



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

CHANGE/CANCELLATION OF CONDITIONS – SECTION 127

NOTIFICATION UNDER s95 AND DETERMINATION UNDER s104

RESOURCE MANAGEMENT ACT 1991

Applicant:	Suburban Estates Limited
RM reference:	RM160492
Application:	Application under section 127 of the Resource Management Act 1991 (RMA) to change Conditions 1, 4, 7, 15, 16 and 17 of resource consent RM150887 – Decision A (subdivision); and Conditions 1, 5, 6, 8, 10 and 25 of resource consent RM150887 – Decision B (land use) to amend the subdivision design and associated earthworks.
Location:	Manse Road, Arrowtown
Legal Description:	Part Section 7 Block XVIII Shotover Survey District held in Computer Freehold Register OT13B/98
Zoning:	Meadow Park – Res(E) and OS-HL(E) Activity Areas
Activity Status:	Discretionary
Decision Date:	14 July 2016

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the RMA the application will be processed on a **non-notified** basis given the findings of Section 6.0 of this report. This decision is made by Paula Costello, Senior Planner, on 13 July 2016 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED** subject to the change to conditions outlined in Section 7.4 of this decision. An updated set of conditions of RM150887 is provided in Appendix 1 of this decision. The consent only applies if the conditions outlined are met. The consent only applies if the conditions outlined are met. To reach the decision to grant consent the application was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Paula Costello, Senior Planner, as delegate for the Council.

1. PROPOSAL AND SITE DESCRIPTION

Proposal

Consent is sought under section 127 of the RMA to change Conditions of resource consent RM150887, which was granted on 5 February 2016 to create 23 residential allotments, one access lot, one reserve lot and one balance lot to contain Feehly's Hill in addition to associated earthworks and landscaping. Land use consent was also granted under RM150887 to construct a residential unit on each of the 23 residential lots with breaches with respect to setbacks.

It is sought to change the following conditions:

RM150887 – Decision A (subdivision)

- Condition 1 – regarding approved plans to reference updated plan set and remove reference to engineering plans;
- Conditions 4, 7, 15, 16 and 17 to update references to lots and plans to reflect this proposal (RM160492), including adding reference to proposed Lot 28.

RM150887 – Decision B (land use)

- Condition 1 – regarding approved plans;
- Conditions 5, 6, 8, 10 and 25 to reflect proposal and reference proposed Lot 28.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Section 1.1 – 1.3 of the report entitled *Suburban Estates Limited: Section 127 Variation to RM150887*, prepared by Nick Geddes of Clark Fortune McDonald & Associates, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered sufficient and is adopted for the purpose of this report.

To summarise the proposed change in design:

- The reserve lot (Lot 21) will be relocated in order to be located where there is an existing row of trees between Manse Road and the proposed road, allowing these trees to be retained. As such, the reserve is increased from 390m² to 602m²;
- Lots 4-12 have been reconfigured and reduced in size, and Lot 28 created;
- The original lots 1-23 ranged from 600m² to 1000m², the proposed reconfigured lots 1-23, and proposed lot 28 range from 550m² to 868m². For clarity, the proposal includes one additional residential allotment with building platform (proposed Lot 28);
- Changes to vehicle access lanes that service lots 5-12 and 28 and easements for services through these access lanes, to reflect the altered allotment arrangement and proposed Lot 28;
- *Pt Sec 7 Blk XVII Shotover SD* is now referred to as proposed Lot 900;
- The "future lot" that adjoins Lot 1 is now referred to as Lot 901, which is to be legally amalgamated with Lot 900 (Lot 901 did not have a legal reference under RM150887).

There are no changes to:

- Residential Lots 1-3 and 12-23;
- Rooding Lot 100;
- Landscaping along Manse Road.

It is noted that the applicant has confirmed that the proposed power lines along Manse Road will be located underground, and as such the approved street planting can be implemented and not be restricted by overhead lines.

The change to conditions will reflect the new proposed layout and update multiple conditions to reference the new proposed allotment, Lot 28. It is considered that the proposed changes can be assessed under section 127 as the activity is not changed, and the extent of the changes to the subdivision layout are suitably minimal.

2. ACTIVITY STATUS

2.1 RESOURCE MANAGEMENT ACT 1991

The proposed activity requires resource consent for the following reasons:

- 1 A **discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity. It is proposed to change/cancel resource consent RM150887 - Decision A (subdivision) conditions 1, 4, 7, 15, 16 and 17; and Decision B (land use) conditions 1, 5, 6, 8, 10 and 25 - as outlined under section 1 above.

3. SECTION 95A NOTIFICATION

The applicant has not requested public notification of the application (s95A(2)(b)). No rule or national environmental standard requires or precludes public notification of the application (s95A(2)(c)). The consent authority is not deciding to publicly notify the application using its discretion under s95A(1) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(4)).

A consent authority must publicly notify an application if it decides under s95D that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). An assessment in this respect follows.

4. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

4.1 MANDATORY EXCLUSIONS FROM ASSESSMENT (s95D)

- A: *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- B: *Trade competition and the effects of trade competition (s95D(d)).*

4.2 ASSESSMENT: EFFECTS ON THE ENVIRONMENT

Taking into account Sections 4.1 and 4.2 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on the environment more than minor.

The Assessment of Effects provided at sections 2.2.2 to 2.2.11 of the applicant's AEE, is considered accurate. It is therefore adopted for the purposes of this report. Additional assessment is as follows:

Amenity

The proposed change in layout will alter the location of the recreation reserve and location of development of lots 4-12 and proposed Lot 28, which could have an adverse effect on amenity.

Regarding the reserve allotment (Lot 201), the change in location is considered positive from an amenity point of view as the proposed reserve is larger in area and provides for the retention of an existing row of trees that would be removed under the approved subdivision plan. The proposed reserve offsets any adverse amenity effects from removing the reserve in its approved location.

The proposed changes to the residential lot design, include the addition of Lot 28, are largely consistent with the nature and character of the consented layout. All proposed allotments meet the minimum allotment size requirements of the zone and can accommodate a dwelling and outdoor living area that can meet bulk and location requirements of the District Plan. Proposed Lot 28 will be subject to the design controls required by conditions, and the proposed change of conditions will reference Lot 28 to ensure this. Therefore development on Lot 28 will be consistent with the rest of the subdivision, and amenity effects from a future building on this lot are mitigated. Overall, adverse amenity effects from the change in design will be contained within the subdivision and will be less than minor.

Access

There will be changes to access lanes resulting from the change in lot design. Council Engineer, Mr Michael Wardill, has reviewed the proposed access. Subject to proposed Lot 7 being able to gain legal access over the access land, Mr Wardill confirmed that the proposed access arrangement is suitable. The applicant has amended their design to include Lot 7 in the table of easements for legal Right-of-Way. As such, adverse effects from the change in access will be less than minor.

Services & Easements

It is proposed to remove the reference to engineering plans under Condition 1 to enable flexibility in final design of services. All servicing is subject to other consent conditions, and the reference to engineering plans in Condition 1 is effectively duplication in requiring adequate services. As such, there are no effects arising from removing this plan set reference.

Proposed Lot 28 will need to be serviced, and variations to consent conditions are proposed to reference proposed Lot 28. This will ensure proposed Lot 28 has sufficient services.

There will be changes in the location of easements to address the change in location of access lanes. The existing conditions will ensure all easements are established.

Council Engineer, Mr Andrew Iremonger, has reviewed the application and confirmed no changes are required to existing conditions for services.

4.4 DECISION: EFFECTS ON THE ENVIRONMENT (s95A(2))

Overall the proposed activity is not likely to have adverse effects on the environment that are more than minor.

5. EFFECTS ON PERSONS

Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. Section 95E requires that a person is an affected person if the adverse effects of the activity on the person are minor or more than minor (but not less than minor).

5.1 ASSESSMENT: EFFECTS ON PERSONS

Taking into account Sections 5.1 and 5.2 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

Resource consent RM150887 was processed on a non-notified basis; no written approvals were required.

The effects resulting from the proposed variation are internal to the subject site, and no other person is considered affected.

5.2 DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E and Section 127 (4) of the RMA, no person is considered to be adversely affected.

6. OVERALL NOTIFICATION DETERMINATION

Given the decisions made above in Sections 4.4 and 5.2 the application is to be processed on a non-notified basis.

7. S104 ASSESSMENT

7.1 EFFECTS (s104(1)(a))

Actual and potential effects on the environment have been outlined in Section 4 of this report.

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

Operative District Plan

The relevant objectives and policies are contained within Parts 12: *Meadow Park* and 15: *Subdivision, Development and Financial Contributions* of the District Plan.

Proposed District Plan

Stage 1 of the District Plan review did not include the provisions relating to Meadow Park; consequently assessment against the Proposed District Plan is not required in this regard.

The Proposed District Plan does however include Part 27: *Subdivision and Development*, which includes objectives and associated policies relating to creation of quality environments, incorporation of natural features and provision of infrastructure and services.

Assessment

The assessment of Objectives and Policies under RM150887 is considered to still be relevant to this application and is adopted for the purpose of this report. As such, the proposal is considered consistent with the relevant objectives and policies of the Operative District Plan and Proposed District Plan.

7.3 PART 2 OF THE RMA

The proposal is considered to align with the Meadow Park Special Zone requirements for residential buildings and associated subdivision. This development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural wellbeing is provided for. The proposal will avoid, remedy and mitigate adverse effects of activities on the environment.

7.4 DECISION ON VARIATION PURSUANT TO SECTION 127 OF THE RMA

Part A: Consent is **granted** for the application by Suburban Estates Limited to change Conditions 1, 4, 7, and 17, and addition of Condition 18 of resource consent RM150887 – Decision A (Subdivision), such that:

- 1 Condition 1 of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):

1. That the development must be undertaken/carried out in accordance with the plans:

- Manse Road Subdivision (dated ~~26 January 2016~~ **13 July 2016**) Rev D
- Master Plan (2433-WD10 ~~dated 10 December 2015~~) Rev G
- Site Planting Plan (2433-WD40 ~~dated 29 January 2016~~) Rev G
- Stage 1 Planting Plan (2433-WD44 Rev F, ~~dated 1 February 2016~~) Rev B
- ~~Engineering Design Plans (dated 28 January 2015 (18 pages) Rev C and C1)~~
- **Earthworks – Cut / Fill Depths [indicative] (job 9579, drawing E003, sheet 004 and dated 02/06/2016) Rev G**
- Entry A Materials (2433-WD20 ~~dated 1 December 2015~~) Rev E
- Entry B Materials (2433-WD21 ~~dated 1 December 2015~~) Rev E
- Courtyard (North) Materials (2433-WD22 ~~dated 10 November 2015~~) Rev E
- Courtyard (South) Materials (2433-WD23 ~~dated 10 November 2015~~) Rev D
- Entry A Setout and Levels (2433-WD30 ~~dated 1 December 2015~~) Rev D

- Entry B Setout and Levels (2433-WD31 ~~dated 1 December 2015~~) **Rev D**
- Courtyard (North) Setout and Levels (2433-WD32 ~~dated 10 November 2015~~) **Rev C**
- Courtyard (South) Setout and Levels (2433-WD33 ~~dated 10 November 2015~~) **Rev C**
- Wall Locations and Setout (2433-WD34 ~~dated 10 November 2015~~) **Rev B**
- Courtyard (North) Planting Plan (2433-WD41 ~~dated 1 December 2015~~) **Rev D**
- Courtyard (South) Planting Plan (2433-WD42 ~~dated 1 December 2015~~) **Rev D**
- Walkway A & B Planting Plan (2433-WD43 ~~dated 10 November 2015~~) **Rev C**
- Garden Gate and Fencing Details (2433-WD50 ~~dated 10 November 2015~~) **Rev C**
- Entry A Mailbox Details (2433-WD51 ~~dated 10 November 2015~~) **Rev C**
- Entry B Mailbox Details (2433-WD52 ~~dated 10 November 2015~~) **Rev C**
- Stone Wall Details (2433-WD53 ~~dated 10 November 2015~~) **Rev C**
- Mailbox Details (2433-WD54 ~~dated 10 November 2015~~) **Rev C**

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and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2 Condition 4 of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):

4. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lot 100 to vest as road

Stage 2: Lot 201 to vest as reserve

Stages 3 – ~~2526~~: Lots 1 – 23 **& 28** respectively

No stage shall precede Stage 1. The stages set out above may otherwise be progressed together or in order, providing all necessary subdivision works, servicing, provision of formed legal access, and all other works required to satisfy conditions of this consent are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991.

- 3 Condition 7(a), (b), and (k) of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):

7. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:

- a) The provision of a water supply to Lots 1 – 23 **& 28** in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve. The costs of the connections shall be borne by the consent holder.
- b) The provision of a foul sewer connection from Lots 1 - 23 **& 28** to Council's reticulated sewerage system in accordance with Council's standards and connection policy, including any necessary upgrades to the Butel Park pump station or alternative connection to Malaghans Road sewer main. The costs of the connections shall be borne by the consent holder.

- k) The provision of a 3.5m wide sealed right of way to Lots ~~7-10~~ **5 – 8, and to Lots 9 – 12 & 28**. Provision shall be made for stormwater disposal and a sealed vehicle crossing that is constructed to Council standards and complies with Rule 14.2.4.2 of the QLDC District Plan.

- 4 Condition 15 of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):

On completion of earthworks

- 15. On completion of earthworks within the building footprint and prior to the construction of the dwelling, the consent holder shall provide certification from a suitably qualified engineer experienced in soils investigations to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within Lots 1-23, **& 28**. Note this will require supervision of the fill compaction by a chartered professional engineer, see also Condition (17) below.
- 5 Condition 16 (k) of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):
 - 16 Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:
 - k) The consent holder shall provide a geotechnical completion report and a Schedule 2A “Statement of professional opinion as to suitability of land for building construction” for Lots 1-27~~8~~ in accordance with Section 2.6.1 of QLDC’s Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed lots are suitable for building development. In the event that the site conditions within the lots are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and approval full details of such works. The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction.
- 6 Condition 17 (b), (d), (e), (f) & (s) of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):
 - 17. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notice pursuant to s.221 of the Act.
 - b) At the time a dwelling is erected on Lots 1 – 23 **& 28**, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC’s Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation. Parts of the site are underlain by silty alluvial deposits so soakage tests shall be undertaken as part of the design.
 - d) At the time a dwelling is erected on Lots 1 – 23 **& 28**, the foundations shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC’s Land Development and Subdivision Code of Practice.
 - e) At the time a dwelling is erected on Lots 1 – 23 **& 28**, any lot that did not have a crossing constructed at the time of subdivision is required to install a sealed vehicle crossing to Council standards including compliance with Rule 14.2.4.2 of the QLDC District Plan.

- f) Maximum building heights for all structures shall be 7.0m from the following approved building platform levels to the highest point of the roof:

Lot 1: RL424.75
 Lot 2: RL425.20
 Lot 3: RL425.60
 Lot 4: RL426.10
 Lot 5: RL427.10
 Lot 6: RL426.70
 Lot 7: RL427.00
 Lot 8: RL427.80
 Lot 9: RL428.50
 Lot 10: RL427.00
 Lot 11: RL426.80
 Lot 12: RL428.50
 Lot 13: RL427.35
 Lot 14: RL427.23
 Lot 15: RL427.17
 Lot 16: RL426.88
 Lot 17: RL426.60
 Lot 18: RL426.60
 Lot 19: RL426.60
 Lot 20: RL426.30
 Lot 21: RL426.00
 Lot 22: RL425.60
 Lot 23: RL425.10
Lot 28: RL427.75

- s) All planting, stonewalls or fencing within each lot as identified on the approved plans shall be maintained in accordance with the approved landscaping plans (Site Planting Plan 2433-WD40 ~~dated 29 January 2016~~ and Stage 1 Planting 2433-WD44 ~~dated 4 February 2016~~). Should any tree or plant die, become unhealthy or is altered so as to no longer achieve the intended form as per the plan, it shall be replaced with the same species and grade as per the approved landscape plan within 12 months.

- 7 Condition 18 of resource consent RM150887 is added to read as follows:

18 Amalgamation Condition

Lot 901 hereon in shall be amalgamated with Lot 900 hereon in, and shall be held in the same Computer Freehold Register.

Part B: Consent is **granted** for the application by Suburban Estates Limited to change Conditions 1, 5, 6, 8 and 10 of resource consent RM150887 – Decision B (Land Use), such that:

- 1 Condition 1 of resource consent RM150887 is amended to read as follows (deleted text struck-through, added text **bold** and underlined):

- 1 That the development must be undertaken/carried out in accordance with the plans:

- Manse Road Subdivision (dated ~~26 January 2016~~ **13 July 2016**) **Rev D**

stamped as approved on ~~4 February~~ **13 July 2016**

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2 Condition 5 of resource consent RM150887 is amended to read as follows (added text **bold** and underlined):
5. At the time a dwelling is erected on Lots 1-23 **& 28**, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation as part of the building consent process. Parts of the site are underlain by silty alluvial deposits so soakage tests shall be undertaken as part of the design.
- 3 Condition 6 of resource consent RM150887 is amended to read as follows (added text **bold** and underlined):
6. At the time a dwelling is erected on Lots 1 – 23 **& 28**, the foundations shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice.
- 4 Condition 8 of resource consent RM150887 is amended to read as follows (added text **bold** and underlined):
8. At the time a dwelling is erected on lots 1 – 23 **& 28**, any lot that did not have a crossing constructed at the time of subdivision is required to install a sealed vehicle crossing shall be constructed to Council Standards including compliance with Rule 14.2.4.2 of the Queenstown Lakes District Council District Plan.
- 5 Condition 10 of resource consent RM150887 is amended to read as follows (added text **bold** and underlined):
10. Maximum building heights for all structures shall be 7.0m from the following approved building platform levels to the highest point of the roof:
- Lot 1: RL424.75
 - Lot 2: RL425.20
 - Lot 3: RL425.60
 - Lot 4: RL426.10
 - Lot 5: RL427.10
 - Lot 6: RL426.70
 - Lot 7: RL427.00
 - Lot 8: RL427.80
 - Lot 9: RL428.50
 - Lot 10: RL427.00
 - Lot 11: RL426.80
 - Lot 12: RL428.50
 - Lot 13: RL427.35
 - Lot 14: RL427.23
 - Lot 15: RL427.17
 - Lot 16: RL426.88
 - Lot 17: RL426.60
 - Lot 18: RL426.60
 - Lot 19: RL426.60
 - Lot 20: RL426.30
 - Lot 21: RL426.00
 - Lot 22: RL425.60
 - Lot 23: RL425.10
 - Lot 28: RL427.75**

- 6 Condition 25 of resource consent RM150887 is amended to read as follows (deleted text struck-through):

25. All planting, stonewalls or fencing within each lot as identified on the approved plans shall be maintained in accordance with the approved landscaping plans (Site Planting Plan 2433-WD40 ~~dated 29 January 2016~~ and Stage 1 Planting 2433-WD44 ~~dated 1 February 2016~~). Should any tree or plant die, become unhealthy or is altered so as to no longer achieve the intended form as per the plan, it shall be replaced with the same species and grade as per the approved landscape plan within 12 months.

Advice note

- All other conditions of RM150887 shall continue to apply.

8. OTHER MATTERS

Local Government Act 2002: Development Contributions

This proposal variation is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

Administrative Matters

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

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

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or reschedule its completion.

If you have any enquiries please contact Katrina Ellis on phone (03) 441 0499 or email katrina.ellis@qldc.govt.nz.

Report prepared by



Katrina Ellis
SENIOR PLANNER

Decision made by



Paula Costello
SENIOR PLANNER

APPENDIX 1 - Updated Conditions of Resource Consent RM150887

APPENDIX 2 - Applicant's AEE

APPENDIX 1 - UPDATED CONDITIONS OF RESOURCE CONSENT RM150887

DECISION A - SUBDIVISION CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Manse Road Subdivision (dated 13 July 2016) Rev D
 - Master Plan (2433-WD10) Rev GE
 - Site Planting Plan (2433-WD40) Rev G
 - Stage 1 Planting Plan (2433-WD44 Rev F) Rev B
 - Earthworks – Cut / Fill Depths [indicative] (job 9579, drawing E003, sheet 004 and dated 02/06/2016) Rev G
 - Entry A Materials (2433-WD20) Rev E
 - Entry B Materials (2433-WD21) Rev E
 - Courtyard (North) Materials (2433-WD22) Rev E
 - Courtyard (South) Materials (2433-WD23) Rev D
 - Entry A Setout and Levels (2433-WD30) Rev D
 - Entry B Setout and Levels (2433-WD31) Rev D
 - Courtyard (North) Setout and Levels (2433-WD32) Rev C
 - Courtyard (South) Setout and Levels (2433-WD33) Rev C
 - Wall Locations and Setout (2433-WD34) Rev B
 - Courtyard (North) Planting Plan (2433-WD41) Rev D
 - Courtyard (South) Planting Plan (2433-WD42) Rev D
 - Walkway A & B Planting Plan (2433-WD43) Rev C
 - Garden Gate and Fencing Details (2433-WD50) Rev C
 - Entry A Mailbox Details (2433-WD51) Rev C
 - Entry B Mailbox Details (2433-WD52) Rev C
 - Stone Wall Details (2433-WD53) Rev C
 - Mailbox Details (2433-WD54) Rev C

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and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.

Engineering

General

3. All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

4. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage 1: Lot 100 to vest as road
 Stage 2: Lot 201 to vest as reserve
 Stages 3 – 26: Lots 1 – 23 & 28 respectively

No stage shall precede Stage 1. The stages set out above may otherwise be progressed together or in order, providing all necessary subdivision works, servicing, provision of formed legal access, and all other works required to satisfy conditions of this consent are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991.

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

5. The owner of the land being developed shall provide a letter to the Principal Resource Management Engineer at Council advising who their representative is for the design and execution of the engineering works and construction works required in association with this development and shall confirm that these representatives will be responsible for all aspects of the works covered under Sections 1.7 & 1.8 of QLDC's Land Development and Subdivision Code of Practice, in relation to this development.
6. Prior to commencing works on site, the consent holder shall submit a traffic management plan to the Road Corridor Engineer at Council for approval. The Traffic Management Plan shall be prepared by a Site Traffic Management Supervisor. All contractors obligated to implement temporary traffic management plans shall employ a qualified STMS on site. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Principal Resource Management Engineer at Council prior to works commencing.
7. Prior to the commencement of any works on the land being developed the consent holder shall provide to the Queenstown Lakes District Council for review and approval, copies of design certificates in the form of Schedule 1A of QLDC's Land Development and Subdivision Code of Practice, specifications, calculations and design plans as is considered by Council to be both necessary and adequate, in accordance with Condition (3), to detail the following engineering works required:
 - a) The provision of a water supply to Lots 1 – 23 & 28 in terms of Council's standards and connection policy. This shall include an Acuflo CM2000 as the toby valve. The costs of the connections shall be borne by the consent holder.
 - b) The provision of a foul sewer connection from Lots 1 – 23 & 28 to Council's reticulated sewerage system in accordance with Council's standards and connection policy, including any necessary upgrades to the Butel Park pump station or alternative connection to Malaghans Road sewer main. The costs of the connections shall be borne by the consent holder.
 - c) The provision of fire hydrants with adequate pressure and flow to service the development with a Class FW2 fire risk in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008. Any lesser risk must be approved in writing by Fire Service NZ.
 - d) The provision of a stormwater disposal system to collect and dispose of stormwater from the roads and Manse Road catchment in accordance with Council's standards and the following:
 - (i) Soakage pits shall be designed based on the specific ground conditions at each location and shall include a separate sump gully and sump.
 - (ii) There shall be adequate space near each sump to locate another soak pit should that installed fail in the future.
 - (iii) The final location of soak pits within legal road reserves is subject to Council approval.

- e) The provision of cut-off trenches/swales to protect the lots from overland flows in a 1 in 100 year rainfall event. These shall be protected by easements and the design shall include a detailed protection and maintenance management plan.
- f) The determination of minimum finished floor levels for any lots containing overland flow paths (if any).
- g) The provision of a sealed vehicle crossing that shall be constructed to Lots 1, 5, 8, 9, 10, 15, 16 and 17 to Council Standards, including compliance with Rule 14.2.4.2 of the Queenstown Lakes District Council District Plan.
- h) The provision of road lighting in accordance with Council's road lighting policies and standards, including the Southern Light lighting strategy.
- i) The provision of adequate vegetation coverage approved by a suitably qualified professional, to protect the lots from rock fall hazard from Feehly Hill.
- j) Schist walls constructed as part of this development shall typically be no higher than 1.1m height, for the benefit of vehicles sight lines.
- k) The provision of a 3.5m wide sealed right of way to to Lots 5 – 8, and to Lots 9 – 12 & 28. Provision shall be made for stormwater disposal and a sealed vehicle crossing that is constructed to Council standards and complies with Rule 14.2.4.2 of the QLDC District Plan.
- l) All pedestrian footpaths within the road to vest land shall be asphalt surface treatment.
- m) The formation of the roading in accordance with Council's standards. For clarity the internal road shall be designed to include the following table requirements:

Required Road Design Standards					
Internal Road Section	CoP Design Reference	Minimum Movement Lane	Minimum Legal Width	Footpaths Required	Target Operating Speeds
Intersections with Manse Road	E12	6m sealed width	14m	1.5m one side	40km/hr
Centre parking end sections	E12	12m sealed width inclusive of centre parking area	18m	1.5m one side to narrower central road	40km/hr
Central Road	E11	5.5m - 5.7m sealed width	9m	Nil - Shared in movement lane	20km/hr
Right of way	E9	3.5m sealed width	6m	Nil - Shared in movement lane	10km/hr

- n) The detailed design of intersections with Manse Road, in accordance with the latest Austroads intersection design guides. Details shall include priority intersection controls to be installed combined with signs and markings that comply with NZTA's Manual of Traffic Signs and Marking (MOTSAM) and the Traffic Control Devices (TCD) Manual.
8. Prior to commencing any work on the site the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 20m into the site.

9. The consent holder shall install measures to control and/or mitigate any dust, silt run-off and sedimentation that may occur, in accordance with QLDC's Land Development and Subdivision Code of Practice and 'A Guide to Earthworks in the Queenstown Lakes District' brochure, prepared by the Queenstown Lakes District Council. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project, until all exposed areas of earth are permanently stabilised.
10. At least 7 days prior to commencing excavations, the consent holder shall provide the Principal Resource Management Engineer at Council with the name of a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice and who shall supervise the fill procedure and ensure compliance with NZS 4431:1989 (if required). This engineer shall continually assess the condition of the fill procedure.

To be monitored throughout earthworks

11. No permanent batter slope within the site shall be formed at a gradient that exceeds 1V:3H.
12. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.
13. No earthworks, temporary or permanent, are to breach the boundaries of the site unless otherwise formally approved by Council.

To be completed before Council approval of the Survey Plan

14. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:
 - a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved. Specifically this shall include 3m wide stormwater cut off drain easements to Lots 15-23.
 - b) The names of all roads, private roads & private ways which require naming in accordance with Council's road naming policy shall be shown on the survey plan.
[Note: the road naming application should be submitted to the Council's Property Information Administrator Knowledge Management. and should be lodged prior to the application for the section 223 certificate]
 - c) A Building Restriction Area to the east of the ONF line identified on the approved plan entitled 'Manse Road Development Plan, Rev E, dated 26.1.16 is to be shown on the Survey Plan.

On completion of earthworks

15. On completion of earthworks within the building footprint and prior to the construction of the dwelling, the consent holder shall provide certification from a suitably qualified engineer experienced in soils investigations to the Principal Resource Management Engineer at Council, in accordance with NZS 4431:1989, for all areas of fill within Lots 1-23, & 28. Note this will require supervision of the fill compaction by a chartered professional engineer, see also Condition (17) below.

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

16. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall complete the following:

- a) The submission of 'as-built' plans in accordance with Council's 'as-built' standards, and information required to detail all engineering works completed in relation to or in association with this subdivision.
- b) The completion and implementation of all works detailed in Condition (7) above.
- c) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an underground electricity supply has been made available (minimum supply of single phase 15kva capacity) to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- d) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of underground telephone services has been made available to the boundary of all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met.
- e) All newly constructed foul sewer and stormwater mains shall be subject to a closed circuit television (CCTV) inspection carried out in accordance with the New Zealand Pipe Inspection Manual. A pan tilt camera shall be used and lateral connections shall be inspected from inside the main. The CCTV shall be completed and reviewed by Council before any surface sealing.
- f) Where this development involves the vesting of assets in the Council, the consent holder shall submit to Council a copy of the Practical Completion Certificate, including the date it was issued and when it lapses. This information will be used to ensure the Council's Engineering consultants are aware of the date where the asset is no longer to be maintained by the consent holder and to assist in budgeting for the Annual Plan.
- g) All signage, including road names, shall be installed in accordance with Council's signage specifications and all necessary road markings completed on all public or private roads (if any), created by this subdivision.
- h) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.
- i) A consent notice shall be registered on the certificates of title of all lots containing the cut-off trench at the base of Feehly Hill, advising that the lot owners are responsible for implementing the detailed protection and maintenance management plan prepared under Condition 7(e) above.
- j) A consent notice shall be registered on the certificates of title of any lots containing overland flow paths specifying minimum finished floor levels as determined under Condition 7(f) above.
- k) The consent holder shall provide a geotechnical completion report and a Schedule 2A "*Statement of professional opinion as to suitability of land for building construction*" for Lots 1-28 in accordance with Section 2.6.1 of QLDC's Land Development and Subdivision Code of Practice that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 and demonstrates to Council that the proposed lots are suitable for building development. In the event that the site conditions within the lots are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and approval full details of such works. The consent holder shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction.

A consent notice condition shall be registered on the relevant Computer Freehold Registers for any lot in respect of which the Schedule 2A statement indicates that building construction would only be suitable if certain mitigation measures and/or remedial works were carried out at the time of construction. The consent notice condition shall require that, prior to any construction work (other than work associated with geotechnical investigation), the owner of such a lot shall submit, to council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works AND require the owner to implement all such measures prior to occupation of any building.

- l) The submission of Completion Certificates from both the Contractor and Approved Certifier for the Wastewater Pump Station upgrade works, if any. The certificates shall be in the format of IPENZ Producer Statement PS3 and PS4.
- m) The submission of Practical Completion Certificates from the Contractor for all assets to be vested in the Council.
- n) The landscape plan submitted with the application shall be amended and resubmitted to council for approval. The amended landscape plan shall include the following:
 - i. Planting of indigenous vegetation of species selected from the *Feehly's Hill Planting Management Plan* approved by RM071231 within the area to the east of the ONF line as shown on the *Manse Road Development Plan Rev E* dated 26.1.16.
 - ii. Planting shall be to integrate the development into the ecological restoration of Feehly's Hill.
 - iii. Revegetation type planting at a density of 1m to 1.5m apart shall be included within Lots 15 to 23 and be of species and density sufficient to provide an average of 25% coverage per lot across the slope.
- o) All landscaping as identified on the approved subdivision landscape plan pursuant to condition 16(n) above is to be fully implemented, and areas of mass planting mulched and trees staked to best horticultural practice. All areas of landscaping within council land or land to be vested to council shall be maintained by the consent holder for a period of no less than 3 years from the date of completion as per the certified landscape plan.
- p) A digital plan showing the location of all building platforms as shown on the survey plan / Land Transfer Plan shall be submitted to the Subdivision Planner at Council. This plan shall be in terms of New Zealand Transverse Mercator 2000 coordinate system (NZTM2000), NZGDM 2000 datum.

Ongoing Conditions/Consent Notices

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

Engineering

- a) A consent notice condition pursuant to s.221 of the Resource Management Act 1991 shall be registered on the Computer Freehold Register for the relevant lots providing for the performance of any ongoing requirements for building construction as outlined in Conditions 16(i) - 16(k) above.
- b) At the time a dwelling is erected on Lots 1 – 23 & 28, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation. Parts of the site are underlain by silty alluvial deposits so soakage tests shall be undertaken as part of the design.
- c) At the time a dwelling is erected on Lots 1 – 5, 8, 9, 12 and 13, there shall be no direct vehicle access to Manse Road. Access shall only be via the crossing point to the lot created during subdivision.

- d) At the time a dwelling is erected on Lots 1 – 23 & 28, the foundations shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice.
- e) At the time a dwelling is erected on Lots 1 – 23 & 28, any lot that did not have a crossing constructed at the time of subdivision is required to install a sealed vehicle crossing to Council standards including compliance with Rule 14.2.4.2 of the QLDC District Plan.

Building Design Controls

- f) Maximum building heights for all structures shall be 7.0m from the following approved building platform levels to the highest point of the roof:

Lot 1: RL424.75
 Lot 2: RL425.20
 Lot 3: RL425.60
 Lot 4: RL426.10
 Lot 5: RL427.10
 Lot 6: RL426.70
 Lot 7: RL427.00
 Lot 8: RL427.80
 Lot 9: RL428.50
 Lot 10: RL427.00
 Lot 11: RL426.80
 Lot 12: RL428.50
 Lot 13: RL427.35
 Lot 14: RL427.23
 Lot 15: RL427.17
 Lot 16: RL426.88
 Lot 17: RL426.60
 Lot 18: RL426.60
 Lot 19: RL426.60
 Lot 20: RL426.30
 Lot 21: RL426.00
 Lot 22: RL425.60
 Lot 23: RL425.10
 Lot 28: RL427.75

- g) All buildings are to be located within the approved building platform.
- h) The maximum ground floor area for dwellings is to be 160m² with the maximum ground floor area for any accessory building being limited to 40m². (Note: this does not prevent a dwelling from being constructed to two storeys).
- i) Roofing claddings may be Timber, Slate Shingles, Corrugated Iron, Tray Steel and other steel material. Steel products are limited to mid-dark grey, black, deep green.
- j) Roofs shall be in gable form only (no hip roofs except for lean-to's) and shall have a pitch of between 30 and 45 degrees. Flat connections between building forms are permitted but shall not exceed 25% of the roof form. Lean to roofs are to have a maximum mono pitch roof of 8 degrees.
- k) Wall materials for all structures shall be one of the following:
 - Timber weatherboards, stained, painted or left to weather.

- Timber board and batten, stained, painted or left to weather.
 - Weatherboard cladding systems, similar to Linea.
 - Local stone.
 - Corrugated iron, tray steel and any other steel material to be approved under the Building Act, to be used in limited amounts for feature detailing but not for full cladding except maybe on secondary buildings such as garages or out-houses.
 - Steel, Corten or painted.
 - Concrete or plaster masonry
- l) Wall claddings shall be continuous. Walls must be in one cladding form, with no changes over wall surfaces. Changes may occur at a recess or visible break points.
- m) Wall colours, when paint is utilised (i.e. when not in natural finishes such as steel, concrete or timber etc) shall be in neutral/rustic tones/colours of cream, grey, red oxide (burnt umber), brown or green.
- n) Within Lots 15 to 23, buildings within 2m of the Building Restriction Area (identified via Condition 14(c)) shall be restricted to 3m in height.
- o) No structures or residential activities (including eaves, balconies, steps and the like) are to be located within the Building Restriction Area (identified via Condition 14(c)) on Lots 15 - 23.

Landscaping and fencing

- p) All fencing to Manse Road shall be in the approved post and rail detail only and shall be maintained in good condition.
- q) All fencing to the internal road and walkway shall be in either stone wall or in post and wire or mesh fencing only and shall be maintained in good condition.
- r) The continuous Laurel Hedge along Manse Road shall be maintained by landowners in a tidy and clipped form at no greater than 1.4 metres high.
- s) All planting, stonewalls or fencing within each lot as identified on the approved plans shall be maintained in accordance with the approved landscaping plans (Site Planting Plan 2433-WD40 and Stage 1 Planting 2433-WD44). Should any tree or plant die, become unhealthy or is altered so as to no longer achieve the intended form as per the plan, it shall be replaced with the same species and grade as per the approved landscape plan within 12 months.
- t) Lot owners shall plant at least 2 of the following shrubs / small trees within their lots:
- Flowering Cherries (minimum height at maturity 3.5 metres)
 - Ornamental Pears
 - Magnolia species (minimum height at maturity 3.5 metres)
 - Crabapples
 - Hazelnut trees
 - Kowhai
 - Flax (phorium tenax)
 - Olearia (native)

Explanation: The above list is considered representative of existing traditional tree plantings found in Arrowtown and is intended to promote a quality amenity throughout the development without the shading / screening effects that occur with large tree species such as Elms, Oaks, etc.

- u) Wilding tree species (*Pinus contorta*, *P.nigra*, *P.sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) or problem weed species such as *Betula* birch shall not be planted on the property and the property shall be maintained free of such species.
- v) Within Lots 15 to 23 the following restrictions shall apply to the Building Restriction Area (identified via Condition 14(c)):
 - i. No activities, other than the provision of 'Open Space' shall be undertaken.
 - ii. Vegetation planted shall be limited to the following native species set out within Appendix 1 of the *Feehly's Hill Planting Management Plan* stamped as approved under resource consent RM071231:
 - Festuca novae zelandiae* hard tussock
 - Poa cita* silver tussock
 - Poa colensoi* blue tussock
 - Phormium cookianum* mountain flax
 - Nothofagus fusca* red beech
 - Nothofagus cliffortioides* mountain beech
 - Griselinia littoralis* broadleaf
 - Myrsine australis* mapou
 - Coprosma lucida*
 - Podocarpus hallii* mountain totara
 - Sophora microphylla* kowhai
 - Coprosma propinqua* mingimingi
 - Coprosma virescens*
 - Discaria toumatou* matagouri
 - Olearia odorata* tree daisy
 - Corokia cotoneaster* korokia
 - Aristotelia fruticosa* mountain wineberry
 - Carmichaelia petriei* native broom
 - Hebe cupressoides* whipcord hebe
 - Melicytus alpinus* or *sp.* Porcupine shrub
 - Myrsine divaricata* weeping mapou
 - Olearia fragrantissima* scented tree daisy
 - Olearia lineate* weeping tree daisy
 - Muehlenbeckia complexa*

Exterior Lighting

- w) All exterior lighting within residential lots shall be directed downwards and away from property boundaries, so that light spill beyond property boundaries does not occur.
- x) All exterior lighting should be no higher than 1.8 above ground level and below the height of adjacent buildings.

Additional Controls

Design controls to be complied with that have been included on this notice for completeness but monitoring of compliance etc of these is not the responsibility of the Queenstown Lakes District Council:

- y) Paling fencing is permitted between lots to a maximum of 1.5 metres in height and shall be set back 6 metres from all external and internal road and walkway boundaries. Within the 6m setbacks a hedge as per 19 and 21 below is acceptable.
- z) Hedging is encouraged for the purpose of screening, privacy and shelter. The recommended hedge species are Laurel, Grisilinea, Lonicera and Hornbeam. Any hedge may be made child/pet proof by adding a netting element to it, by attaching it to a suitably framed post and rail fence.

- aa) Major window proportions are encouraged to be vertical in nature, in keeping with traditional window forms.
- bb) Verandah forms are encouraged.

Amalgamation Condition

- 18. Lot 901 hereon in shall be amalgamated with Lot 900 hereon in, and shall be held in the same Computer Freehold Register.

Advice Notes:

- 1. The consent holder is advised to obtain all necessary building consents regarding removal of the existing dwellings and onsite wastewater disposal systems.
- 2. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.
- 3. Prior approval via a Connection to Council Services for a Temporary Water Take is required if Council's water supply is to be utilised for dust suppression during earthworks. This shall include the use of a backflow prevention device to prevent contamination of Council's potable water supply.
- 4. Care is to be taken when locating services and access driveways in relation to the Flowering Cherry tree locations and that consideration needs to be given to incorporating root barriers / deflectors at the time of planting to encourage the larger buttress roots to form initially in a downward direction.

DECISION B - LANDUSE CONSENT CONDITIONS

General Conditions

- 1 That the development must be undertaken/carried out in accordance with the plans:

- Manse Road Subdivision (dated 13 July 2013) Rev D

stamped as approved on 13 July 2016

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

- 2a. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
- 2b. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991 and shall pay to Council an initial fee of \$145. This initial fee has been set under section 36(1) of the Act.

Engineering

General

- 3 All engineering works shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 3rd June 2015 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<http://www.qldc.govt.nz/planning/resource-consents/qldc-land-development-and-subdivision-code-of-practice/>

To be completed at the time a dwelling is erected

5. At the time a dwelling is erected on Lots 1-23 & 28, the owner for the time being shall engage a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice to design a stormwater disposal system that is to provide stormwater disposal from all impervious areas within the site. The proposed stormwater system shall be subject to the review of Council prior to implementation as part of the building consent process. Parts of the site are underlain by silty alluvial deposits so soakage tests shall be undertaken as part of the design.
6. At the time a dwelling is erected on Lots 1 – 23 & 28, the foundations shall be designed by a suitably qualified professional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice.
7. At the time a dwelling is erected on Lots 1 – 5, 8, 9, 12 and 13, there shall be no direct vehicle access to Manse Road. Access shall only be via the crossing point to the lot created during subdivision.
8. At the time a dwelling is erected on lots 1 – 23 & 28, any lot that did not have a crossing constructed at the time of subdivision is required to install a sealed vehicle crossing shall be constructed to Council Standards including compliance with Rule 14.2.4.2 of the Queenstown Lakes District Council District Plan.

To be completed before occupation of any dwelling

9. Prior to occupation of any dwelling the consent holder shall complete the following:
 - a) The subdivision approved under RM150887 shall be completed for the subject lot and title issued.
 - b) The provision of 2 onsite car parking spaces per residential dwelling in accordance with the District Plan.
 - c) Any power supply and/or telecommunications connections to the dwelling shall be underground from existing reticulation and in accordance with any requirements/standards of the network provider's requirements.
 - d) Underground connections from the dwelling to reticulated water and sewer connections located at the boundary of the lot, in accordance with Council standards.

Design

10. Maximum building heights for all structures shall be 7.0m from the following approved building platform levels to the highest point of the roof:

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 Lot 2: RL425.20
 Lot 3: RL425.60
 Lot 4: RL426.10
 Lot 5: RL427.10
 Lot 6: RL426.70
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 Lot 28: RL427.75

11. All buildings are to be located within the approved building platform.
12. The maximum ground floor area for dwellings is to be 160m² with the maximum ground floor area for any accessory building being limited to 40m². (Note: this does not prevent a dwelling from being constructed to two storey's).
13. Roofing claddings may be Timber, Slate Shingles, Corrugated Iron, Tray Steel and other steel material. Steel products are limited to mid-dark grey, black, deep green.

14. Roofs shall be in gable form only (no hip roofs except for lean-to's) and shall have a pitch of between 30 and 45 degrees. Flat connections between building forms are permitted but shall not exceed 25% of the roof form. Lean to roofs are to have a maximum mono pitch roof of 8 degrees.
15. Wall materials for all structures shall be one of the following:
 - Timber weatherboards, stained, painted or left to weather.
 - Timber board and batten, stained, painted or left to weather.
 - Weatherboard cladding systems, similar to Linea.
 - Local stone.
 - Corrugated iron, tray steel and any other steel material to be approved under the Building Act, to be used in limited amounts for feature detailing but not for full cladding except maybe on secondary buildings such as garages or out-houses.
 - Steel, Corten or painted.
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16. Wall claddings shall be continuous. Walls must be in one cladding form, with no changes over wall surfaces. Changes may occur at a recess or visible break points.
17. Wall colours, when paint is utilised (i.e. when not in natural finishes such as steel, concrete or timber etc) shall be in neutral/rustic tones/colours of cream, grey, red oxide (burnt umber), brown or green.
18. Major window proportions are encouraged to be vertical in nature, in keeping with traditional window forms.
19. Verandah forms are encouraged.
20. Within Lots 15 to 23, buildings within 2m of the Building Restriction Area (identified via Condition 14(c)) shall be restricted to 3m in height.
21. No structures or residential activities (including eaves, balconies, steps and the like) are to be located within the Building Restriction Area (identified via Condition 14(c)) on Lots 15 - 23.

Landscaping and fencing

22. All fencing to Manse Road shall be in the approved post and rail detail only and shall be maintained in good condition.
23. All fencing to the internal road and walkway shall be in either stone wall or in post and wire or mesh fencing only and shall be maintained in good condition.
24. The continuous Laurel Hedge along Manse Road shall be maintained by landowners in a tidy and clipped form at no greater than 1.4 metres high.
25. All planting, stonewalls or fencing within each lot as identified on the approved plans shall be maintained in accordance with the approved landscaping plans (Site Planting Plan 2433-WD40 and Stage 1 Planting 2433-WD44). Should any tree or plant die, become unhealthy or is altered so as to no longer achieve the intended form as per the plan, it shall be replaced with the same species and grade as per the approved landscape plan within 12 months.
26. Lot owners shall plant at least 2 of the following shrubs / small trees within their lots:
 - Flowering Cherries (minimum height at maturity 3.5 metres)
 - Ornamental Pears
 - Magnolia species (minimum height at maturity 3.5 metres)
 - Crabapples

- Hazelnut trees
- Kowhai
- Flax (*Phormium tenax*)
- Olearia (native)

Explanation: The above list is considered representative of existing traditional tree plantings found in Arrowtown and is intended to promote a quality amenity throughout the development without the shading / screening effects that occur with large tree species such as Elms, Oaks, etc.

27. Wilding tree species (*Pinus contorta*, *P. nigra*, *P. sylvestris*, *P. pinaster*, *P. radiata*, *Larix decidua*, *Psuedotsuga menziesii*, *Acer pseudoplatanus*, *Crataegus monogyna*) or problem weed species such as *Betula* birch shall not be planted on the property and the property shall be maintained free of such species.
28. Within Lots 15 to 23 the following restrictions shall apply to the Building Restriction Area (identified via Condition 14(c)):
- iii. No activities, other than the provision of 'Open Space' shall be undertaken.
 - iv. Vegetation planted shall be limited to the following native species set out within Appendix 1 of the *Feehly's Hill Planting Management Plan* stamped as approved under resource consent RM071231:
 - Festuca novae zelandiae* hard tussock
 - Poa cita* silver tussock
 - Poa colensoi* blue tussock
 - Phormium cookianum* mountain flax
 - Nothofagus fusca* red beech
 - Nothofagus cliffortioides* mountain beech
 - Griselinia littoralis* broadleaf
 - Myrsine australis* mapou
 - Coprosma lucida*
 - Podocarpus hallii* mountain totara
 - Sophora microphylla* kowhai
 - Coprosma propinqua* mingimingi
 - Coprosma virescens*
 - Discaria toumatou* matagouri
 - Olearia odorata* tree daisy
 - Corokia cotoneaster* korokia
 - Aristotelia fruticosa* mountain wineberry
 - Carmichaelia petriei* native broom
 - Hebe cupressoides* whipcord hebe
 - Melicytus alpinus* or sp. Porcupine shrub
 - Myrsine divaricata* weeping mapou
 - Olearia fragrantissima* scented tree daisy
 - Olearia lineate* weeping tree daisy
 - Muehlenbeckia complexa*

Exterior Lighting

29. All exterior lighting within residential lots shall be directed downwards and away from property boundaries, so that light spill beyond property boundaries does not occur.
30. All exterior lighting should be no higher than 1.8 above ground level and below the height of adjacent buildings.

Advice Notes:

1. The consent holder is advised to obtain all necessary building consents regarding removal of the existing dwellings and onsite wastewater disposal systems.
2. The consent holder is advised that any retaining walls, including stacked stone and gabion walls, proposed in this development which exceeds 1.5m in height or walls of any height bearing additional surcharge loads will require Building Consent, as they are not exempt under Schedule 1 of the Building Act 2004.

APPENDIX 2 - APPLICANT'S AEE

ATTACHMENT [A]

Information and Assessment of Effects on the Environment

Applicant:

SUBURBAN ESTATES LIMITED

Section 127 Variation to RM150887



June 2016

Prepared by: Nick Geddes

CLARK FORTUNE MCDONALD & ASSOCIATES
REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS



1.0 A DETAILED DESCRIPTION OF THE PROPOSAL:

1.1 Site Description

The site is legally described as Part Section 7 Block XVIII Shotover Survey District, being 9.22 hectares in area and contained within certificate of title OT13B/98.

The site is located off Manse Road near the intersection with Malaghans Road on the outskirts of Arrowtown. The site includes a portion of Feehly's Hill and a walking track up to its summit.

The portion of the site adjoining Manse Road is predominantly flat before it meets the flanks of Feehly Hill where it begins to rise steeply up. There are a number of established trees dotted over the site and two existing residential buildings and associated accessory buildings.

Title for the subject site is contained in Attachment [B] to this application while a site location plan is contained in Attachment [C] to this application.

1.2 Planning History

RM010137 - Application to replace two bedrooms of an existing workers accommodation building. Approved on 23 March 2001.

RM010735 - Application to replace entire workers accommodation building rather than just two bedrooms due to the level of maintenance required. Approved on 6 November 2001.

RM070943 - Granted on 19 May 2009 and approved the creation of 24 residential allotments, one balance allotment for further development, two access lots. Also sought approval for breach of 2m setback from OS-HL(E), This decision approved a slightly revised location for the ONF boundary.

Extension of time sought and approved for RM070943. Lapse date now 19 May 2019.

RM071231 - Granted on 16 March 2009 and approved the ecological restoration plan for the OS-HS (E) area, the construction of a public walkway to the summit of Feehly's Hill. Approval was also obtained to undertake residential development within areas RES(E) and DUE(E) without first undertaking the landscaping within the OSMR(E) area and during rather than at the completion of the ecological restoration of Feehly's Hill and the construction of the public walking track. The applicant is still completing this restoration under the supervision of a local ecologist.



RM150887 – Application under Section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to create 23 residential allotments, one access lot, one reserve lot and one balance lot to contain Feehly's Hill in addition to associated earthworks and landscaping. Land use consent is also sought to construct a residential unit on each of the 23 residential lots with breaches with respect to setbacks.

Copies of relevant consents are contained in Attachment [D] to this application.

1.3 The Proposal

The applicant obtained consent (RM150887) to subdivide 23 residential allotments within the RES(E) activity area of the subject site. For the purpose of the current application RM150887 is referred as 'the original consent / decision'.

Works approved under the original consent (RM150887) commenced April 2016 which included the installation of services and road formation. In the process, the applicant has elected to keep a row of trees which were initially ear marked to be removed. In order to keep these trees along a pedestrian lane the subdivision has been redesigned. The redesign does not increase the physical area intended for the subdivision but the internal boundaries have been reconfigured.

A copy of the approved plan is contained in Attachment [E] to this application while the proposed plans are contained in Attachment [F].

An additional lot (Lot 22) has been included in the proposed plan. It is accepted that this could be considered as a change to the "nature" of the application originally submitted and approved. However, it is considered that the additional lot is within the ambit of the original subdivision consent as the original subdivision application provides for sufficient capacity in all aspects of infrastructural requirements to accommodate an additional lot without the need to amend or alter servicing while the location of the additional lot is central to the site and will not be apparent from an off-site perspective

The 'effects' of the redesign are discussed in more detail in Part 2.0 of this application.

1.3.1 Earthworks

An earthworks plan was approved as part of the original consent which appears on page 102 of the decision document contained in Attachment [D] to this application.

A majority of the proposed works were to raise the eastern portion up to match the same level as the western. These works will not change as part of the current application. However, the amended



boundary configurations require that the approved earthworks plan be substituted for the proposed which is contained in Attachment [G] to this application.

It is noted that the set of drawings submitted for Engineering Approval have been approved as part of Condition 1 of the original resource consent. This practice is problematic. While it provides a greater level of detail for the benefit of resource consent purposes it removes the ability of the consent holder to change the design of the engineering plans without requiring a formal amendment to the approved drawing set under Condition 1.

As such, the current application seeks consent to remove the engineering set of plans from Condition 1 as outlined in Part 1.3.1 below.

To facilitate the above, the current application seeks consent to change Condition 1 of both the subdivision and landuse conditions by providing an updated earthworks plan in substitution for the engineering set of drawings. Condition 15 of the subdivision conditions requires an updated Lot reference. These amendments to the conditions of RM150887 are set out in Attachment [H] to this application.

1.3.2 Lot design

The original consent approved Lots 1-23 which are located entirely within the RES(E) area and vary in size from 600m² to 1000m². Lot 100 (4,182m²) was to vest as legal road and Lot 201 (390m²) is to vest as recreation reserve.

A copy of the approved scheme plan is contained in Attachment [E] while a copy of the proposed scheme plan is contained in Attachment [F].

The proposal provides a reconfiguration of original Lots 4-12 to provide Lots 4-12 and Lot 28. The revised lot arrangement changes the range of lot size from that specified above to a minimum of 550m² to a maximum of 868m² in a zone which does not specify a minimum lot size. The revised lot arrangement is not considered to compromise the merits of the original lot design.

Lot 201 has been relocated to the east in alignment with the intersection of Manse and Bush Creek Road. To accommodate the lane of trees described in Part 1.3 above the size of the reserve lot has been increased from 390m² to 602m².

Lot 100 remains the same as approved in the original consent.

The original consent approved a setback from Manse Road of 4.5 metres rather than the required 10m and no setback from the ONF line (OS HL(E) line) was approved rather than the required 2m setback. These setbacks remain unaltered as part of the current application.



To facilitate the above, the current application seeks consent to change Condition 1 of both the subdivision and landuse conditions. All proposed amendments to the conditions of RM150887 are set out in Attachment [H] to this application.

1.3.3 Access and Earthworks

Access to all lots was approved via Lot 100 (legal road). No changes are proposed to the design, location and volume of earthworks required to create Lot 100. Lot 100 includes:

- 8 metre wide sealed road with indented parallel parking in two separate areas.
- A footpath is proposed on the southern portion of lot 100 to provide pedestrian access.
- Legal width of 18m in areas to facilitate parking
- The road will be sealed in asphaltic concrete or chip seal and have exposed aggregate thresholds at both entries off Manse Road.
- Kerb and channel will be used on the internal roads to reticulate the stormwater generated from these areas.

The original consent approved stormwater reticulation to terminate in soak pits located in Manse Road and the recreation reserve, Lot 201. A preferred method of stormwater disposal is to locate larger soakage pits on neighbouring Lot 1 DP 21359 which has been purchased by the applicant late April 2016. It is considered that the method of stormwater disposal approved in the original application be retained as part of the current application and any new stormwater design be the subject of a future subdivision consent which includes Lot 1 DP 21359.

The proposed redesign of lot boundaries and Lot 201 results in two access lanes to service proposed Lots 5-8 and Lots 9-12 & 28. The revised access arrangement is depicted on the proposed scheme plan contained in Attachment [F].

To facilitate the above, amendments to Conditions 7(g) and 7(k) of the subdivision conditions are required while Condition 8 of the landuse set requires amendments as set out in Attachment [H] to this application.

1.3.4 Servicing

The original consent approved the extension of Council water reticulation to the new allotments through Lot 100 where individual connections can be made for each allotment. The current application does not seek consent to amend this service provision.

The original consent approved the extension of Council waste water reticulation to the new allotments through Lot 100 where individual connections can be made for each allotment. The current application does not seek consent to amend this service provision.

It is proposed to dispose of all stormwater generated from the roads and future buildings via on site methods such as soakage pits, as there is no reticulated stormwater located within Manse Road.



Each allotment will be provided with a 100mm lateral to reticulate the stormwater generated on the site, through the network of pipes to be installed within the legal road boundaries and terminating in the appropriate soakage field which are located in Manse Road and Lot 201.

To facilitate the above, the lot references which read "Lots 1-23" in the conditions of consent are required to read "Lots 1-23 & 28". As such, these amendments have been undertaken where required as outlined in the conditions contained in Attachment [H] to this application.

1.3.5 Staging

The original consent approved a staging condition to enable each lot to be completed in individual stages. As above, the current application seeks to introduce the additional lot reference into this staging condition this amendment has been undertaken as outlined in the conditions contained in Attachment [H] to this application.

1.3.5 Blanket Landuse consent

The original consent approved a blanket landuse consent for the construction of a dwelling within each of the approved residential platforms identified on the subdivision plan contained in Attachment [E] to this application.

The additional lot requires an additional reference within the body of conditions and in particular Condition 17(f) of the subdivision set and Condition 10 of the landuse set. These amendments have been undertaken where required as outlined in the conditions contained in Attachment [H] to this application.

1.3.6 Landscaping – Manse Road

The original consent approved a comprehensive landscaping plan for the boundary of Manse Road which appears on pages 95-97 of the original decision in Attachment [D] to this application. The current application does not seek any amendments or alterations to this plan other than to provide the amended Lot 201 design. The amended landscape plans are contained in Attachment [I] to this application.

1.3.7 Landscaping – Internal to the site

The original consent approved a landscaping within lot 100 to screen views of public using these walking links to Feehlys Hill from the residential units. This was detailed on the approved plan which appear on pages 95-97 of the original decision contained in Attachment [D] to this application.



The redesign of the lot configuration does not result in the alteration to any of the areas providing this screening or does it seek to alter the requirement for future lot owners to undertake landscaping as set out in RM150887.

The current application does not seek to make any changes to the approved:

- Fencing requirements
- Exterior lighting

The amended landscape plans are contained in Attachment [I] to this application.

1.3.8 *Urban Design Panel*

Reporting from the Urban Design Panel (UDP) appears on page 91 of the original consent approval which is contained in Attachment [D]. A review of comments with reference to the nature and scale of the current application has been undertaken where it is considered that the comments and directions offered from the UDP remain unaffected by the current application.

1.4 **Statutory Provisions**

1.4.1 Resource Management Act 1991

Section 127 of the Resource Management Act provides for the holder of a resource consent to apply for a change of a condition of the consent. Section 127 states:

- (3) Sections 88 to 121 apply, with all necessary modifications, as if—
 - (a) the application were an application for a resource consent for a discretionary activity; and
 - (b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.

In accordance with Section 3(a) above the proposed variation is for a discretionary activity.

1.4.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2012



Detailed site reviews have been undertaken and records have been found that would suggest an activity on the HAIL has been carried out in the past (sheep dip). Details of the NES assessment are included as Attachment [J] to this application.

It is not proposed to remove any of the material from the site as part of the earthworks proposed.

1.4.3 Queenstown Lakes District Council Proposed District Plan

Submissions towards the Proposed District Plan closed on the 23rd of October and are currently being heard. The Hearings Panel have not issued any interim or formal decisions on the Plan Review. Therefore, it is considered unnecessary to undertake a weighting exercise.

1.5 Classes of Activities

There are no encumbrances listed on the certificate of title for the subject site.

The current application is made under section 127 of the Resource Management Act 1991 as detailed in Part 1.3 above. Relevant Chapters of the District Plan have been considered and no further consents are considered necessary above or beyond those applied for in the original application RM150887.

2.0 ASSESSMENT OF THE ACTIVITY'S EFFECTS ON THE ENVIRONMENT:

2.1 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:

It is considered that the proposal will not result in any significant adverse effect on the environment and the location proposed is considered appropriate.

2.2 An assessment of actual or potential effects on the environment of the proposed activity:

2.2.1(a) Permitted Baseline

Section 104 of the Resource Management Act 1991 provides that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect. A number of activities are permitted on the site and therefore form part of the permitted baseline for the site:

- Arable and pastoral farming in OS-MR(E) area (excluding tree planting) are a permitted activity in the Meadow Park Special Zone.
- 100m3 of earthworks with a maximum of 15% of the site being exposed in any 12 month period.



2.2.1(b) Existing Environment

Consents listed in Part 1.2 above approve subdivision and landuse development on site for 23 residential fee simple lots.

ASSESSMENT: EFFECTS ON THE ENVIRONMENT (s95A(2))

It is usual when assessing applications to amend a consented development to treat consented development as forming a consented baseline where any consequent environmental effects could be implemented at any time until it expires so the purpose of the Act is best met by confining the enquiry to consideration of differences between what is now proposed and what is already consented.

2.2.2 Outstanding Natural Feature (ONF)

The original consent was assessed by QLDC Consultant Landscape Architect Richard Denney whom considered the original consent was acceptable based upon the replication of conditions from RM070943 with particular reference to the requirement:

"To plant the area to the east of the ONF line with indigenous vegetation selected from the approved ecological restoration plan prior to titles being issued and a restriction on any future planting having to be selected from this list."

The current application does not seek consent to amend planting requirements specified above.

In addition to the above, the decision for the original consent comments:

"Mr Denney has stated that a restriction on the built form within 2m of the ONL line is acceptable provided the built form in this area is limited to no more than 3m, as this will not protrude above the 7m height of the remainder of the building on each lot."

The current application does not seek consent to amend the 3m restriction on built form specified above.

In summary, the current application does not seek to amend or remove conditions of consent which ensure effects on the landscape values of the ONF are 'no more than minor'. As such, it is considered that any adverse effects upon the ONF remain as 'no more than minor'.

2.2.3 Land, Flora and Fauna

Due to the nature and scale of the current application there will be no adverse effects upon land, flora and fauna which have not already identified and approved as part of the original consent.

2.2.4 People and Built Form



The proposed redesign meets the minimum lot size specified in for the Meadow Park zone, Lot 100 and 201 are retained along with the design controls specified for the future dwellings. The positioning, size and orientation of the redesign is considered to meet the intentions of the original subdivision design.

Despite a reconfiguration of lots and lot numbers as part of this consent application the comments from the UDP are still considered to be relevant to the proposed redesign. Lots with dual street frontage still retain privacy through the proposed Laurel hedge.

Given the above, the conclusion reached in Part 4.3 of the original decision that “the potential adverse effects upon the people and built form as a result of the proposed development and subdivision are considered to be no more than minor” is still considered applicable to the current application.

2.2.5 Infrastructure

QLDC Engineer Mr Mike Wardill assessed the original application and considered all aspects of infrastructural requirements to be met subject to conditions of consent. Based upon his recommendation Part 4.3 of the original decision concludes:

“The effects of the proposal in terms of servicing are considered to be less than minor.”

The current application does not seek consent to remove any conditions recommended by Mr Wardill. As such, the conclusion reached in the original consent with respect to infrastructure is considered applicable to the current application.

2.2.6 Drainage

With reference to drainage Part 4.3 of the decision document comments:

“Mr Wardill notes that swales are required along Manse Road and a cut off drain above the lots in order to control stormwater run off from Feehly Hill during large rain events is also required. Conditions in relation to these requirements have been recommended by Mr Wardill....As a result of the imposition of the recommended conditions of consent in relation to drainage, the effects of the proposed subdivision and development are considered to be no more than minor.”

The current application does not seek consent to remove the swales along Manse Road, the cut of drain above the lots or any conditions of consent which relate to these aspects of the development. As such, it is considered that the current application still affords the benefit of the conclusion reached in the original decision that the effects of the proposed subdivision and development are considered to be no more than minor.



2.2.7 Natural Hazards

With reference to drainage Part 4.3 of the original decision comments:

“A geotechnical report prepared by Mr Royden Thomson has been submitted with the application which assesses the potential rock fall and liquefaction hazards in relation to the subject site. Mr Wardill has reviewed this report and has recommended replication of the applicable conditions of consent in relation to hazards which were imposed on resource consent RM070943.”

The proposed lot configuration is considered within the ambit of the original geotechnical reporting by Royden Thomson and since the current application does not seek consent to remove any conditions of consent which relate to natural hazards the conclusion reach in respect to natural hazards in Part 4.3 of the original decision remains applicable to the current application.

2.2.8 Traffic and Parking

With reference to drainage Part 4.3 of the decision document comments:

“Mr Wardill has confirmed that the proposed vested road is in accordance with Council standards for the number of lots served in Stages 1 and 2 (not part of this application) of the proposed subdivision. Furthermore, Mr Wardill has stated that the intersection locations are satisfactory in terms of sight distance and offset from the intersection.

Mr Wardill states that he is satisfied the proposed road design is in general accordance with the Council’s Code of Practice and is therefore unlikely to result in unsafe traffic outcomes pending detailed engineering review. Some inconsistencies between the applicable engineering standard and the application have been identified by Mr Wardill, however conditions of consent have been recommended in this regard.”

The proposal does not seek consent to amend any aspect of Lot 100. As such, the conclusion reach in respect to traffic and parking in Part 4.3 of the original decision is still considered applicable to the current application.

2.2.9 Nuisance

With reference to drainage Part 4.3 of the decision document comments:

“Nuisance effects associated with the proposed subdivision and development are limited to those potential effects generated by the earthworks and construction phase. Conditions of consent have been recommended by Mr Wardill in this regard in relation to site management methods.”

The current application does not seek consent to remove any conditions of consent which relate to earthworks and the construction phase. As such, the conclusion reach in respect to potential effects



of nuisance in Part 4.3 of the original decision is still considered applicable to the current application.

2.2.10 NES

With reference to drainage Part 4.3 of the decision document comments:

“A Preliminary and Detailed Site Investigation report by Davis Consulting Group has been submitted with the application which details that the subject site is a likely HAIL site as historical land use activities have occurred which may have impacted the soil quality of the site. However, they confirm that based on the results of the Detailed Site Investigation that it is highly unlikely that there is a risk to human health from the proposed subdivision and development.”

The proposed lot configuration is considered within the ambit of the original reporting by Davis Consulting Group and the conclusion reach in respect to NES in Part 4.3 of the original decision is still considered applicable to the current application.

2.2.11 Staging

QLDC Engineer Mr Mike Wardill provided a staging condition in the original consent decision. The current application introduces an additional lot reference which is not considered to have any adverse effects on the environment above or beyond that of the original consent approval.

ASSESSMENT: EFFECTS ON PERSONS

2.2.12 Landform

The current application does not seek any amendments to the fill design or setbacks approved in the original consent. As such, the conclusion reached in Part 4.3 of the original decision is still considered applicable to the current application in terms of landform any adverse effects are less than minor.

2.2.13 Dominance

Design controls are relied upon to ensure that any potential effects on adjoining properties in terms of effects of dominance are less than minor. While the current proposal includes amendments by way of lot references it does not seek to change the active wording of the design controls. As such, it is considered that any effects of dominance remain less than minor.

2.2.14 Shading

Part 4.3 of the decision document concludes that any adverse effects from shading are less than minor by virtue of the location of the subject site coupled with design controls. While the current



proposal includes amendments by way of lot references it does not seek to change the active wording of the design controls and the location of the site has not changed. As such, it is considered that any adverse effects from shading remain less than minor.

2.2.15 Amenity

Part 4.3 of the decision document concludes that any adverse effects upon amenity are less than minor by virtue of the location of the subject site within a zone where residential development is anticipated. The location of the site in this zone has not changed. As such, it is considered that any adverse effects upon amenity remain less than minor.

2.2.16 Nuisance

Part 4.3 of the decision document concludes that any adverse effects associated with nuisance to adjacent properties are less than minor by virtue of conditions of consent which relate to earthworks and construction. While the current proposal includes amendments by way of lot references it does not seek to change any conditions which specifically relate to earthworks and construction. As such, it is considered that any adverse effects in terms of nuisance to adjacent properties remain less than minor.

Conclusion, it is considered that the current consent application does not result in any adverse effects upon the environment (including persons) which are above or beyond those considered and approved in the original resource consent RM150887.

2.3 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:

Please see section 2.2.7 above.

2.4 If the activity includes the discharge of any contaminant, a description of...

- (a) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and**
- (b) any possible alternative methods of discharge, including into any other receiving environment**

Please refer to section 2.2.6

2.5 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.

Actual and potential adverse effects of the proposal have been considered in Part 2.2. No mitigation measures are considered necessary.



2.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

No persons are considered affected by the activity.

2.7 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:

It is not expected that any monitoring will be required as part of this application.

2.8 If the activity will or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

There are no known customary rights that the site is subject to therefore this is not applicable to this application.

3.0 DISTRICT PLAN: OBJECTIVES AND POLICIES ASSESSMENT

3.1 Operative District Plan

The decision document for RM150887 relies on the assessment contained in the original application in terms of relevant Objectives and Policies under the Operative District Plan. This assessment has been reviewed with reference to the current application. It is concluded that due to the scale and nature of changes proposed in the current application that the current application would not be inconsistent with any relevant Objective or Policy of the Operative District Plan.

3.2 Proposed District Plan

Objectives and Policies of the Proposed District Plan's Chapter 27 were considered in Part 7.2 of the decision document for the original consent. It is considered that due to the scale and nature of changes proposed in the current application that the current application would not be inconsistent with any relevant Objective or Policy of the Proposed District Plan.

4.0 DISTRICT PLAN: RULES AND ASSESSMENT CRITERIA

The original consent application provided assessment to confirm consistency with the relevant criteria contained under the following headings from the Operative District Plan:

Earthworks

Breach to Road Boundary Setback



Breach to OS-HL(E) Setback

Residential Activities in the OS-HL(E)

Lot Size, Average and Dimension

Property Access (Rule 15.2.8)

Hazards (Rule 15.2.10)

Water supply (Rules 15.2.11 – 15.2.13)

Stormwater (Rules 15.2.11-15.2.13)

Effluent Disposal (rules 15.2.11-15.2.13)

Energy Supply and Telecommunications (rules 15.2.11-15.2.13)

Vegetation and Landscape (Rule 15.2.17)

Following a review of this assessment it is concluded that due to the scale and nature of changes proposed in the current application that the current application meets the relevant criteria contained under the above hearings in the Operative District Plan.

5.0 RESOURCE MANAGEMENT ACT 1991: PART 2

The proposal aligns with the Meadow Park Special Zone requirements for residential buildings and associated subdivision. This development will promote sustainable management of natural and physical resources within the site, whilst ensuring that social, economic, and cultural well-being is provided for. The proposal will avoid, remedy and mitigate adverse effects of activities on the environment.

Overall, the proposal is in keeping with the purpose and principles of the RMA.

AEE prepared by **Nick Geddes**

CLARK FORTUNE MCDONALD & ASSOCIATES

03rd June 2016

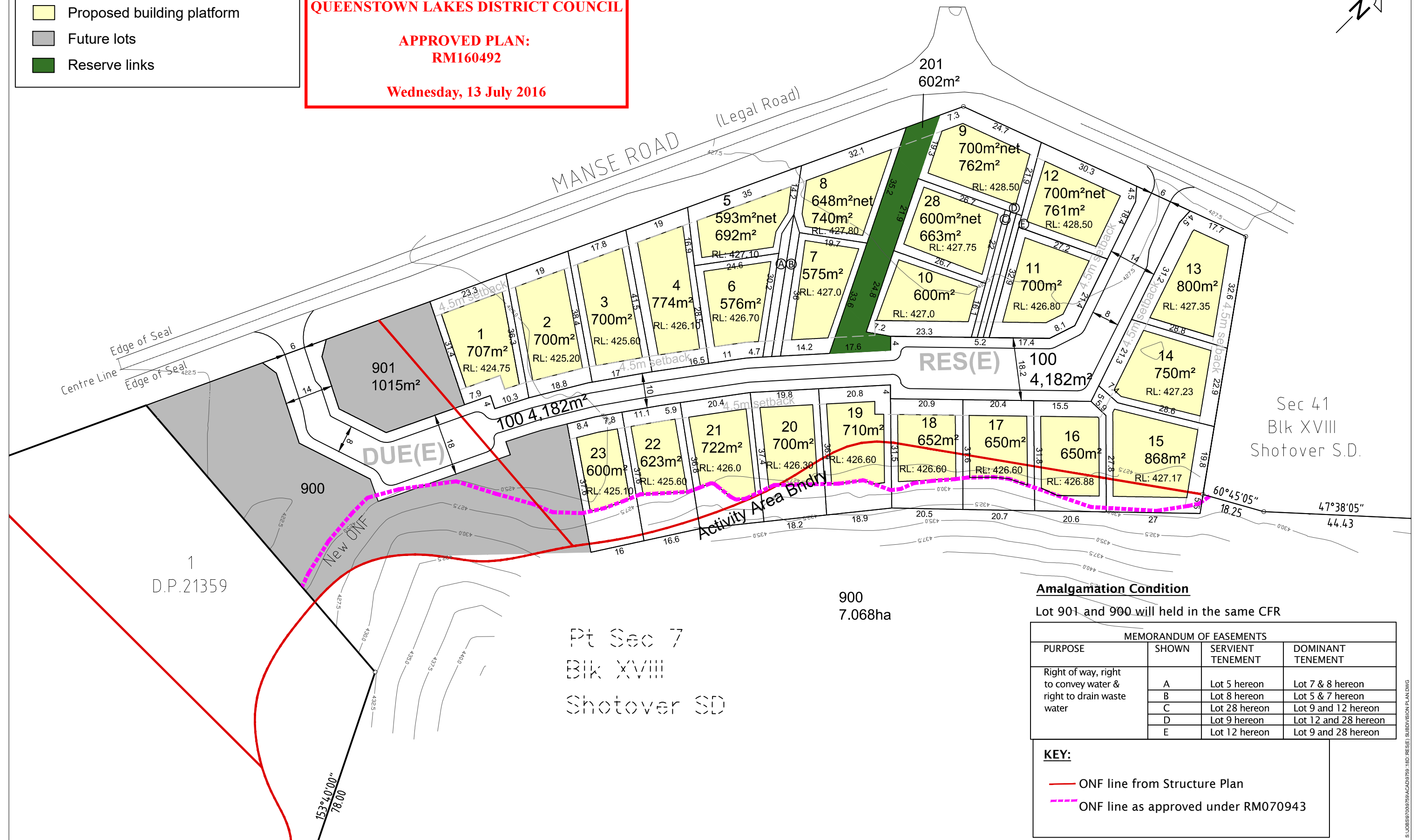
KEY:

- Proposed building platform
- Future lots
- Reserve links

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160492

Wednesday, 13 July 2016



Amalgamation Condition

Lot 901 and 900 will held in the same CFR

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of way, right to convey water & right to drain waste water	A	Lot 5 hereon	Lot 7 & 8 hereon
	B	Lot 8 hereon	Lot 5 & 7 hereon
	C	Lot 28 hereon	Lot 9 and 12 hereon
	D	Lot 9 hereon	Lot 12 and 28 hereon
	E	Lot 12 hereon	Lot 9 and 28 hereon

KEY:

- ONF line from Structure Plan
- ONF line as approved under RM070943



CLARK FORTUNE McDONALD
& ASSOCIATES

REGISTERED LAND SURVEYORS LAND DEVELOPMENT
& RESOURCE MANAGEMENT CONSULTANTS
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Rev	Date	Revision Details	By	Ver.	App.
D	13.7.16	Add Lot 7 as Dominant Tenement	CRW		
C	11.7.16	Add amalgamation text	CRW		
B	5.7.16	Revise Lot numbers	CRW		
A	17.5.16	Revise Lot layout	CRW		

Notes:
1. All dimensions shown are in meters unless shown otherwise.
2. Please note that the services that are depicted on this plan are from the field survey. For confirmation of the type and position of each service please refer to the As Built plan.
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
- Ensuring the information is the most recent issue.
- Copyright on this drawing is reserved.

SHEET 1 OF 2

Project:
MANSE ROAD SUBDIVISION

Client:
SUBURBAN ESTATES Ltd

Surveyed	Signed	Date
CH		
Drawn	Signed	Date
ED		26.1.16
Designed	Signed	Date
Approved	Signed	Date

Drawing Title:
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ACTIVITY AREA & LOT 900 & 901
BEING A BALANCE LOT IN OS-HL(E)

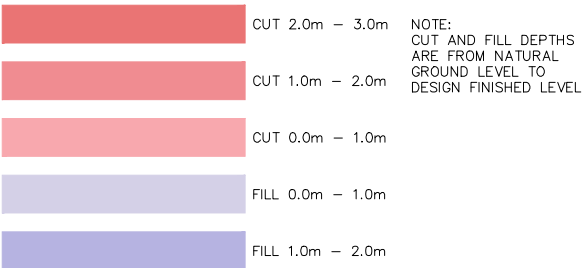
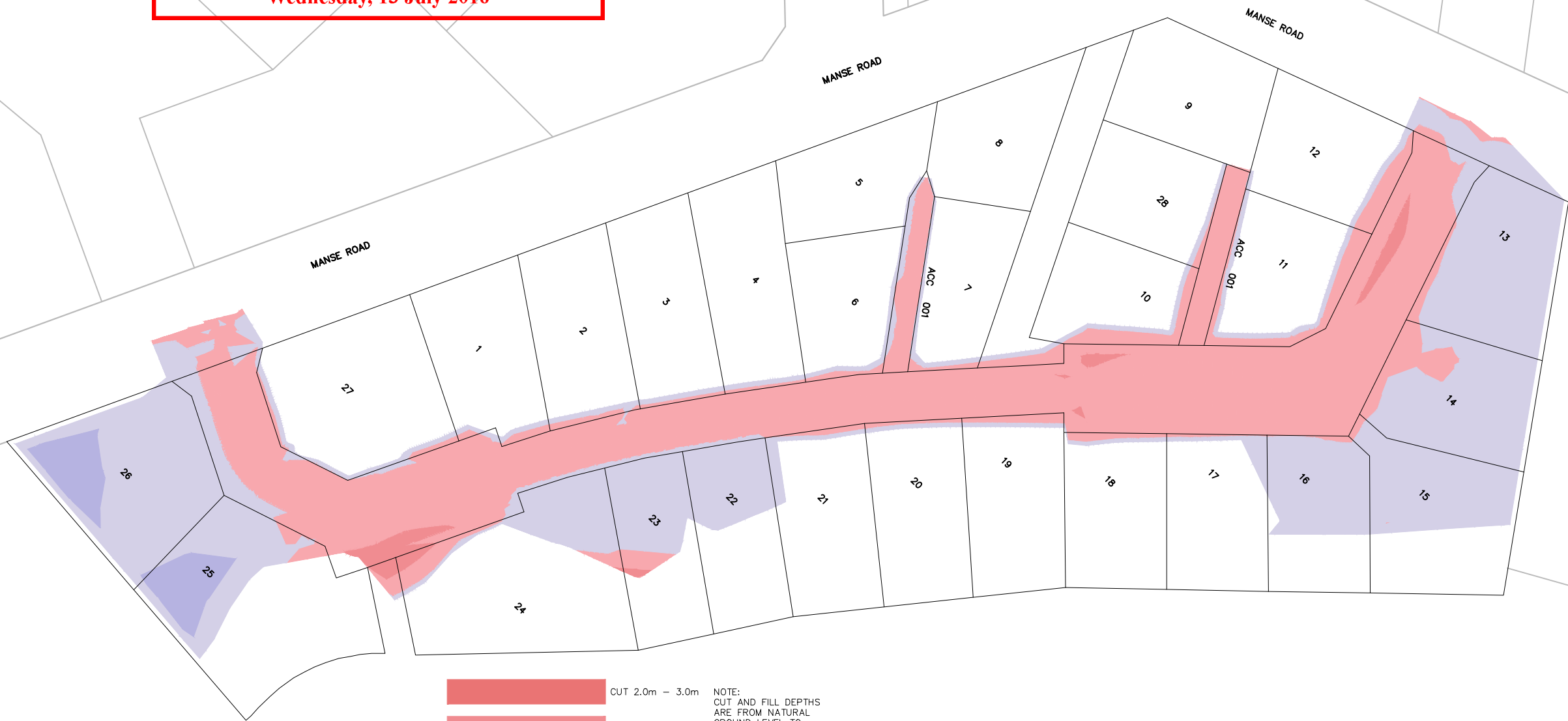
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NZGD 2000 M.S.L.	



QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160492

Wednesday, 13 July 2016



WORK IN PROGRESS 02.06.2016



Clark Fortune McDonald & Associates
Licensed Cadastral Surveyors • Land Development • Planning Consultants

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Shop 2, Otago House, 475 Moray Place, P.O. Box 5960

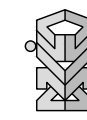
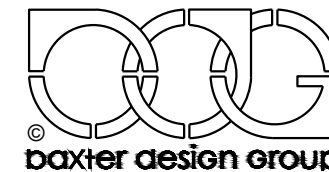
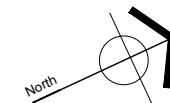
Rev.	Date	Revision Details	By
B	27.10.2015	ROAD LAYOUT, LEVELS ETC	TS
C	06.11.2015	ROAD LAYOUT, SERVICES, DRAINAGE DETAILS ETC	TS
D	16.12.2015	ROAD LAYOUT, LOT BDYS, CONTOURS	TS
G	30.05.2015	ROAD LAYOUT, LOT BDYS, CUT / FILL DEPTHS	TS

LINKS GATE SUBDIVISON

STAGE 1

EARTHWORKS - CUT / FILL DEPTHS

Client	SUBURBAN ESTATES LTD				Surveyed	Signed	Date	Job No.	Drawing No.
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					Drawn	Signed	Date	Scale	SHEET 004
					TPS		07.15	1:250 @ A1 1:500 @ A3	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.					Designed	Signed	Date	Datum & Level	Rev.
					CCH		07.15	MSL	G



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Suburban Estates

Linksgate Manse Road

2433-WD10
Masterplan

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others

REVISIONS

Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Paving, walls, mailboxes
B	01 Dec 2015	Footpath, paving, street trees
C	10 Dec 2015	Lots 25 and 26 boundary planting
D	25 Jan 2016	Tender Issue
E	---	Plan revised to new lot layout

Drawing Title: Masterplan

Scale: As shown

Date: Oct 2015

Sheet Number: WD10

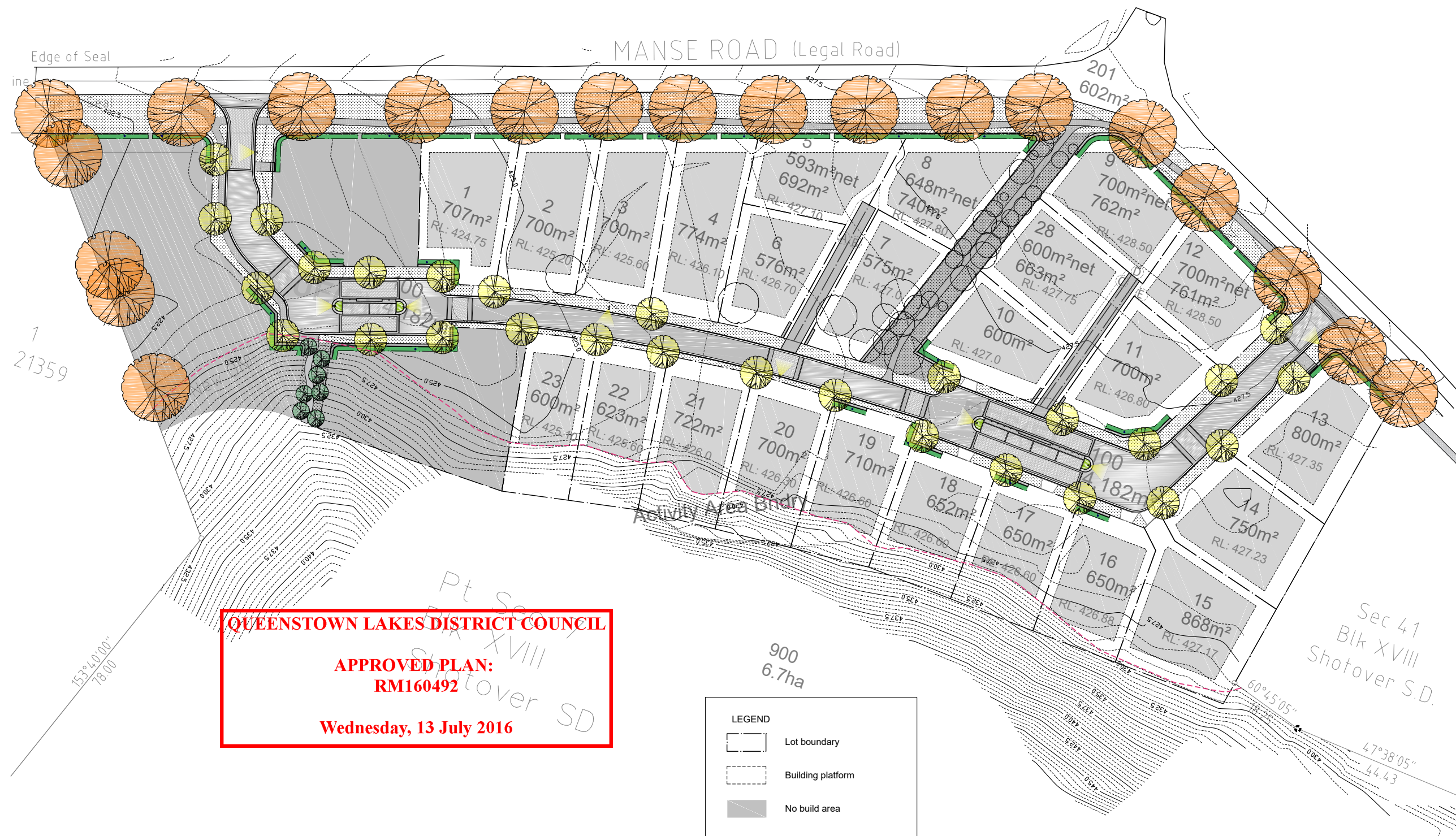
Job Number: 2433

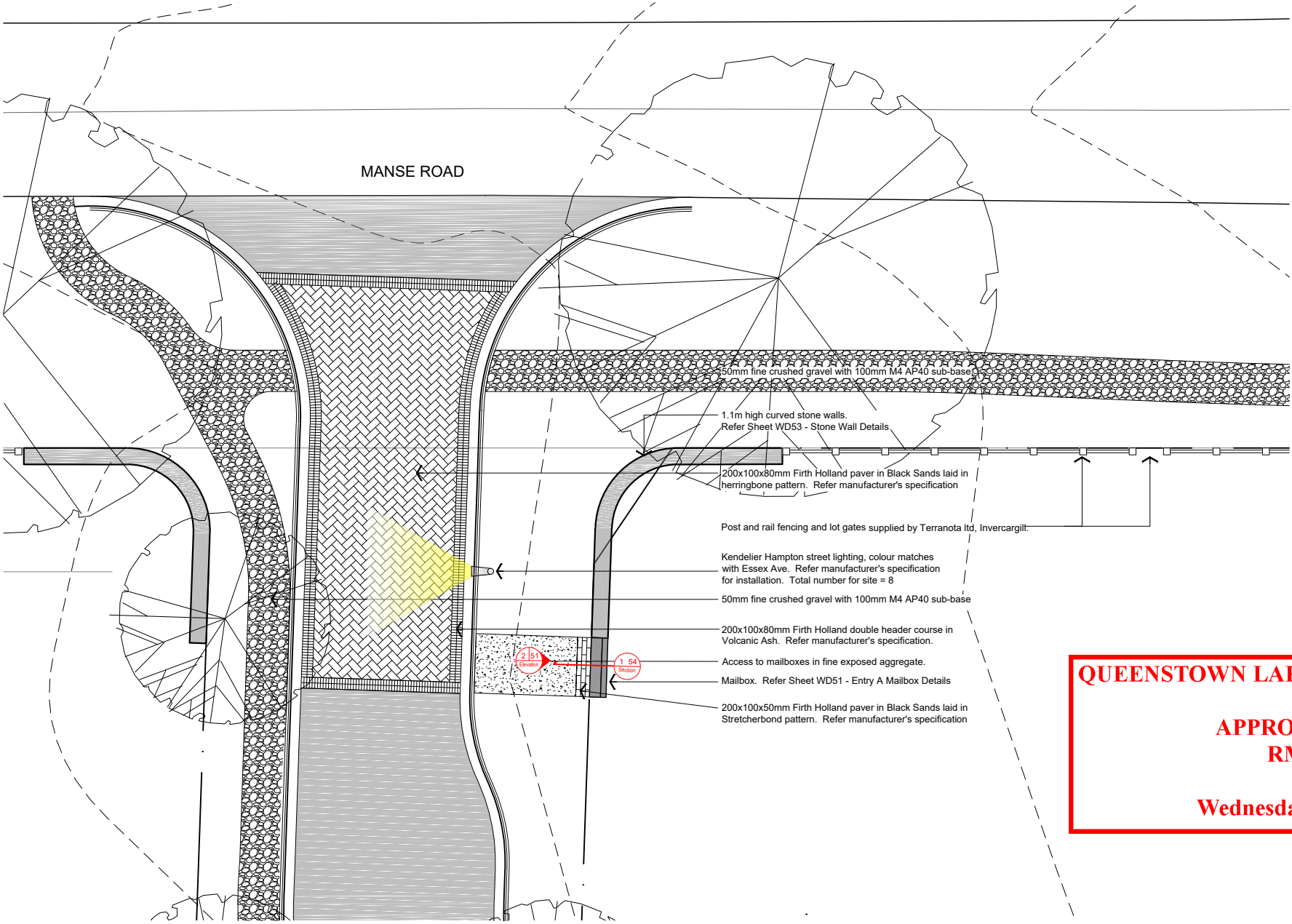
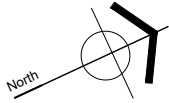
Designed: PB

Drawn: LZ

Checked: PB

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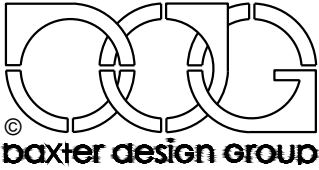


NOTE
* Refer Engineer's plan for all road setout and levels
* Refer Engineer's plan for sump locations

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Suburban Estates

**Linksgate
Manse Road**

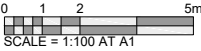
2433-WD20
Entry A Materials

CONSULTANTS	
Project Managers	
Architect	
Engineer	
Surveyor	
Others	

REVISIONS		
Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Paving, walls, mailboxes
B	01 Dec 2015	Footpath, paving
C	25 Jan 2016	Tender Issue
D	11 Feb 2016	Wall height changed
E	---	Plan revised to new layout

Drawing Title:	Entry A Materials
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD20
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

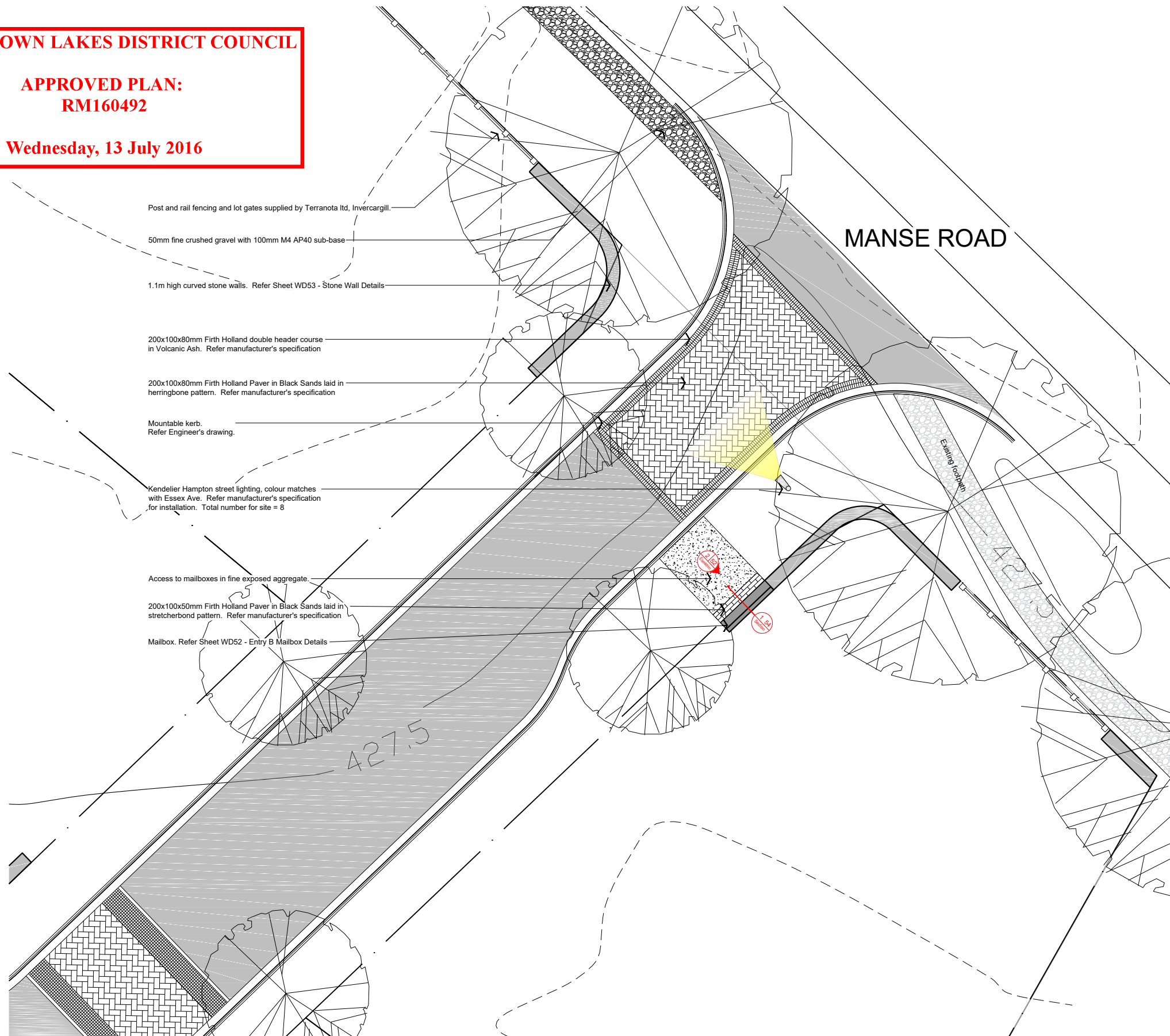
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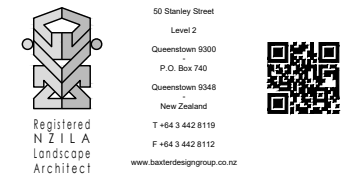
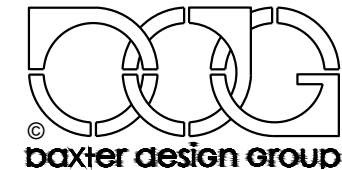
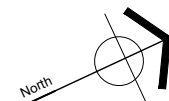
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NOTE

- * Refer Engineer's plan for all road setout and levels
- * Refer Engineer's plan for sump locations



Suburban Estates

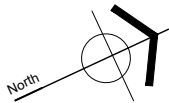
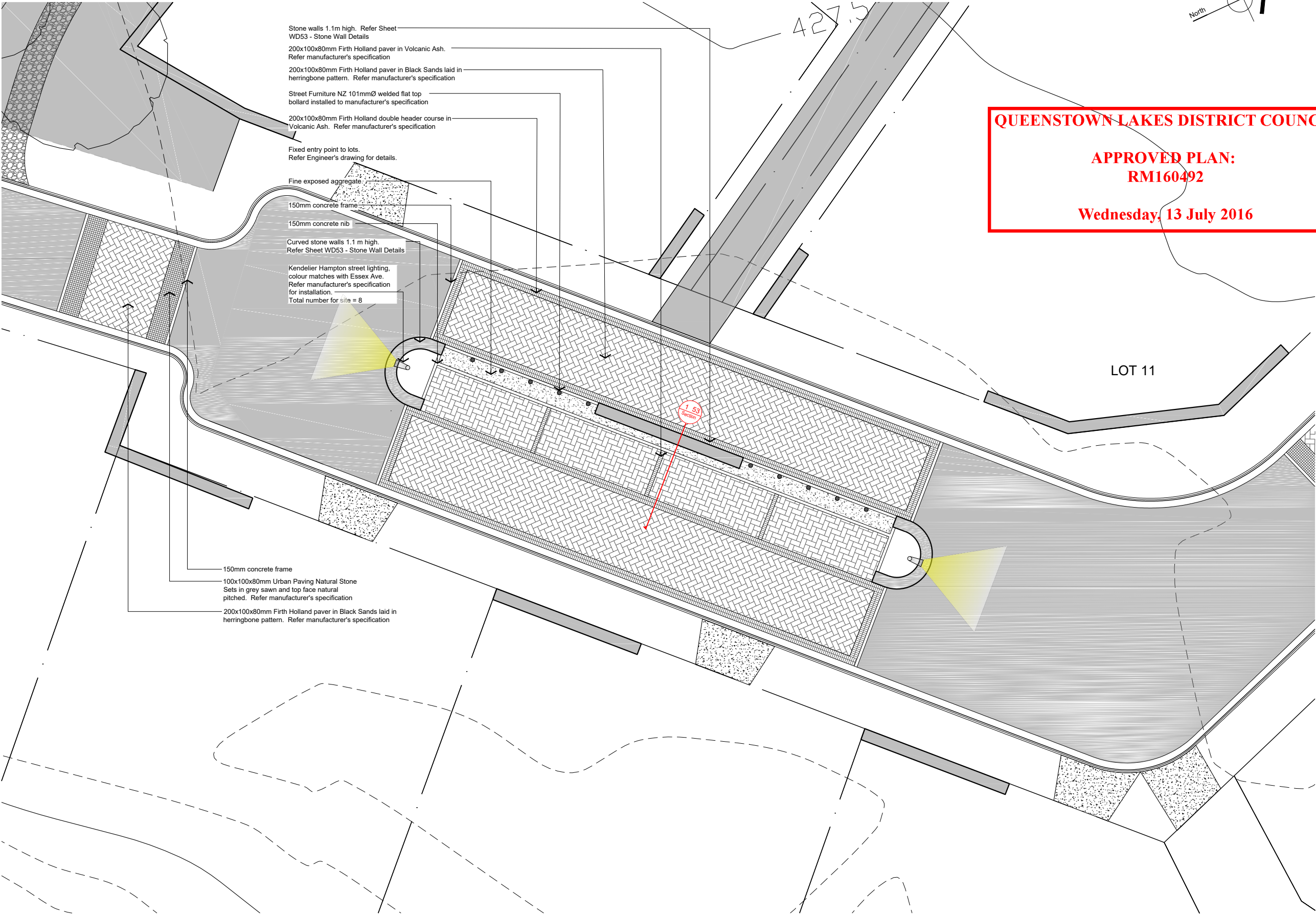
Linksgate
Manse Road

2433-WD21
Entry B Materials

CONSULTANTS		
Project Managers		
Architect		
Engineer		
Surveyor		
Others		
REVISIONS		
Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Paving, walls, mailboxes
B	01 Dec 2015	Footpath, paving
C	25 Jan 2016	Tender Issue
D	11 Feb 2016	Wall height changed
E	---	Plan revised to new layout

Drawing Title:	Entry B Materials
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD21
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

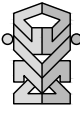
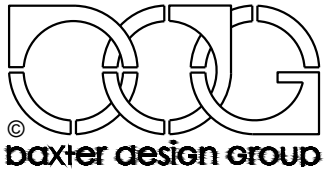
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Suburban Estates

Linksgate
Manse Road

2433-WD22
Courtyard North Materials

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others

REVISIONS

Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Layout, paving materials, walls
B	25 Jan 2016	Tender Issue
C	11 Feb 2016	Wall height changed
E	---	Plan revised to new layout

Drawing Title: Courtyard North Materials

Scale: As shown

Date: Oct 2015

Sheet Number: WD22

Job Number: 2433

Designed: PB

Drawn: LZ

Checked: PB

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NOTE

- * Refer Engineer's plan for all road setout and levels
- * Refer Engineer's plan for sump locations

1 Courtyard (North) Materials
Scale: 1:100 at A1 / 1:200 at A3

0 1 2 5m
SCALE = 1:100 AT A1

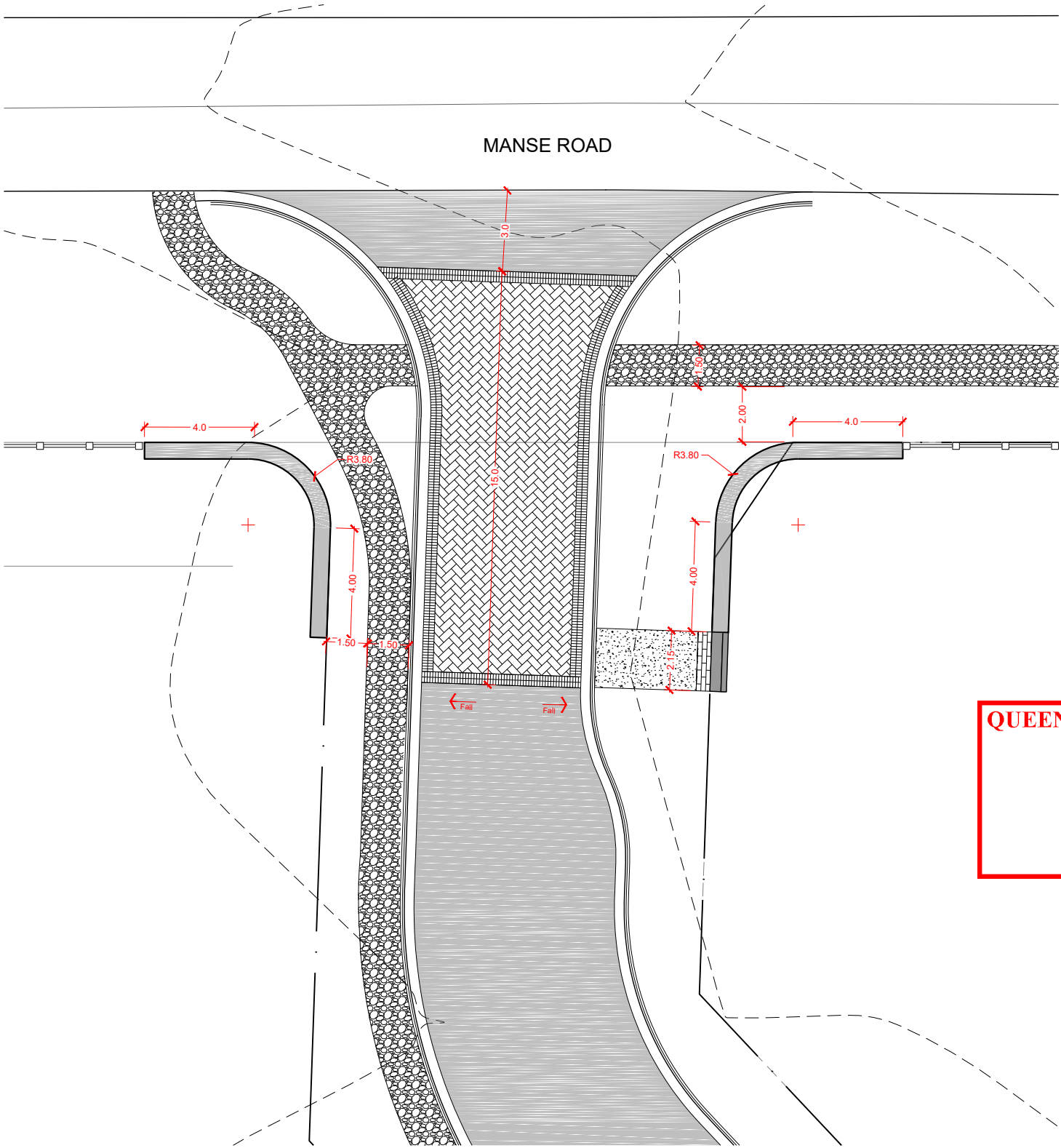
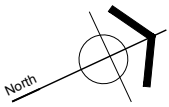


2433-WD23
Courtyard South Materials

REVISIONS

Drawing Title:	Courtyard South Materials
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD23
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

— 200x100x80mm Firth Holland paver in Black Sands laid in herringbone pattern. Refer manufacturer's specification



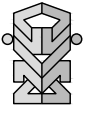
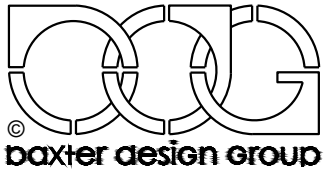
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NOTE

- * Refer Engineer's plan for all road setout and levels
- * Refer Engineer's plan for sump locations



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**Linksgate
Manse Road**

**2433-WD30
Entry A Setout**

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others

REVISIONS

Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Paving, walls, mailboxes
B	01 Dec 2015	Footpath, paving
C	25 Jan 2016	Tender Issue
D	---	Plan revised to new layout

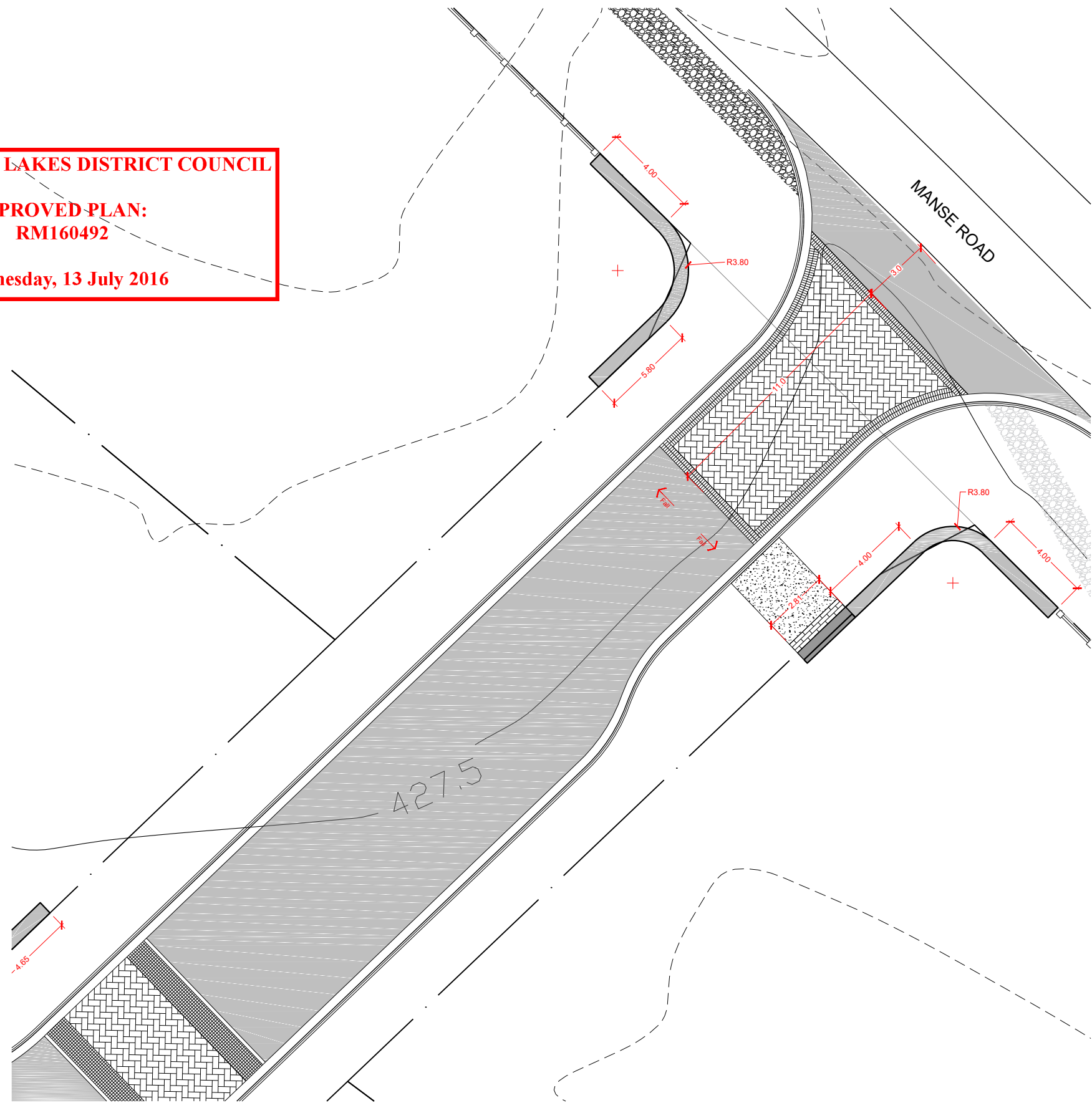
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Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD30
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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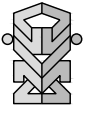
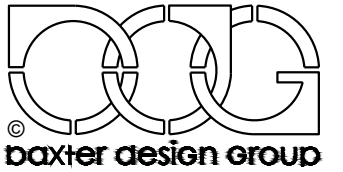
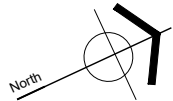
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NOTE

- * Refer Engineer's plan for all road setout and levels
- * Refer Engineer's plan for sump locations



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Suburban Estates

Linksgate
Manse Road

2433-WD31

Entry B Setout

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others

REVISIONS

Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 015	Paving, walls, mailboxes
B	01 Dec 2015	Footpath, paving
C	25 Jan 2016	Tender Issue
D	---	Plan revised to new layout

Drawing Title: Entry B Setout

Scale: As shown

Date: Oct 2015

Sheet Number: WD31

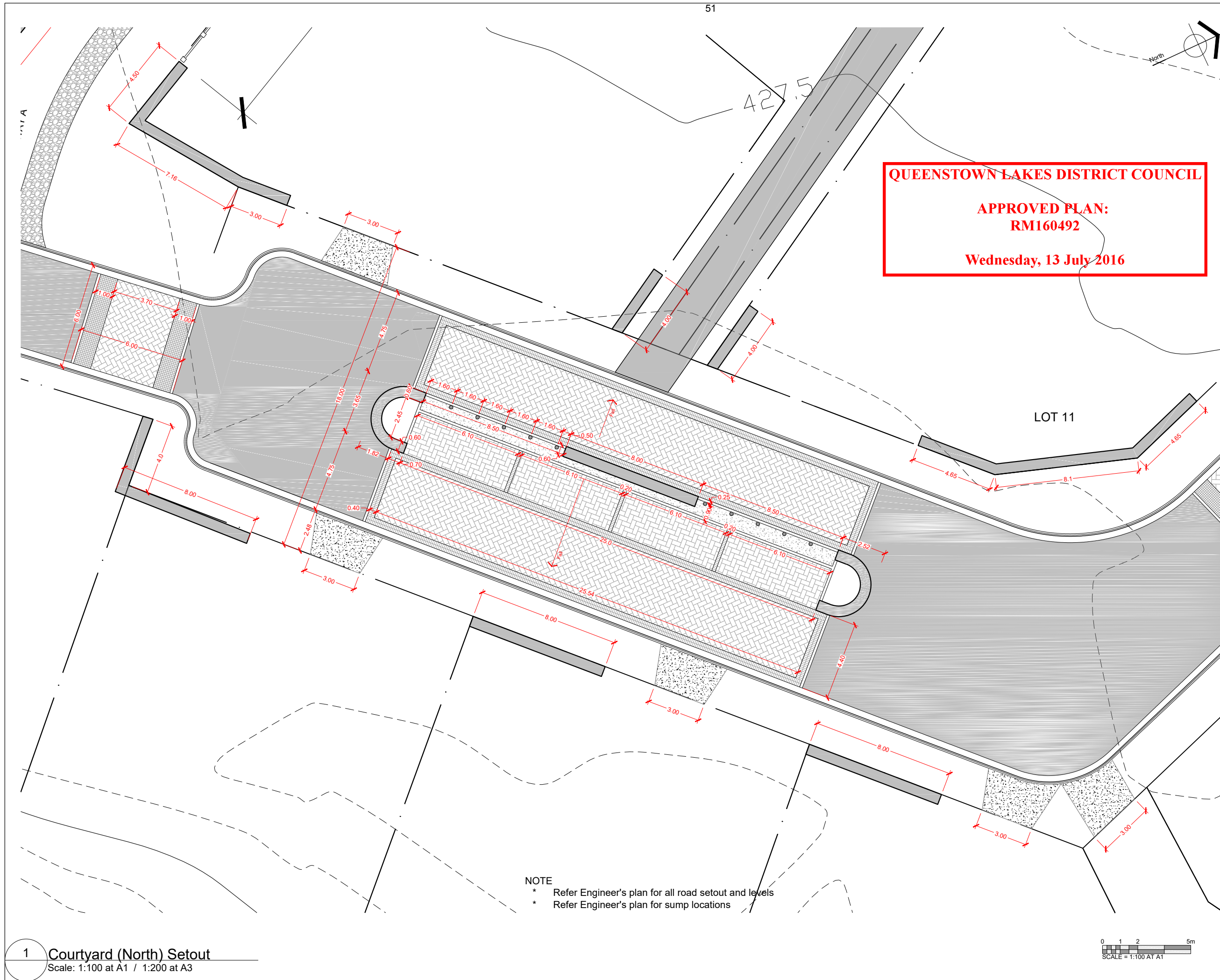
Job Number: 2433

Designed: PB

Drawn: LZ

Checked: PB

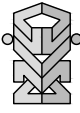
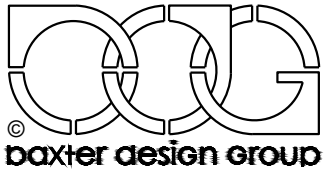
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Suburban Estates

Linksgate
Manse Road

2433-WD32

Courtyard North Setout

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others

REVISIONS

Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Layout, paving materials, walls
B	25 Jan 2016	Tender Issue
C	---	Plan revised to new layout

Drawing Title: Courtyard North Setout

Scale: As shown

Date: Oct 2015

Sheet Number: WD32

Job Number: 2433

Designed: PB

Drawn: LZ

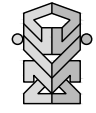
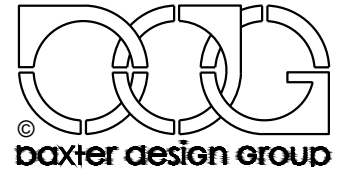
Checked: PB

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NOTE
* Refer Engineer's plan for all road setout and levels
* Refer Engineer's plan for sump locations

1 Courtyard (North) Setout
Scale: 1:100 at A1 / 1:200 at A3

0 1 2 5m
SCALE = 1:100 AT A1



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Linksgate
Manse Road

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others	
--------	--

REVISIONS

Rev.	Date	Description
0	21 Oct 2015	First issue
A	10 Nov 2015	Layout, paving materials, walls
B	25 Jan 2016	Tender issue
C	---	Plans revised to new layout

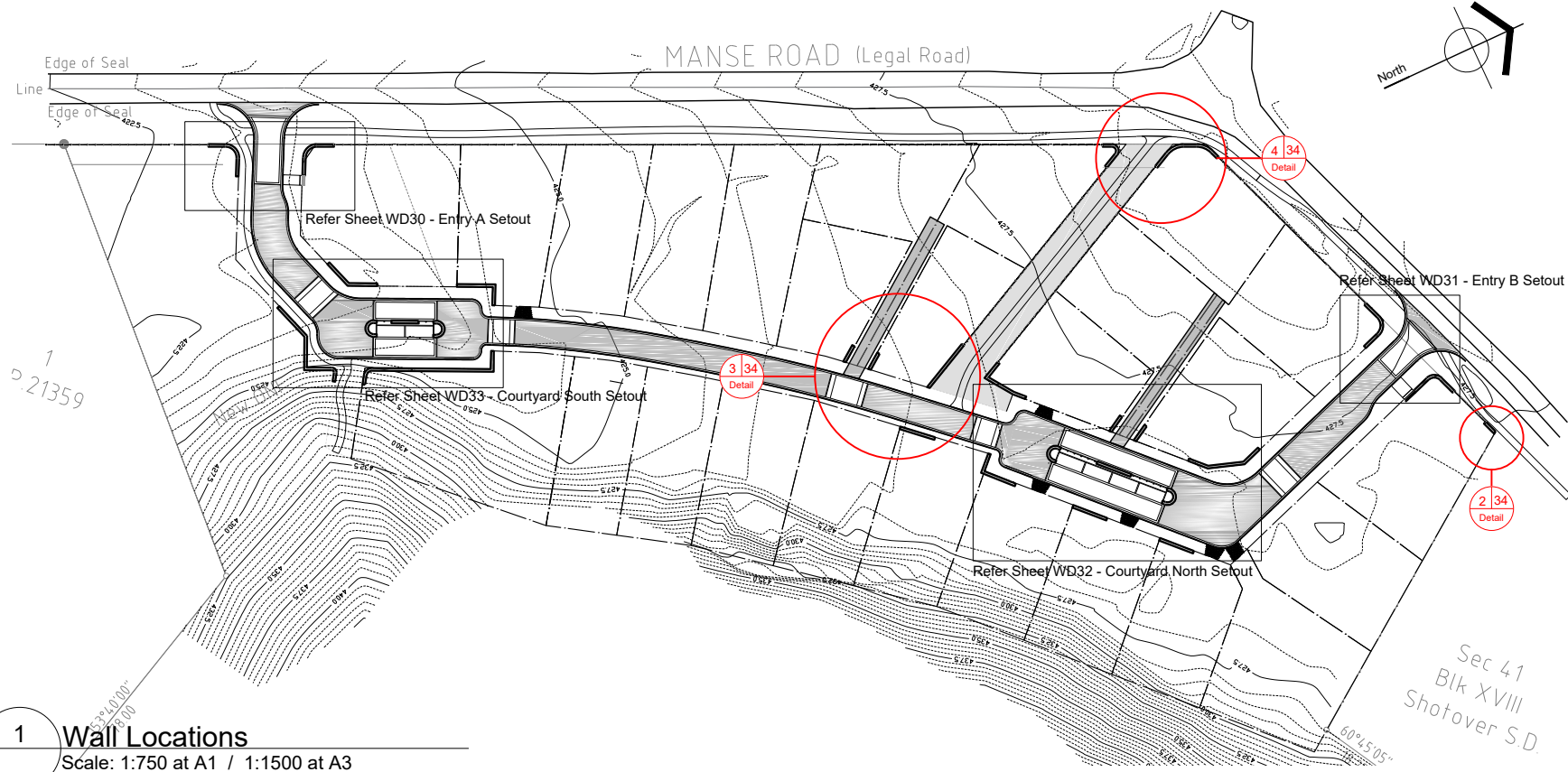
Drawing Title:	Courtyard South Setout
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD33
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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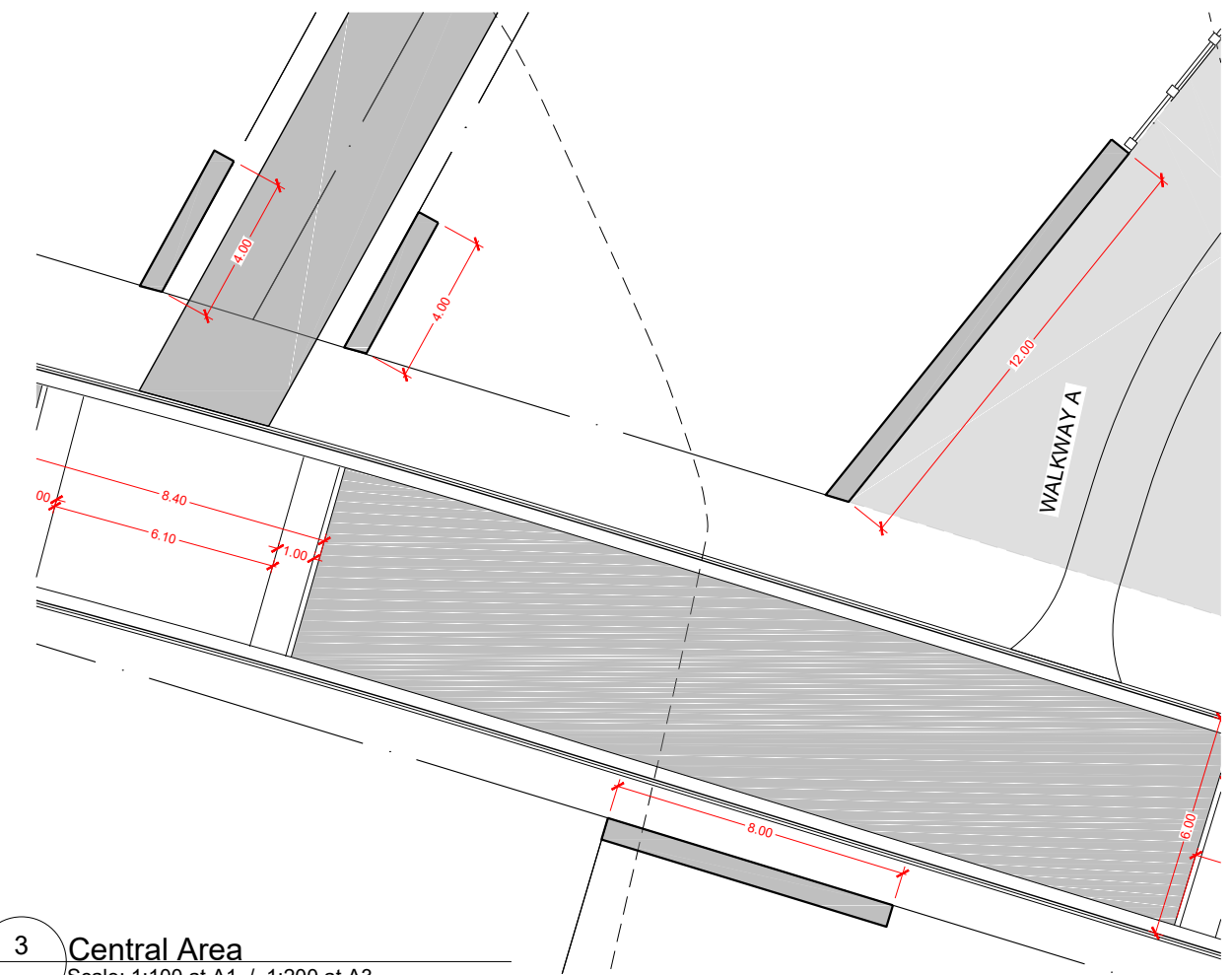
NOTE

- * Refer Engineer's plan for all road setout and levels
- * Refer Engineer's plan for sump locations





1 Wall Locations
Scale: 1:750 at A1 / 1:1500 at A3

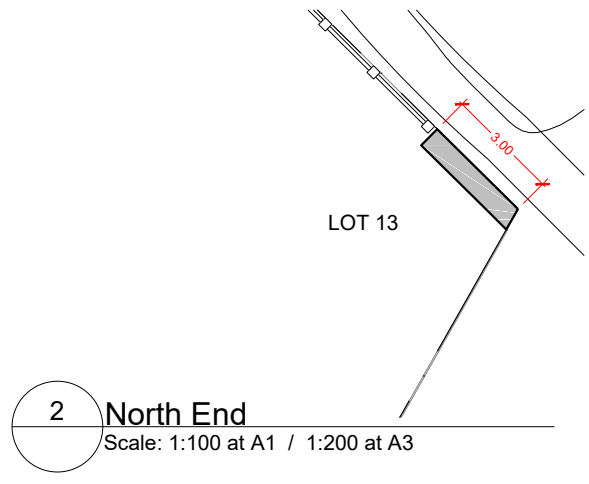


3 Central Area
Scale: 1:100 at A1 / 1:200 at A3

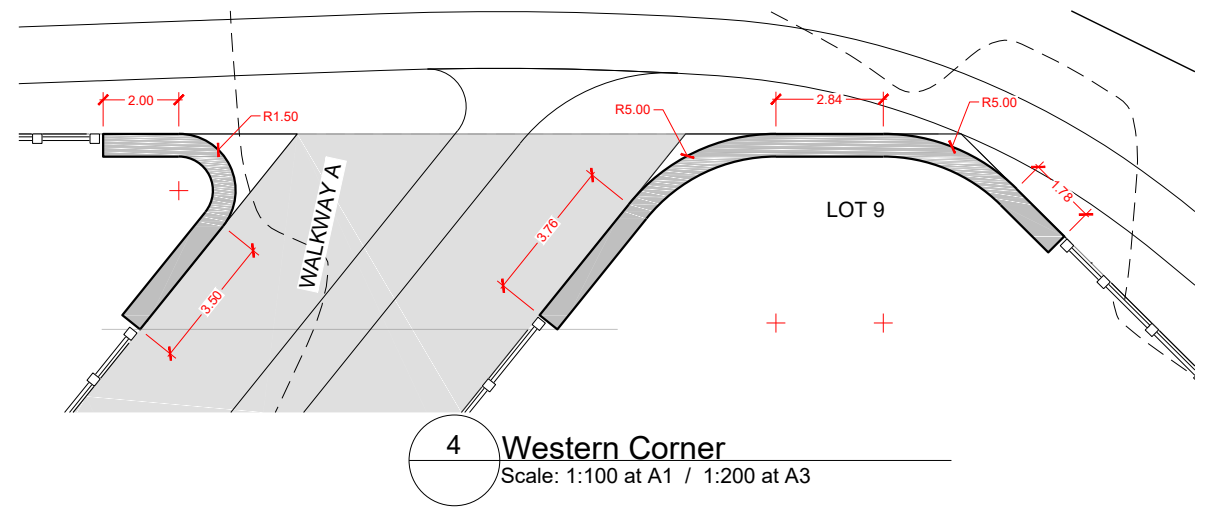
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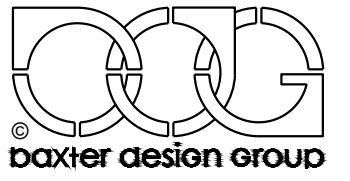
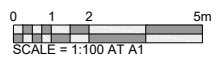


2 North End
Scale: 1:100 at A1 / 1:200 at A3



4 Western Corner
Scale: 1:100 at A1 / 1:200 at A3

NOTE
* Refer Sheet WD53 - Stone Wall Details for details



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Suburban Estates

Linksgate

Manse Road

2433-WD34

Wall Locations And Setout

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Engineer	.
Surveyor	.
Others	.
	.
	.
	.
REVISIONS	

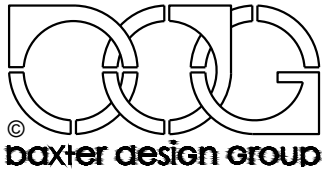
Drawing Title:	Wall Locations And Setout
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD34
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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Suburban Estates

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2433-WD35

Fencing Locations And Setout

CONSULTANTS
Project Managers

Architect

Engineer

Surveyor

Others

REVISIONS

Rev.	Date	Description
0	22 Dec 2015	First Issue
A	25 Jan 2016	Tender Issue
B	---	Plans revised to new layout

Drawing Title: Fencing Locations And Setout

Scale: As shown

Date: Oct 2015

Sheet Number: WD35

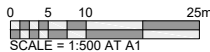
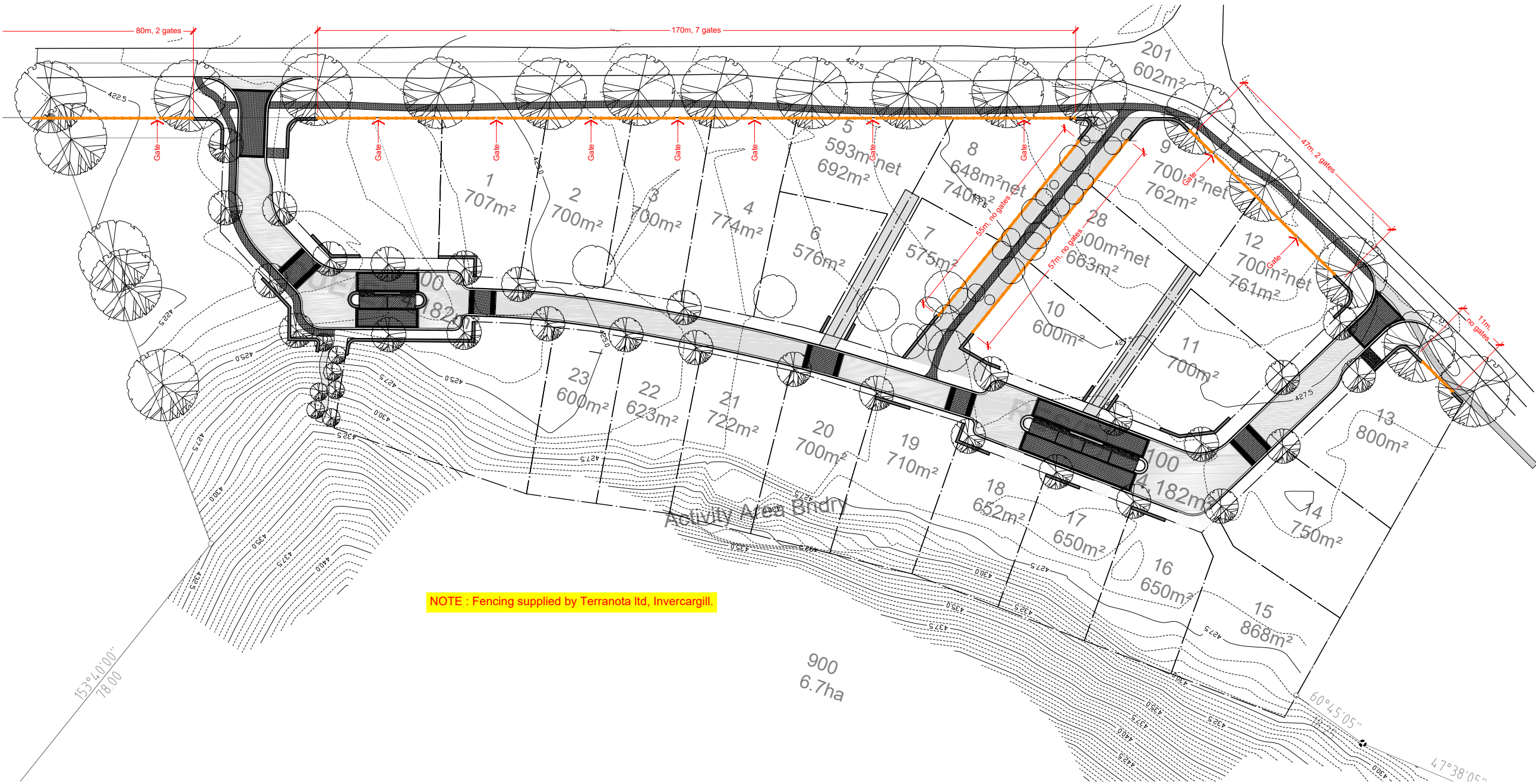
Job Number: 2433

Designed: PB

Drawn: LZ

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Suburban Estates

Linksgate
Manse Road

2433-WD40

Site Planting Plan

CONSULTANTS

Project Managers

Architect

Engineer

Surveyor

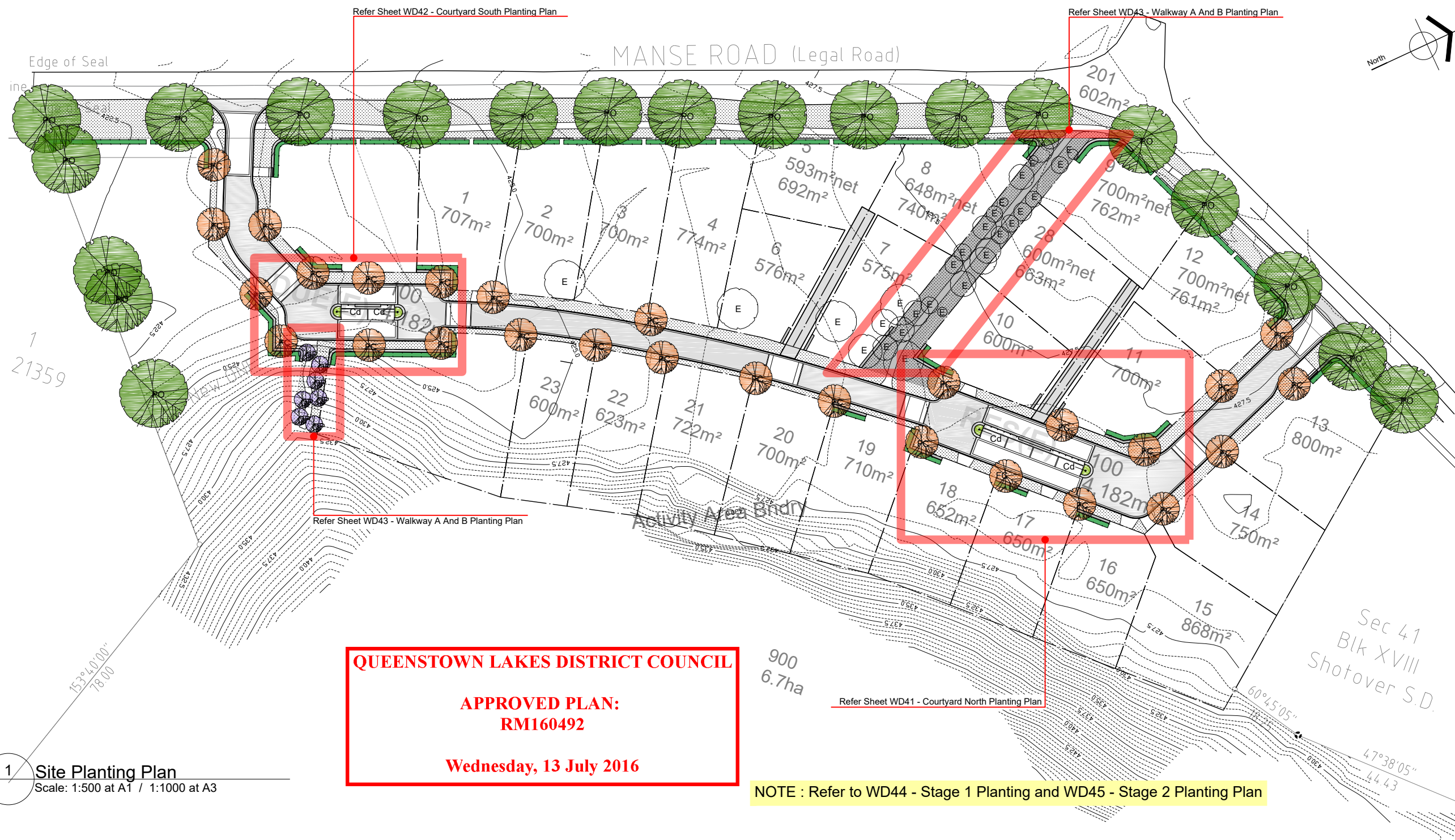
Others	1
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REVISIONS







Rev.	Date	Description
0	21 Oct 2015	First issue
A	10 Nov 2015	Paving, walls, mailboxes
B	01 Dec 2015	Street trees
C	10 Dec 2015	Add planting to southern boundary
D	25 Jan 2016	Tender Issue
E	29 Jan 2016	Schedule notation added to plan. Schedule revised to suit
F	01 Feb 2016	Legend revised to new stage definition
G	---	Plans revised to new layout

Drawing Title:	Site Planting Plan
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD40
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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1 Site Planting Plan

SITE PLANTING SCHEDULE							
SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	AREA m ²	SPACING m	STAGE 1 QUANTITY	STAGE 2 QUANTITY
	Pin Oak	Quercus palustris	45L 2-3m high	-/-	As shown	16	4
	Flowering Cherry	Prunus yedoensis 'Awanui'	45L 2-3m high	-/-	As shown	34	0
	Ornamental Pear	Pyrus calleryana 'Kea'	45L 2-3m high	-/-	As shown	0	7
	Pl Portuguese Laurel	Prunus lusitanicus	PB12	-/-	0.6	571	272
	Cd Cotoneaster	Cotoneaster dammeri	PB3	15	0.6	40	0
	Lawn	Refer BDG spec.	-/-	3811	-/-	-/-	-/-

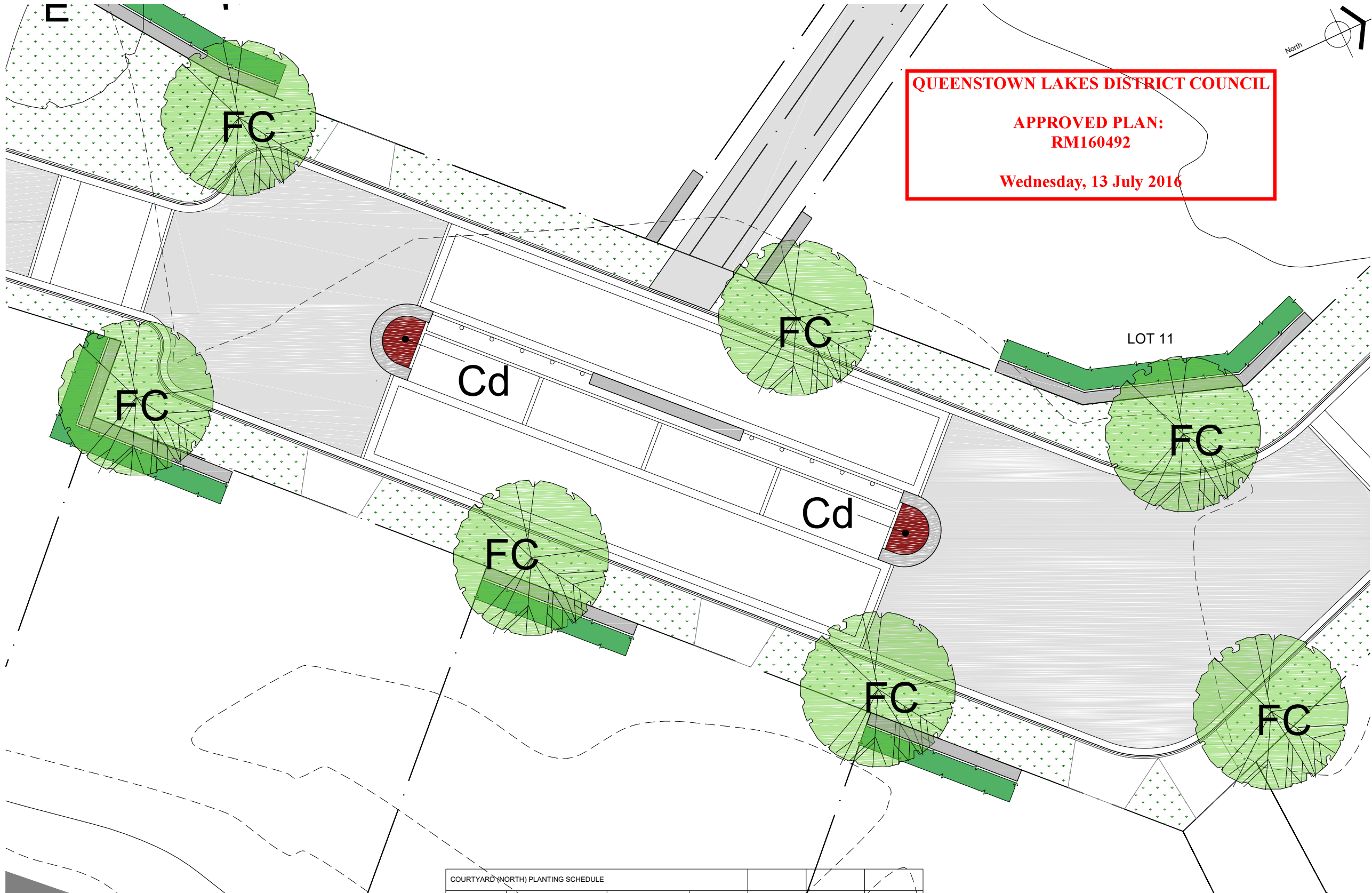
NOTE

- NOTE
- * Refer BDG specification for compost/topsoil mix
 - * All trees marked E are existing

Stage 2 = Lot 24, 25, 25, 27 and 200 [Walkway B]

NOTE : Refer to WD44 - Stage 1 Planting and WD45 - Stage 2 Planting Plan

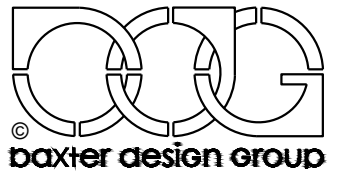





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Suburban Estates

**Linksgate
Manse Road**




2433-WD41

Courtyard North Planting Plan

CONSULTANTS	
Project Managers	.
Architect	.
Engineer	.
Surveyor	.
Others	.
	.
	.
	.
REVISIONS	

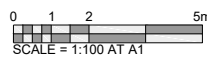
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Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD41
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

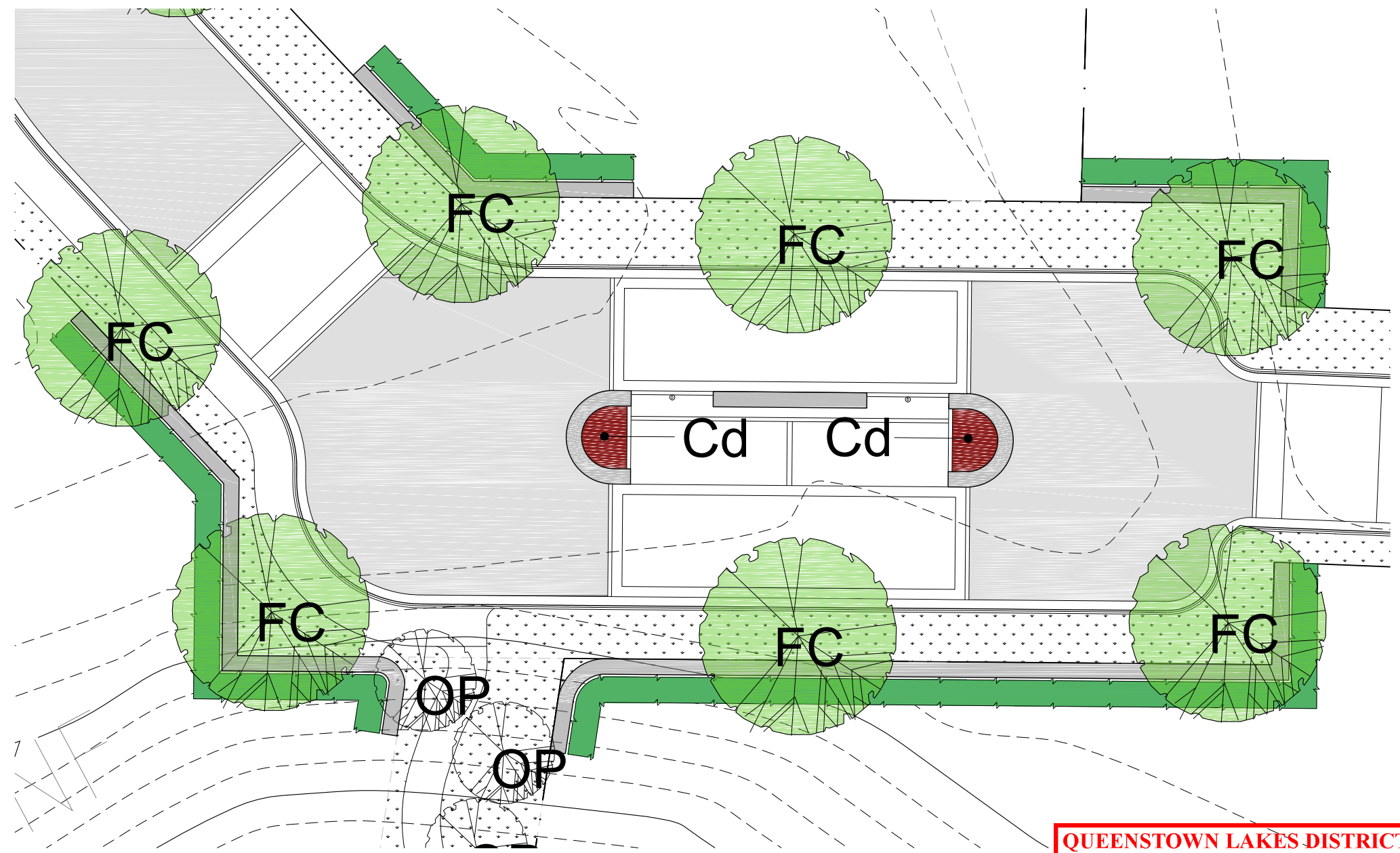
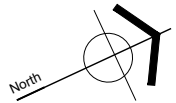
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COURTYARD (NORTH) PLANTING SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	AREA m²	SPACING m	QUANTITY
	Flowering Cherry	Prunus yedoensis 'Awanui'	45L 2-3m high	-/-	As shown	7
	Portuguese Laurel	Prunus lusitanicus	PB12	-/-	0.6	104
	Cotoneaster	Cotoneaster dammeri	PB3	7.5	0.6	21

NOTE

- * Refer BDG specification for compost/topsoil mix
- * All trees marked E are existing
- * Refer to WD40 - Site Planting Plan for complete Schedule





COURTYARD (SOUTH) PLANTING SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	AREA m²	SPACING m	QUANTITY
	Flowering Cherry	Prunus yedoensis 'Awanui'	45L 2-3m high	-/-	As shown	7
	Portuguese Laurel	Prunus lusitanicus	PB12	-/-	0.6	151
	Cotoneaster	Cotoneaster dammeri	PB3	7.5	0.6	21

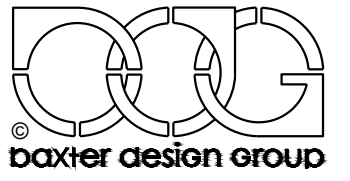
NOTE

- * Refer BDG specification for compost/topsoil mix
- * All trees marked E are existing
- * Refer to WD40 - Site Planting Plan for complete Schedule


QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM160492

Wednesday, 13 July 2016




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2433-WD42

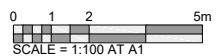
Courtyard South Planting Plan

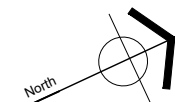
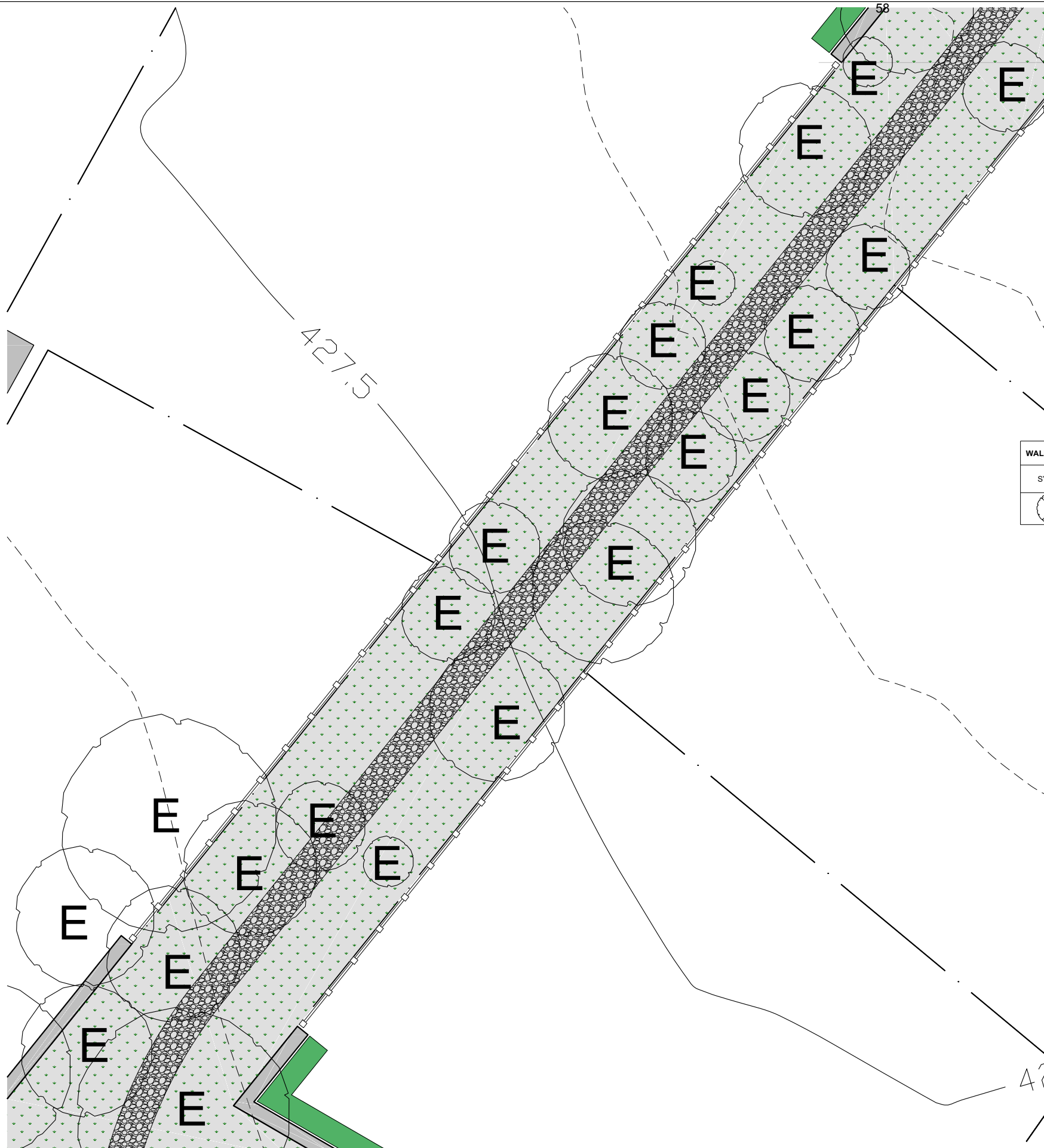
CONSULTANTS	
Project Managers	
Architect	
Engineer	
Surveyor	
Others	
REVISIONS	
Rev.	Date
0	21 Oct 2015
A	10 Nov 2015
B	01 Dec 2015
C	25 Jan 2016
D	

Description	
First Issue	
Paving, walls, mailboxes	
Street trees	
Tender Issue	
Plans revised to new layout	

Drawing Title:	Courtyard South Planting Plan
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD42
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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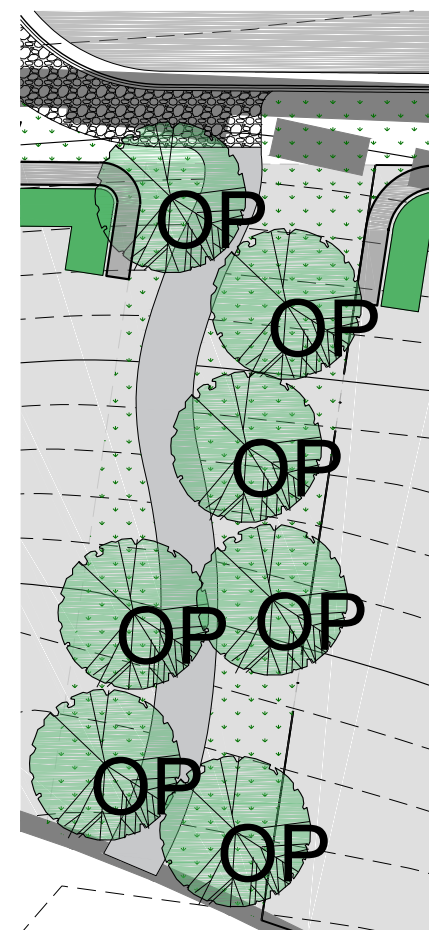
**APPROVED PLAN:
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WALKWAY B PLANTING SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	AREA m²	SPACING m	QUANTITY
	Ornamental Pear	Pyrus calleryana 'Kea'	45L 2-3m high	-/-	As shown	7

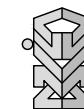
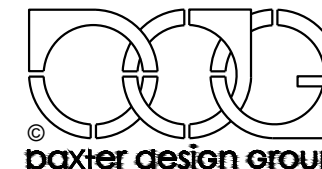
NOTE

- * Refer BDG specification for compost/topsoil mix
- * All trees marked E are existing
- * Refer to WD40 - Site Planting Plan for complete Schedule



1 Walkway A Planting Plan
Scale: 1:100 at A1 / 1:200 at A3

2 Walkway B Planting Plan
Scale: 1:100 at A1 / 1:200 at A3



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2433-WD43

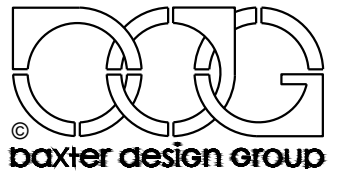
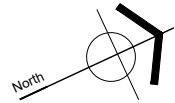
Walkway A And B Planting Plan

CONSULTANTS	
Project Managers	.
Architect	.
Engineer	.
Surveyor	.
Others	.

REVISIONS		
Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Walkway layout
B	25 Jan 2016	Tender Issue
C	---	Plans revised to new layout

Drawing Title:	Walkway A And B Planting Plan
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD43
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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Suburban Estates

Linksgate Manse Road

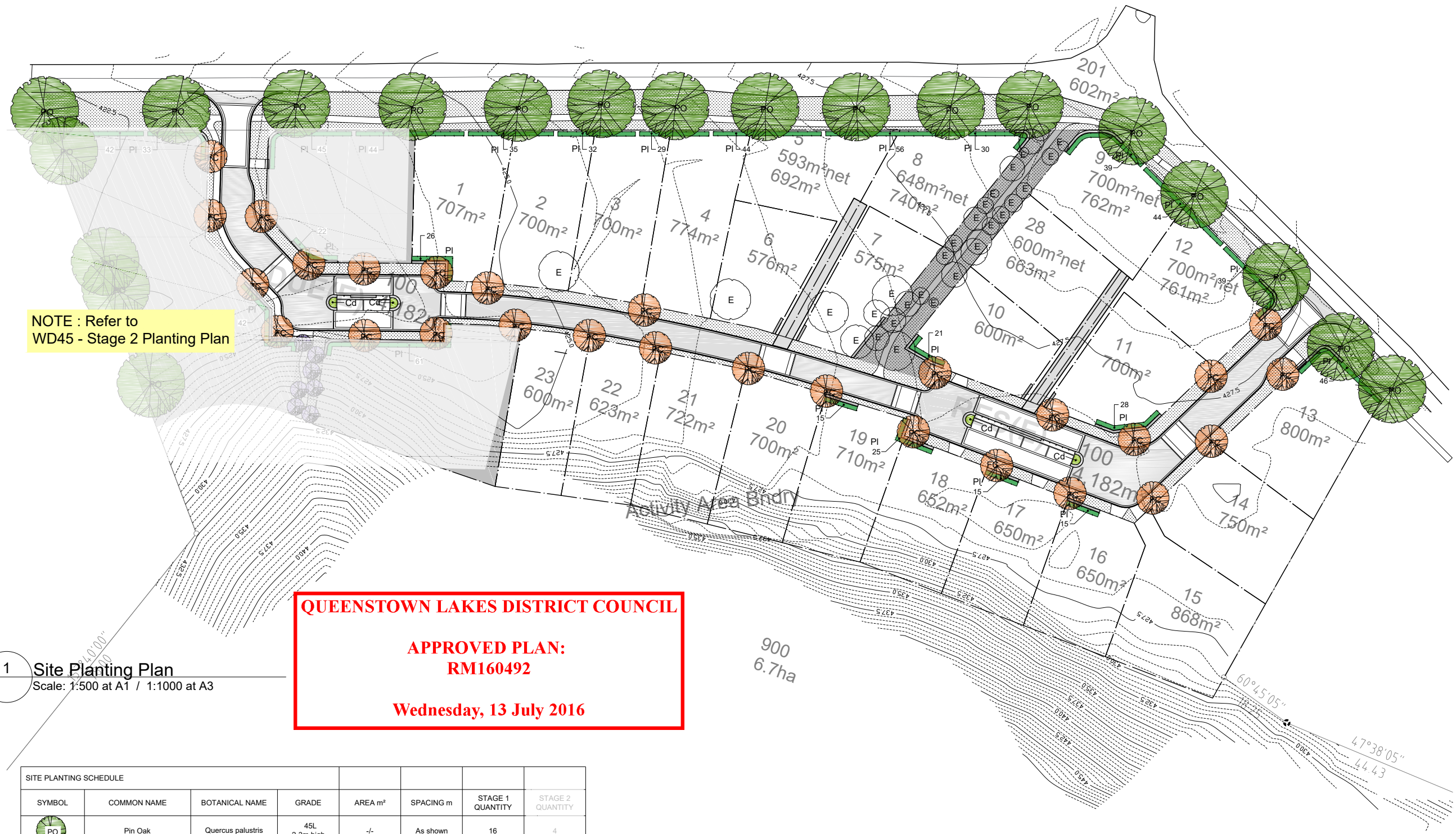
2433-WD44
Stage 1 Planting

CONSULTANTS	
Project Managers	
Architect	
Engineer	
Surveyor	
Others	
REVISIONS	

Rev.	Date	Description
0	29 Jan 2016	First Issue
A	01 Feb 2016	Stage definition and Schedule revised
B	---	Plans revised to new layout

Drawing Title:	Stage 1 Planting
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD44
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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NOTE : Refer to
WD45 - Stage 2 Planting Plan

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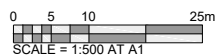
Wednesday, 13 July 2016

1 Site Planting Plan
Scale: 1:500 at A1 / 1:1000 at A3

SITE PLANTING SCHEDULE							
SYMBOL	COMMON NAME	BOTANICAL NAME	GRADE	AREA m ²	SPACING m	STAGE 1 QUANTITY	STAGE 2 QUANTITY
	Pin Oak	Quercus palustris	45L 2-3m high	-/-	As shown	16	4
	Flowering Cherry	Prunus yedoensis 'Awanui'	45L 2-3m high	-/-	As shown	34	0
	Ornamental Pear	Pyrus calleryana 'Kea'	45L 2-3m high	-/-	As shown	0	7
	Portuguese Laurel	Prunus lusitanicus	PB12	-/-	0.6	571	272
	Cotoneaster	Cotoneaster dammeri	PB3	15	0.6	40	0
	Lawn	Refer BDG spec.	-/-	3811	-/-	-/-	-/-

NOTE
* Refer BDG specification for compost/topsoil mix
* All trees marked E are existing

Stage 2 = Lot 24, 25, 25, 27 and 200 [Walkway B]

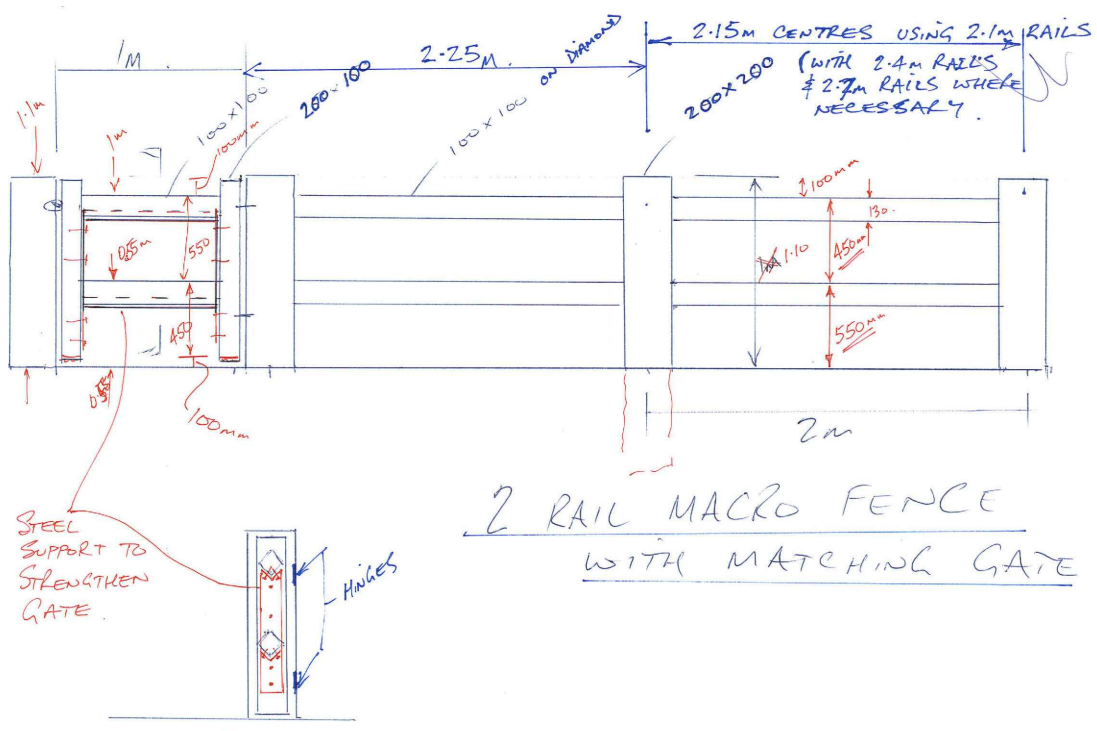
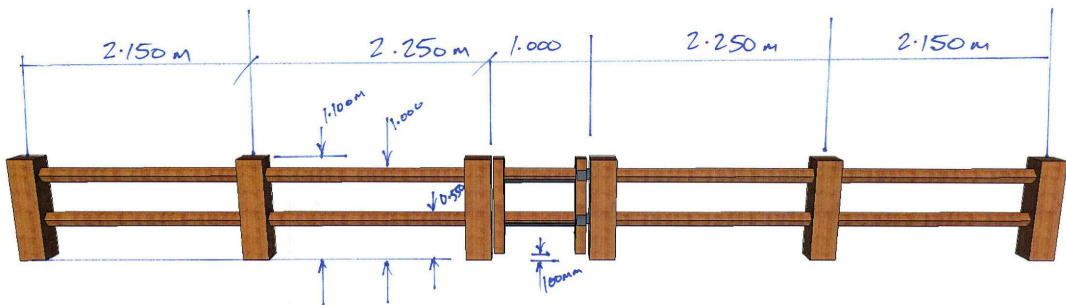


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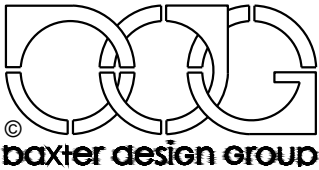
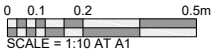
APPROVED PLAN:
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LINKSGATE FENCE



NOTE : Fencing designed and supplied by Terranota Ltd, Invercargill.



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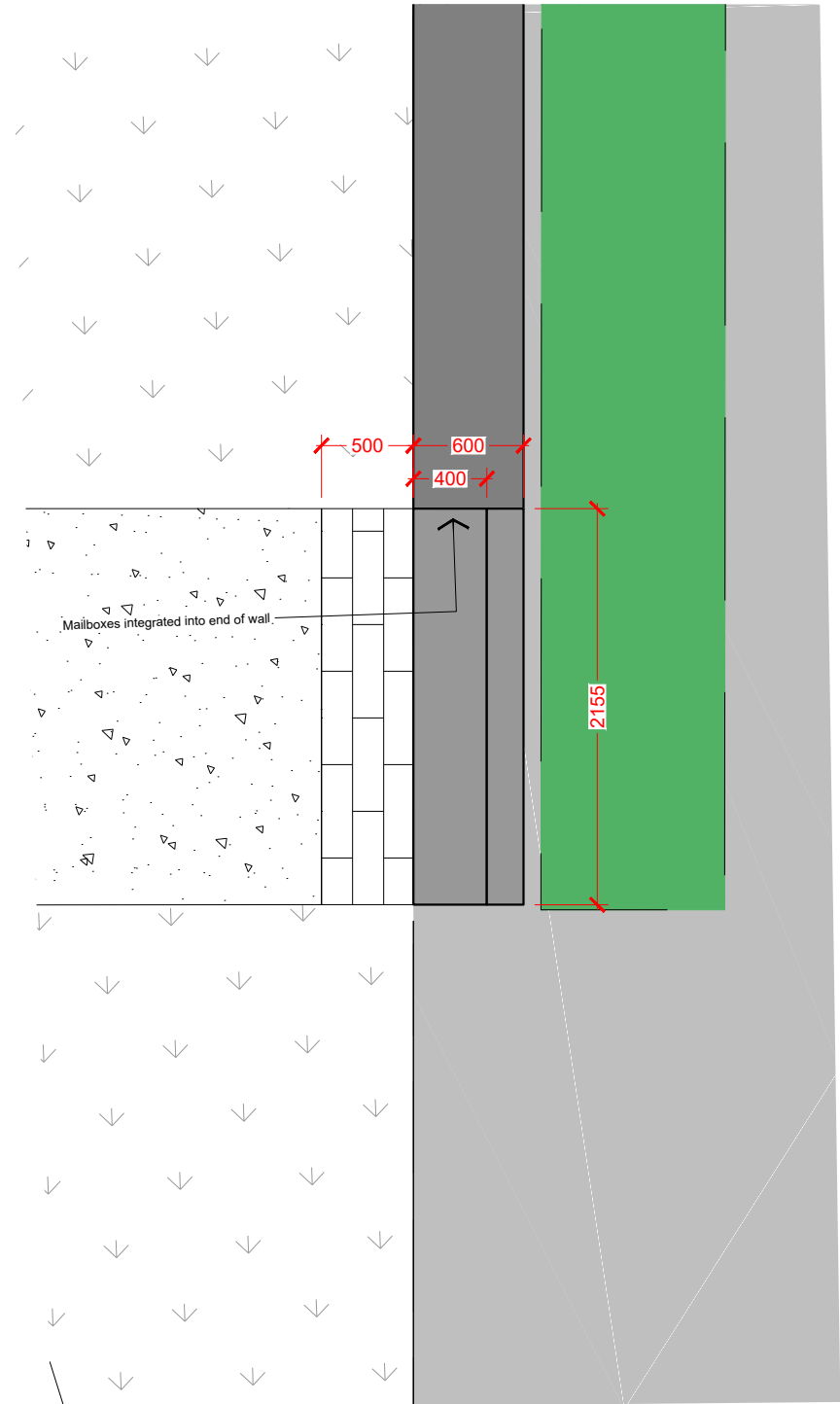
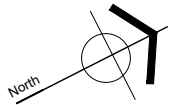
Suburban Estates
Linksgate
Manse Road

2433-WD50
Garden Gate And Fencing Details

CONSULTANTS		
Project Managers		
Architect		
Engineer		
Surveyor		
Others		
REVISIONS		
Rev.	Date	Description
0	21 Oct 2015	First Issue
A	10 Nov 2015	Timber details
B	25 Jan 2016	Tender Issue
C	---	New design by Terranota

Drawing Title:	Garden Gate & Fencing Details
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD50
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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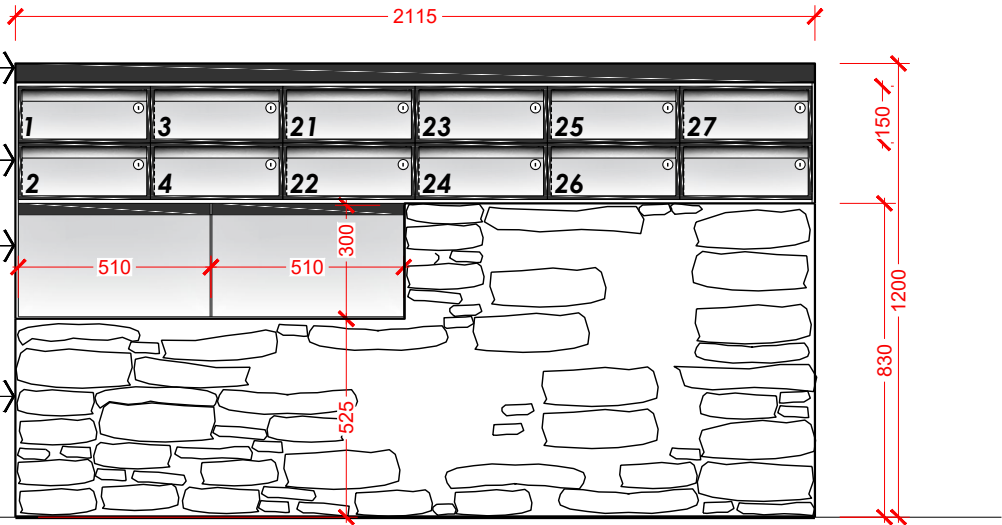
1 Entry A Mailbox Plan
Scale: 1:20 at A1 / 1:40 at A3

Black lacquered steel capping
to mailboxes with light below

Post Impressions C3 mailboxes.
Refer WD54 - Mailbox Details for details.

Steel boxing for parcels to be
in mild steel to match mailboxes

Refer WD53 - Stone Wall
Details for stone guide.



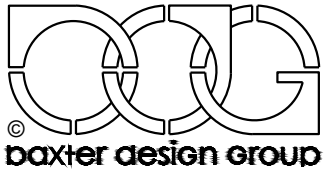
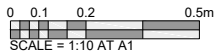
2 Mailbox Elevation
Scale: 1:10 at A1 / 1:20 at A3

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Wednesday, 13 July 2016

NOTE
* Refer WD54 - Mailbox Details for typical section and specification.



Suburban Estates

Linksgate

Manse Road

2433-WD51

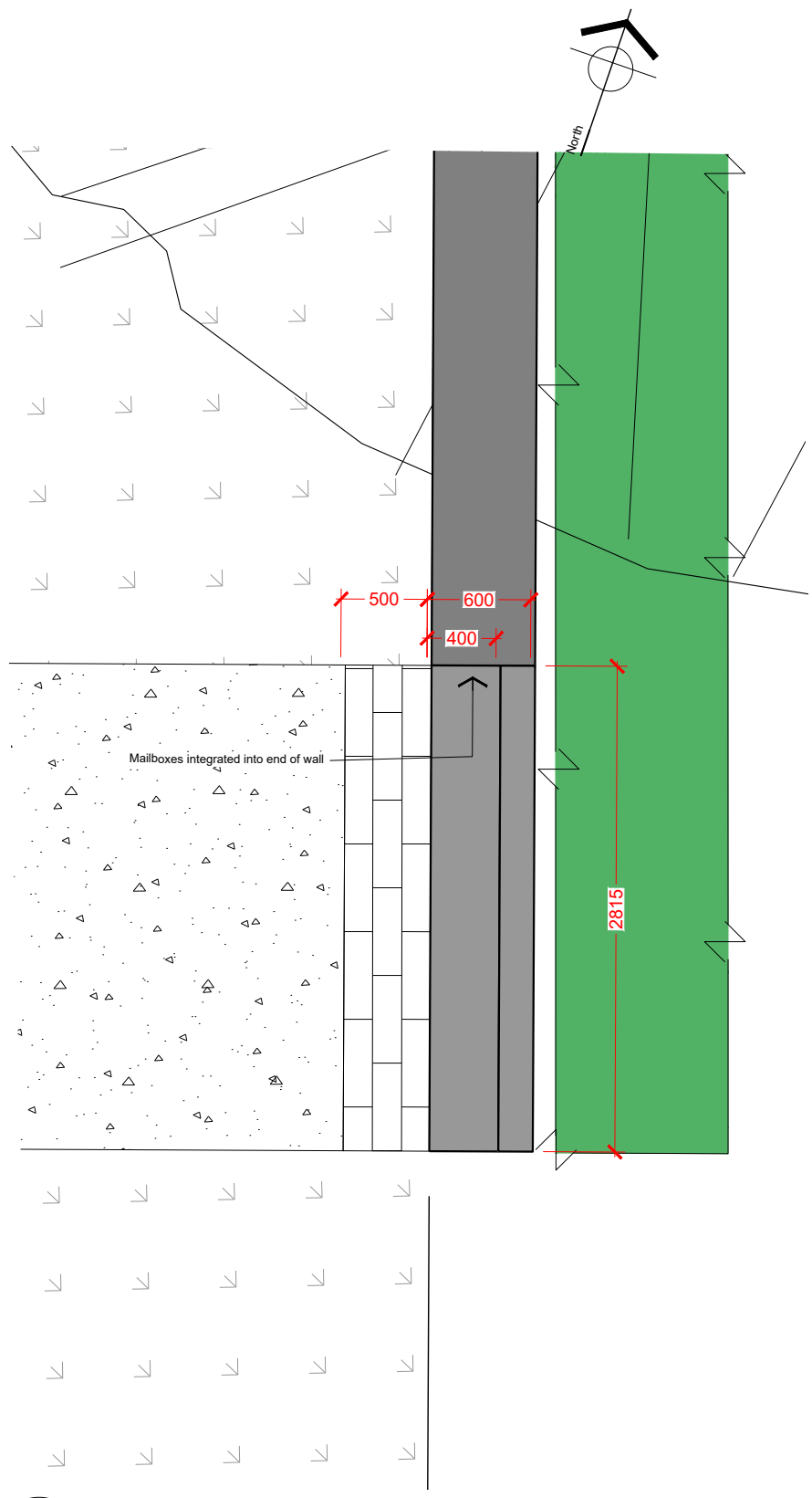
Entry A Mailbox Details

CONSULTANTS	
Project Managers	
Architect	
Engineer	
Surveyor	
Others	
REVISIONS	

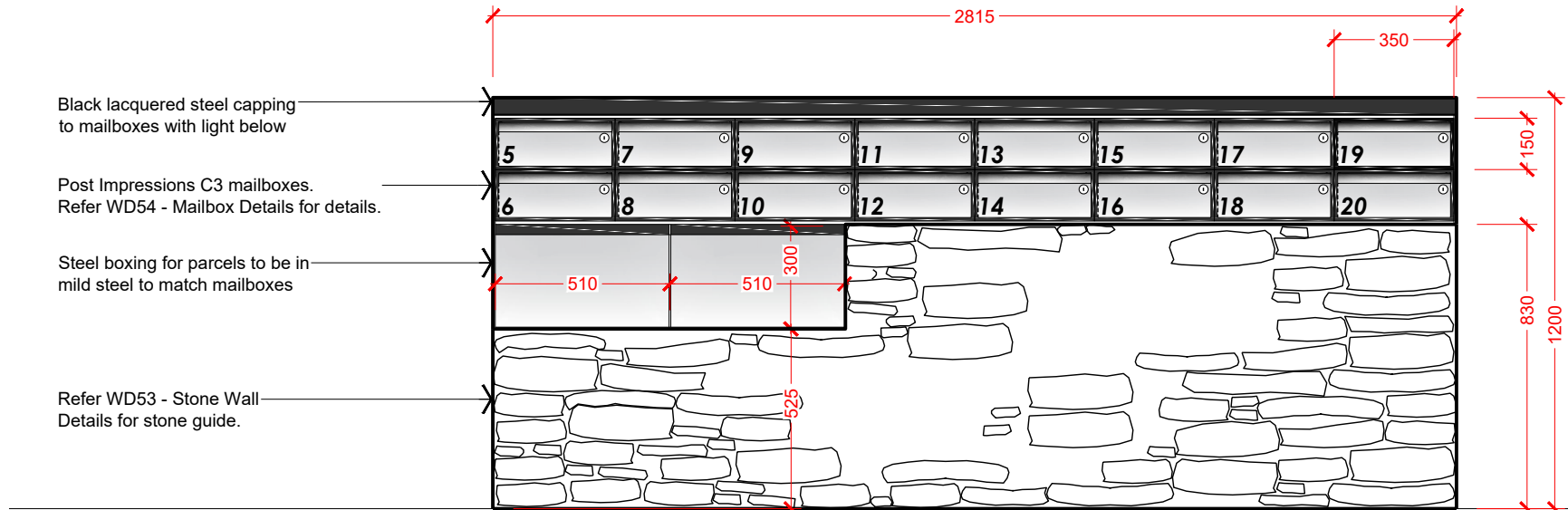
0	21 Oct 2015	First Issue
A	10 Nov 2015	Mailboxes
B	25 Jan 2016	Tender Issue
C	---	Plan revised to new layout

Drawing Title:	Entry A Mailbox Details
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD51
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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1 Mailbox Plan View
Scale: 1:20 at A1 / 1:40 at A3



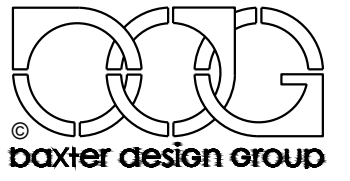
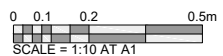
2 Mailbox Elevation
Elevation Scale: 1:10 at A1 / 1:20 at A3

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APPROVED PLAN:
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NOTE
* Refer WD54 - Mailbox Details for typical section and specification.



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Suburban Estates

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Manse Road

2433-WD52

Entry B Mailbox Details

CONSULTANTS	
Project Managers	.
Architect	.
Engineer	.
Surveyor	.
Others	.
	.
	.
	.
REVISIONS	

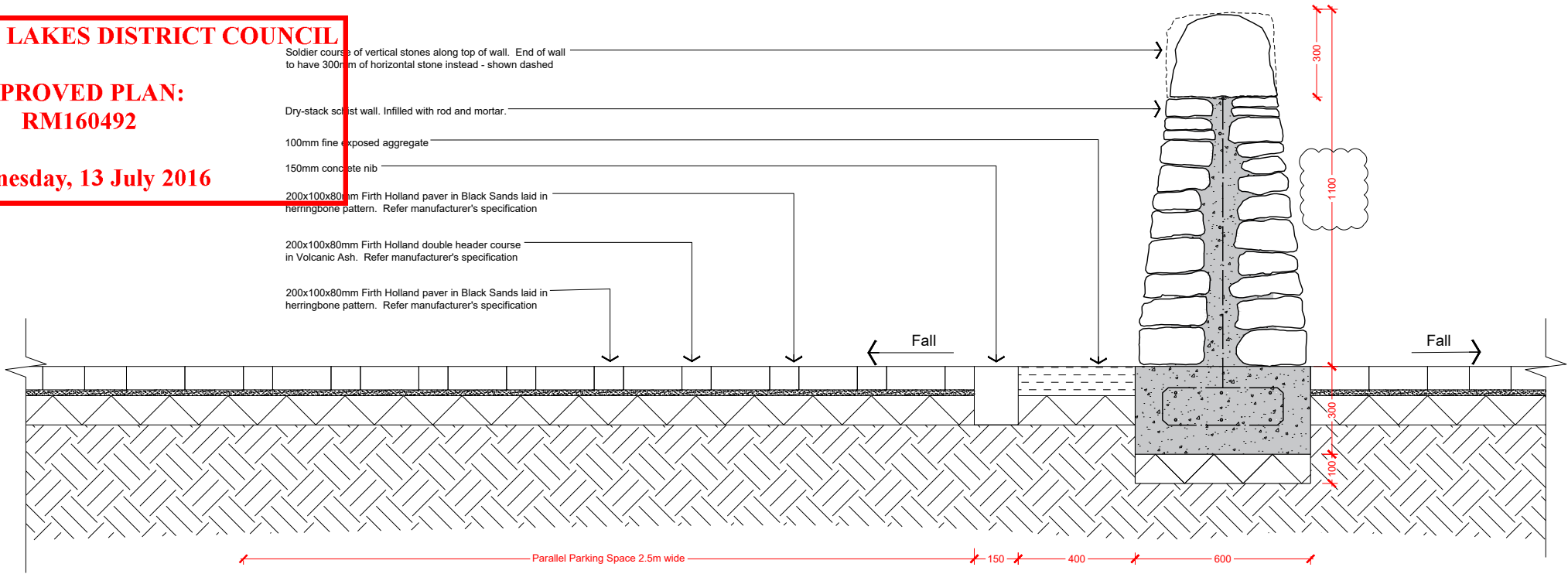
Drawing Title:	Entry B Mailbox Details
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD52
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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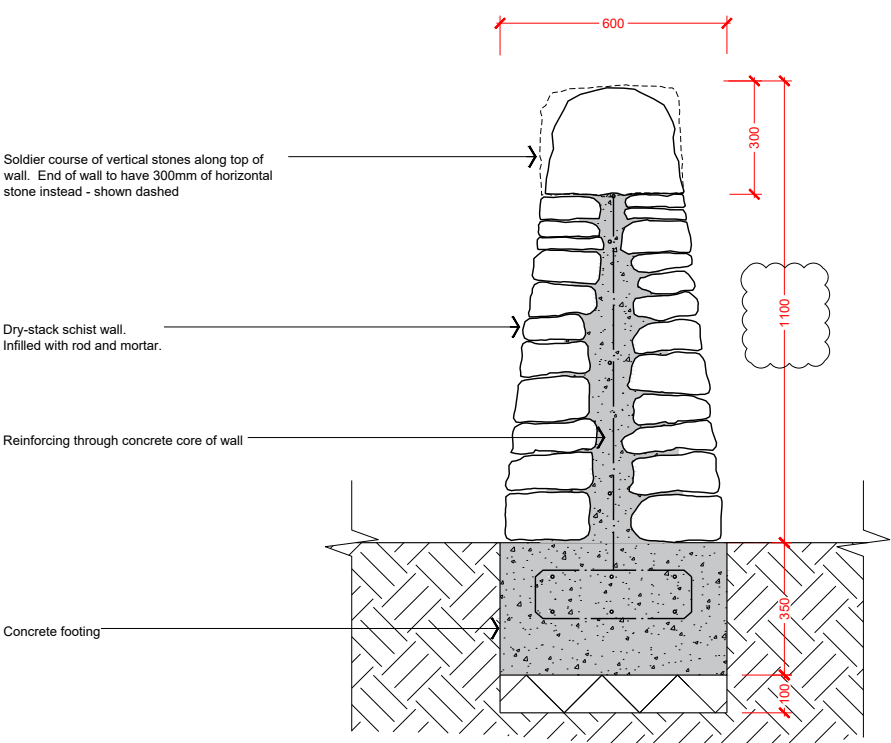
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Wednesday, 13 July 2016



1 Typical Car Park Section
Section Scale: 1:10 at A1 / 1:20 at A3

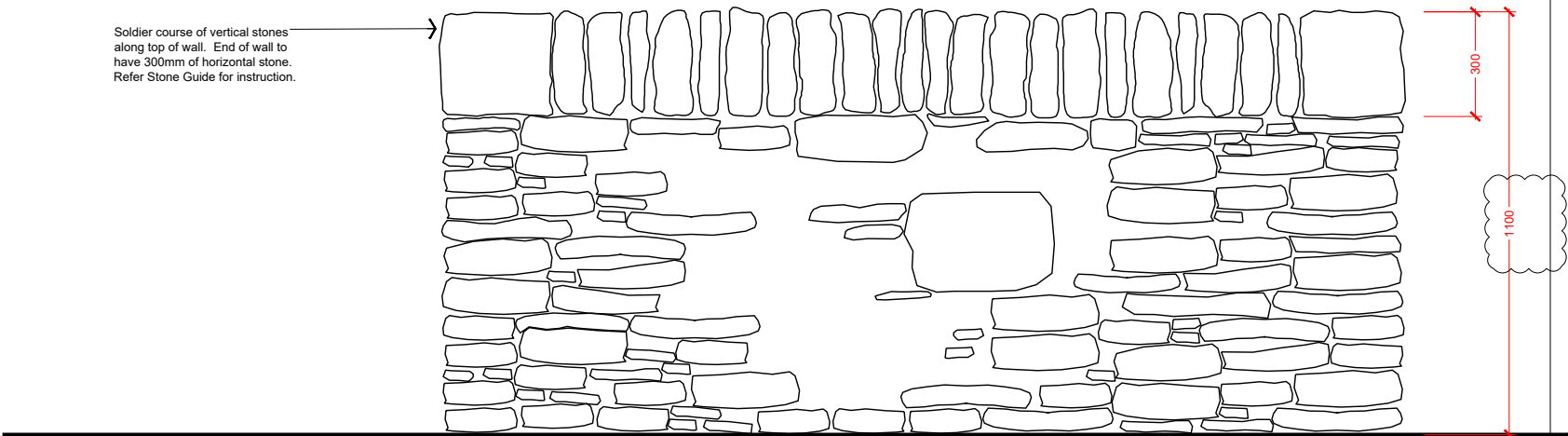


2 Typical Stone Wall Section
Section Scale: 1:10 at A1 / 1:20 at A3

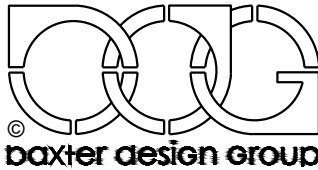
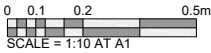
Soldier course of vertical stones along top of wall. End of wall to have 300mm of horizontal stone. Refer Stone Guide for instruction.

- Stone Guide**
1. Stone to be sourced from Alexandra, select a variety of colours - orange, grey, brown
 2. Stone joints to be mortared and then raked out
 3. Do not use regular sized rock, include occasional large pieces
 4. All walls to have 100mm batter.

Note: 1.5m² of stone to be constructed on site for inspection by Landscape Architect prior to continuing.



3 Typical Stone Wall Elevation
Elevation Scale: 1:10 at A1 / 1:20 at A3



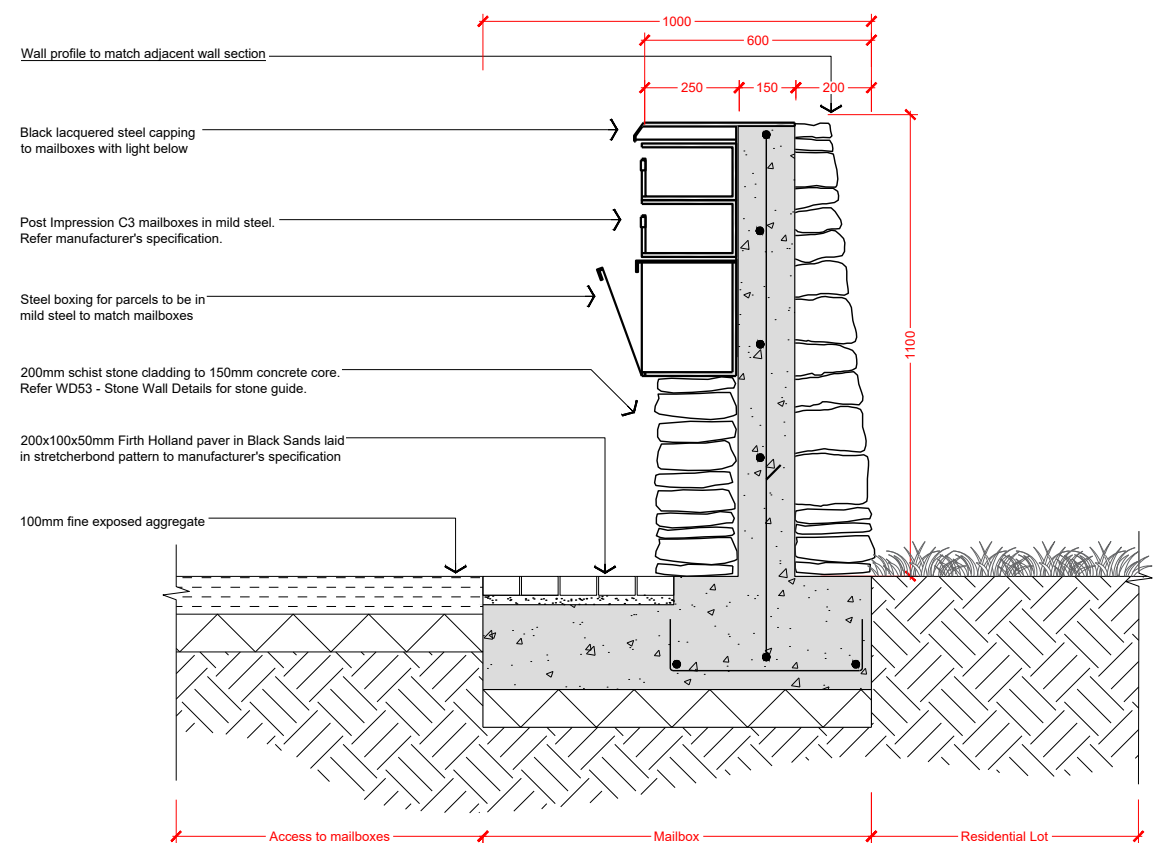
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2433-WD53
Stone Wall Details

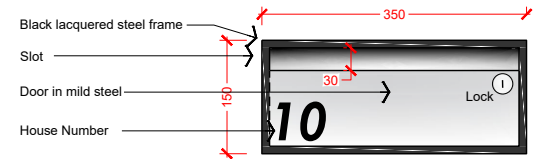
CONSULTANTS	
Project Managers	.
Architects	.
Engineers	.
Surveyors	.
Others	.
REVISIONS	

Drawing Title:	Stone Wall Details
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD53
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

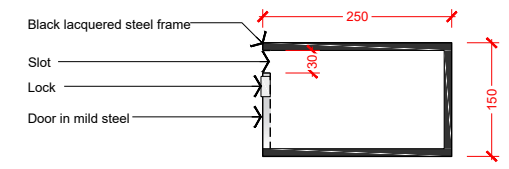
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1 Mailbox Stone Wall Section
Scale: 1:10 at A1 / 1:20 at A3



2 Mailbox Elevation
Scale: 1:5 at A1 / 1:10 at A3



3 Mailbox Section
Scale: 1:5 at A1 / 1:10 at A3

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NOTE
* Refer Post Impressions C3 model for specification.

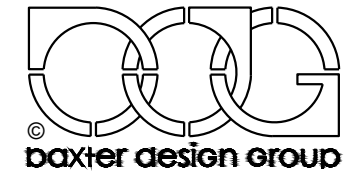
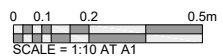
POST IMPRESSIONS LIMITED CONTACT DETAILS

905 Southland Road, Raureka, Hastings 4120, New Zealand

Phone: +64 6 876 0417

Mobile: 0274 772 884

Email: info@postimpressions.co.nz



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Manse Road

2433-WD54

Mailbox Details

CONSULTANTS	
Project Managers	
Architect	
Engineer	
Surveyor	
Other	
REVISIONS	

Drawing Title:	Mailbox Details
Scale:	As shown
Date:	Oct 2015
Sheet Number:	WD54
Job Number:	2433
Designed:	PB
Drawn:	LZ
Checked:	PB

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