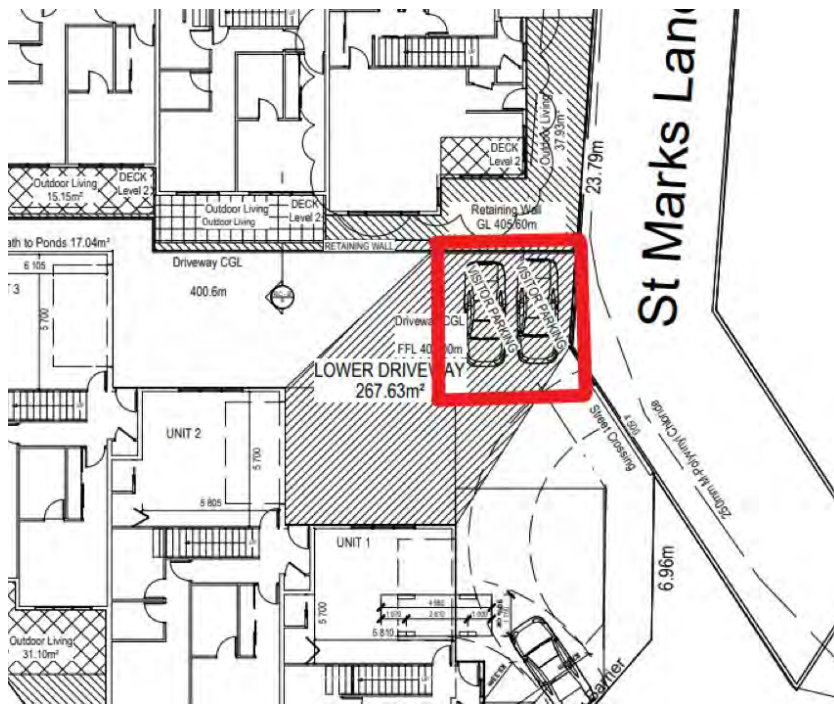


Figure 2: The two visitor carparks that are proposed to be removed (outlined in red)

5.0 DESCRIPTION OF PERMITTED ACTIVITIES

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

All variations require resource consent, so it is considered that the permitted baseline is of no relevance. However, the existing environment is considered relevant. This is described below.

Resource Consent RM180640 authorised the construction of nine residential units with each unit being allocated the following number of parks to be held within the same unit title as the residential unit:

Unit Number	Number of Allocated Parks
1	Two (double garage)
2	Two (double garage)
3	Two (double garage)
4	One
5	One
6	Two (double garage)
7	Two (double garage)
8	One
9	One

The number of parks allocated solely to each unit is not altering. It is considered that these allocated parks form part of the existing environment. This has been taken into consideration in the assessment below.

6.0 STATUTORY CONSIDERATIONS

6.1 Operative District Plan

The site is zoned as Low Density Residential within the ODP. No consent is required under the ODP.

6.2 Proposed District Plan

The site is within the Lower Density Suburban Residential Zone within the PDP. Under the ODP the development was considered to be a comprehensive residential development the number of carparks required were not as high as the requirements under the PDP. A total of 17 carparks were provided as part of RM180640 comprising of 14 parks allocated for the units and three visitor parks (ODP required 13.5 parks – including 2.25 visitor parks). Under the PDP, the nine units each require two carparks each. Therefore, a total of 18 parks are required. In total 15 carparks are now provided; 14 allocated to the units and one visitor carpark. Due to the reduction of two carparks and the requirements of the PDP, the activity requires the following resource consent:

- A restricted discretionary activity resource consent pursuant to Rule 29.5.1 which requires activities to meet onsite carparking requirements as specified in Table 29.4. In this instance, Table 29.4 (at 29.8.7) requires that 2 on site carparks be provided per residential unit. In this instance, a total of 15 parks are provided. Units 4, 5, 8 and 9 have one carpark. One carpark is provided within the common area and is therefore not allocated to one unit. Council's discretion is restricted to:
 - a. The number of parking spaces provided; and
 - b. The allocation of parks to staff/guests and residents/visitors.

6.3 Resource Management Act 1991

- A discretionary activity consent pursuant to Section 127 of the Resource Management Act to vary Condition 1 of RM180640 to change the approved plans. It is proposed to remove two visitor carparks from the common area. Each unit will retain its allocated carparking as approved by RM180640.

The proposed variation is as follows (deleted text ~~struck through~~ and added text in bold underline):

Land Use Consent

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Site Plan, Resource Consent, Revision 12, Dwg No 2, dated 29/10/2018, by Stonewood Homes [NOTE: The two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM21XXXX do not have to be provided];
 - Site Plan, Resource Consent, Revision 12, Dwg No 3, dated 29/10/2018, by Stonewood Homes [NOTE: The two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM21XXXX do not have to be provided];
 - Landscape Plan, dated 21.09.2018, id 10, by Creation Green [NOTE: The two visitor parking spaces **marked as '18'** on this plan specifically identified within Figure 2 of RM21XXXX do not have to be provided];
 - Resource consent, cross sections, Revision 12, Dwg No 6, dated 18/07/2018, by Stonewood Homes;
 - Car parks unit 4/5, Revision 12, Dwg No 11, dated 29/10/2018, by Stonewood Homes;
 - Levels elevation A, Unit 4-9, Dwg No 20, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 24, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation B, Dwg No 25, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation C, Dwg No 26, dated 29/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation D, Dwg No 27, dated 31/10/2018, by Stonewood Homes;
 - Site Cut / Levels elevation A, Dwg No 23, dated 30/04/2018, by Stonewood Homes;
 - Front Row Upper Floor Plan, Dwg No 12, dated 29/10/2018, by Stonewood Homes;
 - Front Row Ground Floor Plan, Dwg No 9, dated 30/04/2018, by Stonewood Homes;
 - Back Row Ground Floor Plan, Dwg No 13, dated 29/10/2018, by Stonewood Homes;
 - Back Row Upper Floor Plan, Dwg No 15, dated 29/10/2018, by Stonewood Homes;
 - Proposed Earthworks, Drawing 4651.2E.1C dated 27 April 2018, Aurum Survey;
 - Proposed Earthworks - Sections, Drawing 4651.2E.2A dated 1 May 2018, Aurum Survey;
 - Height Plane Analysis, Drawing 4651.2E.1A dated 1 May 2018, Aurum Survey;
 - 3D picture

stamped as approved on 2 November 2018

and the application as submitted, with the exception of the amendments required by the following conditions of consent

15. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (10), to detail the following requirements:
 - l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out and shall not encroach into or compromise any manoeuvring space. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal Units. The two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM21XXXX do not have to be provided.
 - m) The dimensions of all parking spaces shall be shown to comply with the requirements of Site Standard 14.2.4.1(x) and Appendix 7 of the District Plan. The two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM21XXXX do not have to be provided.

Subdivision Consent

9. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Certification' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council and shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following requirements:
 - l) The provision of sealed access and parking facilities and vehicle manoeuvring areas as shown on the stamped as approved plans that shall be constructed to Council's standards. All parking spaces shall be clearly and permanently marked out and shall not encroach into or compromise any manoeuvring space. All parking spaces shall be clearly allocated either to a Principal Unit or to be used by visitors to all Principal

Units. The two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM21XXXX do not have to be provided.

- m) The dimensions of all parking spaces shall be shown to comply with the requirements of Site Standard 14.2.4.1(x) and Appendix 7 of the District Plan. The two visitor parking spaces adjacent to St Marks Lane, and as specifically identified within Figure 2 of RM21XXXX do not have to be provided.

6.3 Overall Activity Status

The overall activity status for the proposed development is discretionary.

7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

7.1 If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

7.2 An assessment of the actual or potential effect on the environment of the proposed activity.

Introduction

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(B) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

In assessing any actual or potential effects on the environment of allowing the proposal to proceed, Schedule 4, Clause 7(1) of the Resource Management Act 1991 states that the following matters must be addressed.

- (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
- (b) any physical effect on the locality, including any landscape and visual effects;

- (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
- (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
- (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
- (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

Car Park Effects

Resource consent RM180640 authorised units 4, 5, 8 and 9 to have one allocated carpark. The removal of two visitor carparks will not increase pressure on allocated residential parking from future owners/occupiers.

The removal of two visitor parks from the complex will not increase any adverse traffic effects on the surrounding road networks from future residents. However, the reduction in guest/visitor parking has the potential to cause some annoyance.

Future residents will likely have to inform visitors that they potentially may not be able to park within the complex when they do come visit in the future. This is not anticipated to create an adverse effect on the surrounding road network. Guests may have to park on the street – including on nearby Highview Terrace where the road is wider and therefore there are more on street parks available.

The removal of two visitor carparks will not create undue pressure on street parking within the local vicinity which is characterised by residential activities.

In addition, the subject area is located halfway between Frankton and Queenstown with good bus routes available along Frankton Road.

It is considered that the total amount of carparks associated with the development is appropriate. On average, each unit has 1.7 parks available on site.

Overall, effects related to onsite carparking are assessed to have a less than minor effect on the wider environment.

7.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use

N/A

7.4 If the activity includes the discharge of any contaminant, a description of:

1. The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and
2. Any possible alternative methods of discharge, including discharge into any other receiving environment.

N/A

7.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:

No further mitigation measures are required for this proposal.

7.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

No consultation has been undertaken.

The overall built form is remaining the same and each unit will be allocated the same number of carparks as approved by RM180640. While the removal of visitor carparks may pose a slight inconvenience for guests of residents, this will be no more than an inconvenience.

Overall, it is considered that the effect on any persons will be less than minor.

7.7 If the scale or significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.

No monitoring is required other than standard conditions of consent.

7.8 If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The proposed activity will have no effect on any customary rights.

8.0 SECTION 95 NOTIFICATION

8.1 Public Notification

Step 1 – Mandatory public notification

- The applicant is not requesting public notification of the application.
- Provided a request is reasonable, we are unlikely to refuse to provide further information or refuse the commissioning of a report under Section 92(2)(b) of the Act.
- The application does not seek to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Accordingly, mandatory public notification of the application is not required.

Step 2 – Public notification precluded

- Public notification is not precluded by any rule or national environmental standard.
- The proposal is not a controlled activity, a restricted discretionary/discretionary subdivision or a residential activity, or a boundary activity as defined by section 87AAB.
- The proposal is not a prescribed activity.

Accordingly, public notification of the application is not precluded.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

- Public notification of this application is not specifically required under a rule or national environmental standard.

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is made in Section 7.2 above and it has been determined adverse effects on the environment will be less than minor.

Step 4 - public notification in special circumstances

- In this case it is considered that no special circumstances exist.

8.2 Limited Notification

Section 95B(1) requires a decision whether there are any affected persons. The following steps set out in this section, in the order given, are used to determine whether the Council should limited notify the application, if the application is not to be publicly notified.

Step 1: certain affected groups and affected persons must be notified

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

- Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or NES that precludes notification.
- Limited notification is not precluded under Step 2 as the proposal is not a controlled activity and is not a prescribed activity.

Step 3: if not precluded by step 2, certain other affected persons must be notified

- Limited notification is not precluded under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has provided their approval, and it is not a prescribed activity.
- Limited notification is not precluded under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal on persons are assessed in section 7.6 above.

9.0 SECTION 104 (1)(b) ASSESSMENT

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. Such documents include:

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

9.1 Operative District Plan

The relevant objective and policies for this site are located in Part 4 (District Wide Issues), 7 (Residential Areas) and 14 (Transport).

The objectives and policies have been thoroughly assessed as part of RM180640. With regard to objectives and policies relating to transport, it is noted that the site overall complies with the number of carparks, however more parks are allocated for exclusive residential use as opposed for guest parking. Regardless of this matter, the number of

on-site parks is considered sufficient and therefore adverse effects on the surrounding road network are avoided.

9.2 Proposed District Plan

The relevant objectives and policies are found in Chapters 4 (Urban Development), 9 (Lower Density Suburban Residential), and 29 (Transport) of the PDP.

As this variation relates solely to parking, it is assessed that the proposal remains consistent with the objectives and policies contained within the Urban Development and Lower Density Suburban Residential Chapters.

With regard to Chapter 29, the following assessment is made.

29.2.2 Objective – Parking, loading, access and onsite manoeuvring that are consistent with the character, scale, intensity, and location of the zone and contributes toward:

- a. Providing a safe and efficient transport network;*
- b. Compact urban growth;*
- c. Economic development;*
- d. Facilitating an increase in walking and cycling and the use of public transport; and*
- e. Achieving the level of residential amenity and quality of urban design anticipated in the zone.*

Objective 29.2.2 and its associated policies seek to ensure that sufficient parking spaces are provided while encouraging and providing for other nodes of transport – such as walking, cycling and catching public transport. In this instance, all the units with three and four bedrooms will have two parking spaces. Units with two bedrooms will have one parking space. While it is likely residents will have vehicles, the site is halfway down the Frankton Arm is within relatively close distance to both Queenstown's CBD and Frankton. Multiple bus stops are located along Frankton Road.

The removal of two parking spaces from the overall development will support the establishment of a comprehensive residential development which, on balance, has a sufficient number of parking spaces.

Overall, it is assessed that the proposal is consistent the relevant objective of Chapter 29, being objective 29.2.2, and its associated policies.

9.3 National Policy Statement – Urban Development 2020

QLDC is required to remove minimum parking requirements from its Plan by no later than February 2022. While QLDC has not yet adopted this national direction, it is anticipated they will do so prior to February 2022. It is assessed that the proposal, with 15 carparks for nine residential units, is consistent with overall national direction.

10.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

10.1 Section 5

The purpose of the Act as stated in s5(1) of the RMA is, "to promote the sustainable management of natural and physical resources".

Section 5(2) of the Act defines "sustainable management" as:

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

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The proposal is considered to represent sustainable management where adverse effects on the environment have been appropriately mitigated whilst providing for the social, cultural and economic wellbeing of the community.

10.2 Section 6

Section 6 relates to matters of national importance. The proposal is considered to be an appropriate development and will not degrade any outstanding natural features nor have an adverse impact on indigenous vegetation and fauna. The proposal is consistent with Section 6.

10.3 Section 7

Section 7 relates to 'other matters'. The matters of relevance are considered to be as follows:

- (b) *the efficient use and development of natural and physical resources*
- (c) *the maintenance and enhancement of amenity values*

The proposal contained in this application will adhere to the outcomes of Section 7 of the Act.

10.4 Section 8

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.

The proposal is not considered to be at odds with the principles of the Treaty of Waitangi.

10.5 Part 2 Conclusion

When taking a balanced assessment of the proposal, it is considered that the proposal will not generate an inappropriate degree of adverse effects on the environment all the while generating positive effects in the form of providing for social, cultural, environmental and economic wellbeing.

Consequently, the proposal is considered to achieve Part 2 of the Act.

11.0 CONCLUSION

Resource consent is sought to vary the approved site layout of RM180640 to remove two visitor carparks that are associated with a development at 2 – 4 St Marks Lane, Queenstown. As a result of these two parks being removed, consent is also sought under the PDP to provide a total of 15 on site carparks as opposed to 18.

Overall, the activity is assessed as a discretionary activity.

The actual and potential effects on the environment has been outlined in section 6 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposal meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained within this report, it is requested that the proposed development is granted as proposed.



Key To Elevations

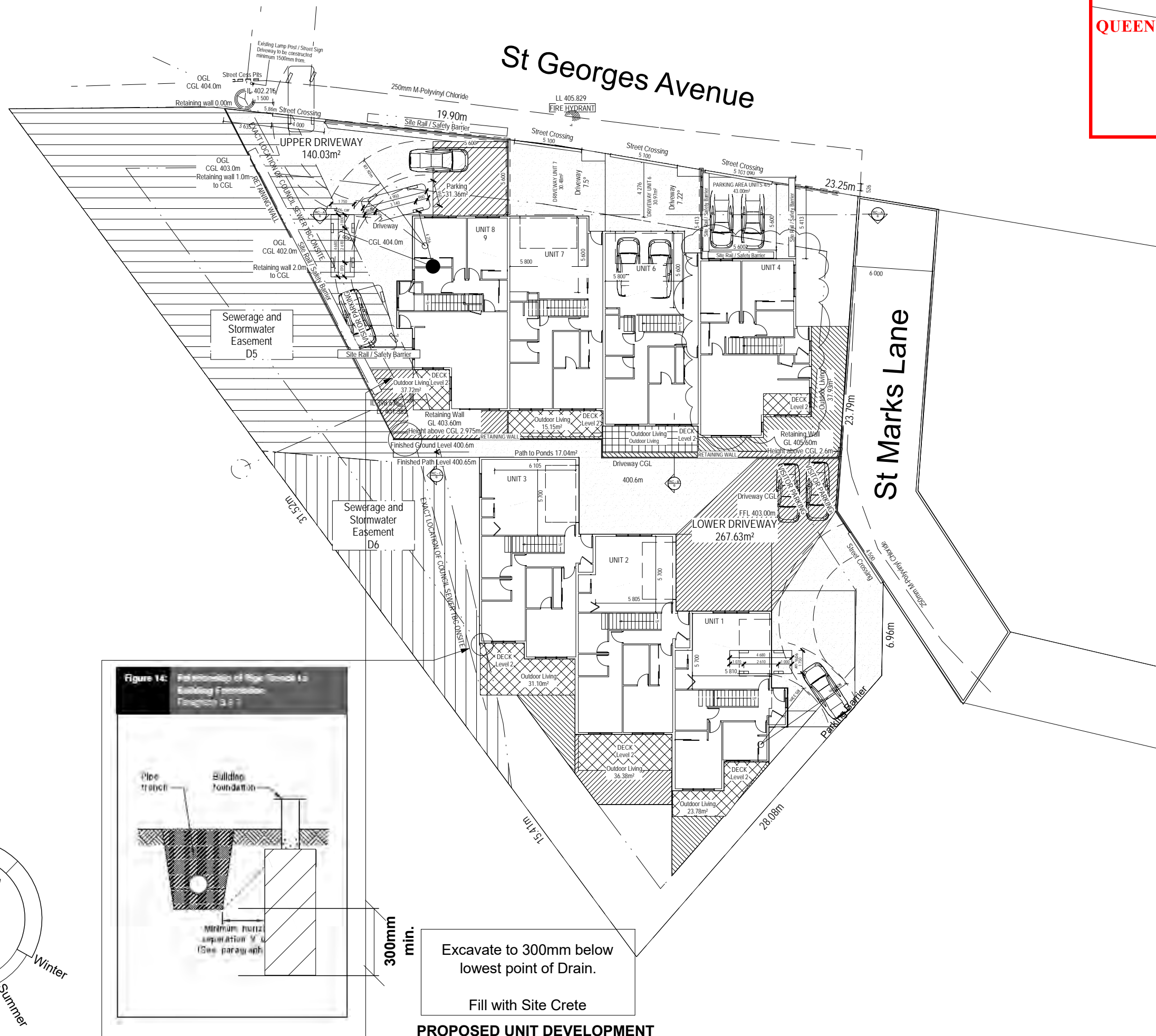
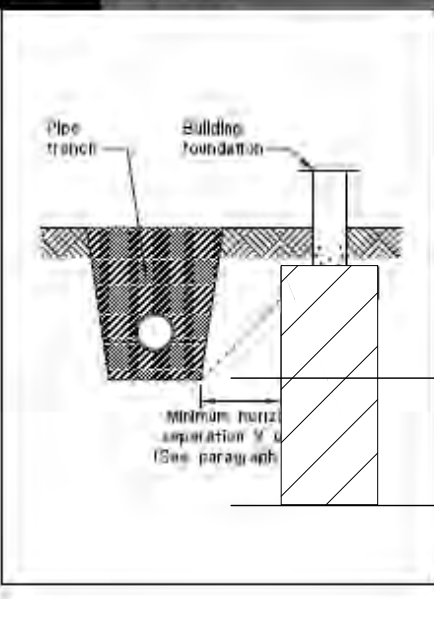


Figure 14: Relationship of Pipe Tranch to Building Foundation Paragraph 3.6.7



300mm min.
Excavate to 300mm below lowest point of Drain.
Fill with Site Crete

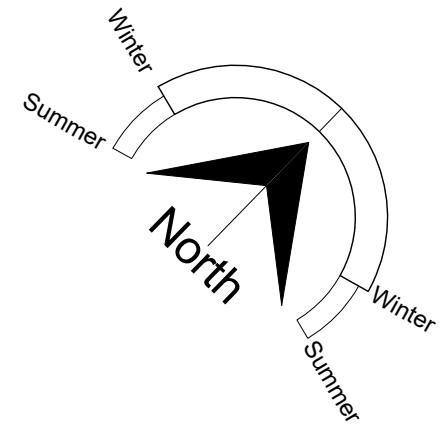
PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE PLAN - RESOURCE CONSENT

SITE INFORMATION	
Exposure Zone	B
Wind	VERY HIGH
Earthquake	3
Durability	B
Snow	N 5 at 400m(up to 2 kPa)
Rainfall	20 - 30

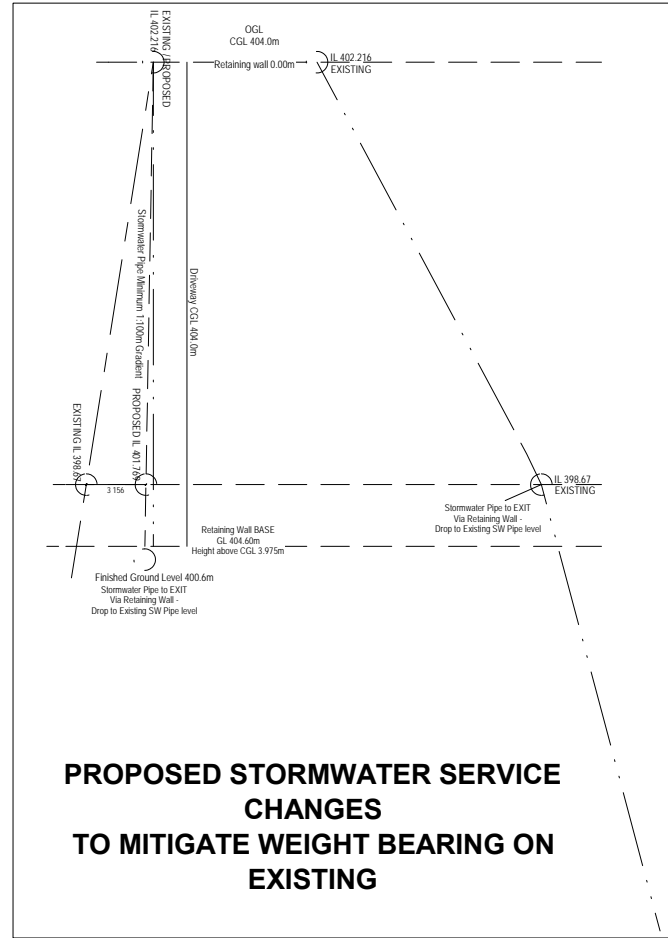
BUILDING AREA AND SITE COVERAGE	
Net Site Area =	2268.84m ² approx.
Building Area (O/V) = (Includes covered areas)	726.15m ²
Max Site Coverage Allowed:	00%
Actual Site Coverage=	32%
Building ZONE:	



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Version	Revision	OF
CONCEPT	A	12



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CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
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SITE PLAN - RESOURCE CONSENT

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	A	12

1 exposed aggregate concrete

2 bin storage / 2 bike storage (unit 4 and 8) with 1.3m high (absolute height if including retaining wall), horizontally slatted timber fence, stained dark with / without gate. Concrete surface.

2A bike storage - 2 bike stands on gravel surface

3 timber retaining wall 1.0m high with 1.5m high horizontally slatted timber screen, stained dark

3A just timber screen but 1.6m high

3B timber retaining wall 0.5m high

3D timber retaining wall 1m high

4 existing tree - Sorbus aria to be removed, new tree planted further west

4A new Sorbus aria 35/45l pot - 2

5 Cordyline australis, 35/45l pot - 9

6 not applicable

7 Amelanchier lamarkii 35/45l pot or Prunus subhirtella autumnalis in white 35/45l pot

8 Chinochloa rubra @ 1pl/sqm

9 50 % Phormium cookianum @ 1pl/sqm
50% Chinochloa rubra @ 1pl/sqm

10 mixed native planting:

- 30% Phormium cookianum @ 1pl/sqm
- 20% Hebe salicifolia @ 0.8pl/sqm
- 20% Cortaderia richardii @ 0.8pl/sqm
- 15% Coprosma rugosa @ 0.8pl/sqm
- 15% Phormium tenax @ 0.8pl/sqm

11 concrete and timber wall softened with Hedera helix creeper @ 1.5m crs.

12 Corokia hedge, about 1m high

13 replant possible disturbed areas along pond with natives:

- Phormium cookianum
- Hebe salicifolia
- Cortaderia richardii
- Carex solandrii along St. Georges

14 gravel path and gravel seating area with bench

15 lawn

16 Liriope munroe's White @ 2pl/sqm

17 existing overflow ponds
Pond water level is changing and is out of control of the property owner. Access / connctions to western / pond area of the property was requested by the urban design panel - UDQ241

18 visitor parking, iluminated with motion sensor lights

19 take out the first 10m of the existing planting west of the access way and replace it with the following:
50% Hebe odora nana (buxifolia) @ 1pl/sqm - 10 plants
and 50% Carex testacea @ 1pl/sqm - 10 plants

albula or Poa cita



project
Units | 2 and 4 St Marks Lane | Queenstown

drawing
Landscape Plan - Concept
scale
1:250 @ A3

file
Martin development.vwx 21.09.2018
id
10 FINAL

Plan NOT suitable for building - concept only

QUEENSTOWN LAKES DISTRICT COUNCIL

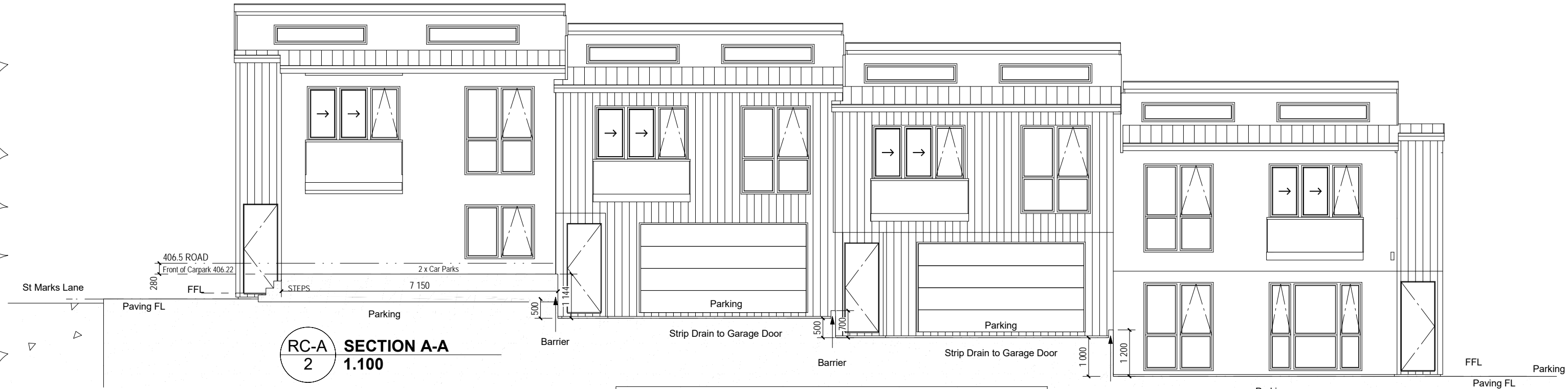
APPROVED PLAN:
RM180640

Friday, 2 November 2018

creation green Ltd
landscape architecture construction

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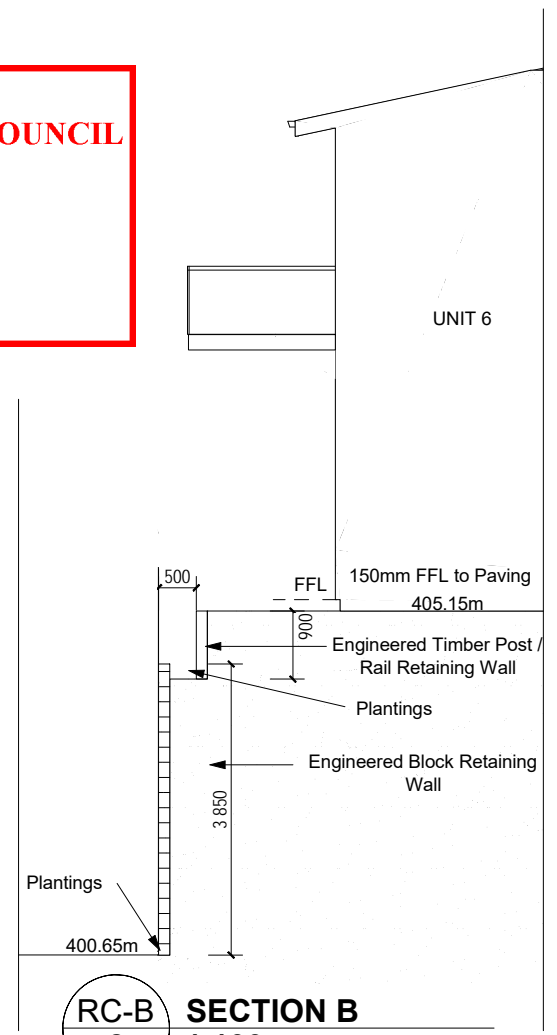
RC-A SECTION A-A
2 1.100

NOTE: REFER Sheet 2 Site Plan for Barrier Requirements as per QLDC Subdivision Code of Practice Section 3.3.4

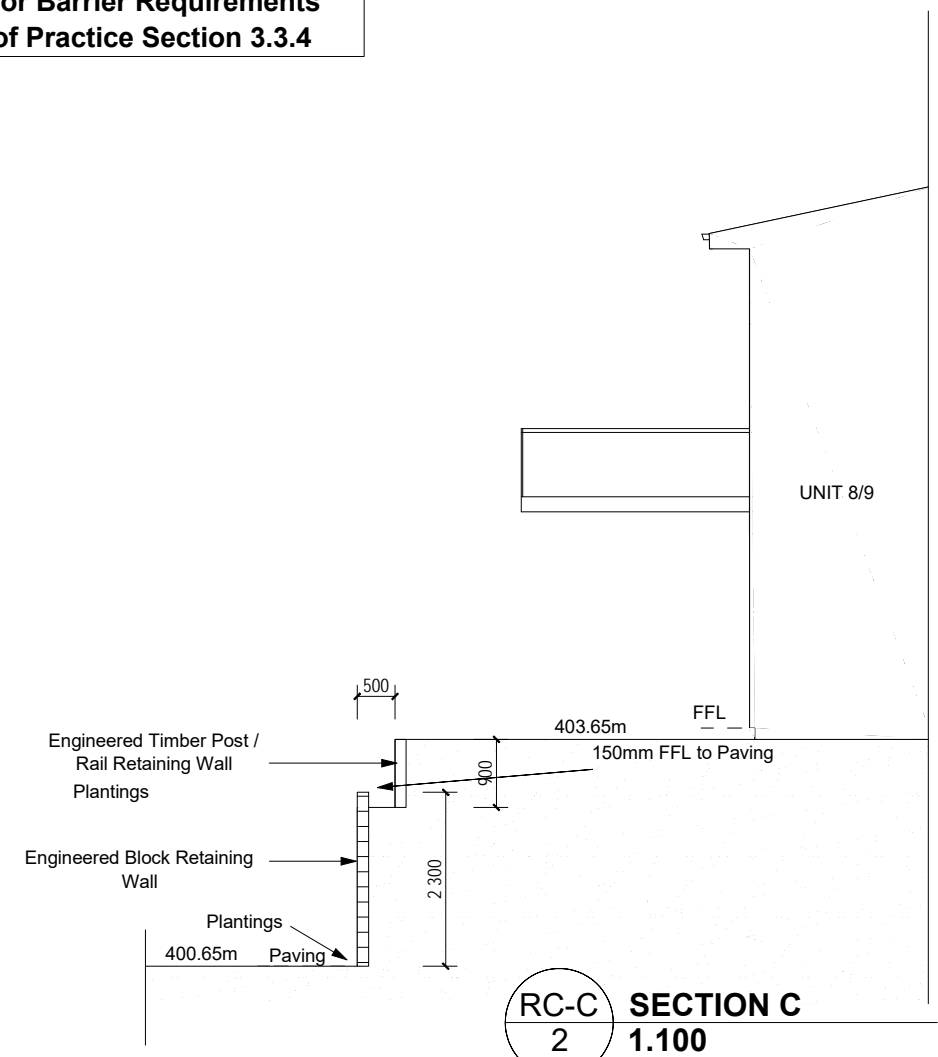
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APPROVED PLAN:
RM180640

Friday, 2 November 2018



RC-B SECTION B
2 1.100



RC-C SECTION C
2 1.100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

RESOURCE CONSENT Cross Sections



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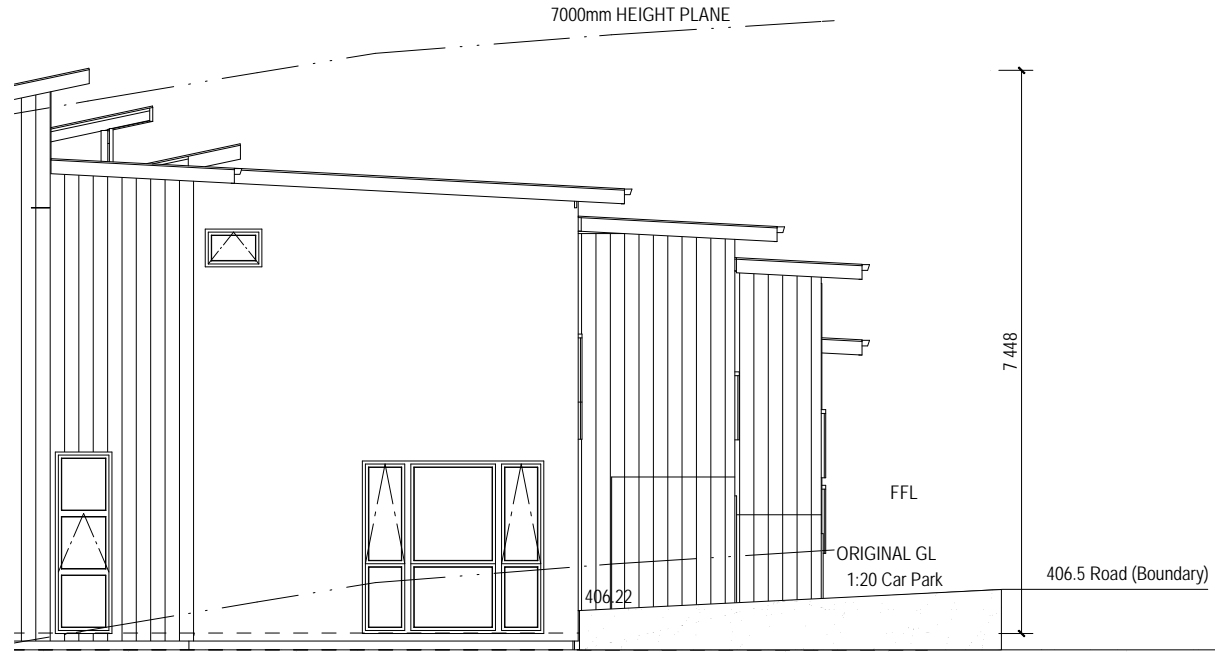
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NOTE: REFER Sheet 2 Site Plan for Barrier Requirements as per QLDC Subdivision Code of Practice Section 3.3.4



QUEENSTOWN LAKES DISTRICT COUNCIL

**APPROVED PLAN:
RM180640**

Friday, 2 November 2018

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
 Queenstown

CAR PARKS UNIT 4/5

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CASCADES



UNIT 8/9

UNIT 7

UNIT 6

UNIT 4/5

 ELEVATION A
1:100

PROPOSED UNIT DEVELOPMENT

SCALE 1:100

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

ELEVATION A - Units 4-9



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	A	12	



ELEVATION A
1:100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION A

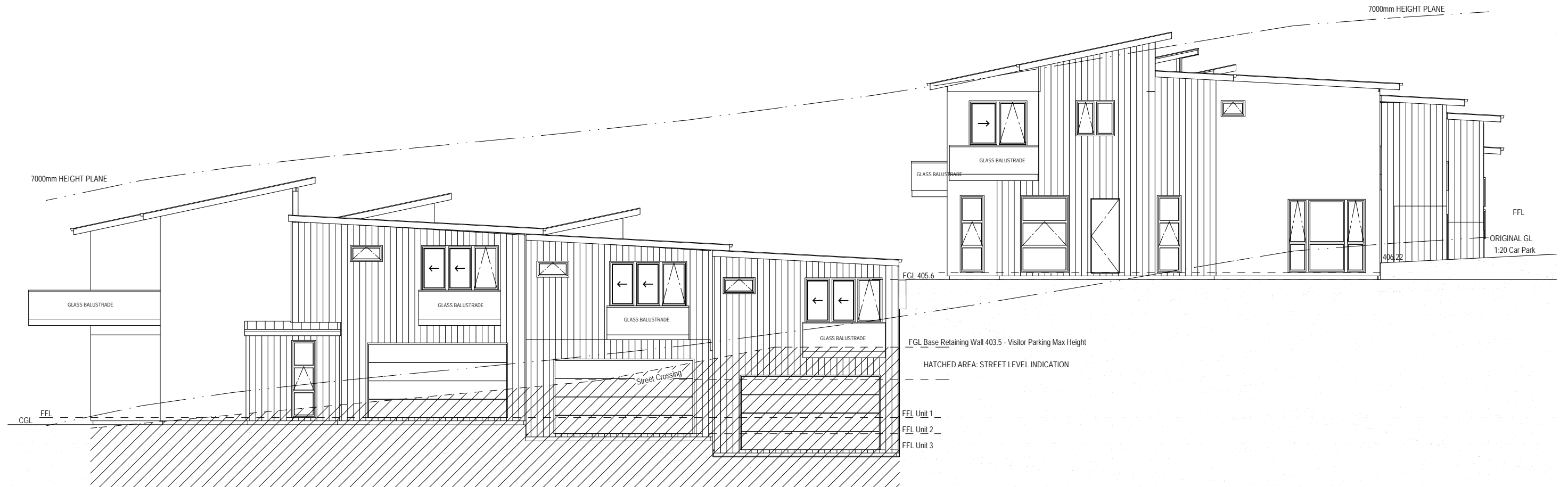
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CONCEPT



ELEVATION B
1:125

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION B

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	A	12	



ELEVATION C
1:100

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION C

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Registered Architect	Print Date	A3 Scale
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Version	Revision	OF
CONCEPT	A	12

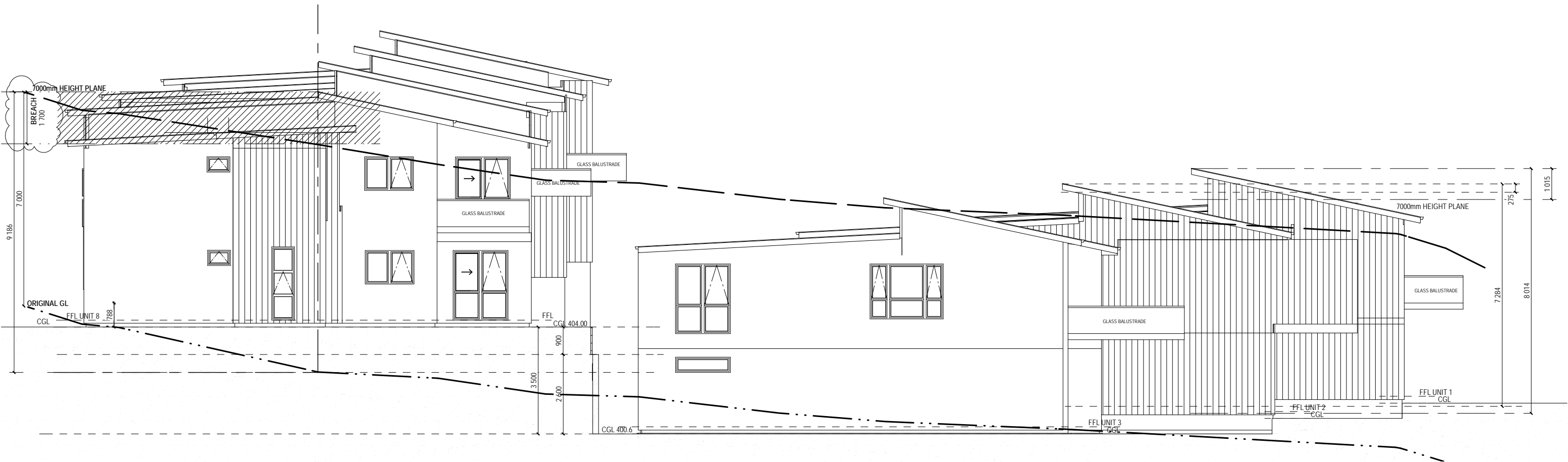
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CASCADES



ELEVATION D
1:125

PROPOSED UNIT DEVELOPMENT

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St Andrews Park
Queenstown

SITE CUT / LEVELS ELEVATION D



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ELEVATION A
1:100

PROPOSED UNIT DEVELOPMENT

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St Andrews Park
Queenstown

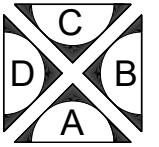
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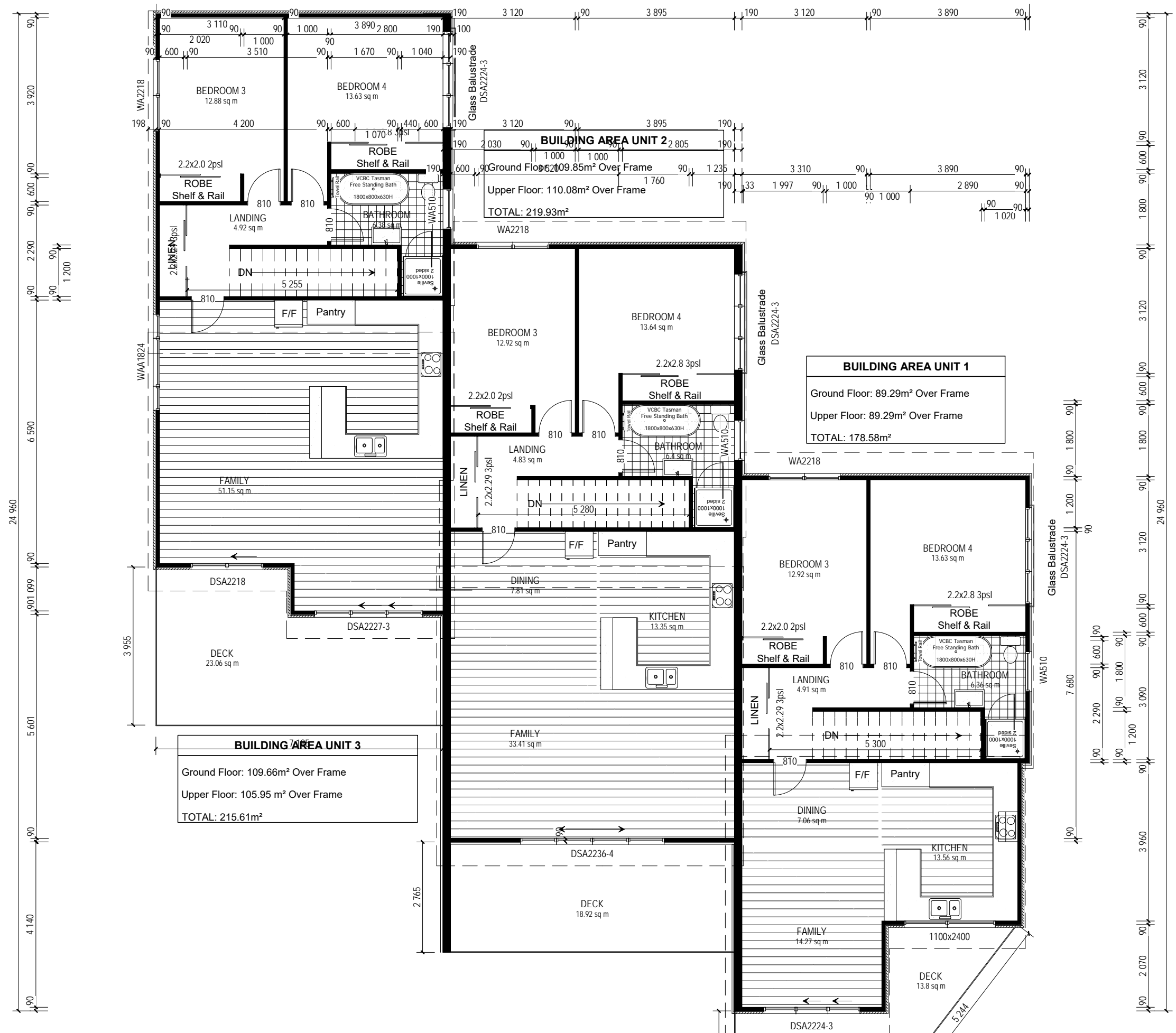
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Drawn By Nomad Architecture Registered Architect Filiberto Rayon - Villela	LBP# BP127595	Print Date 30/04/2018	A3 Scale 1:100	DWG NO. 23
CONCEPT	Version A	Revision 7	OF	



Key To Elevations



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180640

Friday, 2 November 2018

PROPOSED UNIT DEVELOPMENT
CASCADES INVESTMENTS Ltd
 Lot 6 / Lot 7 DP 365562
 St Andrews Park
 Queenstown

FRONT ROW UPPER FLOOR PLAN

STONEWOOD HOMES
 Stonewood Homes Queenstown Ltd
 161 Glenda Drive
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Drawn By	LBP#	DWG NO.
Nomad Architecture	BP127595	12
Registered Architect	Print Date	A3 Scale
Filiberto Rayon - Villela	29/10/2018	1:100
CONCEPT	Version	Revision
	A	12
		OF



Key To Elevations



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CASCADES

Drawn By	LBP#	1:100
Nomad Architecture	BP127595	DWG NO.
Registered Architect	Print Date	A3 Scale
Filiberto Rayon - Villela	30/04/2018	1:100
CONCEPT	Version	Revision
	A	7
		OF



Key To Elevations



BUILDING AREA UNIT 6	
Ground Floor:	102.60 m ² Over Frame
Upper Floor:	104.92 m ² Over Frame
TOTAL:	207.52m²

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180640

Friday, 2 November 2018

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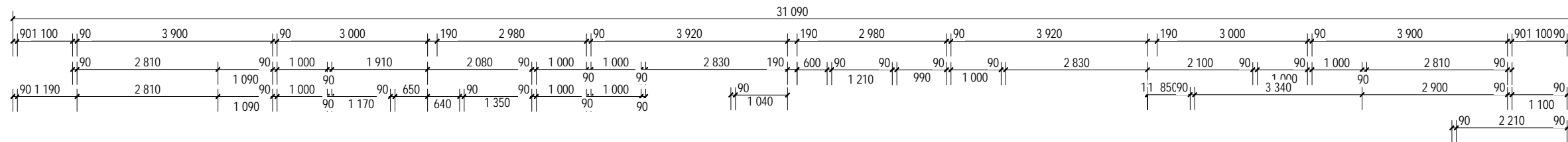
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PROPOSED UNIT DEVELOPMENT

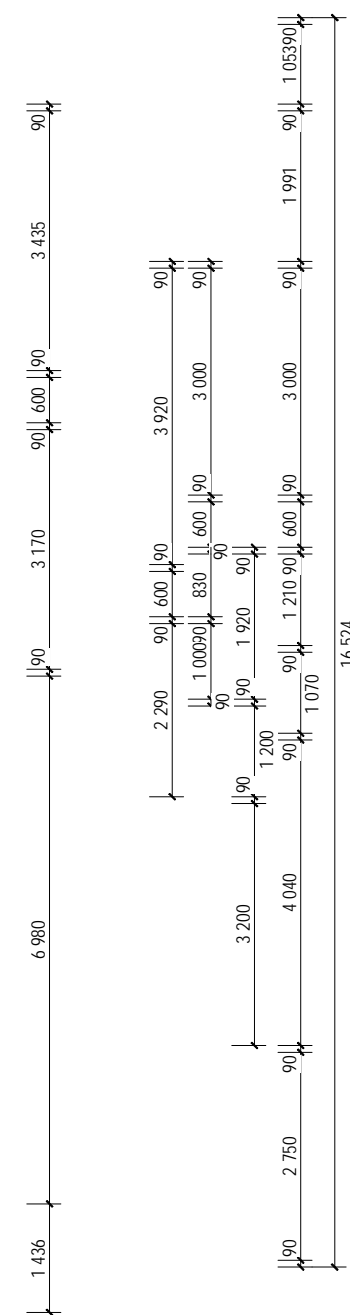
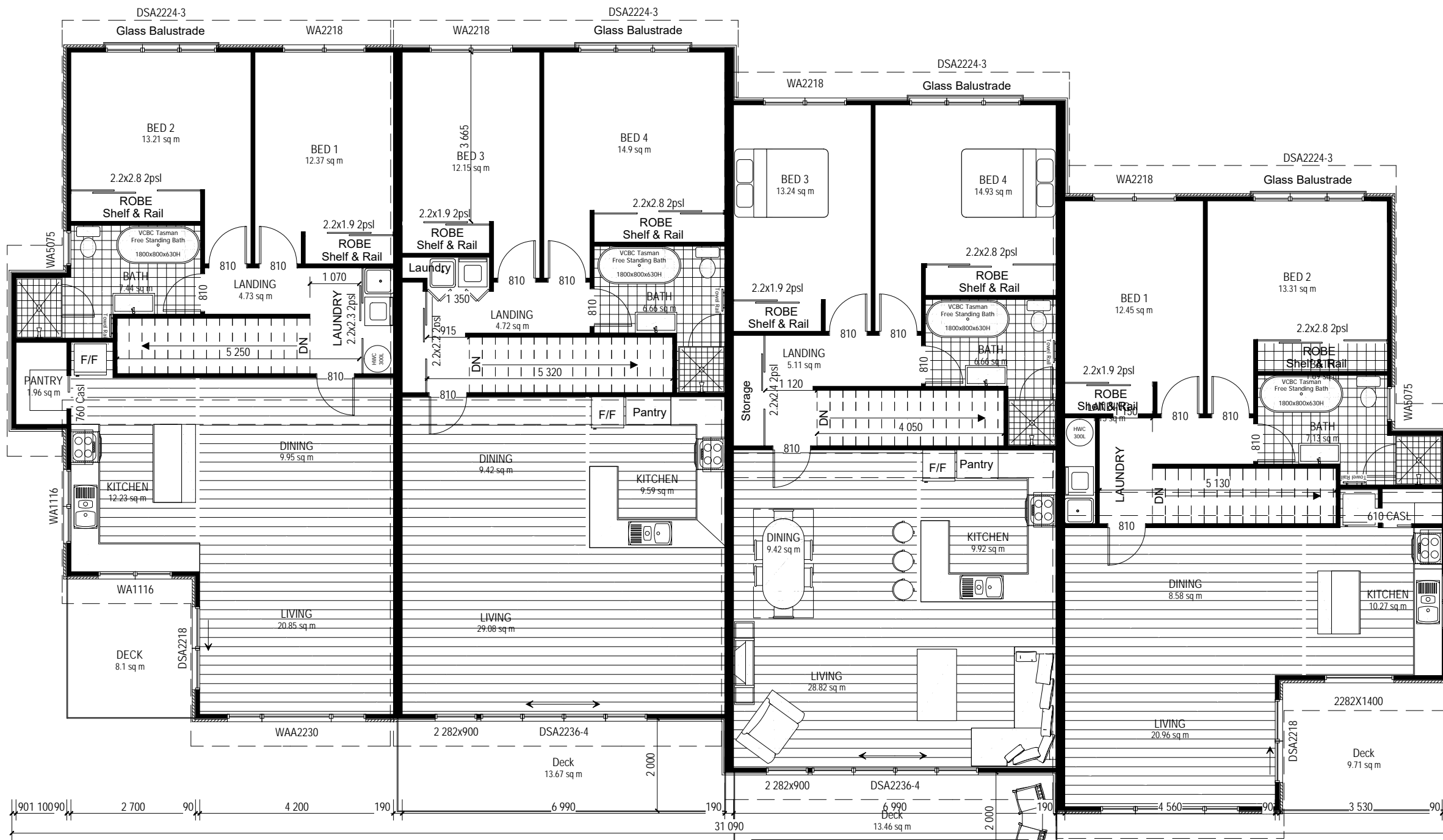
CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

BACK ROW GROUND FLOOR PLAN

Drawn By	LBP#	DWG NO.
Nomad Architecture	BP127595	
Registered Architect	Print Date	A3 Scale
Filiberto Rayon - Villela	29/10/2018	1:100
CONCEPT	Version	Revision
	A	12
		OF



Key To Elevations



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM180640

Friday, 2 November 2018

BUILDING AREA UNIT 6

Ground Floor: 102.60 m² Over Frame
Upper Floor: 104.92 m² Over Frame
TOTAL: 207.52m²

PROPOSED UNIT DEVELOPMENT

CASCADES INVESTMENTS Ltd
Lot 6 / Lot 7 DP 365562
St Andrews Park
Queenstown

BACK ROW UPPER FLOOR PLAN



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Drawn By	LBP#	Version	Revision	OF
Nomad Architecture	BP127595	A	12	
Registered Architect	Print Date	A3 Scale	DWG NO.	
Filiberto Rayon - Villela	29/10/2018	1:100	15	
CONCEPT				