

APPLICATION AS NOTIFIED

**Charlies Trust
(RM201024)**

**Submissions Close
22 July 2021**



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.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.

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:

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust:

*Postal Address:

*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:

*Phone Numbers: Day

Mobile:

*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:

*Phone Numbers: Day

Mobile:

*Email Address:

*Postal Address:

*Postcode:

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:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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

Owner Name:

Owner Address:

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:

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

District Plan Zone(s):



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



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

☐

Land use consent

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

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:



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

<http://www.mfe.govt.nz/laws/standards/contaminants-in-soil/>.

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

Are any additional consent(s) required that have been applied for separately?

☐ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):

☐

Yes

☐

N/A



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

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

☐

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <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 Assessment of Effects (AEE).

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.



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



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 and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the Applicant is 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.

MONITORING FEES – Please also note that if this application 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.

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

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

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 and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

☐

Bank transfer to account 02 0948 0002000 00 (If paying from overseas swiftcode is – BKNZNZ22)

☐

Cheque payable to Queenstown Lakes District Council attached

☐

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment

Invoices are available on request

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 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.

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

Full name of person lodging this form

Firm/Company

Dated

**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;

Information provided within the Form above

- (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).

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

- (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.

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.

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. 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 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



CROMWELL
17A Murray Tce
PO Box 51 T 03 4450376
Cromwell 9342 F 03 4450375
cromwell@chasurveyors.co.nz

WANAKA
80 Ardmore St
PO Box 599 T 03 443 5052
Wanaka 9343 F 03 443 5062
wanaka@chasurveyors.co.nz

Directors: Tony Cox
Matthew Suddaby

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

Application for Subdivision

Charlie's Trust

Halliday Road, Wanaka

Report Date: December 2020

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1.0 INTRODUCTION

We seek consent, on behalf of our client to subdivide a 2.9236ha rural property in two. A 770m² residential building platform is proposed on the vacant property.

We are applying for the subdivision as a discretionary activity.

Due to the less than minor effects on the environment, and the provision of written approvals of all surrounding neighbours, we request that this application is considered on a non-notified basis.

As Lot 1 contains a visitor accommodation business, the applicant requests that she is contacted prior to any site visits being made. Charlotte Brock 027424 6856

2.0 THE SITE

The subject land comprises the following:

- Lot 1 DP 342981 (2.9236ha), comprised in Record of Title 176400 held by Charlotte Anne Brock and CM Law Trustees (2017) Limited. (Charlie's Trust)

The land is located at 56 Halliday Road, Wanaka. A Visitor Accommodation activity (Maple Lodge B & B) occurs on a registered building platform at the east end of the property.

Access to the property is via a shared right of way that runs the length of the southern boundary and provides access to two lots to the east of the subject site.

Vegetation within the site includes many sugar maple trees protected under subdivision consent RM010755, and boundary plantings of oak trees along the southern and western boundaries. There is a eucalypt shelter belt on the north boundary of Lot 1.

There is a small terrace running across the property, falling from south to north by about 2 metres. The balance of the land is used for grazing for a rare breed of sheep - Valais Blacknose Sheep.

The surrounding landscape is a mixed use locality, containing pastoral grazing, market garden, visitor accommodation and rural lifestyle use.

The entirety of the property is zoned Rural General.

2.1 *Site history*

RM 010755 Two lot subdivision which created the subject lot and current registered building platform.

RM060021 Land use consent to erect a building which will be used for visitor accommodation purposes.

RM100251 Land use consent to construct a shed and to make alterations to the existing lodge building.

RM110035 Land use consent to revise the design and location of an approved shed, and to vary a consent notice condition.

The entirety of the property is zoned Rural General.

The property fronts Halliday Road. This is a council owned and maintained road. Halliday Road is sealed and has a turning circle at the end.



Figure 1: Subdivision location

3.0 PROPOSED SUBDIVISION

The proposal is to subdivide the 2.9236ha property into two lots.

The proposed total areas of the lots are as follows:

Lot 1: 1.899ha

Lot 2: 1.025m²

Access for Lot 1 will continue to be via the right of way, while access for Lot 2 will be through a new gateway installed in the Halliday Road boundary.

3.1 *Building Platforms*

It is proposed to define a residential building platform for the balance property. The area of this platform is 770m². The footprint of the dwelling shall not exceed 450m² of the building platform.

The building height shall be a maximum of 5.5m from slab to top of roof for a gabled building, or for a mono pitch roof, the building height shall be a maximum of 4.0m from the top of the foundation slab to the top of the roof.

The landscape architect has suggested multiple architectural and landscape design controls for the proposed building platform. These are attached separately.

3.2 *Boundary location*

The boundary has been located in accordance with the wishes of the applicant and follow a practical line as supported by the landscape architect. The boundary retains a small area of grazing land which can accommodate some of the applicant's rare breed sheep.

3.3 *Services & Access*

Access

Access for Lot 1 will continue to be via the right of way, while access for Lot 2 will be through a new gateway installed in the Halliday Road boundary. Halliday Road is a no exit road that branches off Wanaka – Luggate Road (State Highway 6). The property is 540 metres from the intersection. Halliday road services multiple rural residential properties, as well as a farming property and a gravel quarrying operation. The proposed access point offers excellent visibility of traffic on Halliday Road in both directions.



Figure 2. Existing gateway access to Lot 2

Electricity

Lot 1 has an existing electricity supply from a transformer on Halliday Road.

A service box will be installed to provide a new connection point on Halliday Road for Lot 2. No easements will be necessary. Aurora Energy have confirmed that they can make a supply available.

Telecom

Telecom services currently exist in Halliday Road and the right of way which serve Lot 1. Chorus have confirmed that no additional work is required to supply the subdivision.

Water

The property is a member of the (private) Halliday Road Water Scheme. The property is entitled to 7000litres per day for domestic use, plus an additional 9000litres per day for irrigation. A management group exists for this water scheme, as do easements over the infrastructure. Water test results confirming compliance to NZDWS are attached to the application.

Wastewater

An on-site wastewater system exists for the lodge on Lot 1. The septic tank and drain field are located entirely on Lot 1.

A new wastewater system will be designed and installed at the time a dwelling is proposed for the Lot 2 residential building platform. A site and soil assessment confirming the viability of onsite wastewater management on this property has been supplied.

3.4 *Consent notices and Encumbrances*

The title is rather complex, and includes multiple land covenants, easements and consent notices. The important documents are listed below.

3.4.1 *Land Covenant 869427.4*

Description: Deed of Covenant - Water supply scheme

3.4.2 *Land Covenant 869427.7*

Description: Deed of Covenant - Water supply scheme

3.4.3 *Land Covenant 880757.5*

Description: Memorandum of Transfer – Water Supply Scheme

3.4.4 *Consent Notice 6750000.3*

Description: Consent notice arising from subdivision of underlying property. This contains engineering and appearance requirements for future dwellings. Also contains a condition requiring construction within platforms shown as on a 'concept development plan'. A discretionary consent is sought to alter this condition. Refer Section 12.

There are no other existing consent notices or encumbrances.

3.5 *Natural Hazards*

The Council's GIS Natural Hazards database indicates that Lots 1 and 2 are classified LIC 1 (P) as Probably Low Risk for Liquefaction.

We suggest a note requiring specific assessment by a qualified geotechnical professional to be carried out prior to building consent.

3.6 *NES (Contaminants in Soil)*

On the subject piece of land proposed for residential activity, no HAIL activities are being, have been, or are more likely than not to have been, undertaken on that land.

Otago Regional Council confirm that records held on the Otago Regional Council's "Database of Selected Landuses" show there are no identified land uses or site contamination information for the subject site.

To undertake this site investigation we utilised the following information:

- QLDC on-line Edocs
- QLDC on-line NCS data management system
- QLDC on-line mapping system
- Otago Regional Council on-line mapping

Council files hold information relating to subdivisions of the Halliday Road land dating back to 1996. It appears to have been used at that time for pastoral farming.

We have not uncovered any evidence of activities that would have the potential to contaminate the land. Therefore, on the balance of probabilities, the site is not a HAIL site, and should be considered as a Permitted Activity under the NES.

3.7 Proposed landscaping

A proposed landscape plan has been prepared by Baxter Design Group. This plan incorporates new planting with existing species. The new planting consists of a 10m band of kanuka planting, with some native trees interspersed as shown on the Baxter Plan 327-SK10 dated 13 November 2020. The rationale behind the proposed landscape planting is contained within the attached landscape assessment.

The Baxter Design Landscape Assessment states:

“The scale and nature of the development is relatively minor and would not be unexpected in this modified landscape. There are other dwellings in the vicinity of the proposed RBP of a similar scale and character within the surrounding rural character landscape.”

Some landscape planting has been proposed to be completed at the time of subdivision, and this combined with the recessive architectural controls will mitigate adverse visual effects.

The block of Eucalypts at the northwest corner of the site have been retained to reduce the visual impact of the driveway and to frame the entry.

The visitor accommodation building approved as part of RM060021 was approved subject to an extensive landscape plan. This planting is now well established and effective at screening the existing building and anchoring it to the landscape. We anticipate that the applicants will continue to maintain the trees and gardens around the dwelling.

3.8 Lighting

Any external lighting at the proposed building platform will be designed in accordance with the Southern Lights Strategy, and a consent notice condition is suggested to ensure minimal glare and visibility from outside the property at night; as such the proposal will not create glare to the night sky, public places, or other properties.

4.0 CONSULTATION

The following written approvals of potentially affected neighbours are attached to the application.

Property	Owner
Lot 2 DP 498859	FMA Taylor
Lot 1 DP 340274	Inderlee Limited
Lot 1 DP 25895	Medius Wanaka Limited
Lot 2 DP 342981	BL & SL Wilson
Lot 2 DP 27439	Grant Francis McGregor

Following a detailed on-site assessment, we have determined which properties could be affected, and have accordingly obtained the written approvals from these owners. If Council considers that there may be other properties specifically affected, then the applicant could approach those owners, however the consulted parties are the only parties we consider could be adversely affected by the proposal. Refer to Figure 2 for a plan showing the affected party approvals obtained.



Figure 3 Affected Party Approvals obtained

5.0 DISTRICT PLAN PROVISIONS

Under the Operative District Plan, the property is zoned Rural General.

The proposed District Plan identifies the land as Rural.

The application requires consent for the following under the operative district plan:

- a **discretionary** subdivision activity pursuant to Rule 15.2.3.3(vi) for subdivision and the identification of building platforms in the Rural General zone; and

The application requires consent for the following under the proposed district plan:

- a **discretionary** subdivision activity pursuant to Rule 27.5.12 for subdivision or rural land in the Rural General zone.

Overall, the application is for a **discretionary subdivision** activity.

6.0 SECTION 104(1)(B) CONSIDERATIONS

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

(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*

The assessment under these documents must include a discussion of

(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).

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or noncomplying activity, a consent authority—

(a) May grant or reuse the application

(b) If it grants the application, may impose conditions under section 108.

7.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

All assessment matters in the PDP Rural Chapter have been appealed, and many of the objectives and policies in this Chapter are also under appeal. Therefore, while these appeals are unresolved, the assessment criteria in the ODP Rural General Chapter (Section 5.4.2) are useful for assessment of the application and carry more weight, in addition to the applicable provisions of the Act. In applying these assessment criteria, Section 5.4.2.1 directs us to follow three steps:

1. Analysis of the Site and Surrounding Landscape

A thorough analysis of the site and surrounding landscape has been undertaken by Mr Paddy Baxter, Landscape Architect for Baxter Design Ltd in the Landscape Assessment.

2. Determination of Landscape Category

The subject site is classified as VAL (Visual Amenity Landscape) in the OLDC Operative District Plan and RLC (Rural Landscape Classification) in the Proposed District Plan. The proposed development has been assessed against the Operative District Plan as there are no pending proposed changes to the land classified in this location or immediate surrounds to warrant assessing the proposal against the PDP assessment matters.

3. Application of the Assessment Matters

Assessment matters 5.4.2.2(3) apply to Visual Amenity Landscapes, requiring consideration of:

- *Effects on natural and pastoral character*
- *Visibility of development*
- *Form and Density of Development*
- *Cumulative effects of development on the landscape*
- *Rural Amenities*

To avoid repetition, much of the following assessment relies upon Mr Baxter's assessment as a landscape expert.

Other assessment matters which apply are 5.4.2.3- (i) General- Nature Conservation Values and (ii) Natural Hazards.

7.1 *Permitted Baseline and existing environment*

When determining the actual and potential effects of an activity, a consent authority may disregard an adverse effect if a rule in the Plan permits an activity with that effect. This is the permitted activity baseline and includes any lawful activities occurring on the site, any permitted (not fanciful) activities and any activities authorised by unimplemented resource consents.

In the Rural General zone the permitted baseline includes rural productive activities, planting of exotic tree species, fencing, earthworks up to 1000m³ volume, 2m maximum fill height and cuts for access tracks up to one metre.

The existing environment includes the existing and neighbouring dwellings, outbuildings, woolshed and yards. It also includes the established fence lines, driveway and tracks and pattern of land use

7.2 *Receiving Environment*

There are multiple sites and buildings in the vicinity which form part of the receiving environment, including large and small rural farming blocks. Directly to the north of the property is River Run Farm, a 160ha rural property, with consent for a new residential building platform.

Multiple small holdings are in the immediate vicinity of the property to the south, west and east. The properties are typically in the region of 2ha-5ha, with some at 4000m² and one at 18ha. These all contain residential dwellings in a rural environment, and most have significant associated landscape planting. Typical land uses are grazing, cropping, woodlots and residential living.

Recent subdivision consents granted include:

- RM181400 A-M Wouters and S Stephani. Discretionary subdivision of 4ha property into two (2.77ha and 1.30ha) and creation of an additional residential building platform at 42 Halliday Road.
- RM190936 FMA Taylor. Discretionary subdivision of 161ha property into two (160ha and 8534m²) and creation of an additional residential building platform at 84 Halliday Road.

The receiving environment may be subject to effects resulting from this proposal.

7.3 *Actual and Potential Effects*

Schedule 4 Clause 7 of the Resource Management Act 1991 sets out the matters that must be addressed by an assessment of environmental effects.

I rely on the expertise of Mr Paddy Baxter, Landscape Architect for Baxter Design Group who has assessed the following in accordance with the Operative District Plan:

- Effects on natural and pastoral character
- Visibility of Development
- Form and Density of Development
- Cumulative effects of development on the landscape
- Rural amenities

The following additional actual and potential effects have been given consideration in assessing this proposal

- Natural and Pastoral Character
- Infrastructure & Earthworks
- Rural Amenity
- Nature conservation values
- Natural Hazards
- Positive effects
- Precedent Effects and Cumulative Effects

7.4 Landscape Character

A landscape assessment has been completed by Baxter Design Group. The report describes the existing landscape character as typically 'Arcadian' with groups of established tree planting within a pattern of mixed open pasture that varies in size.

The landscape architect states

*"The addition of a single dwelling within this landscape will not compromise those arcadian values given that the existing dwelling is some 150m to the east of the proposed RBP site and that the location of the RBP is towards to southern end of the more open areas that define the northern end of Halliday Rd. The proposed RBP will sit comfortably within this landscape, flanked by residential development to its south and east. Accordingly, the proposal will not give rise to over domestication of this area."*¹

7.5 Infrastructure & Earthworks

As detailed in the application, electricity and telephone infrastructure already exist to the building on Lot 1 and can be provided to Lot 2.

The site is self-sufficient for water supply and wastewater/stormwater disposal, placing no demand on Council infrastructure.

A pumped water supply currently exists to the lodge on Lot 1. The water supply feeds existing water tanks near to the lodge. The source of the supply is the Halliday Road Water Scheme and new easements will be established to extend this supply to Lot 2.

The firefighting requirements for Lot 1 are currently met by storage in 30 000litre tank and a 25000 litre tank. Additionally, there is a smaller concrete tank for garden irrigation use.

The lodge on Lot 1 has an existing, appropriately sized operational wastewater septic tank and drain field system. Lot 2 can easily manage household wastewater in a similar fashion.

Lot 1 uses an existing entranceway from Halliday Road and this will remain. This is a right of way which is shared with Lot 2 DP 342981 and Lot 2 DP 27439. The use of this right of way will be unchanged.

Lot 2 is proposed to take access from Halliday Road only and will not share the access from the right of way. Lot 2's access point is an existing gateway. The vehicle crossing from Halliday Road will need to be upgrade with a culver and metal. Minimal works will be required to form a driveway across the paddock to the building platform in accordance with the Landscape Plan.

The future building on Lot 2 will require appropriate consent notice conditions for firefighting and a wastewater disposal system, to be designed and installed at such time a dwelling is proposed on the platform.

¹ Baxter Report 29 September 2020 para23.

7.6 Rural Amenity

The current owner of Lot 1 will continue to manage the property in the same manner as it has been for many years. The use of the visitor accommodation lodge will continue, and the grounds and high amenity of this site will be maintained.

The new residential building platform within Lot 2 has been strategically located to have a minimal impact on the rural amenity. The visual amenity of the site will not be significantly affected as the *“location of the proposed Rural Building Platform (on Lot 2) has the capacity to absorb a dwelling.”*² As stated by Mr Baxter, the site is *“located within a reasonably ‘contained’ visual catchment”*³ and that *“some screening is proposed however this will not obstruct any wider views above that already screened by existing vegetation.”*⁴

The effects of the proposed residential building platform and any future dwelling on Lot 2 is consistent with the rural amenity of the receiving environment. Given that *“this site enables, and accepts comfortably, and additional dwelling”*⁵ this proposal will not detract from the existing rural amenity of the area.

It is not anticipated that there will be any change to the character of this area as a result of this subdivision. Mr Baxter has assessed that the visibility of a future building on Lot 2 from Halliday Road would be intermittently obscured by existing and proposed vegetation. This is an expected level of visibility in the Visual Amenity Landscape. Visibility from wider afield, including State Highway 6 and Mt Iron has been assessed as *“virtually non existent”* and *“barely discernible”*. A future building on Lot 2 would therefore not constitute unexpected elements in the Arcadian landscape.

The landscape architect summarises by stating *“the lack of visibility of the proposed dwelling, the recessive architectural controls and the small scale of the proposed development will ensure that the proposed development has a low adverse visual effect on the landscape character and quality of the Halliday Road landscape.”*⁶

7.7 Tangata Whenua, nature conservation, biodiversity and geological values

There are no known tangata whenua values within the site or its proximity, and there are no naturally occurring indigenous biodiversity on the site given the previous land use as farmland (pre-subdivision). As such, there are no opportunities for protection or regeneration of any existing ecosystems or native plant communities.

There are no significant or valued geomorphological features.

Overall, the proposal will not have effects on the nature conservation values of the site.

² Baxter Report 29 September 2020 para28.

³ Baxter Report 29 September 2020 para33.

⁴ Baxter Report 29 September 2020 para34.

⁵ Baxter Report 29 September 2020 para29

⁶ Baxter Report 29 September 2020 para41

7.8 Natural Hazards

The Council's GIS Natural Hazards database indicates that the subject site is LIC 1 (P) probably Low Risk for liquefaction. This status is common for a large area east of the Cardrona River and is a matter that can be further investigated at the time of dwelling construction.

The proposed building platform does not contain any overland flow paths and there is no risk of inundation for the proposed building.

7.9 Positive Effects

The proposal includes additional landscape planting which may otherwise not be provided. The landscaping will enhance the amenity of the property, and the surrounding sites.

The proposal will provide an additional residential building platform which in the future will contribute to the housing supply within the Wanaka region.

7.10 Precedent Effects and Cumulative Effects

As a Discretionary Activity, Council has already signalled that some form of residential living may be appropriate in the Rural zone, and as similar activities are already occurring, no precedent will be set by the granting of this application.

The proposed subdivision seeks to create allotments of a size appropriate for rural residential land use. The site is within an area of existing similarly rural residential sized allotments and the proposed additional allotment will not contribute adverse landscape effects as discussed above.

Mr Baxter, in his landscape assessment, considers that the site can absorb appropriately designed development.

He notes in the assessment of effects on natural and pastoral character in the 'Arcadian' landscape that *"the proposed RBP will sit comfortably within this landscape, flanked by residential development to its south and east. Accordingly, the proposal will not give rise to over domestication of this area."*⁷

The report states *"Whilst parts of a dwelling will be visible from short sections of Halliday Rd nevertheless it will not introduce an urban density to this area given the scale of the lot, the restrictive controls and existing and proposed plantings."*⁸

The addition of another building platform to the landscape will not result in the loss of arable farmland, nor will it result in over development as discussed in the Landscape Assessment.

7.11 Summary

Based on my own site visits and Mr Baxter's visual assessment, any future building on Lot 2 would have a less than minor effect on the visual amenity landscape and the rural character. It would also have a less than minor adverse effect on neighbouring properties, given the existing and proposed planting and natural topography of the site, affected party approvals, building

⁷ Baxter Report 29 September 2020 para23

⁸ Baxter Report 29 September 2020 para28

controls, and the location of the platform within the site. The proposal will not contribute adverse cumulative effects, nor does it have any nature conservation effects.

8.0 EFFECTS ON PERSONS

Any potential adverse effects on other parties are negligible. Neighbouring properties have provided written approvals to confirm that they are unaffected by the proposal.

The subdivision design remains compatible with the surrounding pattern of development. Any potential effects on persons in terms of rural amenity, views and outlook are likely to be positive.

There is no adverse effect on those in the neighbourhood, nor the wider community. There are not considered to be any effects on other parties in terms of social, economic or cultural values.

9.0 OBJECTIVES AND POLICIES

The relevant objectives and policies are contained within Section 4 (District Wide), Section 5 (Rural Areas) and Section 15 (Subdivision, Development & Financial Contributions) of the Operative District Plan.

9.1 *Operative District Plan* Section 4 – District Wide

The key issues in Section 4 are those concerned with landscape and visual amenity under section 4.2.5. These policies and objectives seek to avoid inappropriate development in areas highly visible from public places and visible from public roads, to mitigate adverse effects through planting, and allow development in areas with the ability to absorb change.

The proposed subdivision avoids potential adverse landscape and visual amenity effects, by the careful selection of the building platform and the strict design controls proposed. The existing lodge building on Lot 1 has been established for many years and is well integrated into the Halliday Road by the extensive mature amenity planting.

As noted by Mr Baxter, the proposed rural building platform on Lot 2 is not located in an area which is vulnerable to landscape and visual amenity degradation, and the topography, existing and proposed planting only allow glimpse views of portions of the future building. The provisions of the District Plan do not require all buildings in the VAL to be invisible from roads and other public places, and the location of the platform, combined with the proposed building controls ensure that the visual effects of any future building will be adequately mitigated.

The potential effects on landscape quality and character have been assessed by Mr Baxter, who has concluded that *“the scale and nature of the development is relatively minor and would not be unexpected in this modified landscape”*⁹

⁹ Baxter Report 29 September 2020 para32

Section 5 – Rural Areas

The application is consistent with the Section 5 objectives and policies which relate to character and landscape value, and rural amenity. The nature and scale of the proposed subdivision is in keeping with the surrounding land use patterns and will not detract from the pastoral character of the area.

The proposed residential building platform has been located ensure that the character and landscape value of the area is protected. The proposed landscaping will mitigate the future effects of built form within the building platform and the design controls (building coverage, colour and materials) will further mitigate the effects.

Given the size of the existing site, the proposal will not result in any loss of land suitable for rural productive activities. Therefore, the proposal is considered to utilise the soil resource in a sustainable manner as it will not result in any loss of utilisable soil in the rural area.

Section 15 – Subdivision, Development & Financial Contributions

Section 15 of the Proposed District Plan is concerned with appropriate servicing of the site, the cost of services, reserves contributions and amenity protection. The proposed subdivision is in accordance with the relevant objectives being:

- the provision of services (Objective 1) and;
- the maintenance and enhancement of amenity values (Objective 5).

The two proposed lots have been subject to different management for many years. They have separate access points from Halliday Road and the grounds surrounding the Maple Lodge on Lot 1 are immaculately manicured, whereas the paddock comprising Lot 2 has been used for grazing of stock. The subdivision will have no detrimental effect on either site's ability to provide for the continued rural use.

As discussed in section 3.3 above, the proposal includes the provision of all required infrastructure to service the lots, including water, wastewater, stormwater, power, telecommunications, internet and firefighting provision for the proposed residential unit. All service infrastructure will be designed and located to avoid adverse visual and physical effects of subdivision and development roading on the environment.

The access to the existing dwelling on Lot 1 is existing, and the vehicle use of the right of way access will be unchanged from the present situation.

The applicant is aware that Development Contributions will be charged by Council as part of this subdivision.

The lot sizes are appropriate and adequate to achieve sufficient open space and to maintain the amenity for neighbouring properties. The proposed subdivision and rural building platform will not adversely affect landscape, visual, cultural or other amenity values.

The proposal is therefore consistent with the subdivision objectives and policies.

Overall, the application is consistent with the policies and objectives of the Operative District Plan.

9.2 *Proposed District Plan*

The site is zoned Rural in the Proposed District Plan. Accordingly, the application has been assessed in relation to the Policies and Objectives contained within Section 6 (landscapes), Section 21 (Rural) and Section 27 (Subdivision & Development).

The proposed subdivision and building platform have been designed and located on the site in a way that most avoids effects of the proposal on the landscape and visual amenity values of the environment. The proposal is in a suitable location given the existing rural residential uses of the site and that the proposed building platform has been located to ensure development does not affect the openness of the rural area. The proposal does not result in urban development or density in the rural zone.

The proposal maintains the productive potential of soil resources. Development is avoided in areas that are unsuitable and overall the rural character and amenity are maintained.

Any external lighting will be designed in accordance with the Southern Lights Strategy, and a consent notice condition is suggested to ensure minimal glare and visibility from outside the property at night; as such the proposal will not create glare to the night sky, public places, or other properties.

The subdivision design is consistent with Section 27 in that it responds to the local context and landforms. Physical and visual effects are minimal. Overall, the proposed activity is not contrary to the relevant objectives and policies of the Proposed District Plan.

10.0 NOTIFICATION ASSESSMENT

To assist Council's statutory notification assessment pursuant to Section 95A of the Act, the following paragraphs consider whether notification of the application would be appropriate.

10.1 *Public Notification*

Step 1 - Mandatory public notification in certain circumstances s95A(3)

In this case, public notification is not required under Step 1 as:

- the applicant has not requested public notification of the application (section 95A(3)(a)); and
- public notification is not required under section 95C due to the refusal/failure to provide further information or to agree to the commissioning of a report (section 95A(3)(b)); and
- a joint application was not lodged to exchange reserve land under the Reserves Act 1977 (section 95A(3)(c)).

Step 2 - If not required by Step 1, public notification precluded in certain circumstances s95A(5)

In this case, public notification is not precluded under Step 2 as:

- the application is not subject to a rule or national environmental standard that precludes public notification (section 95A(5)(a)); and
- the application is not for one of the following:
 - a controlled activity;
 - a restricted discretionary or discretionary subdivision consent or “*residential activity*”;
 - a “*boundary activity*” as defined by section 87AAB; or
 - a “*prescribed activity*” under section 360G(1)(a)(i) (section 95A(5)(b)).

Step 3 - If not precluded by Step 2, public notification required in certain circumstances s95A(8)

In this case, public notification is not required under Step 3 as:

- the application is not subject to a rule or national environmental standard that requires public notification (section 95A(8)(a)); and
- the effects assessment (Section 7) has demonstrated that adverse effects of the activity on the environment will be or are likely to be no more than minor (section 95A(8)(b)).
- Conditions of consent and the comprehensive list of design controls will ensure the development complies with the District Plan requirements and will mitigate any potential servicing, earthworks, or visual effects.

Step 4 - Public notification in special circumstances s95A(9)

In this case, public notification is not required under Step 4 (section 95A(9)) as it is considered that there are no special circumstances that exist in relation to the application.

10.2 Limited Notification

Step 1 - Certain affected groups and persons must be notified s95B(2) and s95B(3)

In this case, limited notification is not required under Step 1 as:

- there are no affected customary rights groups (s95B(2)(a)); and
- there are no affected customary marine title groups (s95B(2)(b)); and
- the activity is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment (s95B(3)(a)).

Step 2 - If not required by Step 1, limited notification precluded in certain circumstances s95B(6)

In this case, limited notification is not precluded under Step 2 as:

- the application is not subject to a rule or national environmental standard that precludes limited notification (section 95B(6)(a)); and
- the application is not for a controlled activity or a “*prescribed activity*” under section 360G(1)(a)(i) (section 95B(6)(b)).

Step 3 - If not precluded by Step 2, certain other affected persons must be notified s95B(7) and (8)

In this case, limited notification is not required under Step 3 as:

- there are no affected persons in accordance with section 95E (section 95B(8)). The assessment of effects undertaken in Section 7 of this report confirms that the adverse

effects of the development are considered to be less than minor with conditions of consent mitigating any potential adverse effects. The development is consistent with surrounding land use in the Rural General Zone. Council can be satisfied that any potentially affected parties have provided written approval to the proposal.

Step 4 - Further notification in special circumstances s95B(10)

In this case, notification to any other persons is not required under Step 4 (section 5B(10)) as it is considered that there are no special circumstances that exist in relation to the application.

Persons who have provided written approval (s95E(3))

In this instance, written approval has been obtained from the following persons, and as a result, any adverse effects on these persons can be disregarded.

Affected Party Approval has been received from the following properties:

- 52 Halliday Road
- 54 Halliday Road
- 84-86 Halliday Road
- 85 Halliday Road
- Lot 1 DP 25895

10.3 Conclusion

In accordance with Sections 95A-95G of the Resource Management Act 1991 we submit that there are no grounds for full or limited notification and the application should be processed on a non-notified basis.

11.0 SECTION 104 ASSESSMENT

11.1 Effects (s104(1)(a))

Actual and potential effects on the environment have been outlined in Section 7 of this report.

11.2 Relevant Provisions (s104(1)(b))

11.2.1 National Policy Statements

There are no National Policy Statements relevant to this application.

11.2.2 Regional Policy Statements

The Otago Regional Policy Statement seeks the sustainable integrated management of Otago's natural and physical resources. The proposal aligns with the policy statement in that it provides for a built environment that protects amenity values and protects the rural landscape and environment it is located within. The proposal also further promotes the efficient use of land and water resources.

11.2.3 National Environmental Standards

Section 3.6 NES, Contaminants in Soil, contains details confirming that no activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land subject to the proposal.

11.3 Objectives and Policies of District Plan (s104(1)(b)(vi))

The proposal is in accordance with the relevant objectives and policies as outlined in Section 9 of this report.

11.4 Part 2 of the RMA

The proposal will promote the purpose and principles of the Act. The subdivision creates a rural living opportunity on a property surrounded by similar uses. As outlined in Section 7 the proposal will have less than minor effects on the environment. The building platform and planting on Lot 2 has been proposed in such a way to avoid (where possible), remedy and mitigate adverse effects on the environment.

The proposed building platform site is not, nor is it adjacent or nearby to an ONL or ONF. There are no known cultural ties to the land and no historic heritage, taonga or customary rights are known that might be affected by the proposal. There is no risk of natural hazards to the site.

Overall, the purpose of the Act would be achieved by granting this consent.

12.0 CONSENT NOTICE VARIATION

As part of the application, we also wish to acknowledge Condition 6 (vi) of Consent Notice 6750000.3 and apply for a variation to this condition.

The current consent notice condition reads:

All structures shall be located within the building platforms as shown on the concept development plan.

This consent notice could easily be amended by inserting after 'plan' and the platform approved by RMXXXX.

We request an appropriately worded condition to this effect and understand that this will be assessed as a Discretionary process pursuant to s.221(3A) of the Resource Management Act.

13.0 SUMMARY

This application is for a subdivision to provide for rural living. It seeks to obtain a separate title for a small parcel of land and rural cottage which has been under separate occupation and management from the main farm for the past 11 years. Additionally, the application seeks consent for a 966m² building platform on which to establish a homestead on the balance property.

As part of the application we have supplied written approval from four surrounding landowners and have demonstrated that any adverse effects on the environment will be no more than minor.

A detailed landscape assessment and comprehensive design controls also form part of the application.

We therefore submit this application for your Council's consent and await a response in due course. If any further information or clarification is required, please contact the undersigned.

Yours faithfully
C. HUGHES & ASSOCIATES LTD

A handwritten signature in black ink, appearing to read 'M. Suddaby', written in a cursive style.

Matthew Suddaby
Director
Registered Professional Surveyor
(RPSurv)

14.0 ATTACHMENTS

- 01 Form 9**
- 02 Scheme Plan**
- 03 Title, title diagram and encumbrances**
- 04 Landscape assessment**
- 05 Landscape assessment visual supplement**
- 06 Proposed design controls**
- 07 Proposed Landscape Plan**
- 08 Correspondence Aurora**
- 09 Correspondence Chorus**
- 10 Water test results (to follow)**
- 11 Assessment for On-site Wastewater Treatment**
- 11 Written approvals**



Notes:

1) Origin:
C1PP (OIT LXXXIX SO 12406)

2) Site Datum:
See Job 4500

3) Contour interval:
major = 1.0m
minor = 0.2m

4) Areas and dimensions are subject to survey.

5) Aerial image has been sourced from QLDC's online database and is for indicative purposes only.

REVISION	DETAIL	DATE
B	Building Platform and Boundary	Sept 2020
C	Boundary Edits	27 Oct 2020
D	Alter access Lot 2	11 March 2021

C HUGHES & ASSOCIATES LTD
Surveying and Resource Management • Central Otago

WANAKA

LEVEL 3, 80 ARDMORE ST

P.O. BOX 599

03 443 5052


CROMWELL

17A MURRAY TERRACE

P.O. BOX 51

03 445 0376

www.chasurveyors.co.nz



Project

Maple Lodge
Lot 1 DP 342981
56 Halliday Road, Wanaka

Title

Proposed Subdivison and
Building Platform

FOR CONSENT

Copyright of this drawing is vested in C. Hughes & Associates Limited.
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. C. Hughes & Associates Limited will accept no liability for any consequence arising out of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

Scale: 1:1000

Job No:	Drawn By:	Datum:	
6038	MJS		
Drawing No:	Sheet No:	Revision:	Date Created:
W1482	1	D	11 March 2021



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 176400
Land Registration District Otago
Date Issued 13 February 2006

Prior References

OT19A/829

Estate	Fee Simple
Area	2.9236 hectares more or less
Legal Description	Lot 1 Deposited Plan 342981

Registered Owners

Charlotte Anne Brock and CM Law Trustees (2017) Limited

Interests

Subject to Section 8 Atomic Energy Act 1945

Subject to Section 3 Geothermal Energy Act 1953

Subject to Section 6 Mining Act 1971

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Subject to Section 3 Petroleum Act 1937

Subject to Section 261 Coal Mines Act 1979

Subject to Part IV A Conservation Act 1987

Subject to a right to convey water over part marked t-s DP 342981 created by Transfer 869427.2 - 11.11.1994 at 10:07 am

Land Covenant in Deed 869427.4 - 11.11.1994 at 10:07 am

Subject to a right to convey water over part marked t-s DP 342981 created by Transfer 869427.6 - 11.11.1994 at 10:07 am

Appurtenant hereto are rights to convey water & electricity and a right to store water created by Transfer 869427.6 - 11.11.1994 at 10:07 am

Land Covenant in Deed 869427.7 - 11.11.1994 at 10:07 am

Land Covenant in Transfer 880757.5 - 26.4.1995 at 9:27 am

Subject to a right to convey water over part marked F,D,E DP 342981 specified in Easement Certificate 904733.13 - 29.3.1996 at 10:13 am

Appurtenant hereto are rights to convey water & electricity and a right to pump water created by Transfer 934606.1 - 12.8.1997 at 11:46 am

Subject to a right of way, right to convey water, electricity & telecommunications over part marked B,D,E DP 342981 specified in Easement Certificate 977429.4 - 29.10.1999 at 12:58 pm

Appurtenant hereto are rights to convey water and a right of way, a right to convey electricity & telecommunications, a right to install & operate a water pump specified in Easement Certificate 977429.4 - 29.10.1999 at 12:58 pm

Identifier**176400**

The easements specified in Easement Certificate 977429.4 are subject to Section 243 (a) Resource Management Act 1991

6750000.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.2.2006 at 9:00 am

Subject to a right of way, right to convey water, electricity & telecommunications over part marked B,D,E DP 342981 and right to convey water over part marked F,D,E DP 342981 created by Easement Instrument 6750000.4 - 13.2.2006 at 9:00 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 6750000.4 - 13.2.2006 at 9:00 am

The easements (except right to convey water marked D,E DP 342981) created by Easement Instrument 6750000.4 are subject to Section 243 (a) Resource Management Act 1991

10909157.2 Mortgage to Rabobank New Zealand Limited - 4.10.2017 at 11:02 am

MEMORANDUM OF TRANSFER

OtagoLand Registry Office

DAVID RAYMOND POWER of Wanaka, Farmer (the "Covenantor")

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

SCHEDULE A

ESTATE:	FEE SIMPLE	LEASEHOLD	LICENCE	MORTGAGE	ENCUMBRANCE
(Delete those which do not apply)					
C.T.		AREA		LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION OR DOCUMENT NO.	
16B/410		10.9438 ha		Lot 1 Deposited Plan 24268 Lower Wanaka Survey District	
<div>10fxc1 12:16:30 20/04/1995 0000017568 New Zealand Stamp Duty - Not Liable Self assessed duty \$33,333.33</div>					

ENCUMBRANCES, LIENS AND INTERESTS**SUBJECT TO:**

- Sections 16 and 17 are subject to Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
- Section 16 and 17 are subject to Part IVA of the Conservation Act 1987.
- Mortgage 833911/5.
- Easements contained in Transfer 869427/2.
- Land Covenants contained in Deed 869427/4.
- Easements contained in Transfer 869427/6.
- Land Covenants contained in Deed 869427/7.

("the Covenantor's Land")

AND WHEREAS: **DAVID RAYMOND POWER** of Wanaka, Farmer (hereinafter called "the Covenantor") is registered as proprietor of an estate in fee simple being 191.8511 \ hectares more or less being part Lots 1 and 2 Deposited plan 23385 and being Sections 2, 16 and 17 Block IV Lower Wanaka Survey District being all of the land comprised and described in Certificate of Title 16B/412 Otago Land Registry.

SUBJECT TO:

1. Section 241(2) of the Resource Management Act 1991.
2. Section 242(1) of the Resource Management Act 1991.
3. Sections 16 and 17 are subject to Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
4. Sections 16 and 17 are subject to Part IVA of the Conservation Act 1987.
5. \ Mortgage 833911/5.
6. Easements contained in Transfer 869427/2.
7. Land Covenant contained in Deed 869427/4.
8. Easements contained in Transfer 869427/6.
9. \ Land Covenants contained in Deed 869427/7.

("the Covenantee's Land")

AND WHEREAS: The Covenantor wishes to transfer all of his estate and interest in the Covenantor Land to the Covenantee.

AND WHEREAS: The Covenantor and Covenantee as registered proprietors of the Covenantor's land and Covenantee's land are parties to a water supply scheme ("The Water Supply Scheme") detailed in Deed of Covenant registered no. 869427/4 ("the Water Supply Deed").

AND WHEREAS: The Covenantor and the Covenantee wish to establish their rights and obligations pursuant to the Water Supply Deed.

THIS TRANSFER WITNESSES:

1. In consideration of the sum of one dollar (\$1.00) paid to the Covenantor by the Covenantee the receipt of which is hereby acknowledged the Covenantor hereby transfers all of its estate and interest in the Covenantor land to the Covenantee.
2. (a) In this transfer the term "the Covenantor" includes the person executing this transfer as the Covenantor and their executors, administrators, assigns and successors in title, the successive owners of the Covenantor's land, their tenants, licensees and invitees.

 (b) In this transfer the term "the Covenantee" includes all persons executing this deed as Covenantee, their executors, administrators, assigns and successors in title, the successive owners of the Covenantee's land, their tenants, licensees and invitees.

3. The Covenantor hereby covenants with the Covenantee to henceforth and for all time comply with the obligations of the Covenantor set out in this transfer and to henceforth and for all time permit the exercise of the rights of the Covenantee set out in this transfer and hereby grants to the Covenantee the right to require the Covenantor to do anything necessary to carry out the Covenantor's obligations as set out in this Transfer and to refrain from doing anything which may prevent the Covenantee from exercising the Covenantee's rights as set out in this Transfer.
4. The Covenantee hereby covenants with the Covenantor to henceforth and for all time permit the exercise of the rights of the Covenantor set out in this transfer and hereby grants to the Covenantor the right to require the Covenantee to do anything necessary to carry out the Covenantees obligations as set out in this Transfer and to refrain from doing anything which may prevent the Covenantor from exercising the Covenantor's rights as set out in this Transfer.
5. The Covenantor shall be entitled to draw a maximum of 7,000 litres per hour from the Water Supply Scheme to be apportioned as follows:
 - (a) A maximum of 5,000 litres of water per day for a domestic supply;
 - (b) The remainder of the Covenantor's maximum 7,000 litres per hour entitlement to be used for stock and/or horticultural purposes
6. The Covenantee shall be entitled to restrict the amount of water delivered to the Covenantor's Land to the said level set out in paragraph 4 of this Transfer if the Covenantee requires for the Covenantees use the remainder of the Covenantee's water entitlement as specified in the Water Supply Deed pertaining to the Covenantee's Land.
7. The Covenantor acknowledges that the Covenantor shall be proportionately responsible and liable for maintaining and servicing and for paying the costs of maintaining and servicing that part of the Water Supply Scheme which services the Covenantor's Land.
8. The Covenantor acknowledges that the Covenantor is liable along with the other users of the Water Supply Scheme to pay a proportionate share of the operating costs for the Water Supply Scheme pursuant to Clause 12 of the Water Supply Deed.
9. The Covenantee acknowledges that the Covenantee is responsible for those matters detailed in Clause 14 of the Water Supply Deed and the Covenantee shall indemnify and keep indemnified the Covenantor against any liability for carrying out the matters detailed in the said Clause 14.

EXECUTED this 20th of February 1994⁵.

EXECUTED by the Covenantor
DAVID RAYMOND POWER
in the presence of:

)
)
)

Officer

McGrawwell
Solicitor
Queenstown

EXECUTED by the Covenantee
DAVID RAYMOND POWER
in the presence of

)
)
)

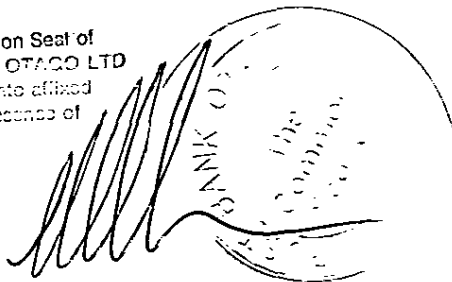
Officer

McGrawwell
Solicitor
Queenstown

CONSENT OF MORTGAGEE

Trust Bank Otago Ltd as mortgagee of the ~~land described in Schedule A and Schedule B~~ Covenantors and Covenantees Land pursuant to Mortgage 833911/5 hereby consents to the registration of the within ~~Deed of~~ **Covenant Transfer**

The Common Seal of
TRUST BANK OTAGO LTD
was hereunto affixed
in the presence of

Am Williams 

Correct for the purposes of the Land Transfer Act.

Midmorewell

Solicitor for Transferee

I hereby certify that Part IIA of The Land Settlement
Promotion and Land Acquisition Act 1952 does not apply
to the within transaction.

Midmorewell

Solicitor for the Transferee

Particulars entered in the Register at the date and at the
time recorded below.

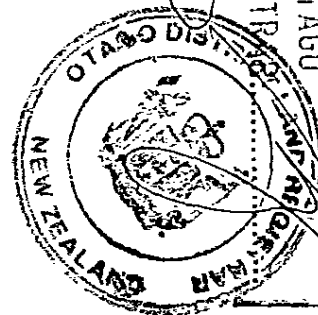
District Land Registrar
Assistant of the District of

TRANSFER

ANDERSON LLOYD
BARRISTERS AND SOLICITORS
QUEENSTOWN

THE CANTON PRESS, CHRISTCHURCH

9.27 26.APR95 880757/5
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR
106/1410 106/1412
17A/469
17A/470
170/1188, 1189



DATED

24th April

1994

DAVID RAYMOND POWER

"Covenantor"

CALUM LEWIS MacDONALD MacLEOD

and

ANDREA JANE RILEY

"Covenantee"

DEED OF COVENANT
WATER SUPPLY SCHEME

ANDERSON LLOYD
~~LAWLINK~~
SOLICITORS
DUNEDIN AND QUEENSTOWN
NEW ZEALAND

Tel: (03) 442 7570
Fax: (03) 442 8848
PO Box 201
Queenstown

DEED OF COVENANT
WATER SUPPLY SCHEME

DATED _____

1994

PARTIES

- I **DAVID RAYMOND POWER** of Wanaka, Farmer ("the Covenantor")
- II **CALUM LEWIS MacDONALD MacLEOD** and **ANDREA JANE RILEY**
both of Wanaka, Hostel Directors ("the Covenantee")

BACKGROUND

- A The Covenantor is the registered proprietor of the lands described in Schedule A.
- B The Covenantee is the registered proprietor of the land described in Schedule B.
- C The Covenantor holds a water right issued by the Otago Regional Council to draw 76,000,000 litres of water per month from an Artesian Bore sited on part of the land described in Schedule A.
- D As a result of a number of plans of subdivision in the course of preparation as at the date of this Deed it is intended that the lands described in Schedule A will be subdivided and that the separate pieces of land resulting from such subdivision will in the future be owned by separate and different registered proprietors.
- E The Covenantor and the Covenantee are to install a Water Supply Scheme for the benefit of the lands described in Schedules A and B ("the Water Supply Scheme").
- F It is intended that the Water Supply Scheme be for the benefit of all of the lands described in Schedules A and B on the terms and conditions detailed in this Deed and that the Covenants contained in this Deed be mutually enforceable inter se by the registered proprietors from time to time of the lands described in Schedules A and B.
- G The Covenantor and Covenantee have agreed to enter into this Deed of Covenant to create and record the rights and obligations of the registered proprietors of the lands intended to be served by and to obtain the benefit of the Water Supply Scheme.

INTERPRETATION

In this Deed the term " **the Covenantor**" includes the person executing this Deed as Covenantor and their executors, administrators, assigns and successors in title for successive owners of each piece of land described in Schedule A their tenants, licensees and invitees.

In this Deed "**the Covenantee**" includes all persons executing this Deed as Covenantee and jointly and severally if more than one and their executors, administrators, assigns and successors in title the successive owners of each piece of land described in Schedule B their tenants, licensees and invitees.

THIS DEED WITNESSES

- 1 The Covenantor HEREBY COVENANTS with the Covenantee to henceforth and for all time comply with the obligations of the Covenantor set out in this Deed and to henceforth and for all time permit the exercise of the rights of the Covenantee set out in this Deed and HEREBY GRANTS to the Covenantee the right to require the Covenantor to do anything necessary to carry out the Covenantor's obligations as set out in this Deed and to refrain from doing anything which may prevent the Covenantee from exercising the Covenantees' rights as set out in this Deed.

- 2 The Covenantee HEREBY COVENANTS with the Covenantor to henceforth and for all time permit the exercise of the rights of the Covenantor set out in this Deed and HEREBY GRANTS to the Covenantor the right to require the Covenantee to do anything necessary to carry out the Covenantee's obligations as set out in this Deed and to refrain from doing anything which may prevent the Covenantor from exercising the Covenantor's rights as set out in this Deed.

WATER SUPPLY SCHEME - INSTALLATION AND WATER ENTITLEMENTS

- 3 The Covenantor and Covenantee shall install the Water Supply Scheme which is to comprise the following:
 - a An Artesian Bore ("the Artesian Bore") situated at the western end of the water supply easement at the point marked "G" on the attached easement plan A ("Plan A").
 - b A suitable three phase pump situated at the site of the said Artesian Bore.
 - c A 13,500 litre storage tank situated at the point marked "H" on Plan A ("the Holding Tank")
 - d A water supply pipeline system along the water supply easements marked A-B-C, D-E, I-J-M and I-J-K-L on Plan A.

- 4 The Water Supply Scheme shall serve the lands detailed in Schedules A and B.

- 5 The Covenantor shall be entitled to draw a maximum of 89,000 litres of water per hour from the Water Supply Scheme to be apportioned by the Covenantor as he thinks fit.

- 6 The Covenantee shall be entitled to draw a maximum of 16,000 litres of water per hour from the Water Supply Scheme to be apportioned as follows:
- a A maximum of 2,000 litres of water per day for a domestic water supply; and
 - b The remainder of the Covenantee's maximum 16,000 litres of water per hour entitlement to be used for stock and/or horticultural purposes.
- 7 The water available to the land set out in Schedule B shall be limited by a restrictor valve. The restrictor valve installed shall be of such size as to limit the amount of water to be supplied to the maximum supply available to the Covenantee as set out in Clause 6 of this Deed.

THE RIGHTS OF THE PARTIES

- 8 The registered proprietors of the land subject to this Deed shall have the following rights:
- a The right to draw water from the Artesian Bore in the proportions as set out in Clauses 5 and 6 of this Deed.
 - b The right to convey water along the water supply easements marked "A-B-C", "D-E", "I-J-M" and "I-J-K-L" on Plan A.
 - c The right to store water in the Holding Tank.
 - d The right to enter upon any part of the lands described in Schedule A with or without engineers, contractors and workmen and with or without any necessary vehicles, implements, tools, materials and specialist services for the purposes of repairing, maintaining, servicing, replacing and or renewing the pump situated at the Artesian Bore, any pipe or pipes forming part of the water supply system and the Holding Tank and to open up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the said lands and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.
- 9 The parties acknowledge that all easements to draw, convey and store water plus ancillary installation and maintenance rights as are necessary for the purposes of the Water Supply Scheme have been created or shall be created pursuant to memorandum of transfer separate and distinct from this Deed.

OBLIGATIONS OF THE PARTIES

- 10 The registered proprietors of the land subject to this Deed shall:
- a Restrict the amount of water drawn from the Water Supply Scheme for the benefit of each piece of land detailed in Schedules A and B as specified in Clauses 5 and 6 and for that purpose shall install and/or maintain the necessary restrictor valves and related equipment necessary to ensure that any restrictions required from time to time are maintained at all times.
 - b Service and maintain the Water Supply Scheme in accordance with provisions of Clause 11.
 - c Pay upon demand a proportionate share of the costs of servicing, maintaining and operating the Water Supply Scheme in accordance with the provisions of Clauses 11 and 12.

MAINTENANCE OF WATER SUPPLY SCHEME

- 11 a Subject to clauses 13 and 14 the registered proprietor of each separate piece of land comprising the lands detailed in Schedules A and B shall be responsible for maintaining and servicing and for paying the costs of maintaining and servicing that part of the Water Supply Scheme which serves the land owned by that registered proprietor. If part of the Water Supply Scheme serves more than one piece of land then the registered proprietors of those pieces of land served by that part of the Water Supply Scheme shall share service and maintenance costs. For the purposes of this clause joint registered proprietors of one piece of land shall be deemed to be one registered proprietor.
- b Where any service and maintenance costs are to be shared by more than one registered proprietor such costs shall be shared equally.

OPERATING COSTS OF WATER SUPPLY SCHEME

- 12 Subject to Clauses 13 and 14 the cost of electricity or any other means used to operate or fuel the operation of the pump or other mechanism serving the Water Supply Scheme plus any other operating costs shall be divided proportionately amongst the registered proprietors of the separate pieces of land comprising the lands detailed in Schedules A and B. For the purposes of this clause joint registered proprietors of one piece of land shall be deemed to be one registered proprietor.

NO LIABILITY UNTIL CONNECTED

- 13 A registered proprietor shall only be liable pursuant to this Deed for any liabilities and/or costs arising during such period as the land owned by that registered proprietor is connected to the Water Supply Scheme. For the purposes of this clause and without in any way limiting the phrase "is connected to", if a residence or other building is erected on any piece of land detailed in Schedules A and B and such residence or other building is connected to the Water Supply Scheme then that piece of land shall be deemed to be connected to the Water Supply Scheme.

COVENANTOR RESPONSIBLE FOR OPERATION

- 14 a In order to ensure the efficient and orderly operation and maintenance of the Water Supply Scheme the Covenantor as registered proprietor of the lands described A and B in Schedule A shall:
- i carry out all necessary maintenance of and repairs to the Artesian Bore and the pump/pump house/pump station and be responsible for ensuring the continual proper operation of the Water Supply Scheme.
 - ii arrange for receipt and payment of all electricity charges and other payments necessary to ensure the continual pumping of water from the Artesian Bore to the storage tank;
 - iii maintain a separate bank account for all receipts and payments relating to the operation and maintenance of the Water Supply Scheme;
 - iv regularly invoice all registered proprietors liable pursuant to clauses 11 and 12 to contribute to the operating and maintenance costs of the Water Supply Scheme for their proportionate share of such costs incurred.
- b For the purposes of this clause the Covenantor may require all those registered proprietors referred to in clauses 11 and 12 to pay by bank automatic payment or otherwise into the said bank account a regular payment on account of maintenance and operating costs to be incurred by those proprietors pursuant to clauses 11 and 12, all such moneys to be applied in payment of such costs. Any such requirement made pursuant to this subclause shall be an obligation of such registered proprietors for the purposes of this Deed.

- c The Covenantor may charge a fee for carrying out the Covenantor's duties pursuant to this clause, such fee to be based upon time spent at a reasonable hourly rate and to be charged to reimburse the Covenantor for such time spent. Such fee shall be deemed to be an operating cost pursuant to clause 12.

DEFAULT

- 15 No power is implied in respect of any covenant contained herein for any party to determine the covenant for any breach of any provision in this Deed (whether express or implied) or for any other cause, it being the intention of the parties that the provisions of this Deed of Covenant shall subsist for all time until surrendered.
- 16 If any party ("the Defaulting Party") neglects or refuses to perform or join with any other party in performing any obligation pursuant to this Deed the following provisions shall apply:
 - a Any other party ("the Affected Party") may serve upon the defaulting party a written notice ("Default Notice") requiring the Defaulting Party to perform or to join in performing such obligation and stating that, after the expiry of not less than seven days from service of the Default Notice, the provisions of this default clause shall apply.
 - b If at the expiry of the period stated in the Default Notice the Defaulting Party still neglects or refuses to perform or join in performing the obligation the Affected Party may do any or all of the following:
 - i perform such obligation;
 - ii take such reasonable steps as may be necessary to disconnect the land owned by the Defaulting Party from the Water Supply Scheme;
 - iii enter onto the land owned by the Defaulting Party or any other land subject to this Deed and carry out any work required to perform such obligation and/or disconnect the land owned by the Defaulting Party from the Water Supply Scheme.

- c The Defaulting Party shall be liable to pay to the Affected Party:
 - i all costs of and incidental to the preparation and service of the Default Notice;
 - ii all costs of and incidental to any such disconnection;
 - iii the proportion of all costs incurred in performing such obligation as is properly payable by the Defaulting Party pursuant to this Deed.
- d The Affected Party may recover from the Defaulting Party as a liquidated debt any moneys payable pursuant to this clause.
- e If the water supply to the land owned by the Defaulting Party is disconnected pursuant to this clause the Defaulting Party may not reconnect or have reconnected such water supply until the Defaulting Party has performed all outstanding obligations and has paid in full any moneys payable pursuant to this clause.

NO INTERFERENCE

- 17 No party shall do any act which impedes, interferes with or restricts the rights of any other party or other authorised persons arising pursuant to this Deed.

THIS DEED SHALL ENURE FOR ALL TIME

- 18 The covenants, rights and obligations contained in this Deed shall enure for all time for the benefit and burden as appropriate of all the lands owned by the parties to this Deed and every part thereof.

SALE BY COVENANTOR AND COVENANTEE

- 19 The Parties agree that both the Covenantor and the Covenantee have the right to sell, lease or otherwise dispose of any part of the land described in Schedule A and Schedule B either subject to or free from all or any of the stipulations, provisions, obligations or restrictions imposed herein and to remit such land to be connected to and to be served by the Water Supply Scheme PROVIDED THAT any purchaser of such land shall first enter into a Deed of Covenant (which shall be registered against such land) binding that purchaser to the rights and obligations of this Deed as if the purchaser were a party to this Deed in respect of that land.

LIABILITY ONLY INCURRED BY REGISTERED PROPRIETOR

- 20 a A registered proprietor shall only be liable pursuant to this Deed for liabilities and/or costs arising pursuant to this Deed prior to the date that such registered proprietor ceases to be registered as proprietor of the land in respect of which the liabilities and/or costs arise PROVIDED THAT such registered proprietor has notified the Covenantor of the change of ownership of the land and the name and address of the new registered proprietor of the land.
- b The registration of a transfer of a registered proprietor's interests in any land subject to this Deed shall not operate to relieve the transferor from any liability arising pursuant to this Deed prior to the date of registration of such transfer.

SCHEDULE A - LAND OWNED BY COVENANTOR

- A** 215.2042 hectares more or less being Lots 1 and 2 Deposited Plan 23385 and being Sections 2, 16 and 17 Block IV Lower Wanaka Survey District being all the land comprised and described in Certificate of Title 15B/579. ✓

SUBJECT TO:

- 1 Section 241(2) of the Resource Management Act 1991.
- 2 Section 242(1) of the Resource Management Act 1991.
- 3 Sections 16 and 17 are subject to Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
- 4 Sections 16 and 17 are subject to Part IVA of the Conservation Act 1987.
- 5 Mortgage 833911/5.

- B** 34.6460 hectares more or less being Lot 3 Deposited Plan 23385 and being Section 59 Block IV Lower Wanaka Survey District and being all the land comprised and described in Certificate of Title 15B/580.

SUBJECT TO:

- 1 Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
- 2 Part IVA of the Conservation Act 1987.
- 3 Mortgage 833911/5.

SCHEDULE B - LAND OWNED BY COVENANTEE

6.8443 hectares more or less being Lot 4 Deposited Plan 23385 and being Section 60 Block IV Lower Wanaka Survey District and all the land comprised and described in Certificate of Title 15B/581.

SUBJECT TO:

- 1 Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Sections 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
- 2 Part IVA of the Conservation Act 1987.

EXECUTED this 24th day of April 1994

EXECUTED by the Covenantor
DAVID RAYMOND POWER
 in the presence of:

M. D. Maxwell
Solicitor
Oamaru

EXECUTED by the Covenantee
CALLUM LEWIS MacDONALD MacLEOD
 and **ANDREA JANE RILEY**
 in the presence of

M. D. Maxwell
Solicitor
Oamaru

John L. H. H. H.
Thirley

CONSENT OF MORTGAGEE

Trust Bank Otago Ltd as mortgagee of the land described in Schedule A pursuant to Mortgage 833911/5 hereby consents to the registration of the within Deed of Covenant



Consent
John L. H. H. H.

The National Bank of New Zealand Limited as mortgagee of the land described in Schedule B pursuant to Mortgage hereby consents to the registration of this Deed.

The National Bank of
 New Zealand Limited
 By its Attorney

Wayne M. Caughan
 Wayne McCaughan

W. M. Caughan
 in the presence of: *[Signature]*
 Bank Officer
 Invercargill



Certificate of Non-Revocation of Delegation of Power of Attorney

I, WAYNE McCAUGHAN Area Risk Manager
of Southland/Central Otago Area Office, Invercargill in New Zealand **HEREBY CERTIFY** that:

1. By Deed dated 17 November 1992 deposited in the Lands and Deeds Registry Office at:

Auckland	as No.	C.437380.1	Hokitika	as No.	093356.1
Blenheim	as No.	166109.1	Invercargill	as No.	205198.1
Christchurch	as No.	A.033435.1	Napier	as No.	583965.1
Dunedin	as No.	821487.1	Nelson	as No.	322991.1
Gisborne	as No.	G.190113.1	New Plymouth	as No.	396792.1
Hamilton	as No.	B.116233.1	Wellington	as No.	B.273065.1

('the Power of Attorney'), The National Bank of New Zealand Limited ('the Bank') did constitute and appoint that person for the time being and from time to time appointed by the Bank to act as the Chief Executive of the Bank ('the Attorney') to be the attorney or agent of the Bank to represent and act for, and in the name of, the Bank for all the objects and purposes, and with the powers and authorities, set out in the Schedule to the Power of Attorney.

2. The Power of Attorney empowers the Attorney to delegate from time to time, either generally or specifically in writing, to any officer or employee of the Bank or of any other company in the Lloyds Bank Group for the time being, or any other person that the Attorney considers an appropriate delegate, all or any powers and authorities given to the Attorney under the provisions of paragraph 12 of the Schedule to Power of Attorney (but not further or otherwise) so that that delegate will have, and be able to exercise, all those powers and authorities (but without power to delegate) as fully and effectually as the Attorney would have done.

3. By instrument dated 29 October 1993 deposited in the Lands and Deeds Registry Office at:

Auckland	as No.	C.563753	Hokitika	as No.	097120
Blenheim	as No.	172603	Invercargill	as No.	217124
Christchurch	as No.	A.094799.2	Napier	as No.	601815.1
Dunedin	as No.	847961	Nelson	as No.	334890
Gisborne	as No.	195438.1	New Plymouth	as No.	407862
Hamilton	as No.	B.184818.1	Wellington	as No.	B.330708.1

JOHN ANTHONY ANDERSON of Wellington, being the then Chief Executive of the Bank, delegated all of the powers and authorities given to him under the provisions of paragraph 12 of the Schedule to the Power of Attorney to me (among others).

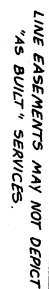
4. At the date of this Certificate, I have not received any notice of the revocation of that delegation of powers and authorities to me or notice of the winding-up of the Bank or other revocation of the Power of Attorney.

DATED at Invercargill this 10th day of May 1994.

.....
W. M. Caughan

TN1 254

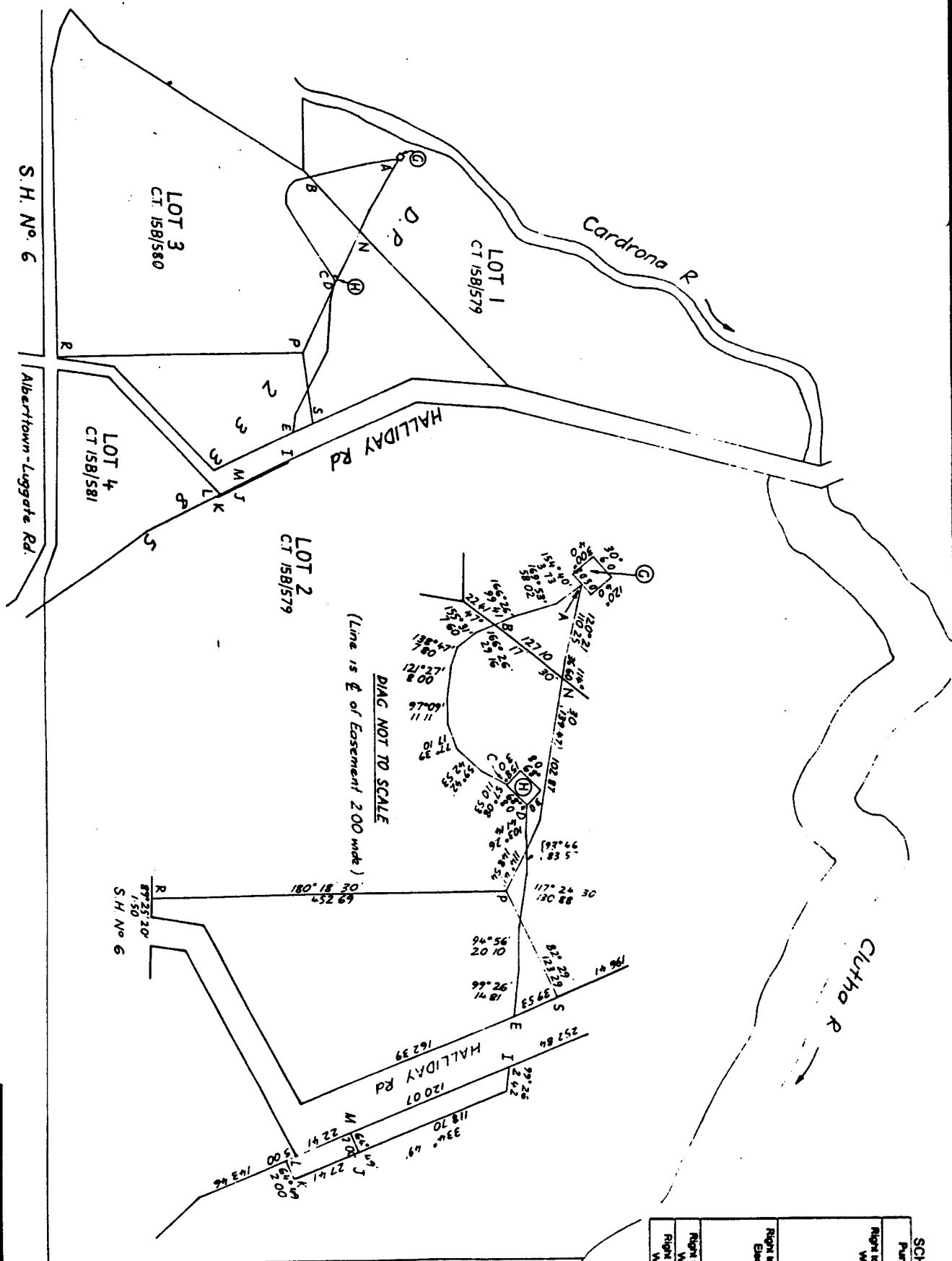
PLAN OF EASEMENTS OVER LOTS 1,2 & 3
DP 23385, BLK IV LOWER WANAKA S.D.



SCHEDULE OF OPTIONAL EASEMENTS				
Purpose	Shown	Servient Tenement	Dominant Tenement	
Right to Convey Water	A-B	Lot 1	Lots 2, 3 & 4	
		DP 23385	DP 23385	
	B-C-D-E	Lot 3	Lots 2 & 4	
		DP 23385	DP 23385	
	I-J-K-L	Lot 2	Lot 4	
		DP 23385	DP 23385	
	I-J-M	Lot 2	Lot 3	
		DP 23385	DP 23385	
Right to Convey Electricity	A-N	Lot 1	Lots 2, 3 & 4	
		DP 23385	DP 23385	
	N-P-R	Lot 3	Lots 1, 2 & 4	
		DP 23385	DP 23385	
	P-S	Lot 3	Lot 2	
		DP 23385	DP 23385	
Right to Pump Water	ⓐ	Lot 1	Lots 2, 3 & 4	
		DP 23385	DP 23385	
		Lot 3	Lots 2 & 4	
Right to Store Water	ⓑ		DP 23385	
		DP 23385	DP 23385	

ORIGINAL SCALE				JOB NO.
1-5000				3609
SURVEY	DRAWN	10/74	BY	
LEVEL	TRACED			
DESIGN	CHECKED			
AMENDMENTS			INITIALS	DATE
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			DATUM	
			LB.	
PLAN NO.				C442
1 of 1				

SCHEDULE OF OPTIONAL EASEMENTS			
Purpose	Shower	Servient Tenement	Dominant Tenement
Right to Convey Water	A-B	Lot 1	Lots 2, 3&4 DP 23385
	B-C-D-E	Lot 3	Lots 2&4 DP 23385
	L-K-L	Lot 2	Lot 4 DP 23385
	L-M	Lot 2	Lot 3 DP 23385
Right to Convey Electricity	A-N	Lot 1	Lots 2, 3&4 DP 23385
	N-P-R	Lot 3	Lots 1, 2&4 DP 23385
	P-S	Lot 3	Lot 2 DP 23385
		Lot 1	Lots 2, 3&4 DP 23385
Right to Pump Water	Q	Lot 1	Lots 2, 3&4 DP 23385
Right to Store Water	Q	Lot 3	Lots 2&4 DP 23385



S. H. No. 6

Alberttown-Luggate Rd.

LOT 3
CT 158/580

LOT 1
CT 158/579

LOT 4
CT 158/581

LOT 2
CT 158/579

HALLIDAY Rd

Cardrona R

Clutha R

DIAG NOT TO SCALE
(Line is 1/2 of Easement 200 wide)

S. H. No. 6

HALLIDAY Rd

C. HUGHES & ASSOCIATES
CONSULTANTS IN:
SURVEYING AND LAND DEVELOPMENT
RURAL AND URBAN PLANNING
RESOURCE MANAGEMENT
CROMWELL AND WANAKA

PLAN OF EASEMENTS OVER LOTS 1, 2 & 3
DP 23385, BLK IV LOWER WANAKA S.D.

SURVEY		DRAWN		ORIGINAL SCALE	
LEVEL		TRACED		10/74	1/5000
AMENDMENTS		CHECKED		DATE	
No.		Initials		Date	DATUM
1	P.S. DOH TEL. AND N.I.O. (M.A.)	A.T.		1/17/74	C44
					1/1/74

Correct for the purposes of the Land
Transfer Act 1952

McEwen

Solicitor for the Covenantor

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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR

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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR

158/581

158/580

158/579

158/421 166/846

166/847

177/469

177/470

177/469



869427/7

DENNIS FREDERICK POWER

and

DAVID RAYMOND POWER

DEED OF COVENANT - WATER SUPPLY SCHEME

**ANDERSON LLOYD
LAWLINK
SOLICITORS
DUNEDIN AND QUEENSTOWN
NEW ZEALAND**

Tel: (03) 442 7570
Fax: (03) 442 8848
P.O. Box 201
Queenstown

DEED OF COVENANT dated

24 April

1994

PARTIES:

1. DENNIS FREDERICK POWER of Wanaka, Retired ("the Covenantor")
2. DAVID RAYMOND POWER of Wanaka, Farmer ("the Covenantee")

BACKGROUND:

- A. The Covenantor is the registered proprietor of the land described in Schedule "A" ("the Covenantor's Land").
- B. The Covenantee is the registered proprietor of the land described in Schedule "B".
- C. The Covenantor and the Covenantee as registered proprietors of the lands described in Schedules A and B are parties to a Water Supply Scheme detailed in Deed of Covenant registered no. ("the Water Supply Deed").
- D. The purpose of this Deed is to establish between the Covenantor and the Covenantee their rights and obligations pursuant to the Water Supply Deed.

INTERPRETATION:

In this Deed the term "**the Covenantor**" includes the person executing this Deed as the Covenantor and their Executors, Administrators, Assigns and Successors in Title for successive owners of each piece of land described in Schedule A, their Tenants, Licensees and Invitees.

In this Deed "**the Covenantee**" includes all persons executing this Deed as Covenantee and jointly and severally as more than one and their Executors, Administrators, Assigns and Successors in Title, the successive owners of each piece of land described in Schedule B, their Tenants, Licensees and Invitees.

THIS DEED WITNESSES

1. The Covenantor HEREBY COVENANTS with the Covenantee to henceforth and for all time comply with the obligations of the Covenantor set out in this Deed and to henceforth and for all time permit the exercise of the rights of the Covenantee set out in this Deed and HEREBY GRANTS to the Covenantee the right to require the Covenantor to do anything necessary to carry out the Covenantor's obligations as set out in this Deed and to refrain from doing anything which may prevent the Covenantee from exercising the Covenantees' rights as set out in this Deed.
2. The Covenantee HEREBY COVENANTS with the Covenantor to henceforth and for all time permit the exercise of the rights of the Covenantor set out in this Deed and HEREBY GRANTS to the Covenantor the right to require the Covenantee to do anything necessary to carry out the Covenantee's obligations as set out in this Deed and to refrain from doing anything which may prevent the Covenantor from exercising the Covenantor's rights as set out in this Deed.



3. The Covenantor shall be entitled to a minimum domestic water supply of not less than 8,000 litres per day for the benefit of the Covenantor's Land to be delivered to the Covenantor's Land through the Water Supply System detailed in the Water Supply Deed (it being acknowledged that the easements necessary for conveying such water have been created by Easement Certificates and Memorandum of Transfers separate from this Deed).
4. The Covenantor shall be entitled to draw a minimum of 20,000 litres of water per hour for the benefit of the Covenantor's Land to be delivered to the Covenantor's Land through the Water Supply System detailed in the Water Supply Deed to be used for for stock and/or horticultural purposes.
5. The Covenantee shall be entitled to restrict the amount of water delivered to the Covenantor's Land to the said level set out in paragraph 1 and paragraph 2 of this Deed if the Covenantee requires for the Covenantees use the remainder of the water entitlement specified in the Water Supply Deed pertaining to the lands described in Schedules A and B.
6. The Covenantor acknowledges that the Covenantor shall be proportionately responsible and liable for maintaining and servicing and for paying the costs of maintaining and servicing that part of the Water Supply Scheme which serves the Covenantor's Land.
7. The Covenantor acknowledges that the Covenantor is liable along with the other users of the Water Supply Scheme to pay an equal share of the operating costs for the Water Supply Scheme pursuant to Clause 12 of the Water Supply Deed.
8. The Covenantee acknowledges that the Covenantee is responsible for those matters detailed in Clause 14 of the Water Supply Deed and the Covenantee shall indemnify and keep indemnified the Covenantor against any liability for carrying out the matters detailed in the said Clause 14.
9. Subject to the limitations detailed above the Covenantee acknowledges that the Covenantor is entitled to all the rights and entitlements arising pursuant to the Water Supply Deed as pertaining to the Covenantor's Land.
10. Subject to the limitations detailed above the Covenantor acknowledges that the Covenantor is subject to the rights and obligations detailed in the Water Supply Deed as pertaining to the Covenantor's Land as if the Covenantor were a separate party to the Water Supply Deed (such acknowledgement being made for the purposes of Clause 20 of the Water Supply Deed).

DFP.
JPR

mwm\docs\84m

EXECUTED this

24th day of April 1994

EXECUTED by the ~~Covenantor~~ Covenantantee)
DAVID RAYMOND POWER)
in the presence of:)

+ M/S. Dieter
Ward

D. Power

EXECUTED by the ~~Covenantor~~ Covenantor)
DENNIS FREDERICK POWER)
in the presence of)

DEP
PML

+ (Sndt
Law Clerk to Cheeketts McKay
Hanaka.

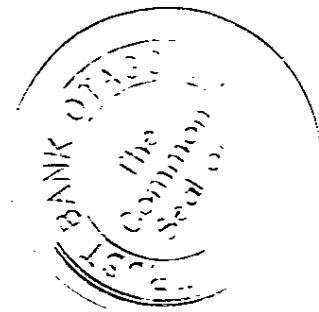
Dennis F Power

CONSENT OF MORTGAGEE

Trust Bank Otago Ltd as mortgagee of the land described in Schedule B pursuant to Mortgage 833911/5 hereby consents to the registration of the within Deed of Covenant

Amirithm.

Amir



SCHEDULE A

(Covenantor's Land)

34.6460 hectares more or less being Lot 3 Deposited Plan 23385 and being Section 59 Block IV Lower Wanaka Survey District being all of the land comprised and described in Certificate of Title 15B/580. Subject to:

- DFB
Pff
1. Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Section 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
 2. Part IVa of the Conservation Act 1987.

SCHEDULE B

✓ (Covenantee's Land)

215.2042 hectares more or less being Lots 1 and 2 Deposited Plan 23385 and being Sections 2, 16 and 17 Block IV Lower Wanaka Survey District being all of the land comprised and described in Certificate of Title 15B/579 Otago Land Registry. Subject to:

- DEF-
PH
1. Section 241(2) of the Resource Management Act 1991.
 2. Section 242(1) of the Resource Management Act 1991.
 3. Section 16 and 17 are subject to Section 3 of the Petroleum Act 1937, Section 8 of the Atomic Energy Act 1945, Section 3 of the Geothermal Energy Act 1953, Section 6 and 8 of the Mining Act 1971 and Sections 5 and 261 of the Coal Mines Act 1979.
 4. Section 16 and 17 are subject to Part IVa of the Conservation Act 1987.
 5. Mortgage 833911/5

Transfer Act 1952

McMurrell

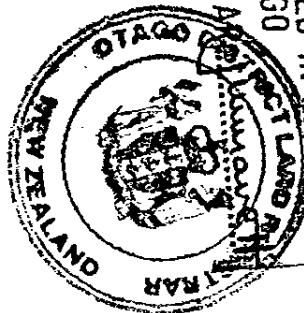
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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY ACT 1960
ASST. LAND REGISTRAR

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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR



15B/579

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16B/842

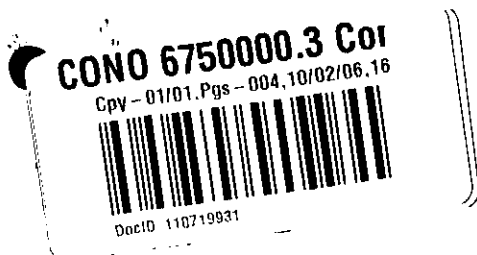
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1186, 1187
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IN THE MATTER of Section 221 of
the Resource Management
Act 1991

AND

IN THE MATTER of an Application
for Subdivision Consent
by B & S Wilson
RM010755

CONSENT NOTICE

BACKGROUND

- A. B & S Wilson has applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land described as ~~Lot 26 DP314781~~. Lot 1 DP 27439.
- B. Council has granted consent 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.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against Lots 1 & 2 DP 342981:

1. The registered proprietors shall not further subdivide lots 1 and 2.
2. This covenant shall be registered in perpetuity against the certificates of title to Lots 1 and 2 upon deposit of the plan of subdivision.
3. At the time a dwelling is erected on Lot 1, domestic water and fire fighting storage is to be provided by a standard 23,000 litre tank. Of this total capacity, a minimum of 14,000 litres shall be maintained at all times as a static fire fighting reserve. A fire fighting connection in accordance with Appendix B SNZ PAS 4509:2003 is to be located within 90 metres of any proposed building on the site. In order to ensure that connections are compatible with Fire Service equipment the fittings are to comply with the following standard. Either:
 - 70 mm Instantaneous Couplings (Female) NZS 4505, or
 - 100 mm and 140 mm Suction Coupling (Female) NZS 4505. (hose tail is to be the same diameter as the threaded coupling, e.g. 140 mm coupling has 140 mm hose tail)

The Fire Service coupling must be located so that it is not compromised in the event of a fire.

The connection shall have hardstand area adjacent to it to allow a fire service appliance to park on it. Access shall be maintained at all times to the hardstand area.

Fire fighting water supply may provided by means other than the above if the written approval of the New Zealand Fire Service is obtained for the proposed method.

The fire fighting water supply tank shall be installed prior to the occupation of the dwelling.

4. At the time that a dwelling is erected on Lot 1, the owner for the time being shall ensure that the water supply to the dwelling complies with the requirements of the New Zealand Drinking Water Standards 2000, or the current standards at the time.

5. At the time that a dwelling is proposed on Lot 1, a suitably qualified engineer shall design an effluent disposal system in terms of AS/NZS 1547:2000 that will provide sufficient treatment / renovation to effluent from on-site disposal, prior to discharge to land. To maintain high effluent quality, such a system would require the following:

- Specific design by a suitably qualified professional engineer.
- A requirement that each lot must include systems that achieve the levels of treatment determined by the specific design.
- Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.
- Disposal areas shall be located such that maximum separation (in all instances greater than 50 metres) is obtained from any watercourse or water supply bore.

The following parameters are to be adhered to in respect to the on site treatment and disposal system:

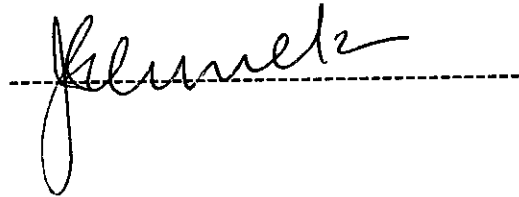
- A reserve area of at least 50% of the disposal areas is to be identified for each system so that the disposal area can be increased as required.
 - Trench systems to have a least two trenches.
6. The dwelling and ancillary buildings constructed on the lot shall comply with the following standards:
- i) Roof claddings to be in steel (corrugated or tray), cedar shingles, or slate, or similar.
 - ii) Roof colours to be natural, of low reflectivity (cedar shingles, slate, 'galvan' or other similar steel finish but not including plain galvanised), or dark coloursteel colours.
 - iii) Wall claddings to be in timber, smooth plaster, stone (local schist or Oamaru stone).
 - iv) Wall colours to be natural and recessive (in materials as stated above) or in the range of browns, tussocks, greys or natural greens.
 - v) The maximum height of the dwelling shall not exceed 6.0m above ground level as defined in the Partially Operative District Plan

vi) All structures shall be located within the building platforms as shown on the concept development plan.

vii) All building construction is to be completed within 12 months of the building being used for its intended purpose.

Dated this 19th day of October 2004

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

A handwritten signature in black ink, written over a horizontal dashed line. The signature is cursive and appears to read 'J. Smith'.



**Brock – 56 Halliday Road - Wanaka
Landscape Assessment
September 2020**

INTRODUCTION

1. This landscape assessment has been prepared by Baxter Design to assess the potential visual effects of an existing lot into 2 lots. The existing site is legally described as Lot 1 DP 342981. The following report includes:
 - A description of the site and background,
 - A description of the proposal,
 - Discussion regarding the landscape classification and methodology
 - A landscape assessment,
 - Conclusion.
2. The following **Attachments** are included in this report:
 - **Attachment A:** Site Plan (Baxter Design: 3027-SK08)
 - **Attachment B:** Photo locations plan (Baxter Design: 3027-SK04)
 - **Attachment C:** Photographs (Baxter Design: 3027-SK05)
 - **Attachment D:** Photographs (Baxter Design: 3027-SK06)
 - **Attachment E:** Photograph from Mt Iron (Baxter Design: 3027-SK07)
 - **Attachment F:** Design Controls

DESCRIPTION OF SITE

3. The existing Lot DP342981 is located off Halliday Road east of the Cardrona River and accessed from State Highway 6 to the south. The existing lot contains well established trees and a single dwelling towards the eastern end of the lot, approximately 220 metres west of Halliday Road. The existing dwelling is accessed from a driveway that runs along the southern boundary of the original lot.

4. The new proposed lot size is 1.024 ha, located west of the existing homestead, between the homestead and Halliday Road (refer **Attachment B**). The proposed lot is located approximately 750 metres directly east of the Cardrona River and approximately 510 metres directly north of SH6.

THE WIDER LANDSCAPE CHARACTER

5. The site (refer: **Attachment E**) is located on historic river flats, beneath a larger terrace and escarpment to the west, incised into the glacial landscape over time by the Cardrona River. Part of the wider glacial moraine, these Cardrona river flats extend to the south towards the base of Mt Barker. To the north the terraces extend around to the northeast, around the base of the eastern escarpment, joining the Clutha River approximately 1.3 km north of the site.
6. West of the site river terraces also exist, terracing up towards SH84 and then onto the abrupt Roche Moutennee form of Mt Iron. The public viewing point on the peak of Mt Iron is approximately 2km from the site and elevated well above the site. Mt Iron, as well as the Cardrona Riverbed and the Clutha Riverbed, are recognised Outstanding Natural Features (ONL) in the QLDC ODP and PDP.
7. The established residential areas of Albert Town and the residential development flanking both the west and east sides of SH84 are located, at a similar elevation to this site, approximately 1.2km west of the Cardrona River, physically separated from this site by open pastoral landscape and the Cardrona River riverbed.
8. The landscape overlay in the vicinity of the proposed lot can be described as a mix of rural and rural residential. To the west of Halliday Road, the landscape is largely open undulating farmland, continuing across to the Cardrona River riverbed. Along Halliday Road, to the east of the road, there is an established pattern of lifestyle lots with established tree planting around those lots, for the purpose of privacy and shelter.
9. This pattern of residential lifestyle lots extends along the Cardrona River flats towards the southwest, interspersed with open farmland paddocks and shelterbelts and is visually and physically contained within the larger escarpment that is located east of this site. That escarpment appears to physically define the edge of the wider rural residential pattern located east of the Cardrona River. The escarpment is a legible indicator of the landform history of this site, indicating the presence of the Cardrona River and its influence over time on this landscape.
10. Halliday Rd is no - exit Road, largely servicing the rural residential lots that access the road and also providing access to farm land east of the escarpment, above the site and at the northern end of Halliday Road. The road also provides access to a quarry operation, utilising river gravels on the eastern bank of the Cardrona River, accessed from a point north of the site from Halliday Road.
11. The site on which the dwelling is proposed is largely flat, with a minor terrace form running northwest – southeast across the northeast corner of the site, dropping approximately 2 metres towards the northeast.
12. Vegetation on the proposed lot is largely established amenity planting including mature Eucalypt trees along the northern boundary, a scattering of Eucalypts within the centre of the site, a semi – mature avenue of Pin Oaks pruning parallel along Halliday Road and young Pin Oaks along the southern boundary. Access to the existing dwelling runs along the southern boundary, directly off Halliday Rd

13. Substantial groupings of mature trees exist on the lot directly south of the site and to the west, running up the escarpment face. In general, the existing vegetation patterns and housing patterns within the terrace landscape are well established and define that landscape.

DESCRIPTION OF THE PROPOSAL

14. The application seeks to subdivide the wider 2.9 ha property into 2 lots, leaving the existing dwelling on the existing lot and the proposed building platform on a 1.024ha lot (refer **Attachment B**)
15. **Attachment A** shows the layout of the proposed development. The development includes the following key features:
- A 770m² (35 x 22m) residential building platform (RBP) located slightly east of centre of the new proposed lot and facing north, approximately 50m from Halliday Road.
 - Access to that building platform from the north east corner of the lot, from Halliday Rd, on a 3.5 metre wide gravel driveway.
 - A curtilage area around the RBP, extending northeast of the building platform, down the minor terrace existing on site.
 - Mitigation tree planting located south east and west of the RBP.
 - The retention of the oak trees to the west of the RBP, the cherry trees flanking the existing boundary on the south side of the proposed lot and the retention of a group of Eucalypt trees at the northeast corner of the site. It is noted that the majority of the existing Eucalypt trees on the northern boundary of the proposed lot will be removed.
16. The site, being flat, will require relatively little earthworks, aside from those required to establish foundations. A future owner may shape the existing terrace to provide access to the lower northeast portion of the curtilage area, for lawn and garden, however those earthworks would be relatively minor and certainly not visible from Halliday Road.
17. **Attachment F** sets out the proposed design controls to be applied to Architecture and landscape. The principle points of those design controls can be summarised as:
- Dwelling height restricted to 5.5m from floor level to the roof line (excluding chimneys)
 - The building footprint, including garaging, restricted to 60% (450m²) of the RBP
 - Roof materials limited to a single recessive colour only in steel tray or similar,
 - Controls relating to roof pitch, recessive materiality (roof and walls) and landscape
18. In summary, the proposed design controls set out to provide for a gabled largely single level dwelling, in recessive colours and cladding, being an architectural form, which replicates, in many ways, the existing forms of dwellings in this rural residential locale, with appropriate tree planting similar that is also found in this landscape.

LANDSCAPE CLASSIFICATION AND METHODOLOGY

19. The assessment of effects scale used in this assessment is based on the New Zealand Institute of Landscape Architects (NZILA) 'Landscape Assessment and Sustainable Management 10.1' Best Practice Note. Appendix 1 outlines this ranking and associated explanation.
20. The proposed site is zoned Rural General in the Queenstown Lakes District Council Operative District Plan (ODP) and Rural in the Proposed District Plan (PDP).
21. The ONL features in this landscape are well separated from this site and to that end this site sits well within the parameters of a VAL landscape as set out in the Operative District Plan and, that end, it is logical to apply the relevant assessment matters for a VAL landscape.

LANDSCAPE ASSESSMENT - QLDC Operative District Plan

Effects on natural and pastoral character

22. The proposed development will be located within a wider established rural residential neighbourhood, well separated from the ONL landscapes of the Cardrona River, the Clutha River and Mt Iron. Between this site and Mt Iron are the well-established residential areas of Albert Town, flanking both the Cardrona River and the north eastern sides Mt Iron. This development will not compromise those features, given its separation and existing residential patterns that flank those ONL's.
23. The existing landscape in this site is typically 'Arcadian' in character with larger groups of established tree planting and established residences within a pattern of mixed open pasture that vary in size. These are the factors that typify an Arcadian landscape. The addition of a single dwelling within this landscape will not compromise those arcadian values given that the existing dwelling is some 150m to the east of the proposed RBP site and that the location of the RBP is towards to southern end of the more open areas that define the northern end of Halliday Rd. The proposed RBP will sit comfortably within this landscape, flanked by residential development to its south and east. Accordingly, the proposal will not give rise to over domestication of this area.
24. The location of the RBP requires little mitigation aside from some relatively minor tree planting to the south and west, appropriate design controls and a reasonable separation from Halliday Road.

Visibility of development

25. The **Attachments B-E** are included to assist the description of the visibility of a dwelling on the proposed RBP. The potential public view points towards the site, from which portions of a dwelling may be visible, include Halliday Road, SH6 and the summit of Mt Iron. These are discussed below:
 - **Halliday Road:** Referring to **Attachments B-E**, a dwelling on the proposed RBP will be partially visible from some points of Halliday Road. From the southern approach, exiting SH6, a dwelling will be largely obscured by existing vegetation. Approaching from 80m south glimpse views of portions of the proposed dwelling may be visible albeit through existing and proposed vegetation. A future dwelling will be

potentially most visible from directly adjacent to the site on Halliday Rd however those views will also be intermittently obscured by existing and proposed vegetation. North of the site views from Halliday Rd will be similar, for a short distance until Halliday Rd turns to the northwest.

- **SH6:** From SH6 there is a short section over approximately 60 metres from where, in the absence of any planting (existing and proposed) that small portions of a dwelling on the proposed RBP may be glimpsed. It is noted that substantial planting has been undertaken on land directly north of SH6, albeit still young. Given that these views are at approximately 600 metres and are fleeting only and, given the screening provided by both existing and proposed plantings (on and off the site) this potential visibility is virtually nonexistent and probably only available to a viewer that had stopped their vehicle and actively searched for that view.
 - **Mt Iron:** Views from the summit of Mt Iron (refer **Attachment E**) are expansive and encompass the majority of the Wanaka and Hawea basins. The site is approximately 2km from that view. A dwelling on the RBP would be visible, as is everything from that view, however it would be barely discernible amongst the existing landscape patterns of that locale and would have a less than low effect on the wider landscape experienced from that panoramic view.
26. Potential visibility of a dwelling on the RBP was assessed from residential areas of the western side of the Cardrona river however the site was difficult to discern from those views given the screening effects of existing topography and vegetation and to that end any effects from those views are negligible and discounted.
27. A dwelling on the proposed RBP will not break skyline. The mitigation is not intended to completely screen a dwelling as that is not required in a VAL landscape however it will substantially screen the dwelling to the point where it is no more visible from public places than any other dwellings in the locale and not visible from SH6.

Form and Density of Development

28. The location of the proposed RBP has the capacity to absorb a dwelling as set out in the **Attachments**. Whilst parts of a dwelling will be visible from short sections of Halliday Rd nevertheless it will not introduce an urban density to this area given the scale of the lot, the restrictive controls and existing and proposed plantings.
29. Alternative sites were considered however the location of this RBP 'fits' well into the receiving landscape character, and development there would potentially have a greater visual impact when located west of this site in the open pastoral landscapes. By way of landscape character, this site enables, and accepts comfortably, an additional dwelling.

Cumulative Effects

30. This matter has largely been covered in the assessment matters above however it is noted that it would be unlikely that the site could accommodate another dwelling without introducing urban densities and may exceed the landscapes threshold for further development, if a higher density was spread across the vicinity of the wider local landscape.
31. Following on from the above, the infrastructure requirements for a single lot will not require road upgrades and any other visible infrastructure that may compromise the existing landscape character.

LANDSCAPE ASSESSMENT - QLDC Proposed District Plan

Effects on Landscape Quality and Character

32. The site is not adjacent to an ONL and will not adversely affect those ONL features referred to earlier in this report. The scale and nature of the development is relatively minor and is would not be unexpected in this modified landscape. There are other dwellings in the vicinity of the proposed RBP of a similar scale and character within the surrounding rural character landscape.

Effects on visual amenity

33. As described earlier in this report, the proposed location cannot be described as visually prominent. Rather, it is located within a reasonably 'contained' visual catchment, a small valley enclosed by the large escarpment to the west of the site. The proposed gravel driveway is an expected form in this landscape, over a flat area and requiring minor earthworks.
34. Some screening is proposed however this will not obstruct any wider views above that already screened by existing vegetation. There is no proposed change to the existing planting on the site along Halliday Road.
35. From Halliday Road views, the land is mostly flat limiting any screening by way of topography. This however is a consistent pattern within the Halliday Road visual catchment and the full screening is not required in order to maintain the existing rural character.

Design and Density of Development

36. The access driveway to the RBP will utilise a separate driveway to the existing driveway to the existing dwelling however this is not deemed to be adverse. The block of Eucalypts at the northwest corner of the site have been retained to reduce the visual impact of the driveway entry and to frame that entry. The proposed driveway will meander through groups of trees, not unlike other entries in this locale.

Cumulative Effects

37. This has been addressed previously in the ODP assessment matters above.

CONCLUSION

38. To conclude, the scale of the proposed development is appropriate to the surrounding landscape character and will not introduce inappropriate densities. The rural residential characteristics of this landscape will be maintained.
39. From SH6 a dwelling on the proposed RBP will not be visible especially once recent planting on the north side of SH6, and within the site, is established. Visibility with any possible effects is limited to Halliday Road itself, within which there is already existing development of this scale and form.

40. It is acknowledged that a dwelling on the proposed RBP will be 'visible' from the summit of Mt Iron. In that panoramic context the scale of development proposed is a minor part, a dot, in a wide and expansive pattern of visible residential development, farmland, shelterbelt, river and mountains.
41. To that end, the lack of visibility of the proposed dwelling, the recessive architectural controls and the small scale of the proposed development will ensure that the proposed development has a low adverse visual effect on the landscape character and quality of the Halliday Road landscape.

ATTACHMENT F



Proposed Lot 2
56 Halliday Road
Design Controls
September 2020

A. ARCHITECTURAL DESIGN CONTROLS

D1. KEY OBJECTIVES

The objectives of the following architectural controls seek to achieve a high-quality architectural design complementary to the rural residential character of the site, ensuring that the dwelling is:

- Visually absorbed into the wider landscapes texture and pattern,
- A balanced composition of solid, void and glazed openings,
- Recessive approach to detailing and material use,
- Selected colours are complementary to the surrounding landscape.

The architectural design shall adhere to the following controls:

D2. SITE COVERAGE

Objectives:

- To ensure rural residential character is maintained by promoting an appropriate scale of open space in comparison to dwelling size.

Controls:

- (a) The dwelling, garage and vehicle courtyard shall be located within the (750m²) building platform.
- (b) The dwelling shall not exceed a maximum site coverage of 60% (450m²) of the building platform.

D3. BUILDING FORM, ROOF AND HEIGHT

Objectives:

- To control the scale of the dwelling within the surrounding environment.

Controls:

- (a) The building height shall be a maximum of 5.5m from slab to top of roof for a gabled dwelling.
- (b) The building height shall be a maximum of 4.0m from slab to top of roof for a mono pitch dwelling.

ATTACHMENT F

- (c) No hip forms shall be permitted in a gabled dwelling. The building form on a gabled dwelling shall be kept in simple gable forms with flat connections (to manufacturers minimum slope dependent of material) limited to 25% of the building footprint. Flay connections must not be higher than the gutter height of the gabled forms.
- (d) All roof materials are restricted to either a natural brown, green or grey with an LRV between 5-20%. Roof materials shall be restricted to one material from the following materials only:
 - **Steel roofing in tray or corrugated finish.**
 - **Butanol (or similar) or steel on flat connections**

D4. WINDOW AND GLAZING

Objectives:

- To control glazing percentage of each elevation and mitigate potential reflectivity.

Controls:

- (a) Glazing shall not exceed 70% of the wall area on each elevation.
- (b) All glazing shall be non-reflective.

D5. EXTERNAL WALL CLADDING

Objectives:

- To ensure an appropriate range of materials, which complement the natural characteristics of the environment.

Controls:

- (a) All materials shall be resilient and durable in nature. External wall materials shall be limited to two materials on any single elevation. All exterior materials are restricted to either a natural finish specific to the cladding. Stain / paint colours, when used shall be in a clear finish or with an LRV between 5-20%. Exterior wall materials shall be restricted to the following materials only:
 - **Natural timber cladding,**
 - **Stained timber cladding,**
 - **Steel tray cladding,**
 - **Steel cladding**
 - **Concrete,**
 - **Locally sourced schist stone.**
- (b) All window and door joinery, gutters and downpipes shall be coloured to match the exterior wall cladding
- (c) Where steel is used for cladding it may be in mild steel left to weather or on 'Corten' steel or similar only.

ATTACHMENT F

LANDSCAPE DESIGN CONTROLS

E1. KEY OBJECTIVES

The objectives of the following landscape controls are to ensure that the designed landscape will:

- Prescribe landscape treatments that will ensure the designed landscape is in character with the existing rural landscape character.

E2. PLANTING

Objectives:

- To ensure that any planting integrates into the existing context and landscape patterns.

Controls:

- (a) Domesticated landscaping is limited to within the prescribed curtilage area. Species within the curtilage area are not restricted.
- (b) Planting outside of the curtilage area shall be restricted to that indicated on the *Baxter Design Plan: Maple Lodge 3027: SK08 20 September 2020*.
- (c) All noxious weeds within lot shall be controlled by lot owner.

E3. FENCING AND GATES

Objectives:

- Fencing may be required to separate light pastoral grazing from the dwelling.

Controls:

- (a) All fencing materials are restricted to 1m high post and wire fencing only, with rabbit proofing mesh where required.
- (b) Any gate or feature wall at the entry shall be 1.2m high only. Materials will be limited to the following:
 - **Stained timber**, stained in either a natural brown or grey colour,
 - **Locally sourced schist stone**, laid horizontally,
 - **Mild steel left to weather**.

E4. EARTHWORKS, DRIVEWAY AND PARKING

Objectives:

- To ensure surface materials are complimentary with the surrounding landscape.

Controls:

- (a) Driveways and vehicle courtyards are restricted to either asphalt or gravel.
- (b) A vehicle courtyard may extend beyond the building platform however all trees referred to in the plan *Baxter Design Plan: Maple Lodge 3027: SK08 20 September 2020* must not be affected or moved

ATTACHMENT F

E5. EXTERNAL LIGHTING

Objectives:

- Lighting will be used for the purpose of illuminating the dwelling entries, driveways and outdoor living areas only.

Controls:

- (a) Any external lighting shall be restricted to down lighting only.
- (b) Lighting should not create any light spill and shall be low lux level. Light sources are to be LED, incandescent, halogen or other 'white light'. Sodium vapour or other coloured lighting is not allowed.

E6. UTILITIES AND EXTERIOR SERVICE AREAS

Objectives:

- To appropriately screen exterior services.

Controls:

- (a) Air conditioning units, meters or any other electronic units relating to the house shall be painted to match house cladding or screened with planting.
- (b) No air conditioning units, or other units of any kind are permitted to be mounted on the roof.
- (c) All exterior service areas must be placed within the building platform.
- (d) All site utilities such as gas supply, electrical supply, storm water piping, foul sewer, and telecommunications, shall be underground or contained within the building structure.






Norway Maple



Mountain Beech



Kanuka

MAPLE LODGE MITIGATIONPLANTING SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	AREA m ²	SPACING m	QUANTITY
	Mountain Beech	Fuscaspora cliffortioides	35L 2-3m high	-/-	As shown	40
	Kanuka	Kunzea ericoides	PB5	650m ²	1.4m	330
	Norway Maple	Acer platanoides	35L	-/-	5m	28

AURORA ENERGY LIMITED

PO Box 5140, Dunedin 9058

PH 0800 22 00 05

WEB www.auroraenergy.co.nz



16 November 2020

Matthew Suddaby
C Hughes and Associates Ltd

Sent via email only: matt@chasurveyors.co.nz

Dear Matthew,

**ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED TWO LOT SUBDIVISION.
56 HALLIDAY ROAD, WANAKA. LOT 1 DP 342981.**

Thank you for your inquiry outlining the above proposed development.

Subject to technical, legal and commercial requirements, Aurora Energy can make a Point of Supply¹ (PoS) available for this development.

Disclaimer

This letter confirms that a PoS **can** be made available. This letter **does not** imply that a PoS is available now, or that Aurora Energy will make a PoS available at its cost.

Next Steps

To arrange an electricity connection to the Aurora Energy network, a connection application will be required. General and technical requirements for electricity connections are contained in Aurora Energy's Network Connection Standard. Connection application forms and the Network Connection Standard are available from www.auroraenergy.co.nz.

Yours sincerely

A handwritten signature in black ink, appearing to read "Niel Frear".

Niel Frear

CUSTOMER INITIATED WORKS MANAGER

¹ Point of Supply is defined in section 2(3) of the Electricity Act 1993.

Matt Suddaby

From: Chorus Property Developments <develop@chorus.co.nz>
Sent: Saturday, 21 November 2020 11:05 am
To: Matt Suddaby
Subject: Chorus Simple Estimate, WNK61278, 56 Halliday Road, Wanaka.

Hello Matthew Suddaby,

Thank you for providing an indication of your development plans in this area. I can confirm that we have infrastructure in the general land area that you are proposing to develop. Chorus will be able to extend our network to provide connection availability. However, please note that this undertaking would of course be subject to Chorus understanding the final total property connections that we would be providing, roll-out of property releases/dates and what investment may or may not be required from yourselves and Chorus to deliver the infrastructure to and throughout the site in as seamless and practical way as possible.

The cost involved would be a minimum of our current standard fee of \$1600 per lot excluding GST. This cost can only be finalised at the time that you are ready to proceed.

Chorus is happy to work with you on this project as the network infrastructure provider of choice. What this ultimately means is that the end customers (business and home owners) will have their choice of any retail service providers to take their end use services from once we work with you to provide the physical infrastructure.

Please reapply with a detailed site plan when you are ready to proceed.

We're here to help – so please let us know if you need any further information.

Kind regards,

Jarred Hebden
Property Development Coordinator

T 0800 782 386 (OPT 1)
E Develop@chorus.co.nz

PO Box 9405
Hamilton
www.chorus.co.nz

C H ● R U S

 Please consider the environment before printing this email

The content of this email (including any attachments) is intended for the addressee only, is confidential and may be legally privileged. If you've received this email in error, you shouldn't read it - please contact me immediately, destroy it, and do not copy or use any of the content of this email. No confidentiality or privilege is waived or lost by any mis-transmission or error. This communication does not designate an information system for the purposes of Part 4 of the Contract and Commercial Law Act 2017. Although we have taken reasonable precautions to ensure no viruses are present in this email, we cannot accept responsibility for any loss or damage arising from the use of this email or its attachments.

PETHERICK CONSULTANCY LIMITED

(As Trustee for Petherick Family Trust)

Civil Engineering Consultant

Director M Petherick
BE (Civil), Dip. Bus. Studies

Reference JN 3359

ASSESSMENT FOR DOMESTIC ON-SITE WASTEWATER TREATMENT AND DISPOSAL

*Assessment based on criteria set out in AS/NZS 1547:2000
"On-Site Domestic Wastewater Management"*

1. SITE INFORMATION

Owner/Developer;

P & B Raymont

Address/Location;

Halliday Road, Wanaka. A site plan is appended to this Assessment.
The Legal description of the property is Lot 1, DP 342981.

Site Description;

The site is essentially flat and lies on a terrace on the eastern side of the Cardrona Valley. At the time of inspection the site was grassed. Most of the property had previously been planted as a woodlot but only a limited number of trees remain. Test pits excavated previously on the neighbouring property have shown the soils are predominantly of alluvial origin and include various combinations of sandy loam, sands and gravels.

2. SITE EVALUATION

Work Undertaken;

The writer has undertaken an inspection of the site and has previously hand excavated a test pit on the neighbouring property. The soil formations are consistent over the two properties. Other test pits have also been excavated on nearby properties.

Site Exposure;

The site is moderately exposed to all prevailing weather directions.

Climate;

Rainfall at this site is moderate and summer evaporation is high. Winter evaporation is low and extensive frost periods may occur.

Site Stability;

There are no stability issues at this site.

Drainage Controls;

No specific drainage control measures are required at this site.

3 Fox Street, Alexandra. Phone/Fax (03) 448-6319. Mobile (025) 336-657. Email: pethrics@es.co.nz

Stormwater can be discharged to ground at a safe distance from buildings and structures, and from wastewater discharge areas.

Reserve/Setback Areas;

There is no anticipated need for setback areas specifically relating to wastewater discharge.

3. SOIL LOADING RATE

The pit excavated previously on the neighbouring site showed that the sandy soil extends to a depth of approximately 600mm, at which point stones were encountered. Past investigations on other adjacent properties indicate the stones will be the upper extent of the underlying alluvial gravels. Both the sandy soil and the underlying gravels are probably suitable for a design loading rate (DLR) of 20mm per day for primary treated effluent. A higher rate would be appropriate for secondary treated effluent.

4. SYSTEM DESIGN

System Loading;

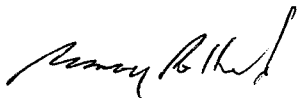
The development proposed for this site consists of a guest lodge with facilities to accommodate approximately 16 persons, including the manager's apartment.

There is a large area of land available for effluent disposal and it is the owner's preference to use primary treatment systems with disposal to ground. The total effluent loading, at times of full occupancy, will be approximately 3000 litres per day. It is proposed to install two independent systems, each having sufficient capacity to treat approximately half of the total wastewater discharged from the lodge.

System Details;

Each system is to have a 4500 litre septic tank with the effluent discharged via a bio-filter to a soakage trench disposal field. Each field is to consist of 4 No 20m soakage trenches, plumbed to operate in pairs, with the duty pair being alternated on a three monthly cycle.

Relevant details are given in the construction drawing appended to this assessment.



Murray Petherick
Civil Engineer

15 December, 2005



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Charlie's Trust



AFFECTED PERSON'S DETAILS

I/We Graham & Hayley Lee

Are the owners/occupiers of
85 Halliday Road, Wanaka



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Subdivide Lot 1 DP 342981 into two allotments, and to create a residential building platform on Lot 2.

at the following subject site(s):

56 Halliday Road, Wanaka



PLEASE TICK

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



PLEASE TICK

I/We understand that if the consent authority determines 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.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

I/We have sighted and initialled ALL plans dated and approve them.

27 October 2020



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A

Name (PRINT)

Graham Lee

Contact Phone / Email address

027 221 3345

Signature

G Lee

Date

2/11/20

B

Name (PRINT)

Haley Lee

Contact Phone / Email address

027 221 3345

Signature

Haley Lee

Date

2/11/20

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz



Notes:

- 1) Origin: CHPT (OT LXXXX SO 12406)
- 2) Site Name: See Job 4500
- 3) Contour interval: major = 1.0m, minor = 0.2m
- 4) Areas and dimensions are subject to survey.
- 5) Aerial image has been sourced from QLIC's online database and is for indicative purposes only.

REVISION	DETAIL	DATE
1	Building Platform and Boundary	26th Dec 2020
2	Building Footprint	27th Dec 2020

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago
 WANAKA
 125 KENNEDY TERRACE
 PO BOX 200
 WANAKA 9140
 www.chhughes.co.nz



Project
 Maple Lodge
 Lot 1 DP 342981
 56 Hailiday Road, Wanaka

Title
 Proposed Subdivision and
 Building Platform
FOR CONSENT

Copyright of this drawing is owned by C. Hughes & Associates Limited.			
This drawing is the property of C. Hughes & Associates Limited.			
No part of this drawing may be reproduced without the written consent of C. Hughes & Associates Limited.			
The client is responsible for ensuring that the information provided in this drawing is accurate and that it is used for the purpose intended.			
Scale: 1:1000	Author: MJS	Drawn: MJS	Check: MJS
WT1482	1	C	27 Oct 2020

John. Jones





AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Charlie's Trust



AFFECTED PERSON'S DETAILS

I/We Grant Francis McGregor

Are the owners/occupiers of
Rapid 52, Halliday Road, Wanaka



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Subdivide Lot 1 DP 342981 into two allotments, and to create a residential building platform on Lot 2.

at the following subject site(s):

56 Halliday Road, Wanaka



PLEASE TICK

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

I/We have sighted and initialled ALL plans dated and approve them.

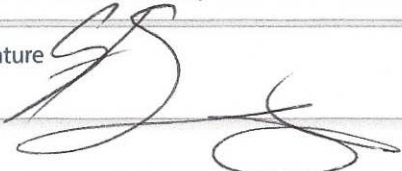
27 October 2020 and 13 November 2020



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A

Name (PRINT)	Grant McGregor	
Contact Phone / Email address	maca@fastmail.fm, +61431157025	
Signature		Date 26/11/20

B

Name (PRINT)		
Contact Phone / Email address		
Signature		Date

C

Name (PRINT)		
Contact Phone / Email address		
Signature		Date

D

Name (PRINT)		
Contact Phone / Email address		
Signature		Date

Note to person signing written approval

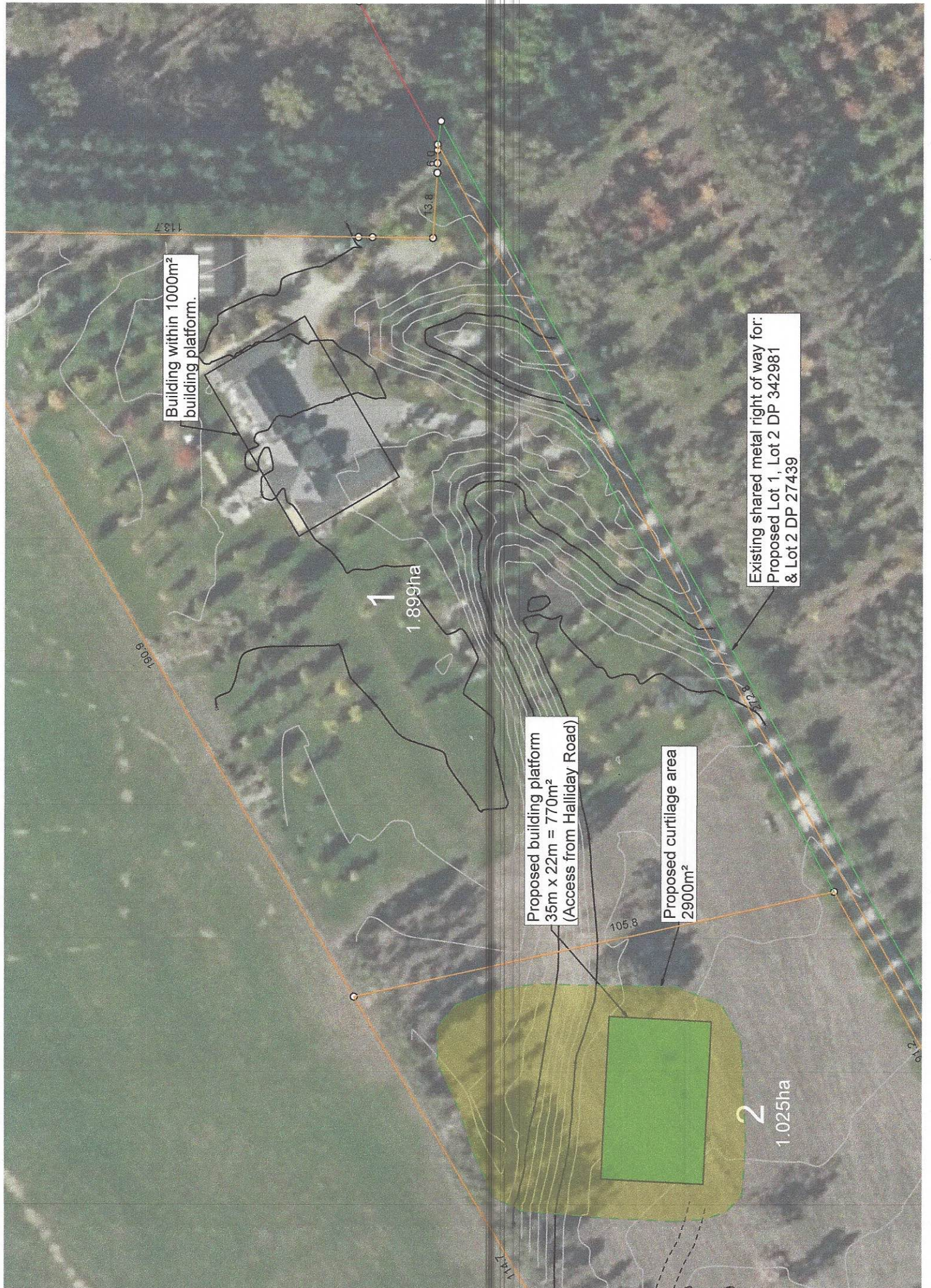
Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

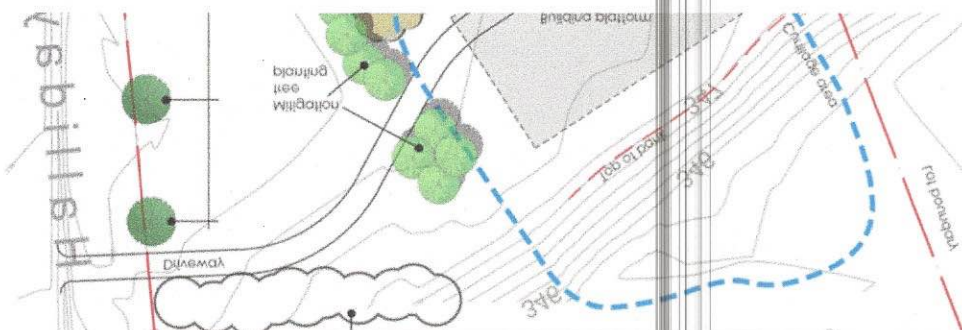
If this form is not signed, the application may be notified with an opportunity for submissions.

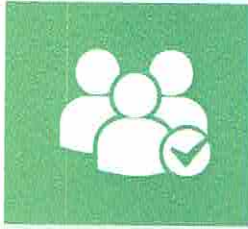
If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.











AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Charlie's Trust



AFFECTED PERSON'S DETAILS

I/We Medius Wanaka Ltd

Are the owners/occupiers of

Lot 1 DP25895 / Lot 1 DP24356
Halliday Rd, Wanaka 9305



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Subdivide Lot 1 DP 342981 into two allotments, and to create a residential building platform on Lot 2.

at the following subject site(s):

56 Halliday Road, Wanaka



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines 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.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

27 October 2020



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) Medius Wanaka Ltd / Melanie Pinfold (director)	
	Contact Phone / Email address pinfoldstuart@gmail.com / melpinfold@gmail.com	
	Signature M Pinfold	Date 5/11/2020

B	Name (PRINT) Stuart Pinfold (Director)	
	Contact Phone / Email address 021 237 6185	
	Signature S Pinfold	Date 5/11/2020

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

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If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

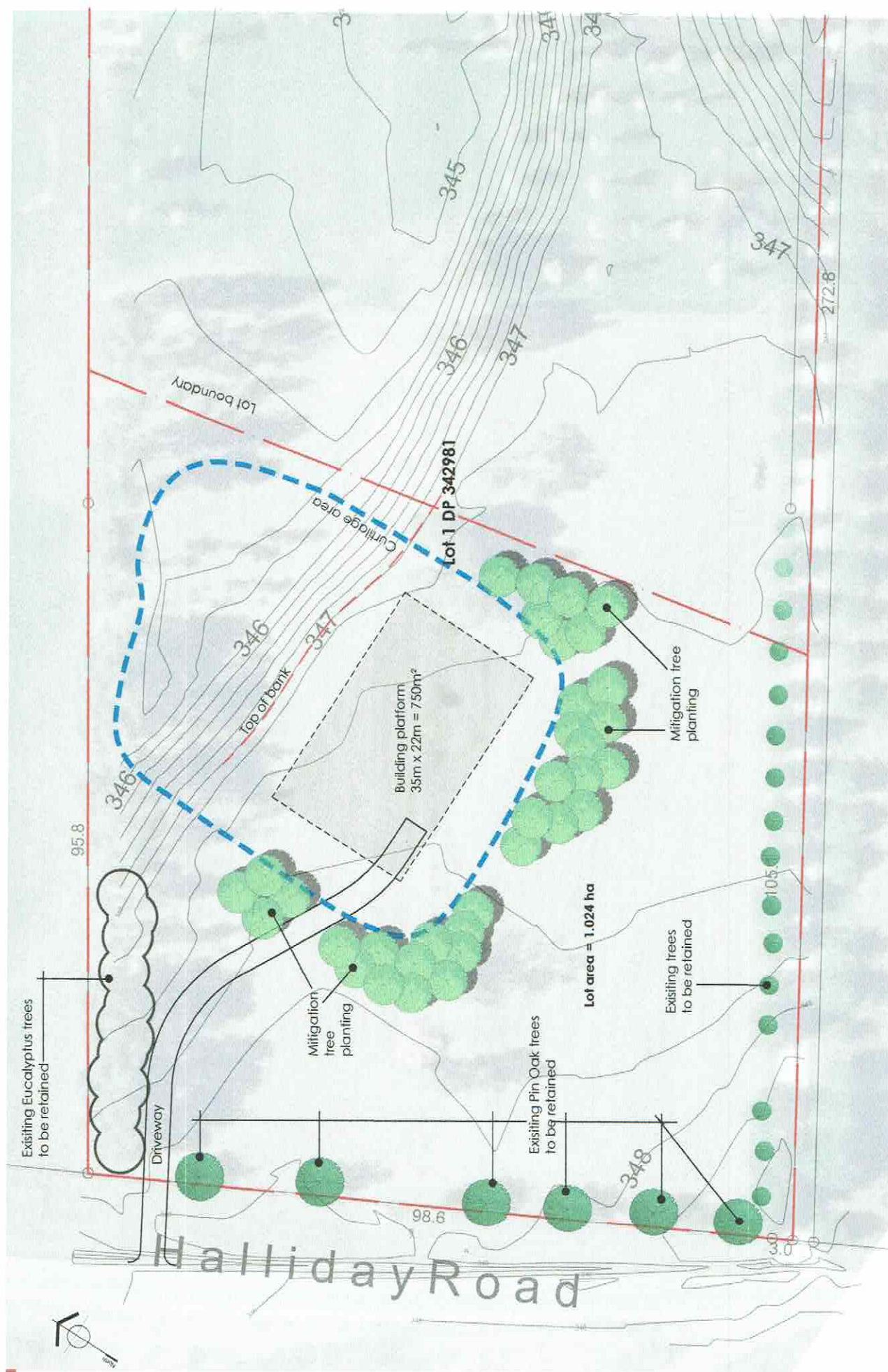




MP
 sir

SR MP

MAPLE LODGE - 56 HALLIDAY ROAD - WANAKA
SITE PLAN



0 2.5 5.0 10.0 12.5m
SCALE = 1:500 AT A3 - 22 SEP 2020
REFERENCE : 3027-SK08
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Charlie's Trust



AFFECTED PERSON'S DETAILS

I/We

F M A Taylor

Are the owners/occupiers of

84 Halliday Road, Wanaka 9382



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Subdivide Lot 1 DP 342981 into two allotments, and to create a residential building platform on Lot 2.

at the following subject site(s):

56 Halliday Road, Wanaka



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



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WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

27 October 2020



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A

Name (PRINT)

Frances Margaret Ann Taylor

Contact Phone / Email address

adventure@riverrun.co.nz

027 4439049

Signature

Date

12/11/2020

B

Name (PRINT)

Contact Phone / Email address

Signature

Date

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



 **QUEENSTOWN
LAKES DISTRICT
COUNCIL**

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz



Notes:

- 1) Origin: CHPP (OIT LXXXX SO 12496)
- 2) Site Datum: NZ 4620
- 3) Contour interval: major = 1.0m
minor = 0.2m
- 4) Areas and dimensions are subject to survey.
- 5) Aerial image has been sourced from CLDC's online database and is for indicative purposes only.

M2

REVISION	DATE
1	17 Oct 2020
2	17 Oct 2020
3	17 Oct 2020

C HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago
 WANAKA
 CROMWELL
 17A MURRAY TERRACE
 PO BOX 100
 WANAKA 9140
 www.chsurveyors.co.nz



Project

Maple Lodge
 Lot 1 DP 342981
 56 Halliday Road, Wanaka

Title

Proposed Subdivision and
 Building Platform
FOR CONSENT

Copyright of this map is held by C. Hughes & Associates Limited.
 The Contractor shall verify all information.

CAUTION: This map is a representation of the land and should not be used for any purpose other than the one for which it was prepared. It is not a guarantee of title or a statement of fact. It is a representation of the land and should not be used for any purpose other than the one for which it was prepared. It is not a guarantee of title or a statement of fact.

Scale: 1:1000

Drawn By	Checked By	Drawn
6038	MJS	
Sheet No.	Sheet Title	Scale
W1482	1	C
Drawn Date	Drawn By	Drawn Date
		27 Oct 2020



AFFECTED PERSON'S APPROVAL

FORM 8A

Resource Management Act 1991 Section 95



#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Charlie's Trust



AFFECTED PERSON'S DETAILS

I/We

BRENDON & SHARON WILSON

Are the owners/occupiers of

54 HALLIDAY ROAD
WANAKA



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Subdivide Lot 1 DP 342981 into two allotments, and to create a residential building platform on Lot 2.

at the following subject site(s):

56 Halliday Road, Wanaka



PLEASE TICK

I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



PLEASE TICK

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WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

I/We have sighted and initialled ALL plans dated and approve them.

27 October 2020



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT)	
	BRENDON AND SHARON WILSON	
	Contact Phone / Email address	
	0274 750 360	
	Signature	Date
		12/11/20

B	Name (PRINT)	
	SHARON WILSON	
	Contact Phone / Email address	
	027 443 9497	
	Signature	Date
		12/11/20

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

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Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

Notes:

- 1) Origin:
C:IPP (OIT LXXXIX SO 12406)
- 2) Site Datum:
See Job 4500
- 3) Contour interval:
major = 1.0m
minor = 0.2m
- 4) Areas and dimensions are subject to survey.
- 5) Aerial image has been sourced from QUDC's online database and is for indicative purposes only.

REVISION	DETAIL	DATE
B	Boundary Polylines and Boundary	Nov 2020
C	Boundary Data	27 Oct 2020

C HUGHES & ASSOCIATES LTD
Surveying and Resource Management • Central Otago

WANAKA CROWWELL
LEVEL 3, 97 ARMOUREE ST
PO BOX 880
DUNEDIN 9014
www.chsurveys.co.nz

Project:

Maple Lodge
Lot 1 DP 342981
56 Halliday Road, Wanaka

Title:

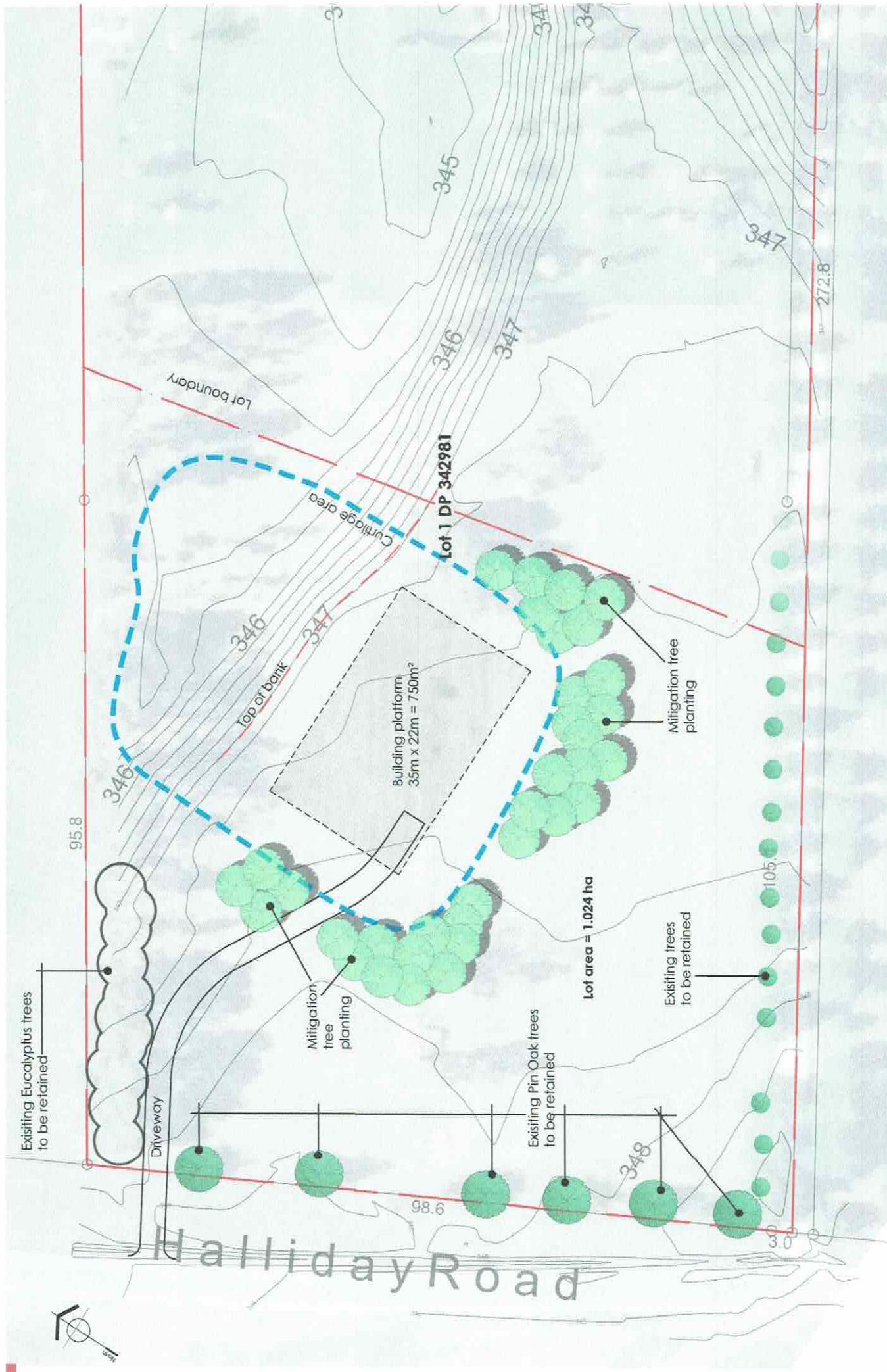
Proposed Subdivision and
Building Platform
FOR CONSENT

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Scale: 1:1000

Drawn By:	Checked By:	Date:
MUS		
W1482	1	C
		27 Oct 2020





[Handwritten signature]

1:250 AS AT
REFERENCE: 3027-SK08 - SCALE: 1:500 AT A3 - 22 SEP 2020
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